ORDINANCE 2026 - _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SUNNY ISLES BEACH, FLORIDA, AMENDING CHAPTER 161 OF THE CODE OF ORDINANCES OF THE CITY OF SUNNY ISLES BEACH, ENTITLED "FLOOD DAMAGE PREVENTION," TO UPDATE THE DATE OF THE FLOOD INSURANCE STUDY AND FLOOD INSURANCE RATE MAPS, TO REPEAL CUMULATIVE SUBSTANTIAL DAMAGE PROVISIONS, AND FOR OTHER PURPOSES; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, confers upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City Commission of the City of Sunny Isles Beach (the "City") has the authority to amend its code provisions pursuant to Section C-4.3 of the City's Charter; and

WHEREAS, the City participates in the National Flood Insurance Program and the City Commission 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 Miami-Dade County, Florida and Incorporated Areas, with an effective date of February 19, 2027; and

WHEREAS, the City Commission has determined that it is in the public interest to amend Chapter 161, entitled "Flood Damage Prevention" to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps; and

WHEREAS, the City has determined the Flood Insurance Rate Maps that depict the flood hazard areas in the City do not designate any floodways or riverine watercourse, and therefore provisions for those features may be removed from Chapter 161; and

WHEREAS, Section 553.73, 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 City Commission is amending a previously adopted local amendment to limit access and prohibit partitioning of enclosures below elevated buildings, for buildings and structures in flood hazard areas for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to Section 553.73(5), Florida Statutes, and is formatting said requirement to coordinate with the *Florida Building Code*; and

WHEREAS, the City Commission previously adopted a local amendment to the Florida Building Code to require accumulation of costs of improvements and repairs of buildings, based on issued permits, over a ten-year period, and has determined it appropriate to repeal that local amendment; and

WHEREAS, the City Commission hereby finds that the adoption of these revisions regarding Flood Damage Prevention, promote the public health, safety, and general welfare of its citizens, and is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNNY ISLES BEACH, FLORIDA, AS FOLLOWS[1]:

Section 1. Incorporation of Recitals. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Amending §161-2 in Chapter 161 of the Code of Ordinances. §161-2 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Applicability," is hereby amended as follows:

§ 161-2. 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 chapter applies. This chapter shall apply to all flood hazard areas within the Sunny Isles Beach, as established in § 161-2.C of this chapter.

C. Basis for establishing flood hazard areas. The Flood Insurance Study for Miami-Dade County, Florida and Incorporated Areas dated ~~September 11, 2009~~ February 19, 2027, 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 chapter and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the City of Sunny Isles Beach Building Department, ~~18070~~ 18050 Collins Ave, ~~3rd Floor~~ Suite 2, Sunny Isles Beach FL 33160.

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Section 3. Amending §161-3 in Chapter 161 of the Code of Ordinances. §161-1 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Duties and powers of the floodplain administrator," is hereby amended as follows:

[1] Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, deletions on first reading are shown as ~~strikethrough~~ and deletions on second reading are shown as ~~double strikethrough~~.

§ 161-3. Duties and powers of the floodplain administrator.

A. Designation. The Building Official is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

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D. Substantial improvement and substantial damage determinations. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

(1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

(2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure. Cost of improvements and/or repairs must be based on an itemized contract document;

(3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; ~~the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement";~~ and

(4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and the ordinance codified in this chapter is required.

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H. Other duties of the Floodplain Administrator. The Floodplain Administrator shall have other duties, including but not limited to:

(1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to § 161-3.D of this chapter;

~~(2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);~~

(~~3~~2) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood

elevations, or flood hazard area boundaries~~, or floodway designations~~; such submissions shall be made within six months of such data becoming available;

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I. Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this chapter and the flood-resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this chapter; ~~notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood-carrying capacity of altered watercourses will be maintained;~~ documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this chapter and the flood-resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the City of Sunny Isles Beach, Government Center, located at ~~18070~~ 18050 Collins Ave, Suite 2, Sunny Isles Beach FL, 33160 or by contacting the City Clerk's Office at 305-947-0606.

Section 4. Amending §161-4 in Chapter 161 of the Code of Ordinances. §161-4 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Permits" is hereby amended as follows:

§ 161-4. Permits.

