

Introduced by Council Members Boyer and Love:

Ordinance 2019-331

Amends Chapter 652, Floodplain Management Ordinance

Key points:

- Expands applicability of Ch. 652 to include all floodways and floodway setbacks
- Add definition for “floodway setback” – “The area between the outer boundary of the regulatory floodway associated with natural named wetland systems shown on the FIRM and a line parallel thereto at a distance of 25 feet. The purpose of this 25-foot floodway setback is to minimize encroachments, and to protect floodplain storage and natural floodplain functions.”
- Requires a permeability analysis be provided for fill material
- When BFE and floodway data is not available or deemed to not reasonably reflect flooding conditions, the BFE has been increased from one to two feet at the location of development
- Adds floodway setbacks as locations that require additional analyses and certifications and the submission of additional data and contingent approvals
- Responsibility for hearing and deciding on requests for appeals and requests for variances from Ch. 652 shifts from the Subdivision Standards Policy and Advisory Committee (SSPAC) to the Director of the Planning and Development Department
- Requires that floodway setbacks be shown on preliminary subdivision plats
- Adds floodway setbacks to the locations where no development shall be allowed, unless a floodway encroachment analysis demonstrates no increase in BFE
- Add that, “All fill shall be AASHTO Class A-3 Soil unless a Certified Geotechnical Engineer provides a pre-development vs. post-development analysis showing that alternative fill will not adversely impact groundwater levels on adjacent property.”
- Adds “**Sec. 652.1207. – Finished floor elevation in special flood hazard areas.** The finished floor elevation in special flood hazard areas shall be two feet above the base flood elevation. If there is a conflict between this Section and any other provisions of the City of Jacksonville Ordinance Code, this Section shall supersede such other provisions.”