

Ordinance 2021- 02  
MANUFACTURED HOME  
FLOODPLAIN ORDINANCE  
UPDATE

NEW STATE REQUIREMENTS

Board of Commissioners – April 13, 2021 (1st Reading)

April 27, 2021 (2nd Reading)

# MANUFACTURED HOME FLOODPLAIN ORDINANCE UPDATE

- Section 6-64.2, the new effective date will be **August 24, 2021**
- Section 6-65.2, new definition **“Accessory Structure”**
- Section 6-65.2, removal of definitions **“Existing Manufactured Home Park or Subdivision, Expansion to an Existing Manufactured Home Park or Subdivision, and New Manufactured Home or Subdivision”**.
- Section 6-66.1 Building and Structures **(c) Accessory Structures** (built in a flood hazard area)
- Section 6-66.4 Manufactured Homes. New language and strike out on (d) Strike out (e) and (f) and re-label (g) and (h) to the new (e) and (f)

# MANUFACTURED HOME FLOODPLAIN ORDINANCE UPDATE

All new language the state provided is so we will be in compliance with the new guidelines and our CRS rating will not raise

## Kevin Powell

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**From:** Bouza, Eddy <eddy.bouza@em.myflorida.com>  
**Sent:** Friday, March 5, 2021 8:40 AM  
**To:** Megan Araya; Kevin Powell  
**Subject:** RE: Tarpon Springs - Amendments to flood (LFD, CRS and accessory structure)  
**Attachments:** Tarpon Springs\_Chpt 6\_Art VI\_Flood\_RCQ.docx; 115-I\_EAP\_TarponSpringsCityof.pdf

External Email - Use caution with links and attachments

Hi Megan and Kevin,

I'm following up on below since you recently received a Letter of Final Determination from FEMA establishing 8/24/2021 as the effective date for the revised Flood Insurance Study for Pinellas County, Florida and Incorporated Areas and Flood Insurance Rate Maps. The letter states a requirement to show evidence of adoption of floodplain management regulations that meet certain NFIP requirements. I'm contacting you to assist the City in responding to that requirement in advance of the deadline.

Please reply to this email and indicate your responses to the following questions:

1. Since your community is expected to receive a CRS Cycle Visit in 2021 **your community must amend your ordinance to meet the new CRS Class 8 prerequisite (manufactured homes) or you will retrograde to Class 9.** You may want to use the LFD deadline as additional leverage to “open up the ordinance” to address manufactured homes and consider other amendments for greater resiliency, for example additional freeboard above BFE+1, limitations on enclosures, nonconversion agreements, and cumulative substantial improvement. If you decide to amend, we will work with you to draft the ordinance.

**RESPONSE: (indicate one of the following):**

- a. We will use the draft you provided as the basis to make amendments (see links below) and send any changes to [floods@em.myflorida.com](mailto:floods@em.myflorida.com) for review well ahead of first reading.
  - b. We will consider the CRS Class 8 requirement at another time. For the LFD, we will rely on auto adopt (please reply “Yes” to Question 2).
2. Please review your regulations, specifically the section titled “Basis for establishing flood hazard areas” which identifies the title and date of the Flood Insurance Study. If you will not make amendments at this time (see Question 1), you can rely on the “auto-adopt” language that refers to “subsequent amendments and revisions.” Is that your choice? If yes, DEM will submit your ordinance to FEMA for approval (I'll copy you).

**RESPONSE: (answer yes or no):**

**If you do not respond to this message by April 1, our office will assume you rely on auto adopt and submit your current ordinance to FEMA for review.**

-----see below for links to guidance and explanation documents-----

- **CRS Class 8 – Manufactured Homes.** Guidance to amend local regulations to (1) require all new, replacement, and substantially improved manufactured homes to be elevated to at least BFE + 1 foot, or (2) not permit manufactured homes, is available here: <https://www.floridadisaster.org/dem/mitigation/floodplain/crs/> (CRS Class 8 Prerequisite). The guidance includes a simplified approach to evaluate the potential impacts to the community. Also at this link is the illustrated guidance explaining how freeboard applies to attached garages and enclosures below elevated buildings.
- **Accessory & Agricultural Structures.** Guidance to amend local regulations to allow wet floodproofed accessory structures and agricultural structures is available here: <https://www.floridadisaster.org/dem/mitigation/floodplain/community-resources/> (Local Floodplain Management Ordinances). Communities that are amending regulations for any reason should include accessory structures, even though not required for CRS. Communities may want to consider including the provisions for agricultural structures.
- **Building Code Resources.** At this link, <https://www.floridadisaster.org/dem/mitigation/floodplain/> (Community Resources), download excerpts of the flood provisions of the 7<sup>th</sup> Ed. FBC (including a summary of changes), FEMA’s “Highlights of ASCE 24” and fact sheets prepared by Building A Safer Florida (BASf) about the 6<sup>th</sup> Ed and the CCCL. Check out the **Quick Guide** for FPM! A great starting point for newcomers, staff not directly involved in FPM, elected officials, and members of appointed boards and commissions. ALSO at that link you’ll find the “Floodplain Administrator’s Post-Disaster Toolkit” and the FEMA-approved, FBC-coordinated ordinance materials (Frequently Asked Questions, the model, instructions, and higher standards).

