

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Floodplain Management Ordinance Amendment

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On January 23, 2026, the City of Wildwood submitted a Community Rating System (CRS) application to FEMA and the State of Florida Department of Emergency Management (FDEM), that included a Letter of Interest, the 230 Form, and the Repetitive Loss Statement Memo, formally requesting to join the CRS Program. The CRS Program helps show how municipalities provide better public information, improve mapping and regulations, continuously look for ways to reduce and mitigate flood risk, and increase flood awareness within our communities. This helps residents better understand flood risk, the cost of flooding, and helps reduce the potential loss of lives and properties.

On July 14, 2026, City staff met with Jonathan Smith, a representative of ISO, a contractor on behalf of FEMA who handles CRS Applications, regarding the next steps and documentation necessary to complete the review process. In speaking with Floodplain Administrator Chris Morrison, it was highly recommended that the City update certain sections of the current floodplain management ordinance (O2013-40) within the Code of Ordinances, particularly those addressing the duties and powers of the floodplain administrator and flood-resistant development standards for manufactured homes. These updates would ensure consistency with the statewide floodplain management model ordinance and maintain compliance with the National Flood Insurance Program (NFIP).

As a result of the request, please find attached Ordinance O2026-58. Staff looks forward to providing any clarification on any of the activities that the City performs to ensure robust application of floodplain and stormwater management.

The attached ordinance has been reviewed and approved by the City Attorney. This is the second and final adoption hearing for this ordinance, which becomes effective immediately upon approval.

Development Services Department

ORDINANCE NO. O2026-58

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING SECTIONS 8.5-14(a) – DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR AND 8.5-21(d) – FLOOD RESISTANT DEVELOPMENT OF CHAPTER 8.5 OF THE WILDWOOD CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. PURPOSE.

This article amends, restates, supersedes and replaces the current Sections 8.5-14(a) and 8.5-21(d) of the Wildwood Code of Ordinances (Chapter 8.5 – Floodplain Management) to conform the same to comply with certain federal and state regulations.

SECTION 2. FINDINGS.

The City Commission finds that Sections 8.5-14(a) and 8.5-21(d) of the Code of Ordinances should be amended to better comply with relevant federal and state regulations. The City Commission finds that the adoption of this amendment will bring certain standards and requirements into harmony with said regulations.

SECTION 3. AMENDMENT.

The City Commission adopts in full the amended and revised language of Sections 8.5-14(a) and 8.5-21(d) of the Code of Ordinances as follows:

See **Attachment “A”**.

SECTION 4. CONFLICT.

Any existing ordinance of the City of Wildwood, or portions thereof, in conflict with the terms of this ordinance are hereby repealed.

SECTION 5. SEVERABILITY.

If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared unconstitutional, inoperative, or void, such holding or invalidity shall not affect the remaining portions of this Ordinance, and it shall be construed to have been the Commission’s intent to pass this Ordinance without such unconstitutional, invalid, or inoperative part therein.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 7. SCRIVENER'S ERROR.

The city attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

Attachment "A"

Sec. 8.5-14. - Duties and powers of the floodplain administrator.

- (a) *Designation.* The development services director is designated as the floodplain administrator. The floodplain administrator may delegate performance of all or a portion of their ~~certain~~ duties to other employees.

Sec. 8.5-21. - Flood resistant development.

- (d) *Manufactured homes.*

- (4) *Elevation.* Manufactured homes that are placed, replaced, or substantially improved shall comply with subsection (d)(4)a. or (d)(4)b. of this section, as applicable.

a. *General elevation requirement.* Unless subject to the requirements of subsection (d)(4)b. of this section, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, 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).

b. *Elevation requirement for ~~certain~~ all installations, including existing manufactured home parks and subdivisions.* Manufactured homes that are not subject to subsection (d)(4)a. of this section, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that ~~either the bottom of the chassis frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (zone A).~~ ÷

~~1. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential section R322.2 (zone A); or~~

~~2. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-58

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.