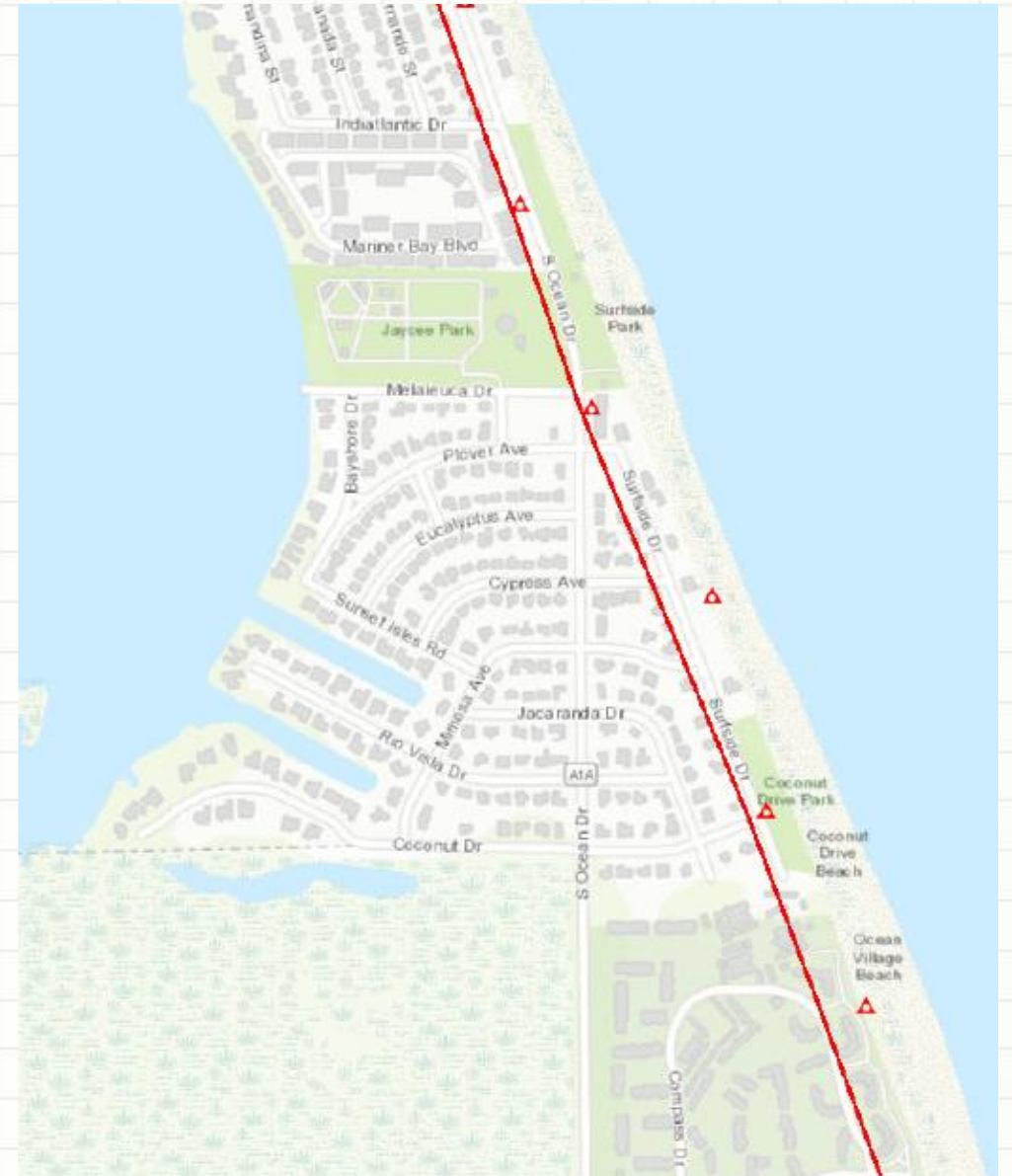


TEXT AMENDMENT TO THE CITY CODE SECTION 125-321- COASTAL CONSTRUCTION CONTROL LINE

City Commission Regular Meeting
August 16, 2021



Coastal Construction Control Line CCCL



Staff Analysis

- Chapter 161, F.S., coastal communities are responsible with enforcing structures seaward of the CCCL
- ARTICLE VII: City Coastal Construction Code regulates such structures eastward of the CCCL in the Building Code
- City Code Section 125-321, requires a Conditional Use approval for structures seaward of the CCCL
- Building official is tasked with enforcement of the Florida Building Code and City Ordinances
- Coastal construction regulations are located within the Florida Building Code
- City Code Section 103-264, grants the building department the authority for professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction that address design features that can affect the structural stability of the beach, dunes, and topography of adjacent properties
- Florida Building Code Section 105.3.1 provides that **“If the Building Official is satisfied that the proposed work conforms to the requirements of the building Code and the laws and ordinances applicable thereto, the building office shall issue a permit therefore as soon as practicable”**
- The Planning department will continue to review residential and commercial development for compliance with the zoning code through the building permit review

City Commission Possible Actions

- APPROVAL
as staff is recommending approval; or

- DISAPPROVAL

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