



## **BUILD RESPONSIBLY – TOWN OF FORT MYERS BEACH**

### **Obtain Proper Permits**

- Before building or altering your property, please check with the TFMB Permitting Department at: [buildingpermits@fmbgov.com](mailto:buildingpermits@fmbgov.com) to see if your project requires a permit.
- Report illegal building or filling to the Town of Fort Myers Beach at 239-765-0202 or online at: <https://www.fortmyersbeachfl.gov/RequestTracker.aspx>

### **Know Your Base Flood Elevation (BFE) and Flood Zone**

- The entire Town of Fort Myers Beach is situated within a Special Flood Hazard Area. You can find your base flood elevation and flood zone at: <https://msc.fema.gov/portal/home>
- Consider the advantages of building higher than the base flood elevation, which include additional life safety, reduced risk of property damage, and lower-cost flood insurance.
- If you are in the process of building or retrofitting a structure or building, have your architect/engineer or contractor review FEMA's technical resources for residential coastal construction at: [https://www.fema.gov/sites/default/files/2020-08/fema55\\_voli\\_combined.pdf](https://www.fema.gov/sites/default/files/2020-08/fema55_voli_combined.pdf)
- Please note that building in coastal high hazard areas close to the shoreline (V Zones) may require more stringent construction standards.

### **Substantial Improvement/Substantial Damage – What is it?**

- The National Flood Insurance Program requires that structures located in the Special Flood Hazard Area that have improvements or repairs equaling 50 percent of the market value of the structure must be brought into full compliance with current flood ordinance. This regulation is often called the “50% rule”.
- The Town of Fort Myers Beach encourages property owners and contractors to contact Community Development staff to discuss proposed improvement or repair projects that might trigger substantial improvement/substantial damage regulation. You may contact Community Development staff by emailing [steve.wick@fmbgov.com](mailto:steve.wick@fmbgov.com) to learn more about FEMA's Substantial Improvement/Substantial Damage requirements.
- You can find out more about the 50% rule at: [https://www.fema.gov/sites/default/files/2020-07/fema\\_p213\\_08232018.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_p213_08232018.pdf)

### **Protect Natural Floodplain Functions**

- Do not obstruct natural flow ways, ditches, or other surface water conveyances.
- Report broken silt fences – the temporary barriers set up around construction areas.
- Report debris, fill or vegetation blocking swales, ditches, canals or other surface water conveyances by calling the Request for Action Hotline at 239-533-9400 or filling out the Request for Action Form online at: [https://www.fema.gov/sites/default/files/2020-07/fema\\_p213\\_08232018.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_p213_08232018.pdf)

**DO YOUR PART!**