

**REVIEW PROCESS FOR
SUBSTANTIAL IMPROVEMENTS OF EXISTING
SINGLE-FAMILY STRUCTURES IN
SPECIAL FLOOD HAZARD ZONES**

All single family lateral and vertical additions, interior modifications, and remodels, in Special Flood Hazard zones will have determination of substantial improvement conducted by the Indian River County/City of Vero Beach Building Division.

CITY OF VERO BEACH PROJECTS:

Forward improvements cost information (completed flood zone application/information form) to the City of Vero Beach Engineering Department, Attn: Monte Falls, Assistant City Engineer.

INDIAN RIVER COUNTY PROJECTS:

If cost of construction/improvements exceed 50% of the market value of the primary structure, forward a copy of the completed flood zone application/information form to County Engineering Department, Attn: Dave Cox.

- NOTE A:** Applicant may obtain market value, excluding land value from Property Appraiser's Office (add 15% more to Property Appraiser's value for total market value); or use one of the other four sources listed on the Flood Zone Application/Information form.
- NOTE B:** The cost of pools, open decks, and open or screen porches may be deducted from the total when they are added individually or as part of an overall improvement project.
- NOTE C:** The cost of attached garage and second story additions must be included in the total.
- NOTE D:** Additions (where the cost does not exceed 50% of the market value of the primary structure): Plans Examiners will stamp plans requiring addition to meet flood zone requirements. If applicant objects, send application to Engineering for further review.
- NOTE E:** Additions (detached buildings): Send to Engineering for review regardless of cost.
- NOTE F:** Additions ([NOT HABITABLE]- detached buildings) if located in A and AE Zones, and the cost is less than \$10,000, DO NOT send to Engineering for review.