

35 (C) the requirement in City Code Section 25-12-3, Building Code Section G102.3
36 (*Nonconforming Uses*), that a nonconforming use not be expanded, changed,
37 enlarged, or altered in a way which increases its nonconformity.

38 **PART 4.** The variance granted in this ordinance is effective only if the applicant
39 meets the following conditions:

40 (A) Before the City may issue a Certificate of Occupancy for the building, the
41 applicant must submit a completed Elevation Certificate certifying the
42 elevation of the finished floor of the building as proposed by the approved site
43 plan application, signed by a professional land surveyor, engineer, or architect
44 authorized by law to certify elevations.

45 (B) Before the City may issue a Certificate of Occupancy for the building, the
46 applicant must submit to the City proof, in the form of a letter sent by certified
47 mail to the City's floodplain administrator, that the applicant has installed all
48 flood-related signage on the site as approved under the site plan.

49 (C) Before the City may issue a Certificate of Occupancy for the building, the
50 applicant must submit a Flood Safety Plan acceptable to the City's floodplain
51 administrator.

52 **PART 5.** This variance expires if the building for which this variance is granted does
53 not receive a released Site Plan and Building Permit within one year of the effective
54 date of this ordinance.

55 **PART 6.** Approval of this variance does not constitute approval of zoning,
56 subdivision, a site plan, a building permit, or any other development permit, and it
57 does not constitute a commitment to any particular land use, intensity of land use, or
58 utility services. Approval of this variance does not constitute a guarantee of flood
59 insurance availability, rates, or requirements.

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PART 7. This ordinance takes effect on _____, 2018

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PASSED AND APPROVED

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_____, 2018

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Steve Adler

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Mayor

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APPROVED: _____

ATTEST: _____

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Anne L. Morgan

Jannette S. Goodall

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City Attorney

City Clerk

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DRAFT