August 8, 2023

# CITY OF PARKER
# AGENDA ITEM SUMMARY

| 1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:* | 2. *MEETING DATE:* |
|---|---|
| **Muirhead** | August 8, 2023 |

**Variance request**

**4. *IS THIS ITEM BUDGETED (IF APPLICABLE)***

**YES** ☐ **NO** ☐ **N/A X**

Mr. Muirhead is requesting a variance for the properties of 4819 and 4821 South Lakewood Drive.

AGENDA ITEM #2

# CITY OF PARKER

## PETITION FOR VARIANCE APPLICATION

Date of application: 6/22/23 Application No: _____

Petitioner's Name: Fox Monroe Homes LLC - Jake Muirhead, Owner
(Current owner of property must apply for the variance)

Address: 4407 Conifer Lane

City, State, Zip: Panama City FL 32404

Telephone Number: 850 851 9767 Fax Number: ---

Email: FoxMonroe@icloud.com

Parcel Identification Number(s). (Obtain from Property Appraiser's Office:

25077-030-000

Legal Description: Lakewood 119A2 W1/2 of Lot 12 BLK 12 ORB 4632 P 583

Description of Proposed Variance: Requesting deviation from FFE of (1) One foot above crown of road (S Lakewood Dr)

Location of Variance Property: 4819 S Lakewood Dr Parker, FL 32404

Surveyor's Name: Poly Surveying of Mobile, Inc

Address: 5588 Jackson Road

City, State, Zip: Mobile AL 36619

Telephone Number: 251-666-2010 Fax Number: _____

Email: mail@polysurveying.com

Agent's Name: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____ Fax Number: _____

Email: _____

# CITY OF PARKER VARIANCE APPLICATION

## SUBMITTAL CHECKLIST

SUBMITTALS FOR THE PETITION FOR VARIANCE-Packets will include:

**If any submittals do not meet these requirements, they will not be accepted**

1- Original plus two {2} copies of the variance application.

2- Enclose Application Fee: $ 150.00 {non-refundable regardless of decision by the City}. Check should be made payable to "City of Parker".

3- Three {3} copies of the site plan. The plan must include a north arrow, a scale and show setbacks of all existing structures and all proposed structures from all property lines. If the proposed variance is requested for a gulf front lot, you will need to have a surveyor show the Shoreline Protection Zone and the FDEP Control Line on your site plan.

4- Three {3} copies of numbered photographs in color of the proposed site location of view written on back of each photograph, corresponding numbers to be shown on a site plan of the photography locations.

# CITY OF PARKER VARIANCE APPLICATION

## VARIANCE REQUEST QUESTIONNAIRE

1. There are extreme practical or economic difficulties in carrying out the strict letter of the Land Development Regulations. X YES ____NO Please explain below

There are extreme practical difficulties. The lot slopes naturally from S Lakewood Dr to Martin Lake. Bringing FFE to 1 foot above crown of road will cause problems with storm water runoff to adjacent residences + to Martin Lake.

2. The variance request is not based predominately upon a desire to reduce the cost of developing the site. X YES ____NO Please explain below

Variance request is NOT based on this; it is based on keeping grade consistent with existing residences on either side of conjoined lots at 4819 + 4821 S Lakewood

3. The proposed variance will not substantially increase congestion on surrounding public roadways, the danger of fire, or another hazard to the public. X YES ____NO Please explain below.

Proposed variance will NOT cause issues stated above. The intent is to keep harmony with adjacent lots/residences.

4. The proposed variance will not substantially diminish property values in, nor alter essential character of, the surrounding site X YES ____NO Please explain below.

Variance will NOT diminish property values or alter essential character of surrounding sites; it will prevent unnecessary storm water runoff causing issues with adjacent residences

5. The effect of the proposed variance is in harmony with the general intent of these Land Development Regulations and the specific intent of the relevant subject area(s) of these Regulations. X YES ____NO Please explain below

Correct. Construction of single family residence will be in flood zone "X", further negating, in conjunction with natural slope of land, the need for FFE to be (1) one foot above crown of road.

6. The effect of the proposed variance is consistent with the purposes of the Regulations

Response: Yes, the proposed variance is consistent with the purposes of the regulations. This proposal conforms to the LDR and poses no issues/problems against the LDR as outlined in engineered letter from KB engineering.

7. The effect of the proposed variance is consistent with the Comprehensive Plan.

Response: Yes, the proposed variance is consistent with the Comprehensive plan. *2040 Comprehensive Plan; Policy 3.1.4: The City will include in its Land Development Regulations standards to protect and stabilize established residential neighborhoods. Such measures and standards shall address mitigation of impacts from adjacent land uses,...* The proposed variance will minimize the impact to adjacent lots.