Let me know if you have any questions!



Eddy Bouza  
 Bureau of Mitigation  
 Florida Division of Emergency Management  
 2555 Shumard Oak Boulevard  
 Tallahassee, FL 32399

Contact Information:

O: (850) 815-4542

C: (850) 694-6619 (preferred)

E: [Eddy.Bouza@em.myflorida.com](mailto:Eddy.Bouza@em.myflorida.com)



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## ORDINANCE 2021- 02

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING CHAPTER 6 (BUILDINGS) OF THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS BY AMENDING ARTICLE VI (FLOODPLAIN MANAGEMENT) TO PROVIDE CRITERIA FOR ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS; TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, 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**, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; and

**WHEREAS**, the Board of Commissioners has determined it appropriate to adopt regulations that are consistent with the FEMA Policy to allow issuance of permits for wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy; and

**WHEREAS**, the Board of Commissioners participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements, achieving a CRS rating of Class 6; and

**WHEREAS**, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better and to satisfy the prerequisite and for Tarpon Springs to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated such that the lowest floors are at or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

**WHEREAS**, the Board of Commissioners determined that it is in the public interest to amend the floodplain management regulations to better protect owners and occupants of manufactured homes and to continue participating in the Community Rating System at the current class rating.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TARPON SPRINGS THAT:**

**SECTION 1.** That Section 6-64.2 (Applicability) of Article VI (Floodplain Management) of Chapter 6 (Buildings) of the Code of Ordinances for the City of Tarpon Springs is hereby amended to read as follows:

**§ 6-64.2. - APPLICABILITY.**

- (a) *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (b) *Areas to which this article applies.* This article shall apply to all flood hazard areas within the City of Tarpon Springs, as established in § 6-64.2(c) of this article.
- (c) *Basis for establishing flood hazard areas.* The Flood Insurance Study for Pinellas County, Florida and Incorporated Areas dated August 24, 2021, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this article and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at City Hall, 324 East Pine Street, Tarpon Springs, Florida.
- (d) *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to § 6-64.5 of this article the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:
  - 1. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this article and, as applicable, the requirements of the *Florida Building Code*.
  - 2. Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.
- (e) *Other laws.* The provisions of this article shall not be deemed to nullify any provisions of local, state or federal law.
- (f) *Abrogation and greater restrictions.* This article supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this article and any other ordinance, the more restrictive shall govern. This article shall not impair any deed restriction, covenant or

easement, but any land that is subject to such interests shall also be governed by this article.

(g) *Interpretation.* In the interpretation and application of this article, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

**SECTION 2.** That Section 6-65.2 (Definitions) of Article VI (Floodplain Management) of Chapter 6 (Buildings) of the Code of Ordinances for the City of Tarpon Springs, is hereby amended to read as follows:

**§ 6-65.2. - DEFINITIONS.**

**ACCESSORY STRUCTURE.** A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

**ALTERATION OF A WATERCOURSE.** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

**APPEAL.** A request for a review of the Floodplain Administrator's interpretation of any provision of this article or a request for a variance.

**ASCE 24.** A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

**BASE FLOOD.** A flood having a 1-percent chance of being equaled or exceeded in any given year. (Also defined in FBC, B, Section 1612.2.) The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

**BASE FLOOD ELEVATION.** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). (Also defined in FBC, B, Section 1612.2.)

**BASEMENT.** The portion of a building having its floor subgrade (below ground level) on all sides. (Also defined in FBC, B, Section 1612.2.)

**COASTAL CONSTRUCTION CONTROL LINE.** The line established by the State of Florida pursuant to F.S. § 161.053, and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

**COASTAL HIGH HAZARD AREA.** A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V. (Note: The FBC, B defines and uses the term "flood hazard areas subject to high velocity wave action" and the FBC, R uses the term "coastal high hazard areas.")

**DESIGN FLOOD.** The flood associated with the greater of the following two areas: (Also defined in FBC, B, Section 1612.2.)

1. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
2. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

**DESIGN FLOOD ELEVATION.** The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. (Also defined in FBC, B, Section 1612.2.)

**DEVELOPMENT.** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

**ENCROACHMENT.** The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

**EXISTING BUILDING AND EXISTING STRUCTURE.** Any buildings and structures for which the "start of construction" commenced before May 14, 1971. (Also defined in FBC, B, Section 1612.2.)

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).** The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

**FLOOD OR FLOODING.** A general and temporary condition of partial or complete inundation of normally dry land from: (Also defined in FBC, B, Section 1612.2.)

