



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#17-0452**

---

**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** April 4, 2017

**TITLE:** Ordinance Amending Chapter 14, "Floodplain Management," of the Code of Ordinances of the City of Fort Lauderdale to Revise the Definition for Substantial Improvement

---

**Recommendation**

It is recommended that the City Commission approve an ordinance to amend Sections 14-1, Definitions, and 14-11(4), Substantial Improvement, of Chapter 14 of the Code, amending the cumulative period for tracking substantial improvements.

**Background**

On August 18, 2014, Broward County, including City of Fort Lauderdale, received updated flood insurance rate maps. At that time, the City adopted Ordinance Number C-14-26 (Ordinance), dated June 17, 2014, in order to ensure that the City continued to meet the requirements of Title 44, Code of Federal Regulations, and to coordinate community floodplain management regulations with the Florida Building Code (FBC).

The FBC includes the basic National Flood Insurance Program (NFIP) consistent definition for the term "substantial improvement," which requires that a substantial improvement determination be made for each individual permit application. The City also adopted selected higher standards, including cumulative substantial improvement; standards that are credited under the Community Rating System (CRS). CRS credits community activities that go above the minimum requirements for participation in the NFIP. Cumulative substantial improvement tracks any cumulative combination of improvements and repairs including those phased over an established period of time. The Ordinance established a 10-year cumulative period for tracking substantial improvements.

The City's Floodplain Manager identified the following issue with the cumulative period as currently written. A start date for tracking the improvements was not established. In the absence of a start date, staff has been required to track improvements back until 2007 without being able to take into account the flood risk zone prior to the August 18, 2014 flood insurance rate map change. The issue as well as the length of the

cumulative period itself was brought forth to management for discussion and consideration as to whether it was in the public interest to revise the language.

Staff was directed to prepare an ordinance revision reducing the cumulative period. This ordinance amendment proposes to reduce the cumulative period to two years.

### **Resource Impact**

There is no resource impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the Infrastructure, Public Safety Cylinders of Excellence, specifically advancing:

- Infrastructure, Goal 2: Be a sustainable and resilient community.
- Public Safety, Goal 10: Be a City well-prepared for and responsive to all hazards.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We are Ready*.

### **Attachment**

Exhibit 1 – Ordinance

---

Prepared by: Richard Benton, CFM, Floodplain Manager

Department Director: Anthony Greg Fajardo, Sustainable Development