# CITY OF PARKER VARIANCE APPLICATION

## NOTIFICATION TO AFFECTED PROPERTY OWNERS

The applicant agrees that the City has the right to post a notification sign on the property, visible from the roadway, identifying the date, time, and location of the meeting of the City Council to consider the variance application. The applicant agrees to ensure that the sign is continually posted on the property until after a final decision of the City Council on the variance request or the application is withdrawn. After the meeting, the City shall have the right to remove the sign, restoring the surfaces of the property to its former natural state.

Signature

6/22/23
Date

# REQUIRED SIGNATURE

I have read and understand all information provided in this application, the requirements listed within the application and agree to provide the necessary information requested by the City of Parker. The information I have provided on this application is true and correct to the best of my knowledge.

I understand that this application will be heard in a public meeting by the City of Parker City Council, the Parker Land Development Code shall govern the procedure of the decision.

I understand the Parker City Council cannot issue variances for the requirements of the City of Parker Comprehensive Plan. Changes to the Comprehensive Plan require a submittal of a Comprehensive Plan amendment application. (Applications are available at the City of Parker.)

I understand the City Council shall not vary the requirements of any provision of Ordinance 90-177, Parker Comprehensive Planning and Land Development Regulation Code, unless it makes a positive finding, based on substantial competent evidence on each of the finds contained in he variance application.

FLORIDA STATUES 837.06-FALSE OFFICIAL STATEMENT

Whoever knowingly makes false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

| Petitioner's Signature | Jake Muirhead | 6/22/23 |
|---|---|---|
| | Printed Name | Date of Signature |

STATE OF FLORIDA

COUNTY OF BAY

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Jake Muirhead, who is personally know to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this 22nd day of JUNE, 2023

{Seal}

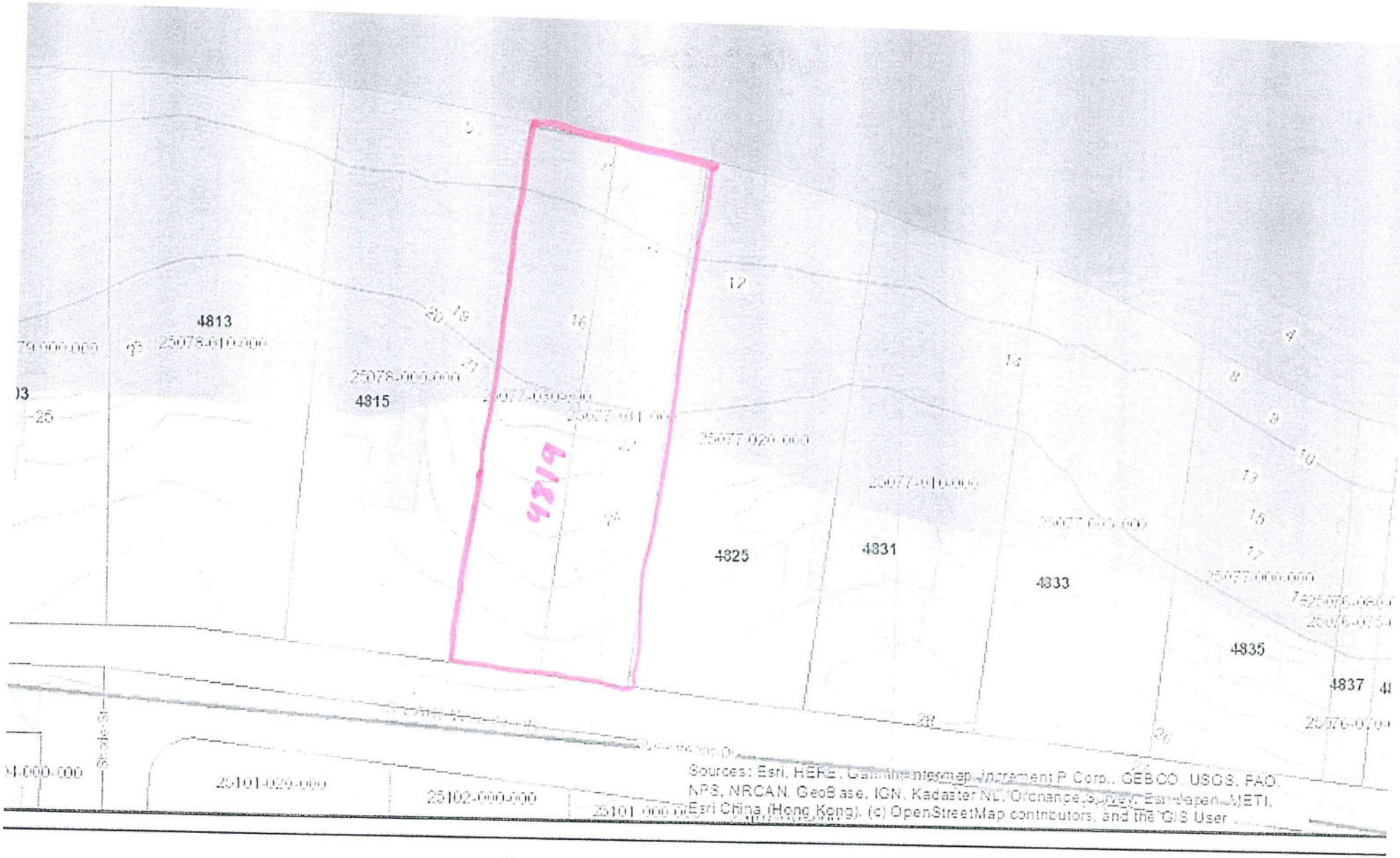
BRANDY WHITE
Commission # HH 088426
Expires February 3, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Signed Name of Notary Public

