

Floodplain Management Newsletter



WALTON COUNTY PLANNING & DEVELOPMENT SERVICES

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Letters of Map Change



Utilizing fill to obtain a LOMR-F

"How can I have my property removed from the Flood Hazard Area?" Property and/or structures that are located in the Special Flood Hazard Area (SFHA) can not be removed from the Flood Insurance Rate Map (FIRM) unless a Letter of Map Amendment (LOMA) or a Letter of Map Revision (LOMR) is issued by FEMA. The two most common methods used for removing property or structures from the SFHA is the LOMA and the

LOMR-F. LOMA requests are based on the natural existing grade with no additional fill. LOMR-F requests involve using fill to elevate.

For a LOMA to be issued by FEMA to remove one or more structures from the SFHA, the NFIP regulations require that the lowest adjacent grade (the lowest ground touching the structure) be at or above the BFE. There is no review and processing fee for the FEMA review of a LOMA request. LOMA requests must be submitted to FEMA using the MT-EZ Form available from FEMA.

For a LOMR-F to be issued by FEMA to remove the structure from the SFHA, the NFIP regulations require that the lowest adjacent grade of

the structure be at or above the BFE. The participating community must also determine that the land and any existing or proposed structures to be removed from the SFHA are "reasonably safe from flooding." FEMA charges a fee for the review and processing of LOMR-F requests. As with LOMA requests, the requester is responsible for providing all supporting information, including elevation information certified by a Licensed Land Surveyor or Registered Professional Engineer. For a complete listing of the information that must be submitted in support of a LOMR-F request, please refer to the MT-1 application forms package available from FEMA.

Walton County D-FIRM In Effect

Walton County received a new Flood Insurance Rate Map (FIRM) on September 29, 2010. Applications for structures and developments that are submitted on or after this date must meet the elevation requirements of the new FIRM. These Digital Flood Insurance Rate Maps

(D-FIRMS) utilize better topographical data, new riverine studies, and aerial photography to provide more reliable and easier to read maps.

These new maps are based on 1988 NAVD which is a more accurate Datum than the previous 1929 NGVD.

This change in elevation Datum is approximately 6" lower and can render a previously compliant structure non-compliant after September 29, 2010.

The new D-FIRMS are the first maps for Walton County under the FEMA Map Modernization Program.

Special points of interest:

- REMOVING A PARCEL FROM THE FLOOD HAZARD AREA IS DEPENDANT UPON THE GRADE ELEVATION.
- EFFECTIVE DATE OF WALTON COUNTY'S FIRM IS SEPTEMBER 29, 2010
- THE COASTAL STUDY FOR WALTON COUNTY SHOULD BE COMPLETE IN 2013, AND WILL RESULT IN A REVISED FIRM.

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CCCL Vs. V Zones and Coastal A Zones



The Gulf of Mexico shoreline at Inlet Beach.

Many property owners and builders that are constructing along the Gulf of Mexico Shoreline find that they are impacted by the Coastal Construction Control Line (CCCL) requirements, and V-Zone/Coastal A-Zone Standards. If a structure is being built and is seaward of the CCCL and in the V/Coastal A-Zone, the most stringent of the two standards are applied. The CCCL construction standards are detailed in Section 3109 of the Florida

Building Code, whereas the NFIP V Zone standards are specified in Walton County Ordinance 2010-08. Let's look at several differences:

DEP Elevations are typically higher than the FIRM elevations. During the project both FEMA and DEP Elevation Certificates are required.

V-Zone standards allow only engineered breakaway walls to be below the base flood elevation whereas FBC 3109 allows small equipment rooms

and certain structural elements below the 100 year storm elevation.

The V-Zone standards require all structures to be piling supported, whereas the FBC 3109 only requires pilings for habitable structures and pools.

In determining substantial damage for the CCCL, only the structural elements are considered, whereas all building elements are factored for the NFIP.

THE
PROPOSED
COMPLETION
DATE FOR THE
COASTAL
STUDY IS
SOMETIME IN
MID-2013.

Walton County Coastal Study

Walton County along with Escambia, Santa Rosa, Okaloosa, Bay, Gulf, Franklin, Wakulla, Jefferson, and several Alabama counties, are currently undergoing a Coastal Study. The previous coastal study was done over 20 years ago. The new study will produce maps that are more accurate.

This study is being done by

Northwest Florida Water Management District (NFWFMD) in conjunction with FEMA, URS, Dewberry, and UCF. The proposed completion date is sometime in mid-2013.

This new study could result in drastic changes in the FIRM for Walton County. As with the latest map change, some structures will possibly benefit

by being removed from the flood hazard area, and some will likely be placed in the revised flood hazard area.

Information regarding the coastal study is available on the NFWFMD webpage at www.nfwfmdfloodmaps.com



Walton County Floodplain Manager Jonathan Bilby

Floodplain Manager's Corner

This is the third edition of the newsletter since I took over the duties of Floodplain Manager for Walton county. This past year we received a new Flood Insurance Rate Map, and I have been busy preparing PRP forms and providing Flood Zone Determinations for the public. I have also implemented a process

for establishing Base Flood Elevations for parcels in approximate A Zones.

I just recently attended the Florida Floodplain Managers Association's annual conference. This conference provides great training opportunities, as well as exposure to officials from FEMA, the

State, and other Communities. During the conference, I was nominated and voted to the FFMA Board of directors for Region 3, and as a Director I will be bringing training classes to the Walton County area. Please check out our web page at <http://www.co.walton.fl.us/index.aspx?nid=696>