

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, RELATED TO FLOODPLAIN MANAGEMENT AND REGULATION; AMENDING CHAPTER 11 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO FLOODPLAIN MANAGEMENT; AMENDING SECTION 11-20 OF THE CODE RELATED TO THE BASIS FOR ESTABLISHING FLOOD HAZARD AREAS; CREATING SECTION 11-168 OF THE CODE RELATED TO MINIMUM BUILDING ELEVATIONS IN FLOOD HAZARD AREAS; REPEALING SECTION 10-22 OF THE CODE RELATED TO FLORIDA BUILDING CODE-BUILDING, AMENDMENTS; REPEALING SECTION 10-23 OF THE CODE RELATED TO FLORIDA BUILDING CODE-RESIDENTIAL, AMENDMENTS; PROVIDING FOR SEVERABILITY, FOR CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, Jefferson County, Florida ("County") participates in the National Flood Insurance Program and the County desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for the County, with an effective date of April 23, 2025; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the County previously adopted local amendments to the Florida Building Code and is reformatting those amendments as part of Chapter 11; and

WHEREAS, the County has determined that it is in the public interest to amend Chapter 11 of the Jefferson County Code of Ordinances, related to Floodplain Management, to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps and establish minimum building elevations in flood hazard areas; and

WHEREAS, the County has determined that it is necessary to repeal Sections 10-22 and 10-23 of the Code to ensure consistency with the amendments to Chapter 11 referenced above.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. AMENDMENT OF SECTION 11-20, JEFFERSON COUNTY CODE OF ORDINANCES. The Board hereby amends Section 11-20 of the Jefferson County Code of Ordinances, entitled "Basis for Establishing Flood Hazard Areas," as follows:

[Stricken words indicate deletions. Underlined words indicate additions.]

Sec. 11-20. Basis for establishing flood hazard areas.

The Flood Insurance Study for Jefferson County, Florida, and Incorporated Areas, effective date ~~February 5, 2014~~ April 23, 2025, and all subsequent amendments and revisions to such study, and the accompanying flood insurance rate maps (FIRM), FIRM map series 12065C (which cover both unincorporated Jefferson County and the City of Monticello, effective date ~~February 5, 2014~~ April 23, 2025), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of this chapter and shall serve as the minimum basis for establishing flood hazard areas. The above referenced study and maps that establish flood hazard areas are on file at the Jefferson County Building and Planning Department, 445 W. Palmer Mill Road, Monticello, Florida.

SECTION 3. CREATION OF SECTION 11-168, JEFFERSON COUNTY CODE OF ORDINANCES. The Board hereby creates a new Section 11-168 of the Jefferson County Code of Ordinances, entitled "Florida Building Code Technical Amendments; Minimum Building Elevations in Flood Hazard Areas," to read as follows:

[Stricken words indicate deletions. Underlined words indicate additions.]

Sec. 11-168. Florida Building Code technical amendments; minimum building elevations in flood hazard areas.

(a) The minimum elevation for buildings in flood hazard areas that are within the scope of the Florida Building Code, Building, shall be, as specified in ASCE 24, the base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.

(b) The minimum elevation for one- and two-family dwellings and townhouses in flood hazard areas that are within the scope of the Florida Building Code, Residential, shall be the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.

SECTION 4. REPEAL OF SECTIONS 10-22 AND 10-23, JEFFERSON COUNTY CODE OF ORDINANCES. Section 10-22 of the Code entitled "Florida Building Code—Building, Amendments" and Section 10-23 of the Code entitled "Florida Building Code—Residential Amendments" are hereby repealed in their entirety.

~~Sec. 10-22. Florida Building Code—Building, amendments.~~

~~1612.4.3 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus 2 feet, whichever is higher.~~

~~Sec. 10-23. Florida Building Code—Residential, amendments.~~

~~(a) Amend Section R322.2.1 as follows:~~

~~R322.2.1 Elevation requirements.~~

- ~~1. Buildings and structures in flood hazard areas not including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.~~
- ~~2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent~~

grade of not less than the depth number specified in feet (mm) on the FIRM plus 2 feet, or not less than 4 feet if a depth number is not specified.

3. ~~Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.~~

~~Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.~~

(b) ~~Amend Section R322.3.2 as follows:~~

~~R322.3.2 Elevation requirements.~~

1. ~~Buildings and structures erected within coastal high hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.~~
2. ~~Basement floors that are below grade on all sides are prohibited.~~
3. ~~The use of fill for structural support is prohibited.~~
4. ~~Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.~~
5. ~~Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R322.3.5 and R322.3.6.~~

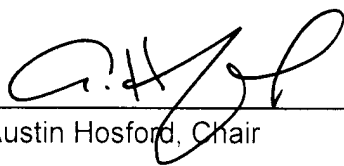
SECTION 5. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence, or word be declared by a court or competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 6. INCLUSION INTO THE JEFFERSON COUNTY CODE OF ORDINANCES. It is the intent of the Board that the provisions of this Ordinance shall become and be made part of the Jefferson County Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered to accomplish that intent.

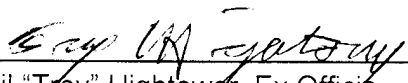
SECTION 7. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State within 10 days after its enactment by the Board and shall take effect as provided by law.

PASSED AND DULY ENACTED by the Board of County Commissioners of Jefferson County, Florida in regular session, this 17 day of April, 2025.

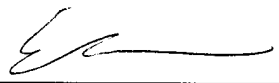
**BOARD OF COUNTY COMMISSIONERS
OF JEFFERSON COUNTY, FLORIDA**


Austin Hosford, Chair

ATTEST:


Cecil "Trey" Hightower, Ex Officio
Clerk to the Board

APPROVED AS TO FORM:


Evan J. Rosenthal, Esq.
County Attorney