

Peril of Flood Workshop Overview

Presentation for the
Tampa Bay Regional Planning Council
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Peril of Flood Act

- SB 1094 filed by Sen. Jeff Brandes (R – St. Petersburg) on 2/20/15
- CS/CS/CS/SB 1094 approved by Governor Scott on 5/22/15
- Laws of Florida Chapter No. 2015-69
<https://www.flsenate.gov/Session/Bill/2015/1094/?Tab=BillHistory>



Peril of Flood Act

- s. 163.3178(f)(2), Florida Statutes

- A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.



Peril of Flood Act

- s. 163.3178(f)(2), Florida Statutes
 - A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:
 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
 4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.



Peril of Flood Act

- s. 163.3178(f)(2), Florida Statutes
 - A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:
 5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. [161.053](#) be consistent with chapter 161.
 6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.



Tampa Bay region local governments that have proposed/ adopted Peril of Flood amendments

- St. Petersburg (DEO #15-5ESR)
- Clearwater (DEO #16-1ESR)
- Treasure Island (DEO #16-1ESR)
- Madeira Beach (DEO #16-1ESR)
- South Pasadena (DEO #16-1ESR)
- Tampa (DEO #17-1ESR)



Treasure Island DEO #16-1ESR

DEO technical assistance comments:

The Department is working with Tampa Bay Regional Planning Council and our pilot communities through the Community Resiliency Initiative to provide guidance to coastal communities on meeting the redevelopment component of the Coastal Management Element related to sea-level rise. Based on the City's next Evaluation and Appraisal Notification letter due date, the City's Plan needs to be updated to meet the new statutory requirements by November 1, 2020. Therefore, the City may want to postpone adoption of the amendments addressing the remaining flood risk and sea-level rise requirements until the conclusion of the Community Resiliency Initiative work is completed.



March 3rd Peril of Flood Workshop

- Around 60 in attendance



City of Tampa Peril of Flood Text Amendment

Shawn College, AICP

Environmental, Research & Infrastructure Team Leader



Hillsborough County
City-County
Planning Commission



Workshop Participant Discussion

- Many looking for guidance on how to comply
- Planners should look at economic impacts, socio-economic factors, and public health issues
- Vulnerability assessment may need to address more than SLR



Other Workshops

- Reprise of the Introductory Workshop for TBRPC's northern counties (Pasco, Hernando, Citrus)
 - March 27th, 1:30 to 3:00 pm
 - 16 participants
 - SWFWMD in Brooksville
- Webinar
 - March 31st 10:00 to 11:00 am
 - Over 30 participants



What's Next

- Peril of Flood report
- Final workshop – May 5th 9:30 am at TBRPC
- Florida Sea Grant's "Sea Level Rise and Flooding: Planning and Law for Local Governments"
 - May 11th, 8:30am to 4:30pm, Pinellas County Extension Office, Largo



TBRPC Peril of Flood Workshops

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