

2019

Building & Zoning Annual Report



Prepared by: Dr. Bill Whiteford, PhD, AICP

Team Plan, Inc.

2/1/2019

**TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING ANNUAL REPORT
FEBRUARY 2019**

INTRODUCTION

In November 2017, the Town of Jupiter Inlet Colony (JIC) outsourced planning and zoning administration functions to Team Plan, Inc. (TPI), a local land planning consulting firm whose principal is Bill Whiteford, PhD, AICP. Dr. Whiteford functions as the towns Planning and Zoning (P&Z) Administrator, primary staff person to the Building and Zoning (B&Z) Committee, and liaison to the development community, contractors, design consultants, and residents. Dr. Whiteford is responsible for ensuring that all construction complies with the adopted Comprehensive Plan and the Code of Ordinances of Jupiter Inlet Colony, Florida. In addition, Dr. Whiteford is responsible for updating and maintaining the towns growth management plan, land development regulations, and zoning code, as necessary, to comply with State regulations and to address ongoing development-related issues in the town.

The responsibilities of the P&Z Administrator are based on discussions regarding the planning, zoning, and building coordination services desired by the town. From those discussions, it was anticipated that the outsourcing of planning and zoning activities would initially include three primary tasks: review, planning, and implementation. The purpose of each being as follows:

- Review: to address immediate needs in the town and implement new review procedures.
- Planning: identify and establish a clear pattern of growth in the town over the next 10-20 years.
- Implementation: implement improved planning, zoning, and building coordination on an ongoing basis.

TASKS

The responsibilities and duties for each objective are as follows:

Review:

- Review all planning and zoning ordinances and procedures and make recommendations for immediate improvements. Improvements should include, but not limited to,
 - o clarity
 - o consistency, and
 - o ease of implementation.
- Identify organizational needs for effective implementation of planning, zoning, and building procedures.
- Review and implement internal procedures for building permits from submittal to CO.
- Review building plans for zoning requirements with Building and Zoning Committee.

Planning:

- Maintain and prepare revisions to the Comprehensive Plan in accordance with State requirements.
- Prepare State mandated Evaluation and Appraisal Reports and related reports/plans.
- Establish a clear vision for growth that respects the unique qualities in the community.

Implementation:

- Supervise planning and zoning personnel and procedures.
- Act as liaison with architects, contractors, and JIC residents regarding planning and zoning ordinances.
- Advise the Building and Zoning Committee and Town Commission regarding planning and zoning issues, including zoning variance requests.
- Attend Building and Zoning Committee meetings & related Town Commission meetings.

One phase did not have precedence over the other and the most pressing issues were given priority over longer-range goals. Commencement of duties began in January 2018 and focused initially on land development and zoning issues and implementation strategies.

TASKS COMPLETED, OUTLOOK, AND STATUS

The planning and zoning accomplishments completed in 2018, the outlook for 2019, and the current status of each objective is summarized in Table 1.

TABLE 1. TASKS COMPLETED, TASK OUTLOOK			
Objective	YR 2018	YR 2019	Status
Review			
Purpose: Address immediate needs in the town and implement new review procedures.			
Review all planning and zoning ordinances and procedures and make recommendations for immediate improvements	<ul style="list-style-type: none">▪ 7 of 9 ordinances adopted by the Town Commission addressed zoning issues▪ Policy and Procedure Memorandum (PPM) authority adopted▪ JIC development review applications, checklists, and hand-outs revised and updated (e.g. B&Z application, generator requirements)▪ Grading and drainage plan review and approval procedures adopted and implemented▪ Construction management procedures adopted and implemented▪ Revised and updated review procedures for public buildings and structures	<ul style="list-style-type: none">▪ Adopt Landscaping in R-O-W application and implement review and approval procedures▪ Adopt artificial turf application and implement review and approval procedures▪ Consider requiring a FEMA elevation certificate for all new development	<ul style="list-style-type: none">▪ Ongoing