Brandy White

Printed Name of the Notary of the Public

Commission Number:




*Source: http://maps.baycountyfl.gov*

# FLOOD ZONE/CONTOUR/SW MAP

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user. The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed. Bay County GIS Division - 850.248.8071 - gis.division@baycountyfl.gov

Printed: 6/22/2023

KB ENGINEERING

**TO:**

Jake Muirhead
Fox Monroe Homes, LLC
4407 Conifer Lane
Panama City, FL 32404

**PROJECT:**

4819 S. Lakewood Road
Finished Floor Elevation Review

**PROJECT NARRATIVE:**

On behalf of Fox Monroe Homes, LLC, please find enclosed the review of the finished floor elevation for the proposed home to be located at 4819 S. Lakewood Road. Per the City of Parker ordinance, a structures FFE shall be one (1) foot above the elevation of the nearest roadway crown. While this is easily applicable for a new subdivision development due to the overall design providing for elevated lots to support this FFE elevation; this is not always practical for previously platted lots where the grading may not support such an elevated FFE. Such is the case for 4819 S. Lakewood Road. Per available GIS data, this lot has a steady decline in grade of elevation 27.0 at the roadway and down to elevation 4.0 at Martin Lake. Based on review of the FEMA 100-year flood plain for this location, the 100-year flood elevation for this property was found to be at elevation 9.0. Given that the proposed structure is to be built outside of the FEMA 100-year floodplain and above elevation 9.0, the structure would not be at high risk level for flooding per FEMA's criteria. On lot grading is also to be implemented to assure that onsite runoff is diverted away from the proposed structure and thence towards Martin Lake.

It is my professional opinion that the construction of the proposed structures FFE beneath the roadway crown elevation and higher than the designated FEMA 100-year flood elevation will not adversely affect nor cause flooding to the structure – should the on-lot grading be implemented appropriately. It is recommended that the FFE for this structure be at an elevation equivalent to that of the other homes along this roadway that are waterfront to Martin Lake.

If there is any further information needed, please let me know.

