

ORDINANCE 2011-2

AN ORDINANCE OF THE TOWN OF INDIAN SHORES, FLORIDA, AMENDING CHAPTER 86, FLOODS, OF THE CODE OF ORDINANCES, BY AMENDING SECTION 86-71, (1) ENTITLED "SUBSTANTIAL IMPROVEMENT", AND SECTION 86-71, (2) ENTITLED "SUBSTANTIAL DAMAGE", AND SECTION 86-86(d) ENTITLED "GENERAL STANDARDS", TO ADD THAT DURING A TEN (10) YEAR PERIOD THE CUMULATIVE COST OF IMPROVING THE STRUCTURE EQUALS OR EXCEEDS 50 PERCENT OF THE MARKET VALUE OF THE BUILDING; PROVIDING THAT CONFLICTING PROVISIONS OF ORDINANCES BE REPEALED; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR THE UNIFORM NUMBERING SYSTEM OF THE INDIAN SHORES CODE.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES:

Section 1: Chapter 86, Floods, Section 86-71(1) of the Code of Ordinances is hereby amended to read as follows:

"(1) Substantial improvement. An addition or renovation shall be considered a substantial improvement when during a ten-year period, the cumulative cost of improving the structure equals or exceeds 50 percent of the market value of the building:"

Section 2: Chapter 86, Floods, Section 86-71(2) of the Code of Ordinances is hereby amended to read as follows:

"(2) Substantial damage. Damage to a structure, including damage from demolition, in which the cost to repair during a ten-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building:"

Section 3: Chapter 86, Floods, Section 86-86(d) of the Code of Ordinances is hereby amended to read as follows:

"(d) Tracking of substantial improvement, repairs and additions to existing structures: Improvement value divided by building value = percent improvement. Percent improvement value accumulates over life of building. When during a ten- period, the cumulative cost of which equals or exceeds 50 percent, building must be brought into conformance with the flood ordinances."

Section 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5: *If any section of this ordinance is declared invalid, all other provisions of this ordinance shall remain valid and enforceable.*

Section 6: *This ordinance shall become effective immediately upon adoption.*

Section 7: *The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the Town of Indian Shores, Florida, as additions or amendments to the Code, and shall be renumbered to conform to the uniform numbering system of the Code of Ordinances.*

PASSED ON FIRST READING:

April 12, 2011

PASSED ON SECOND READING:

May 10, 2011

ENACTED BY THE TOWN COUNCIL OF THE TOWN OF INDIAN SHORES, FLORIDA,

THIS 10th DAY OF MAY, 2011.

ATTEST:


JAMES J. LAWRENCE
Mayor


MARCIA GRANTHAM, CMC
Town Clerk