Identify organizational needs for effective implementation of planning, zoning, and building procedures	<ul style="list-style-type: none"> ▪ Improved notice of B&Z meetings and workshops, including public notice on town website, sandwich board, automated calls ▪ Established fixed-dates/calendar for B&Z meetings (3rd Thurs.) ▪ Improved access to public information regarding items on B&Z agenda's 	<ul style="list-style-type: none"> ▪ Consider 10-day mailing notice and/or notice by certified mail ▪ Utilize electronic message sign to advertise meetings and workshops ▪ Draft and publish additional documents that summarize complex LDRs (e.g. "cheat sheets") ▪ FAQ's - town website 	<ul style="list-style-type: none"> ▪ Purchase of electronic message sign under consideration by town administration ▪ Cheat sheets and FAQ's under development
Review and implement internal procedures for building permits from submittal to CO	<ul style="list-style-type: none"> ▪ Updated and published streamlined B&Z submittal requirements ▪ Improved coordination with town building official 	<ul style="list-style-type: none"> ▪ Implement tracking system for building permit applications ▪ Implement expedited review process for minor permits 	<ul style="list-style-type: none"> ▪ Start in first Quarter
Review building plans for zoning requirements with Building and Zoning Committee	<ul style="list-style-type: none"> ▪ Started Dec. 2017 ▪ Implementation of single-story incentives ▪ 8 single-story deed restrictions recorded 	<ul style="list-style-type: none"> ▪ Improve response time and coordination with town building official 	<ul style="list-style-type: none"> ▪ Ongoing
Planning			
Purpose: Identify and establish a clear pattern of growth in the town over the next 10-20 years.			
Maintain and prepare revisions to the Comprehensive Plan in accordance with State requirements	<ul style="list-style-type: none"> ▪ NA 	<ul style="list-style-type: none"> ▪ As needed 	<ul style="list-style-type: none"> ▪ Ongoing
Prepare State mandated Evaluation and Appraisal Reports (EAR) and related reports/plans	<ul style="list-style-type: none"> ▪ Comprehensive Plan last updated in 2006 ▪ 2015 EAR <u>not</u> required (see NOI dated 08-1-2105) - Coastal Management Ord. adopted in 2016 	<ul style="list-style-type: none"> ▪ Implement Comp Plan Coastal Management Element (Ord. 03-2016) ▪ Consider implementation of a Climate Action Plan 	<ul style="list-style-type: none"> ▪ Next Comp Plan Evaluation and Appraisal Report (EAR) update due Sept. 1, 2022
Establish a clear vision for growth that respects the unique qualities in the community	<ul style="list-style-type: none"> ▪ NA 	<ul style="list-style-type: none"> ▪ Schedule B&Z workshop to discuss community vision and planning priorities ▪ Pursue FGBC <i>Green Local Government</i> Certification ▪ Publish <i>Florida Friendly</i> landscape guidelines 	<ul style="list-style-type: none"> ▪ Schedule B&Z workshop in April ▪ Assemble <i>Green Local Government</i> criteria in first Quarter ▪ Draft <i>Florida Friendly</i> guidelines for publication in second Quarter

Implementation			
Purpose: Implement improved planning, zoning, and building coordination on an ongoing basis.			
Supervise planning and zoning personnel and procedures	<ul style="list-style-type: none"> Started Dec. 2017 Publication of two Policy and Procedure Memorandums (PPM's) 	<ul style="list-style-type: none"> Improve coordination with town building official PPM's, as necessary 	<ul style="list-style-type: none"> Ongoing
Act as liaison with architects, contractors, and JIC residents regarding planning and zoning ordinances	<ul style="list-style-type: none"> Started Dec. 2017 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Ongoing
Advise the Building and Zoning Committee and Town Commission regarding planning and zoning issues, including variance requests	<ul style="list-style-type: none"> Started Dec. 2017 One variance request approved by the B&Z Committee Three pool/screen enclosure waivers approved by the B&Z Committee 	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Ongoing
Attend Building and Zoning Committee meetings & related Town Commission meetings	<ul style="list-style-type: none"> Started Dec. 2017 	<ul style="list-style-type: none"> Ongoing Prepare B&Z Annual Report, January 2020 	<ul style="list-style-type: none"> Ongoing

2018 TASKS COMPLETED

In addition to the items identified in Table 1, the following ordinances were considered and/or adopted by the Town Commission in 2018:

2017 Ordinances

Ord. 09-2017 – tabled and withdrawn

Ord. 010-2017 – tabled and withdrawn

2018 Ordinances

Ord. 03-2018 – Chapter 4 revisions, including reassignment of commissioner duties

Ord. 04-2018 – Zoning revisions, including creation of P&Z Administrator position

Ord. 05-2018 – Reassignment of commissioner duties

Ord. 06-2018 – Zoning revisions, including adoption of one-story incentives

Ord. 07-2018 – Building height

Ord. 08-2018 – Public land regulations (e.g. town hall)

Ord. 09-2018 – Reasonable accommodations

Seven of the nine ordinances adopted and implemented by the town in 2018 were land development and zoning code related. The ordinances, which were prepared by Bill Doney, Esq., town attorney, included reassignment of commissioner duties, which were assumed primarily by the Planning and Zoning Administrator position, and substantial changes to the code to provide incentives for one-story residences. The incentives recommended by the B&Z Committee and adopted by the Town Commission to encourage one-story homes include reduced setbacks for small lots, increased lot occupancy (60%), and waivers for pool and screen enclosure setbacks.