Brad M. Harris, PE
KB Engineering, LLC
850-819-2388

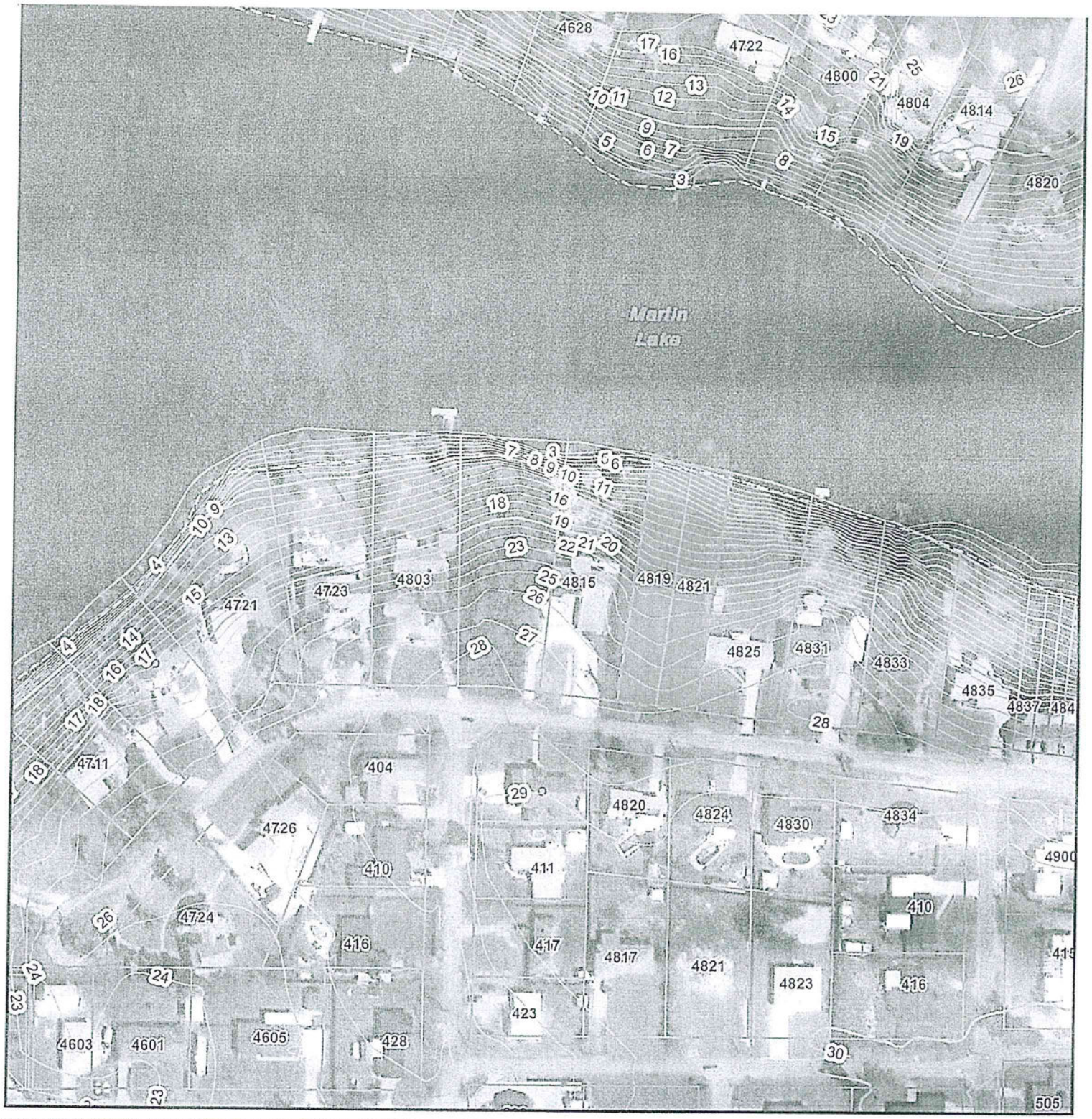
Attachments:

