

PUBLIC NOTICE AND AGENDA

TOWN OF DEWEY BEACH

PLANNING COMMISSION PUBLIC HEARING & MEETING

**To be held
SATURDAY January 11, 2014 at 2:00 PM
At the
Dewey Beach Lifesaving Museum
1 Dagsworthy Ave., Dewey Beach, DE 19971**



AGENDA

Purpose: To hold a public hearing followed by commission discussion and a vote on a recommendation to the Town Commissioners on a proposed amendment to Chapter 101 Floodplain Management; discuss priorities for future discussions on flooding and sea-level rise; discuss and possibly vote on recommendations to the Town Commissioners regarding annual progress toward the goals and objectives of the 2007 Comprehensive Development Plan.

Opening (2:00 PM)

Pledge to the Flag

Roll Call

Approval of Previous Meeting's Minutes

Regular Agenda:

I. Public Hearing (10 minutes)

On A DRAFT ORDINANCE TO AMEND CHAPTER 101 FLOODPLAIN MANAGEMENT OF THE CODE OF THE TOWN OF DEWEY BEACH, DE TO PROHIBIT THE ELEVATION OF NONCONFORMING STRUCTURES THAT ENCROACH IN ANY REQUIRED SET BACK(S) ABOVE THE MINIMUM ELEVATION REQUIRED BY FEMA AND TOWN CODE OF RESIDENTIAL AND NONRESIDENTIAL STRUCTURES IN FLOOD-PRONE AREAS (i.e., FEMA-DESIGNATED VE, AE AND AO FLOOD ZONES) THAT HAVE BEEN SUBSTANTIALLY DAMAGED OR ARE BEING SUBSTANTIALLY IMPROVED.

SYNOPSIS. This ordinance amends Section 101-11 Elevation, floodproofing and construction standards applicable within general floodplain area 1) to apply to all flood-prone areas and not just "general floodplain areas" (i.e., FEMA-designated VE, AE and AO special hazard areas, not just AE areas); 2) to limit the extent of elevation of residential and nonresidential structures that encroach in a required yard (i.e., setback); 3) to prohibit elevation of any structure such that the final height of the elevated structure would exceed the town-wide 35' building height limit.

Planning Commission Meeting (20 minutes)

Discuss and possibly vote on a recommendation regarding On A DRAFT ORDINANCE TO AMEND CHAPTER 101 FLOODPLAIN MANAGEMENT OF THE CODE OF THE TOWN OF DEWEY BEACH, DE TO PROHIBIT THE ELEVATION OF NONCONFORMING STRUCTURES THAT ENCROACH IN ANY REQUIRED SET BACK(S) ABOVE THE MINIMUM ELEVATION REQUIRED BY FEMA AND TOWN CODE OF RESIDENTIAL AND NONRESIDENTIAL STRUCTURES IN FLOOD-PRONE AREAS (i.e., FEMA-DESIGNATED VE, AE AND AO FLOOD ZONES) THAT HAVE BEEN SUBSTANTIALLY DAMAGED OR ARE BEING SUBSTANTIALLY IMPROVED.

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and nonresidential structures that encroach in a required yard (i.e., setback); 3) to prohibit elevation of any structure such that the final height of the elevated structure would exceed the town-wide 35' building height limit.

- II. Discuss and establish priorities for future discussions on code changes regarding flooding and sea-level rise. (20 minutes)
- III. Discuss and possibly vote on a recommendation to Town Commissioners regarding the Town's annual report to the State Office of Planning Coordination on progress toward achieving the goals and objectives of the Town's 2007 Comprehensive Development Plan. (60 minutes)

Closing (4:00 PM)

Comments from the Public (5 min.)

Comments from Committee Members and Chair. (5 min.)

Date and Time of Next Meeting. (5 min.)

Adjournment

The Agenda items listed above may be considered in a different sequence if scheduling so dictates. This Agenda is also subject to change in accordance with the Delaware Freedom of Information Act. Public comment on any Agenda item may be submitted in writing by mail (Dewey Beach Town Hall, 105 Rodney Ave., Dewey Beach, DE 19971) or email, provided such comments are received by Town Hall two business days prior to the scheduled meeting.

Persons with disabilities requiring special accommodation should contact Town Hall at
(302) 227-6363 seventy-two (72) hours in advance.