PERMIT REVENUE

Permit revenue in the town increased from \$200,000 in 2017 to \$310,000 in fiscal year 2018, a 155% increase. Revenue in 2019 is projected to remain relatively the same (\$315,000). Additional sources of revenue related to building and zoning to be explored in 2019 include tiered B&Z application fees, including submittal and revision fees, fees for variance requests, and the fee for waivers.

2019 OUTLOOK

The outlook for 2019 includes maintenance and upgrades to the zoning code to address reoccurring concerns identified by residents, B&Z Committee, and the Town Commission, and the logical extension of accomplishments completed in 2018. Table 1 and the list below summarize the foreseeable goals for the Town of Jupiter Inlet Colony P&Z Administrator in 2019:

- Land Development Regulation and Zoning Code Maintenance
 - ☐ Landscaping in Right-of-Way
 - ☐ Artificial Turf
 - ☐ Unenclosed roof-top decks, balconies, and widow-walks
 - ☐ Increase non-conforming monetary thresholds (currently \$100K)
- Implement Peril of Flood Comprehensive Plan Amendment (Ord. 03-2016)
 - ☐ Ensure compliance with the Coastal Management Element in the Comprehensive Plan
 - establish avoidance and accommodation strategies (Policy 12.3)
 - reduce impervious surfaces and incorporate “green” infrastructure (Policy 12.7)
 - maintain low-impact development design guidelines (Policy 12.8)
 - ☐ Identify Adaptation Action Areas
 - ☐ Consider a Climate Action Plan
- FGBC “Green Local Government” Certification



The Florida Green Building Coalition (FGBC) *Green Local Government* standard designates Green Cities and Green Counties for outstanding environmental stewardship. It is expected that certified green city and county governments will not only gain recognition and publicity, but also function in a more efficient manner through better internal communication, cost reductions, and effective risk and asset management. FGBC actively works towards the availability of incentives that are based on compliance with this standard, such as tools to assist in reduction of energy consumption, water consumption and garbage generation.

- ☐ More about the certification process can be found here: <http://floridagreenbuilding.org/local-governments>
- Public Information “Cheat Sheets”
 - ☐ One-story development regulations
 - ☐ Two-story development regulations
 - ☐ Pools and screen enclosures
 - ☐ Chickee huts
 - ☐ Solar panels

RECOMMENDATIONS

Recommendations for tasks to be completed by the Planning and Zoning Administrator 2019 include the items identified in Table 1, the goals identified in the 2019 Outlook above, and continued emphasis on the following development-related issues in town:

1. Changes in Grade and Elevation
 - Grading and drainage determinations made on a case-by-case basis
 - coordination with Tom Jensen, P.E., town engineer
 - require FEMA elevation certificate?
2. Privacy
 - Utilization of architectural design (e.g. window and balcony placement) and landscaping to ensure privacy between residences
3. Construction Management
 - Enforcement of Construction Management Plans approved by the B&Z Committee
 - site screening
 - contractor parking
 - daily street and drainage system maintenance

CONCLUSION

In conclusion, the recommendations are consistent with the scope of work intended for the P&Z Administrator, which and may be modified by the Mayor, Town Commission, or B&Z Committee at any time or as the need arises. The recommendations also build upon the successful work previously accomplished by the B&Z Committee, set forth a path toward harmonious and compatible development in the town, and recognize the Town of Jupiter Inlet Colony as a special and unique community.

Attachments:

- B&Z Committee Checklist
- Generator “Cheat Sheet”
- 2018 PPM’s
- Coastal Management Policies – Future Land Use Element, JIC Comprehensive Plan



TOWN OF JUPITER INLET COLONY

A MUNICIPAL CORPORATION

BUILDING AND ZONING COMMITTEE SUBMITTAL CHECKLIST

Review and approval of plans by the Building and Zoning Committee is required before an application for a building permit for new construction will be accepted. All items below must be submitted to the town a minimum of two weeks before the meeting in order to proceed to the Committee for review. The following items must clearly depict the information requested and provide the necessary calculations and dimensions.