- Topo Map
- FEMA Flood Map

KB ENGINEERING

FEMA FLOOD MAP

*KB ENGINEERING, LLC*
*430 W. 5th Street*
*Panama City, FL 32401*




BAY COUNTY FLORIDA

# 4819 & 4821 Lakewood Drive

N W E S

**polygonLayer**

Override 1

Parcels

**onefootcontours**

1 Foot Contour

10 Foot Index Contour

Addresses

maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 7/21/2023

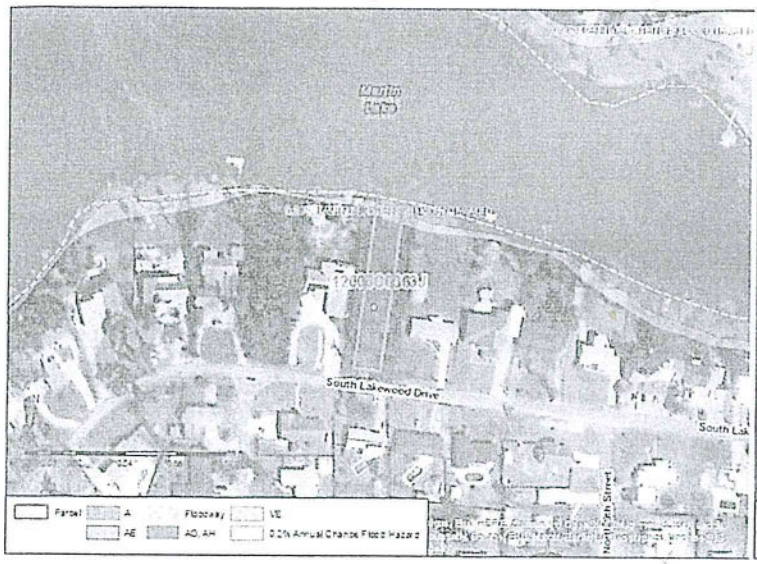
KB ENGINEERING

TOPO MAP

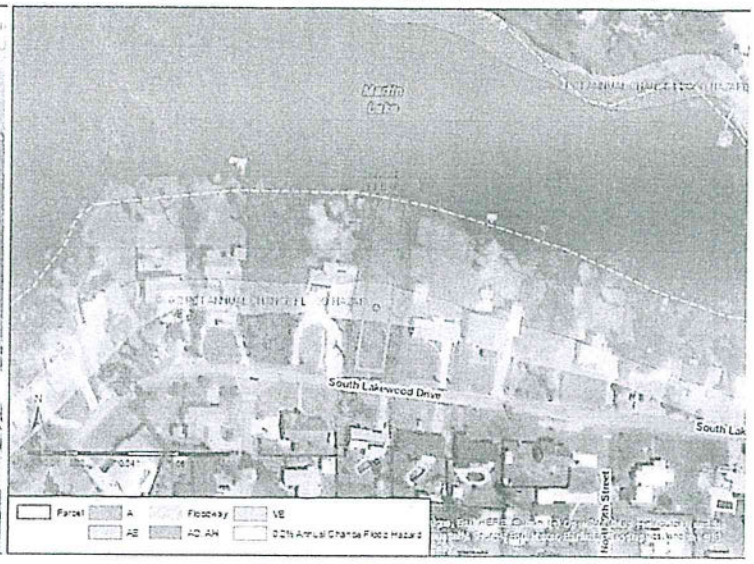
*KB ENGINEERING, LLC*
*430 W. 5th Street*
*Panama City, FL 32401*

# *NWFWMD Report*

*Preliminary SFHA Flood Map (Prelim Issue Date: 10/25/2019)*




*Effective SFHA Flood Map (Effective Issue Date: 6/2/2009)*




## *Geographical Information*

| | |
|---|---|
| Latitude/Longitude: | 30.13983,-85.60350 |
| Address: | 4819 S Lakewood Dr, Panama City, FL, 32404, USA |
| Parcel ID: | **25077-030-000** |
| Firm Panel (Preliminary): | **12005C0363J** |
| Firm Panel (Effective): | 12005C0363H |

## *Flood Information*

**Flood Zone Information**

Preliminary Flood Zone

| | |
|---|---|
| Location of Interest: | X |
| Parcel: | **0.2 PCT ANNUAL CHANCE:7%; AE:6%; X:87%;** |
| Base Flood Information*: | **9.0 ft** |

Effective Flood Zone

| | |
|---|---|
| Location of Interest: | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD |
| Parcel: | **0.2 PCT ANNUAL CHANCE:22%; AE:51%; X:27%;** |
| Base Flood Information*: | **9.0 ft** |