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD DAMAGE-RESISTANT MATERIALS.** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. (Also defined in FBC, B, Section 1612.2.)

**FLOOD HAZARD AREA.** The greater of the following two areas: (Also defined in FBC, B, Section 1612.2.)

1. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

**FLOOD INSURANCE RATE MAP (FIRM).** The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. (Also defined in FBC, B, Section 1612.2.)

**FLOOD INSURANCE STUDY (FIS).** The official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. (Also defined in FBC, B, Section 1612.2.)

**FLOODPLAIN ADMINISTRATOR.** The office or position designated and charged with the administration and enforcement of this article (may be referred to as the Floodplain Manager).

**FLOODPLAIN DEVELOPMENT PERMIT OR APPROVAL.** An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this article.

**FLOODWAY.** The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. (Also defined in FBC, B, Section 1612.2.)

**FLOODWAY ENCROACHMENT ANALYSIS.** An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

**FLORIDA BUILDING CODE.** The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

**FUNCTIONALLY DEPENDENT USE.** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

**HIGHEST ADJACENT GRADE.** The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

**HISTORIC STRUCTURE.** Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 11, Historic Buildings.

**LETTER OF MAP CHANGE (LOMC).** An official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

**LETTER OF MAP AMENDMENT (LOMA):** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

**LETTER OF MAP REVISION (LOMR):** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

**LETTER OF MAP REVISION BASED ON FILL (LOMR-F):** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

**CONDITIONAL LETTER OF MAP REVISION (CLOMR):** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

**LIGHT-DUTY TRUCK.** As defined in 40 CFR 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

1. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle; or
2. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
3. Available with special features enabling off-street or off-highway operation and use.

**LOWEST FLOOR.** The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the *Florida Building Code* or ASCE 24. (Also defined in FBC, B, Section 1612.2.)

**MANUFACTURED HOME.** A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." (Also defined in 15C-1.0101, F.A.C.)

**MANUFACTURED HOME PARK OR SUBDIVISION.** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**MARKET VALUE.** The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this article, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

**NEW CONSTRUCTION.** For the purposes of administration of this article and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after May 14, 1971 and includes any subsequent improvements to such structures.

**PARK TRAILER.** A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances (defined in F.S. § 320.01).

**RECREATIONAL VEHICLE.** A vehicle, including a park trailer, which is: (See F.S. § 320.01.)

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**SAND DUNES.** Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

**SPECIAL FLOOD HAZARD AREA.** An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. (Also defined in FBC, B Section 1612.2.)

**START OF CONSTRUCTION.** The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within

180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B Section 1612.2.)

**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. (Also defined in FBC, B Section 1612.2.)

**SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include: (Also defined in FBC, B, Section 1612.2.)

Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

**VARIANCE.** A grant of relief from the requirements of this article, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this article or the *Florida Building Code*.

**WATERCOURSE.** A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

**SECTION 3.** That Section 6-66.1 (Buildings and Structures) of Article VI (Floodplain Management) of Chapter 6 (Buildings) of the Code of Ordinances for the City of Tarpon Springs, is hereby amended to read as follows:

**§ 6-66.1. - BUILDINGS AND STRUCTURES.**

- (a) *Design and construction of buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to § 6-64.4(c) of this article, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction

requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of § 6-66.7 of this article.

- (b) *Buildings and structures seaward of the coastal construction control line.* If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:
  - 1. Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
  - 2. Minor structures and non-habitable major structures as defined in F.S. § 161.54 shall be designed and constructed to comply with the intent and applicable provisions of this article and ASCE 24.
- (c) *Accessory structures.* Accessory structures are permitted below the base flood elevation provided the accessory structures are used only for parking or storage and:
  - 1. If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft. and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.
  - 2. If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft.
  - 3. Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
  - 4. Have flood damage-resistant materials used below the base flood elevation plus one (1) foot.
  - 5. Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

**SECTION 4.** That Section 6-66.4 (Manufactured Homes) of Article VI (Floodplain Management) of Chapter 6 (Buildings) of the Code of Ordinances for the City of Tarpon Springs, is hereby amended to read as follows:

**§ 6-66.4. - MANUFACTURED HOMES.**

- (a) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.
- (b) *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

1. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this article.
  2. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this article.
- (c) *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.
- (d) *Elevation.* All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or R322.3 (Zone V and Coastal A Zone).
- (e) *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas, as applicable to the flood hazard area.
- (f) *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

**SECTION 5.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6.** In the event a court of competent jurisdiction finds any part or provision of this Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

**SECTION 7.** The keeper of the Code of Ordinances for the City of Tarpon Springs is directed to include this Ordinance in the Code of Ordinances and may renumber and reclassify the same as may be required for inclusion in the Code of Ordinances for the City of Tarpon Springs.

**SECTION 8.** This ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

