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## 15.02.00 Clermont Joint Planning Area (JPA) Land Development Regulations; Boundary.

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### 15.02.02 Treatment of Land with Wetlands and Floodplains

- A. Alteration, construction, or encroachment Shall not be allowed within the one-hundred-year floodplain, except as provided under this section.
1. This provision Shall not apply to Existing Development or a development approved prior to the adoption of this section.
  2. Alteration or expansion of an existing legally permitted structure Shall be allowed provided all other local, state and federal regulations are complied with.
  3. Accessory structures to a legally existing primary structure Shall be allowed provided all other local, state and federal regulations are complied with.
  4. Water dependent structures such as, docks, boardwalks, piers, boat ramps, or similar structures may be constructed within the one-hundred-year floodplain, provided all other local, state and federal regulations are complied with.
  5. Where there is no other practical or reasonable means of ingress and egress utilities, roadways, easements or driveways may encroach within the one-hundred-year floodplain provided:
    - (a) Compensating storage is provided, where necessary: and,
    - (b) Copies of any agency permits obtained are submitted to Lake County to be retained on file; and,
    - (c) The natural flow of water within the effected floodplain is allowed to continue via culverts or other engineering means.
- B. Alteration of or development within lands below the wetland jurisdictional line Shall not be allowed, except as provided under this section.
1. Where there is no other practical or reasonable means of ingress and egress, utilities, roadways, easements or driveways may encroach within the wetland area provided:
    - (a) Proposed mitigation is acceptable to Lake County and the appropriate permitting agency: and,
    - (b) Copies of any agency permits obtained are submitted to Lake County to be retained on file; and,
    - (c) The natural flow of water within the effected area is allowed to continue via culverts or other engineering means.
  2. Water dependent structures such as, docks, boardwalks, piers, boat ramps, or similar structures may be constructed within the one-hundred-year floodplain, provided all other local, state and federal regulations are complied with.
  3. Proposals for mitigation of wetland areas, other than on those lands within the Green Swamp Area of Critical State Concern, may be considered through the variance process.