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H. Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

(1) The South Florida Water Management District, F.S. § 373.036.

(2) Florida Department of Health for on-site sewage treatment and disposal systems, F.S. § 381.0065, and ~~Chapter 64E-6, F.A.C~~ Chapter 62-6, F.A.C.

(3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line, F.S. § 161.141.

(4) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit, F.S. § 161.055.

(5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

(6) Federal permits and approvals.

Section 5. Amending §161-5 in Chapter 161 of the Code of Ordinances. §161-5 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Site plans and construction documents," is hereby amended as follows:

§ 161-5. Site plans and construction documents.

A. Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of this chapter shall be drawn to scale and shall include, as applicable to the proposed development:

(1) Delineation of flood hazard areas~~, floodway boundaries~~ and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

(2) Where base flood elevations ~~or floodway~~ data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with §§ 161-5.B(2) or (3) of this chapter.

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~~(9) Existing and proposed alignment of any proposed alteration of a watercourse.~~

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this chapter but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this chapter.

B. Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

(1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

(2) Obtain, review, and provide to applicants base flood elevation ~~and floodway~~ data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation ~~and floodway~~ data available from a federal or state agency or other source.

(3) Where base flood elevation ~~and floodway~~ data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

(a) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

(b) Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.

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C. Additional analyses and certifications. ~~As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:~~ For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), and engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

~~(1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in § 161-5.D of this chapter and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.~~

~~(2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.~~

~~(3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in § 161-5.D of this chapter.~~

~~(4) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.~~

D. Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, ~~change floodway boundaries,~~ or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Section 6. Amending §161-7 in Chapter 161 of the Code of Ordinances. §161-7 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Variances and appeals," is hereby amended as follows:

§ 161-7. Variances and appeals.

A. General. The City Commission shall hear and decide on requests for appeals and requests for variances from the strict application of this chapter. Pursuant to F.S. § 553.73(5), the City Commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

B. Appeals. The City Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Floodplain Administrator in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

C. Limitations on authority to grant variances. The City Commission shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in § 161-7.G of this chapter, the conditions of issuance set forth in § 161-7.H of this chapter, and the comments and recommendations of the Floodplain Administrator and the Building Official. The City Commission has the right to attach such conditions as it deems necessary to further the purposes and objectives of this chapter.

D. Reserved. ~~Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in § 161-5.C of this chapter.~~

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F. Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this chapter, provided the variance ~~meets the requirements of § 161-7.D,~~ is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

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Section 7. Amending §161-10 in Chapter 161 of the Code of Ordinances. §161-10 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Definitions," is hereby amended as follows:

§ 161-10. Definitions.

~~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.~~

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~~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 foot. [Also defined in FBC, B, Section 202.]~~

~~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.~~

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SUBSTANTIAL IMPROVEMENT. Any combination of repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure ~~taking place during a ten-year period, the cumulative~~ 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. ~~The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to July 15, 1999.~~ 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 either: [Also defined in FBC, B, Section 202.]

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

Section 8. Amending §161-11 in Chapter 161 of the Code of Ordinances. §161-11 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Buildings and structures" is hereby amended as follows:

§ 161-11. Buildings and structures.

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C. Specific methods of construction and requirements. Pursuant to Chapter 8, Article III of the Miami-Dade County Code, the following specific methods of construction and requirements apply:

~~(1) Cumulative Substantial Improvement. In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Improvement" shall be as defined in Section 161-10 of this chapter.~~

(~~2~~1) Limitations on Enclosures Under Elevated Buildings. Enclosed areas shall: a. Have the minimum necessary access to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the elevated building (stairway or elevator); b. Not have the interior portion partitioned or finished into separate rooms unless required by the fire code.

Section 9. Amending §161-12 in Chapter 161 of the Code of Ordinances. §161-12 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Subdivisions" is hereby amended as follows:

§ 161-12. Subdivisions.

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B. Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

(1) Delineation of flood hazard areas~~, floodway boundaries~~ and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

(2) Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with § 161-5.B(1) of this chapter; and

(3) Compliance with the site improvement and utilities requirements of § 161-13 of this chapter.

