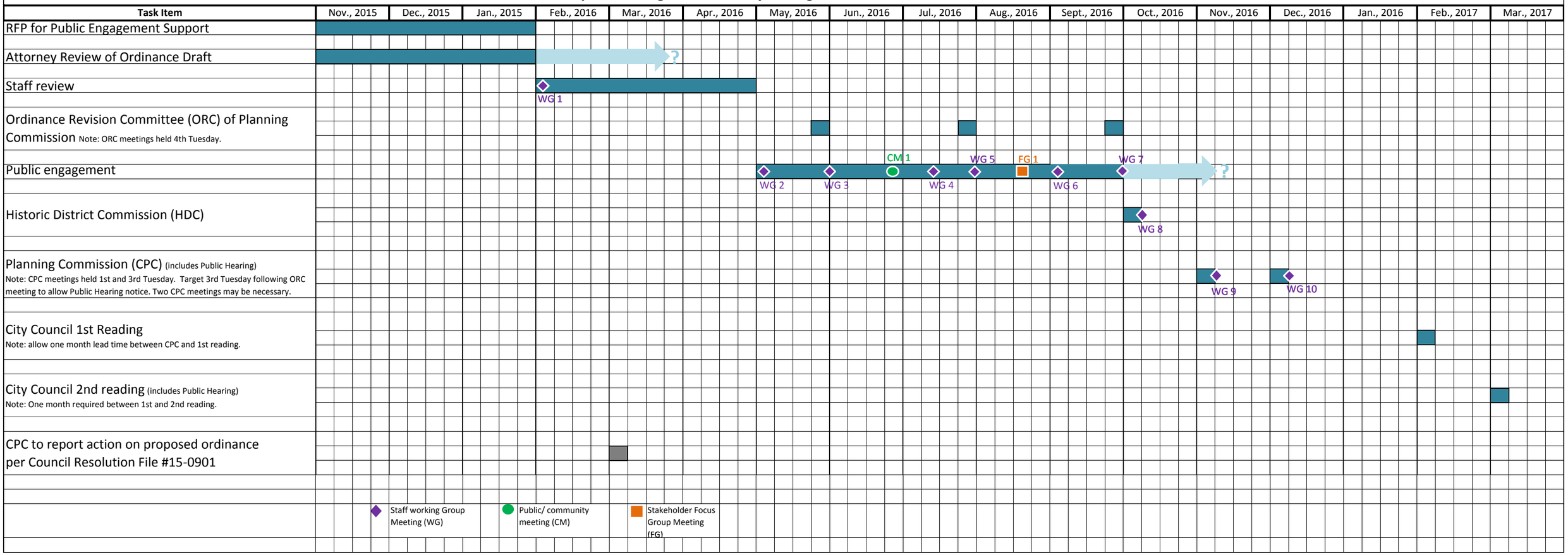Floodplain Management Overlay Zoning Ordinance: Estimated Timeline