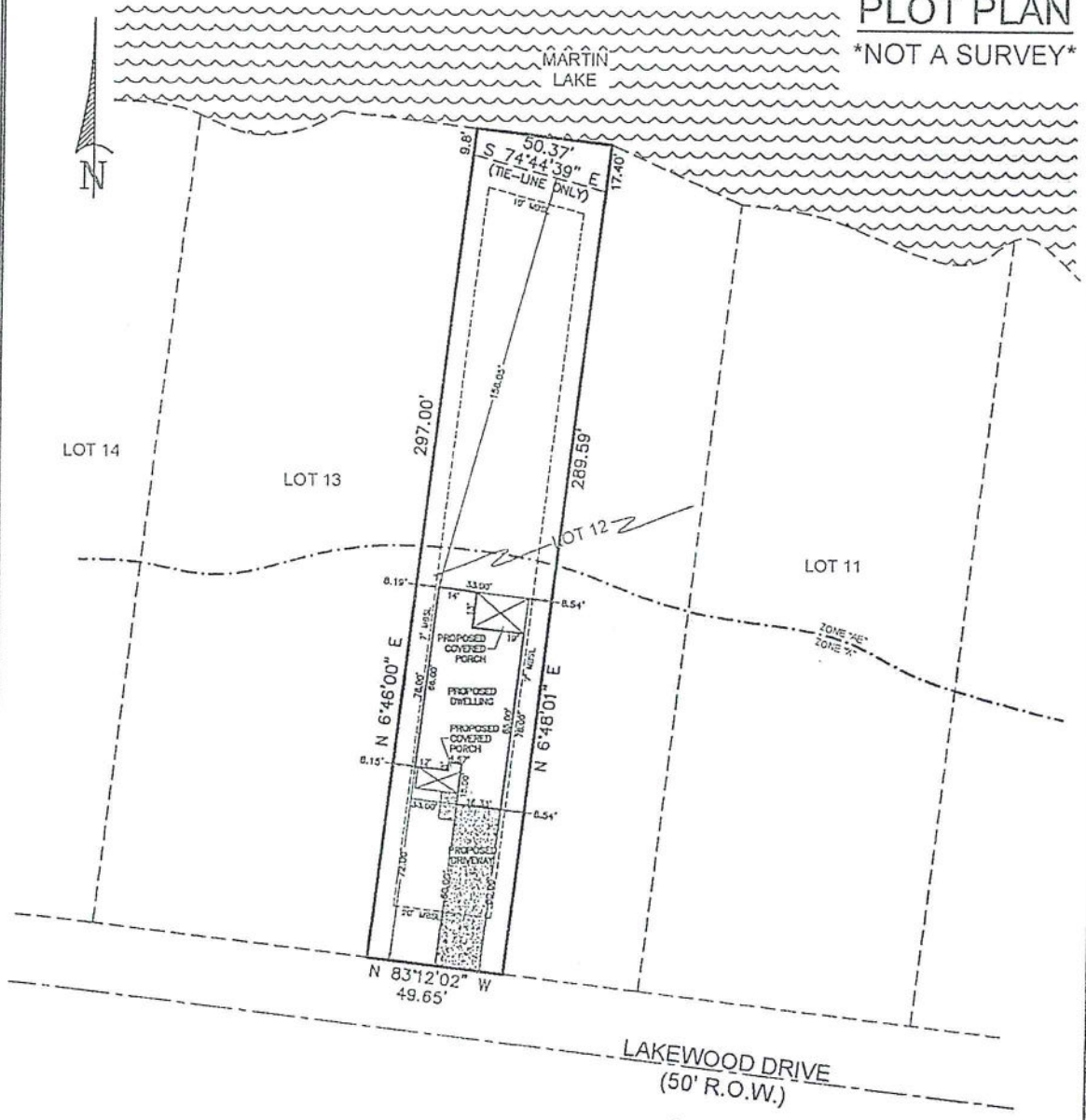
*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. **Datum of measurement is NAVD1988.**

**Zone VE:** A coastal area inundated by 100-year flooding and subject to a velocity hazard(wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding: (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFE's have been determined. **Zone A:** An area inundated by 100 - year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

**Disclaimer:**
Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps(FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

# PLOT PLAN

*NOT A SURVEY*




STATE OF FLORIDA
COUNTY OF BAY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

THE WEST HALF OF LOT 12, LAKEWOOD, AS RECORDED IN PLAT BOOK B PAGES 91 BY THE CLERK OF THE CIRCUIT COURT, BAY COUNTY;

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

ACCORDING TO MY SURVEY THIS, THE 5th DAY OF JUNE, 2023.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS5913

SURVEYOR'S NOTES

1. TYPE OF SURVEY: PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. PROPERTY IS LOCATED IN FLOOD ZONE "X" & ZONE "A" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12005C PANEL NO. 0363 SUFFIX H, DATED JUNE 2, 2009
4. MBSL = MINIMUM BUILDING SETBACK LINE


POLY SURVEYING

SERVING ALABAMA, FLORIDA & MISSISSIPPI

CORPORATE OFFICE
5161 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010

WWW.POLYSURVEYING.COM


| 11"x17" PRINT SCALE: 1"=40' | S-(43) |
|---|---|
| FILE NAME: 2305-0237 | |
| SURVEY DATE: 06/05/2023 | |
| FIELD DATE: XXX | |
| DRAWN BY: DAS | |
| CHECKED BY: JBO | |

SEAL:

M:\!!!Drawings\2023\2305\2305-0237\2305-0237.dwg, Jun 05, 2023 - 3:19:17PM, CAD-11

Sewer



Travis Martin
Drafting & Design
travismartindrafting@yahoo.com
(850) 814-0293

REVISIONS

NEW 1-STORY RESIDENCE FOR
JPM HOMES, LLC
4819 LAKEWOOD DRIVE S., PANAMA CITY, FL 32404

DATE: 05/15/2023
PROJECT #: 23-101-L1
SHEET # A-1.1

SITE PLAN

SCALES SHOWN ARE WHEN PRINTED ON 24" x 36" SHEETS
(HALF-SCALE WHEN PRINTED ON 12" x 18" SHEETS)