1. COVER SHEET - with sheet index
2. SURVEY - of existing conditions and easements, signed and sealed, less than one-year old
3. SITE PLAN - of proposed conditions, including:
 - ☐ total lot area
 - ☐ total floor area - two-story residences, see Zoning Code Sec. 10.1.(A) and (E)
 - ☐ building setbacks, including second story setback (if applicable)
4. HARDSCAPE PLAN – including:
 - ☐ location and identification of all impervious areas
 - ☐ existing and proposed lot occupancy calculations – see Zoning Code Sec. 10(C)
5. BUILDING ELEVATIONS - including:
 - ☐ finished floor elevation
 - ☐ maximum height of each building or structure, measured from the average finished grade
 - ☐ pitch or slope of all roofs
 - ☐ height of all exterior walls
 - ☐ foundation plan and roof plans
 - ☐ window calculations and balconies – minimum 10%, see Zoning Code Sec. 10.1.(D)
6. GRADING AND DRAINAGE PLAN - prepared by a licensed engineer, using North American Vertical Datum (NAVD 88) as the base standard
7. LANDSCAPE PLAN - including:
 - ☐ percentage and location of front yard to be covered with landscape material
 - ☐ percentage and dimensions of driveway consisting of turf and/or artificial turf
 - ☐ maintenance access to rear yard
8. CONSTRUCTION MANAGEMENT PLAN - addressing:
 - ☐ parking, construction hours, screening, dust control, traffic management, signage, etc.
9. CAD FILES - of survey, site plan, hardscape plan, and building elevations on thumb drive
 - ☐ one set of entire submittal in .pdf format

If you have any questions, please contact the Planning and Zoning Administrator.

JUPITER INLET COLONY
GENERATOR LAND DEVELOPMENT CODE REQUIREMENTS

Sec. 4-13. Generators.

- (a) These regulations shall apply to all portable or permanent generators temporarily or permanently placed on the ground, on a stand or on a trailer.
- (b) All permanent generators shall be permitted as required by the Florida Building Code.
- (c) There shall be no more than one such generator on any privately-owned property.
- (d) **The generator shall be set back a minimum of five (5) feet from the side or rear property line. (NOTE: ten (10) feet preferred.)**
- (e) The generators exhaust shall be, as much as practically feasible, vented upwards or directed away from neighboring properties.
- (f) The generator shall be used only during periods of power outages or for periodic testing and necessary maintenance operation and shall not be used to sell power back to a power company or for use by power customers during periods of peak demand.
- (g) A generator may be operated for manufacturer recommended testing or maintenance. **Such operation shall not occur more than one (1) time in any seven-day period and for no longer than thirty (30) minutes for each operation. The operation of a generator pursuant to this paragraph shall be conducted only on Monday through Friday (excluding holidays) between the hours of 9:00 a.m. and 5:00 p.m.**
- (h) Testing may be conducted when the unit is being repaired provided that such testing shall not exceed thirty (30) minutes and shall be conducted only between the hours of 9:00 a.m. and 5:00 p.m. Monday through Saturday, excluding holidays.
- (i) Generators shall not be permitted in the required front yard area or on the roof of a building.
- (j) **All permanent generators shall be screened from the street and the neighboring property owner's view by a wing wall (three-sided wall) at least four (4) feet high or at the same height as the generator, including the height of the exhaust, whichever is greater.** Landscape material shall be installed along the exterior of each face of the wing wall.
- (k) This code section shall not apply to generators owned and operated by the town or another governmental entity.
- (l) The building official may issue a permit for the use of a portable generator for a period not to exceed four (4) days provided the permit applicant provides proof that either permanent or temporary electrical power is not available at the work location. The portable generator shall be operated only during the times for permissible construction activities as set forth in section 4-3 of this Code. No fee shall be required for the issuance of such a permit. (Ord. No. 244-155-110, § 1, 9-27-10; Ord. No. 08-2016 , § 10, 1-9-17)

JUPITER INLET COLONY
BUILDING AND ZONING POLICY AND PROCEDURE MEMORANDUM
PPM #2018-01

To: Building and Zoning Committee Members
From: Bill Whiteford, Building and Zoning Administrator *W.C.W.*
Date: February 8, 2018
RE: Building Permit Review Thresholds

The purpose of this memorandum is to establish thresholds for the review of building permit applications by the Building and Zoning (B&Z) Committee. The following permits will be reviewed by the Committee, all other permits types and applications will be administratively reviewed by town staff or contractors.