Section 10. Amending §161-13 in Chapter 161 of the Code of Ordinances. §161-13 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Site improvements, utilities and limitations" is hereby amended as follows:

§ 161-13. Site improvements, utilities and limitations.

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B. Sanitary sewage facilities. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for on-site sewage treatment and disposal systems in ~~Chapter 64E-6, F.A.C.~~ Chapter 62-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, and impairment of the facilities and systems.

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~~D. Limitations on sites in regulatory floodways. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in § 161-5.C(1) of this chapter demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.~~

~~E~~D. Limitations on placement of fill. Subject to the limitations of this chapter, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

~~F~~E. Limitations on sites in coastal high hazard areas (Zone V). In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the Florida Department of Environmental Protection and only if the engineering analysis required by ~~§ 161-5.C(4~~) §161-5.C of this chapter demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or

restoration of dunes under or around elevated buildings and structures shall comply with ~~§ 161-17.H(3)~~ 161-17.E(3) of this chapter.

Section 11. Amending §161-14 in Chapter 161 of the Code of Ordinances. §161-14 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Manufactured homes" is hereby amended as follows:

§ 161-14. Manufactured homes.

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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 ~~R3222.2~~ R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zones).

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Section 12. Amending §161-17 in Chapter 161 of the Code of Ordinances. §161-17 in Chapter 161 of the Code of Ordinances of the City of Sunny Isles Beach, Florida, entitled, "Other development" is hereby amended as follows:

§ 161-17. Other development.

A. General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this chapter or the Florida Building Code, shall:

(1) Be located and constructed to minimize flood damage;

~~(2) Meet the limitations of § 161-13.D of this chapter if located in a regulated floodway;~~

(~~3~~2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

(~~4~~3) Be constructed of flood damage-resistant materials; and

(~~5~~4) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

~~B. Fences in regulated floodways. Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of § 161-13.D of this chapter.~~

~~C. Retaining walls, sidewalks and driveways in regulated floodways. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of § 161-13.D of this chapter.~~

~~D. Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or~~

~~pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of § 161-13.D of this chapter. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of § 161-5.C(3) of this chapter.~~

~~E~~B. Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V). In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:

(1) Structurally independent of the foundation system of the building or structure;

(2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and

(3) Have a maximum slab thickness of not more than four inches.

~~F~~C. Decks and patios in coastal high hazard areas (Zone V). In addition to the requirements of the Florida Building Code, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:

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~~G~~D. Other development in coastal high hazard areas (Zone V). In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

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~~H~~E. Nonstructural fill in coastal high hazard areas (Zone V). In coastal high hazard areas:

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Section 13. Repealer. All ordinances, or parts of ordinances in conflict herewith be, and the same, are hereby repealed to the extent of such conflict.

Section 14. Severability. If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity, but shall remain in full force and effect.

Section 15. Inclusion in the Code. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of Ordinances of the City of Sunny Isles Beach; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word, as required.

Section 16. Effective Date. This Ordinance will become effective immediately upon adoption at second reading.

PASSED AND ADOPTED on first reading this ___day of November, 2026.

PASSED AND ADOPTED on second reading this ___day of January, 2027.

_____
Larisa Svechin, Mayor

ATTEST:

_____
Mauricio Betancur, CMC, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Alain E. Boileau, City Attorney
Nabors, Giblin & Nickerson, P.A.

First Reading

Motion: _____

Second: _____

Second Reading

Motion: _____

Second: _____

Vote on First Reading:

Mayor Svechin	____ (Yes) ____ (No)
Vice Mayor Viscarra	____ (Yes) ____ (No)
Commissioner Joseph	____ (Yes) ____ (No)
Commissioner Lama	____ (Yes) ____ (No)
Commissioner Stuyvesant	____ (Yes) ____ (No)

Vote on Second Reading:

Mayor Svechin	____ (Yes) ____ (No)
Commissioner Cruz Gonzalez	____ (Yes) ____ (No)
Commissioner Joseph	____ (Yes) ____ (No)
Commissioner _ _ _ _ _ _ _	____ (Yes) ____ (No)
Commissioner Stuyvesant	____ (Yes) ____ (No)