LAKEWOOD DRIVE

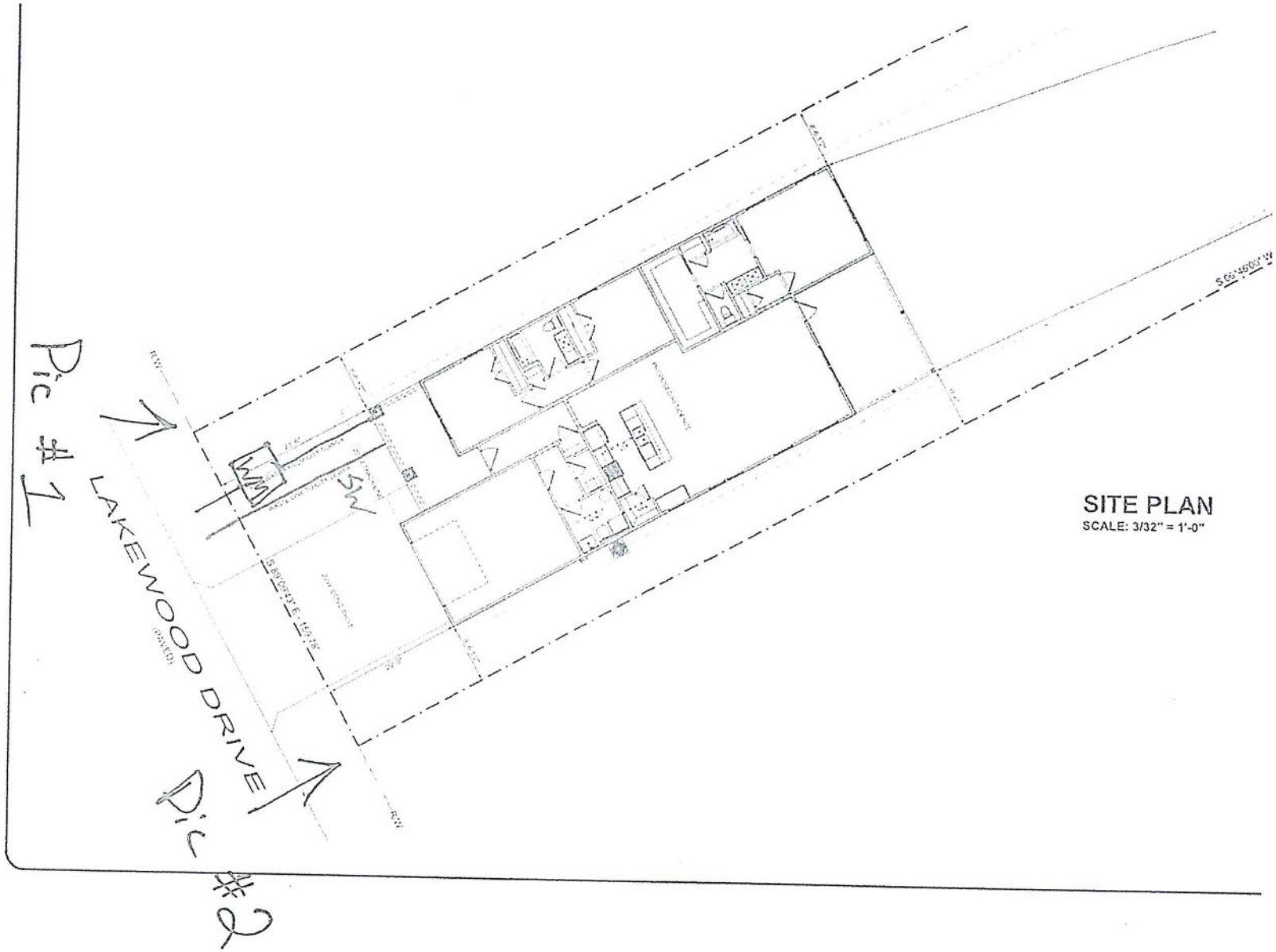
SITE PLAN
SCALE: 3/32" = 1'-0"

LAKEWOOD DRIVE

4819 S Lakewood

Water


4813
25078-010-000
25078-000-000
4815
25077-030-000
25077-031-000
25077-020-000
25077-010-000
4825
4831
4833
S LAKEWOOD DR
25101-020-000
25102-000-000
25101-000-000




SITE PLAN
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# CITY OF PARKER

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Correct. Construction of single family residence will be in flood zone "X", further negating, in conjunction with natural slope of land, the need for FFE to be 1 foot above crown of road.