Review:

- New construction
- Exterior renovations, additions, and remodels
- Significant renovations deemed necessary by the B&Z Administrator

No Review:

- Interior renovations
- Pools and screen enclosures, except waivers
- Existing door and window replacements; hurricane shutters
- Re-roofing and repairs
- Electrical, plumbing, and HVAC change-outs or upgrades

cc: The Honorable Dan Comerford, Mayor, and members of the Town Commission
John Pruitt, Chief of Police and Town Administrative Officer
JIC Town Staff

JUPITER INLET COLONY
BUILDING AND ZONING POLICY AND PROCEDURE MEMORANDUM
PPM #2018-02

To: Building and Zoning Committee Members
From: Bill Whiteford, Building and Zoning Administrator *W.C.W.*
Date: February 12, 2018
RE: Nonconforming Structures

The purpose of this memorandum is to clarify the intent of Art.1.Sec.9.(D) *Nonconforming Structures*, which allows existing structures that could not be built under the terms of the current zoning code to “be continued so long as it remains otherwise lawful”. The purpose of the provisions is to prohibit the enlargement or alteration of a nonconforming structure “in a way that increases its nonconformity” (Art.1.Sec.9.(D)(1)).

It is clear from the provisions that the enlargement or alteration of a nonconforming structure, which increases its nonconformity, is prohibited. The enlargement or alteration of a nonconforming structure in a way *that does not increase its nonconformity*, however, is not prohibited and is allowed by the code. For the purpose of this section, the nonconformity shall apply to the nonconforming element only, not the structure as a whole or in its entirety.

For example, an existing lawfully permitted structure that is nonconforming because it does not meet a current setback or yard area requirement in the code can be enlarged, renovated, remodeled, or structurally altered as long as:

- 1) the expansion or alteration complies with all other current zoning code requirements, and
- 2) the expansion or alteration does not increase the encroachment into the nonconforming setback or yard area (e.g. does not increase the nonconforming element).

The same holds true for existing lawfully permitted structures that do not meet the current height restrictions, lot occupancy, driveway, pool, screen enclosure, or other similar regulation in the code.

cc: The Honorable Dan Comerford, Mayor, and members of the Town Commission
John Pruitt, Chief of Police and Town Administrative Officer
JIC Town Staff

Exhibit 2

Text Changes in Underline and Strikethrough Format

FUTURE LAND USE

GOAL

“A Town developed as a single family, Oceanside residential community that provides to its residents a quality of life characterized by a living condition that protects the natural beauty of its environment, that provides a local system of open space and recreational areas, that minimizes the potential threat to the general health, safety and welfare of the community, while striving toward the efficient and economic provision of government services to its populace.”

OBJECTIVE 1: To develop and build-out Jupiter Inlet Colony primarily as a low density residential community; ~~supplemented by uses that~~ other land uses will be limited to uses that support the residential land uses and incumbent population.

Policy 1.1: All vacant, remaining, platted lots in the peninsula areas of Town shall develop with no more than one (1) single family residence per lot, and in accord with the low density classification (0-5 dwelling units/acre) established on the Future Land Use Map. This shall be accomplished through strict enforcement of the Town's Zoning regulations.

Policy 1.2: The Town shall maintain the existing walkways, Lot C, the Atlantic Ocean beach and Beach Club in a recreation/open space use.

Policy 1.3: The Town shall maintain the existing water bodies within Town in a similar manner in the Future Land Use Map.

Policy 1.4: Maintain the Police Department/Administration Building and the Jupiter Inlet District property in public buildings and grounds use.

Policy 1.5: Residential areas shall be served by local streets that feed local traffic to arterial roads and highways.

Policy 1.6: Land uses not shown on the Future Land Use Map shall be prohibited in Town and enforced by strict enforcement of the Town's Zoning regulations.

Policy 1.7: Recreation and open space areas shall be limited to community use intensity.

