



ISSUE DATE
EXPIRATION DATE

PERMIT NUMBER

**CITY OF MARGATE CITY
FLOODPLAIN DEVELOPMENT PERMIT***

(See Terms and Conditions)

**Permit becomes void if there are changes to the effective Flood Insurance Rate Maps.*

The **Floodplain Development Permit** is the mechanism by which the City of Margate evaluates any and all impacts of activities proposed within New Jersey regulated floodplains and FEMA's Special Flood Hazard Areas (SFHA's). All activities must be in compliance with the City of Margate's Floodplain Damage Prevention Ordinance. The National Flood Insurance Program provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers, and makes certain federal funds available to local communities. In order for citizens to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal funds, the Community must agree to meet minimum floodplain standards. This application packet is a tool to ensure that the City of Margate's Floodplain Damage Prevention Ordinance is met.

Any development that occurs within a designated floodplain must obtain a Floodplain Development Permit prior to the work commencing. In Title 44 of the Code of Federal Regulations part 59.1, FEMA defines development as: *Any man made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.* Other human activities that are considered development include but are not limited to: alterations of a structure through additions, demolition and/or remodeling; fences; retaining walls; moving/placement of manufactured or mobile homes; campgrounds; storage of equipment, vehicles, and/or materials (storage yards, salvage yards).

General Provision of the Floodplain Development Permit Terms (applicant to read and sign):

1. No work may begin until a floodplain development permit has been issued.
2. The permit may be revoked for any of the following reasons:
 - a. Any false statements are made herein.
 - b. The effective Flood Insurance Rate Map has been revised.
 - c. The work is not done in accordance with the City of Margate's Floodplain Damage Prevention Ordinance or other local, state and federal regulatory requirements.
 - d. The work is different than what is described and submitted to the City as part of the Floodplain Development Permit application.
3. If revoked, all work must cease until permit is re-issued.
 - a. If the permit cannot be re-issued, applicant acknowledges that they will be responsible to correct the issue which may require removal of any development that may have occurred.
4. Development shall not be used or occupied until the project has received final inspection, a final elevation, and approval by the City.
5. The permit will expire if no work is commenced within six (6) months of issuance and by the expiration date noted on the permit.
6. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements and acknowledges that it is their responsibility to ensure that all necessary permits are obtained.
7. This includes but is not limited to documentation showing compliance with the endangered species act.
8. Applicant hereby gives consent to the Local Floodplain Administrator and their representative (including state and federal agencies) to make reasonable inspections required to verify compliance.
9. I, the Applicant, certify that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate. Furthermore, I have read and understand the City of Margate's Floodplain Damage Prevention Ordinance and will adhere to the ordinance and will/have obtain all necessary state, federal, and local permits for the proposed development.

Applicant's Name: _____

Applicant's Signature: _____ Date: _____



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Owner _____	Contractor/Developer _____
Address _____	Address _____
City _____ State _____ ZIP _____	City _____ State _____ ZIP _____
Phone # _____ Cell # _____	Phone # _____ Cell # _____
Email _____	Email _____
Contact Name _____	Contact Name _____

Project Address _____

Block/Lot : _____

Project Overview

Description of Project: _____

Estimated Cost of Project: \$ _____

If work is on, within or connected to an existing structure:

Valuation of existing structure: \$ _____ Source of valuation: _____ When was the existing structure built? _____

**If the value of an addition, remodel or alteration to a structure equals or exceeds 50% of the value of the structure before the addition, remodel or alteration, the entire structure must be treated as a substantially improved structure and is required to comply with the City of Margate's Floodplain Damage Prevention Ordinance. A relocated structure being replaced must be treated as new construction.*

TYPE OF STRUCTURE	STRUCTURAL DEVELOPMENT	MISCELLANEOUS	
Residential (1 to 4 families)	New Construction	Excavation (not related to structural development)	Dredging
Residential (More than 4 families)	Addition to Existing Structure*	Clearing	Watercourse alteration
Non-Residential	Alteration to Existing Structure*	Placement of Fill Material	Drainage Improvement
Manufactured Home	Demolition of Existing Structure	Grading	Bridge
Combined Use (Residential and Non-residential)	Replacement of Existing Structure	Drilling	Other _____
Other _____	Other _____		

Flood Hazard Data

TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR

Effective Firm: _____ Panel Number and Date: _____

Is the development in or impacting a floodplain? _____ Is the development in the floodway? _____ *If yes, a No-Rise Certificate is required*

Special Flood Hazard Zone: _____ Base Flood Elevation: _____ ft.

Method used to determine Base Flood Elevation: _____

Vertical Datum (must be either NGVD or NAVD 88 and the same vertical datum of the effective FIRM: _____

Elevation of lowest floor, including basement or crawlspace*: _____ ft. Elevation of lowest, habitable floor*: _____ ft.

*Source of elevation and/or floodproofing information: _____

Does the project require that a CLOMR be process? _____ Is a LOMR required? _____



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Floodplain Development Permit Checklist

The following documents are required for all floodplain development permits:

- Site plan from Recorder’s office**
- Elevation Certificate (both a pre-construction and, upon completion, a post-construction Elevation Certificate)**
- Maps and/or plans showing the location, scope and extent of the development**

The following documents may be required:

- Floodproofing Certificate (*certificate and supporting documentation used to provide the certification*)
- Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structures meet the floodproofing criteria in Article V.
- A description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- Detailed hydraulic and hydrology model for development in Zone A
- Structure valuation documentation: An estimate prepared by an estimating firm of the total cost of building improvements using qualified labor and materials obtained at market prices or a similar estimate signed by a bona fide contractor bid.
- Non-conversion agreement (*required for all structures that are constructed with an enclosure greater than 6' in height as per NJAC 7:13 12.5(p)6*)
- Copies of all Flood Hazard Area Control permits.

Review Comments

PERMIT ACTION:

- PERMIT APPROVED:** The information submitted for the proposed project was reviewed and is in compliance with approved floodplain management standards.
- PERMIT APPROVED WITH CONDITIONS:** The information submitted for the proposed project was reviewed. In order for the proposed project to be approved, certain restrictions or conditions must be met. These restrictions or conditions are attached.
- PERMIT DENIED:** The proposed project does not meet approved floodplain management standards (explanation on file).
- VARIANCE GRANTED:** A variance was granted from the base (100 year) flood elevations established by FEMA consistent with variance requirements of Title 44 of the Code of Federal Regulations part 60.6 (variance action documentation is on file).

Signature of Floodplain Administrator: _____ Date: _____

Signature of Zoning Officer: _____ Date: _____

Signature of the T.A.C.O.: _____ Date: _____