



# MEMO

## City of Venice

### Engineering Department

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**To:** Edward Lavalley, City Manager

**From:** Kathleen J. Weeden, PE, City Engineer

**Date:** 05/11/2017

**Subject:** **City Council Meeting 05/23/2017**  
Ordinance 2017-11 Update of Chapter 98, Floods

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**Background:** The Community Rating System (CRS) Committee was established by approved Resolution 2014-27 to provide input and direction in floodplain related programs that impact the CRS Program. The City of Venice currently has a CRS Rating of 6 which provides our residents with up to a 20% discount on flood insurance policies issued by the National Flood Insurance Program (NFIP). After a series of discussions and evaluating the impacts of the changes to construction activities and the CRS rating, the Committee voted unanimously to decrease the 50% rule time period from 10 years to 1 year. Adjacent communities were evaluated to see if the proposed changes would be consistent with other jurisdictions. Formal review and approval by both Steve Martin, Florida Department of Emergency Management (FDEM) and the City Attorney were obtained once requested revisions were completed. Due to the updating of the floodplain maps, properties that now have moved into the floodplain are held to the 50% rule which means that improvements to the property cannot exceed 50% of the appraised value of the structure only over a ten year period unless it is a code compliance issue. This became a hardship to residents with existing structures that needed to replace their roofs, wanted to upgrade to hurricane windows or make other improvements if any building permits had been issued within the last 10 years. By moving to 1 year, the policy continues to meet the Federal Emergency Management Agency's (FEMA) intent to discourage significant renovations to a structure with a finished floor below the required minimum base flood elevation without bringing the property into compliance while still allowing reasonable maintenance and improvements to existing structures.

To further improve compliance with FEMA regulations, the addition of a Non-Conversion Agreement be signed by the property owner and recorded in the Sarasota County Official Records stating the owner agrees not to convert or modify in any manner that is inconsistent with the terms of the building permit enclosures under elevated building and dwellings. These areas are designed to remain frangible to hydrodynamic loads so that in a flood event, the water may pass under the structure to avoid impacts.

An evaluation of the CRS Rating Program has been completed by CRS Coordinator Gillian Carney and the offset of points lost by reducing from 10 years to 1 year and the addition of points for the Non-Conversion Agreement will be sufficient to maintain the City's CRS Rating of 6. Staff recommends approval of Ordinance 2017-11.

**Requested Action:** Motion to approve and adopt Ordinance 2017-11.

**City Attorney:** Reviewed and approved.

**Risk Mgmt.:** N/A

**Funding Available:** N/A