- Policy 4.1:** Future development on the peninsula area of Jupiter Inlet Colony shall be limited to those land uses that are compatible with the physical and environmental characteristics of the barrier island.
- Policy 4.2:** Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities, or which negatively impact coastal natural resources.
- Policy 4.3:** Beach and dune alteration and construction shall be prohibited except when necessary to provide access to coastal resources, or abates serious and significant erosion, and does not significantly impact marine habitat value. Beach and dune alteration/renourishment projects shall be identified in the annual update to the Capital Improvements Element (CIE) and in the five (5) year and ten (10) Year Schedules of Improvements with projected costs and sources of revenue.
- Policy 4.4:** Develop and maintain regulations that require native dune vegetation to be used in landscaping and restoration of dune systems.
- Policy 4.5:** Dune walkovers shall be maintained at all public access points to the beach.
- Policy 4.6:** Expressly prohibit new construction and redevelopment Oceanside of the coastal construction setback line or in an area that would threaten the stability of either the primary dune or the beach itself, except as may be approved by the State and which is consistent with Chapter 161, F.S.
- Policy 4.7:** Avoid or minimize adverse effects on coastal mangrove systems from public works activities, such as drainage activities, mosquito control and others by the review of such projects' adverse impacts on the system.
- OBJECTIVE 5:** Limit public expenditures that subsidize development permitted in "coastal high hazard areas" except in those areas to those that restore and enhance existing natural resources.
- Policy 5.1:** The Colony shall limit such expenditures in the "coastal high hazard areas" in the annual budget process and direct the location of infrastructure away from these areas.

- Policy 10.1:** Ensure that required infrastructure is presently available to future development in the coastal area and redevelopment of coastal areas by requiring that development meet all Level of Service Standards for infrastructure.
- Policy 10.2:** Assure that necessary funding for infrastructure will be available and coincidental with future development in coastal areas by annually reviewing the Colony's budget.
- Policy 10.3:** All future development and redevelopment shall be required to meet all Level of Service Standards established in this Plan at such time of development or redevelopment.
- OBJECTIVE 11:** To assure that the quality of estuarine waters within and outside the jurisdiction of the Colony is maintained through continued participation in the Loxahatchee River Council of Government (COG), Jupiter Inlet District, the LRD, Martin and Palm Beach Counties, and any other affected entity.
- Policy 11.1:** Appoint representatives to attend and report on COG and other jurisdiction's activities, regulatory programs affecting the Loxahatchee River Estuary and its resources.
- OBJECTIVE 12:** Redevelopment in the coastal areas will be based on principle strategies and engineering solutions intended to eliminate inappropriate and unsafe development in those areas.
- Policy 12.1:** The Town shall coordinate with the Federal Emergency Management Agency (FEMA) to determine appropriate and safe development strategies and to identify current inappropriate and unsafe development subject to risk from high tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea level rise as it relates to the Town.
- Policy 12.2:** Amend the SUPPORT DOCUMENTATION to the Town of Jupiter Inlet Colony Comprehensive Plan from time to time to include a listing or map of those areas and properties where repetitive loss, as defined by FEMA, has occurred as a consequence of flooding or storm surge.
- Policy 12.3:** To reduce risk of life and property from coastal flooding, the Town shall establish avoidance and accommodation strategies. These strategies may include: the restoration of vulnerable areas to natural conditions; the acquisition or relocation of 'at risk' struc-

tures; the elevation of existing structures; structural interior modification/retrofit measures; wet floodproofing measures; and, dry floodproofing measures.

Policy 12.4: The Town's land development regulations and Building Code shall be consistent with, or more stringent than, the flood resistant construction requirements established in the Florida Building Code and applicable flood plain management regulations set forth in 44 CFR, part 60.

Policy 12.5: The Town shall periodically review the National Flood Insurance Program Community Rating System (CRS) administered by FEMA to determine whether or not its participation would be beneficial to the Town and its residents.

Policy 12.6: The Town's regulations regarding expansion and reconstruction of non-conforming structures within the coastal high hazard area shall specify that non-conforming structures may not be enlarged or altered, except in conformity with the Florida Building Code and FEMA flood restrictions and requirements; and, that any structure destroyed or damaged to an extent of more than fifty (50%) percent of its replacement cost at time of damage, shall not be reconstructed except in conformity with the Florida Building Code and FEMA flood restrictions and requirements

Policy 12.7: The Town shall analyze opportunities to reduce impervious surfaces and incorporate 'green' infrastructure, where possible, to reduce stormwater runoff within the coastal high hazard area and other areas experiencing flooding and storm surge.

Policy 12.8: The Town shall maintain low impact development design guidelines/standards that were developed as part of its NPDES (National Pollution Discharge Elimination System) Stormwater Permitting Program which reduce stormwater management loads and mitigates flooding impacts for new development or redevelopment within the coastal high hazard area determined to be vulnerable to high tide events, storm surge, flash floods, stormwater runoff and related impacts of sea level rise.