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| Petitioner's Signature | Printed Name | Date of Signature |
|---|---|---|
| | Jake Muirhead | 6/22/23 |

STATE OF FLORIDA

COUNTY OF BAY

BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Jake Muirhead, who is personally know to me or who has produced

_____, identification and who executed the foregoing instrument.

Given under my hand and seal this 22nd day of JUNE, 2023

{Seal}

BRANDY WHITE
Commission # HH 088426
Expires February 3, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Signed Name of Notary Public

Brandy White

Printed Name of the Notary of the Public

Commission Number:

Travis Martin
Drafting & Design
travismartindrafting@yahoo.com
(850) 814-9903

REVISIONS

NEW 1-STORY RESIDENCE FOR
# JPM HOMES, LLC
4821 LAKEWOOD DRIVE S., PANAMA CITY, FL. 32404

DATE: 05/15/2023
PROJECT #: 23-1014.2
SHEET # A-1.1

SITE PLAN

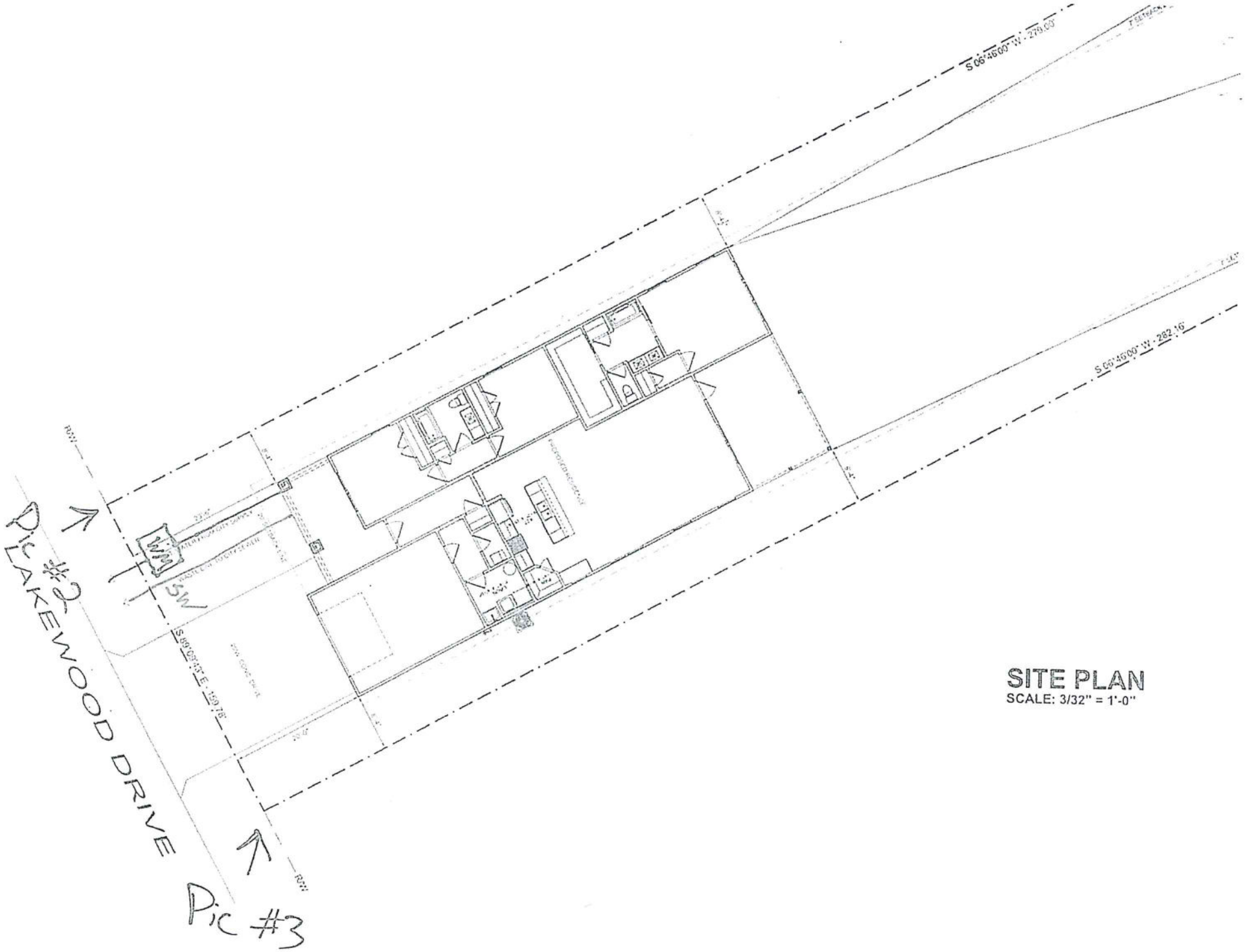
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LAKEWOOD DRIVE

SITE PLAN
SCALE: 1/32" = 1'-0"

LAKEWOOD DRIVE

4821 S Lakewood



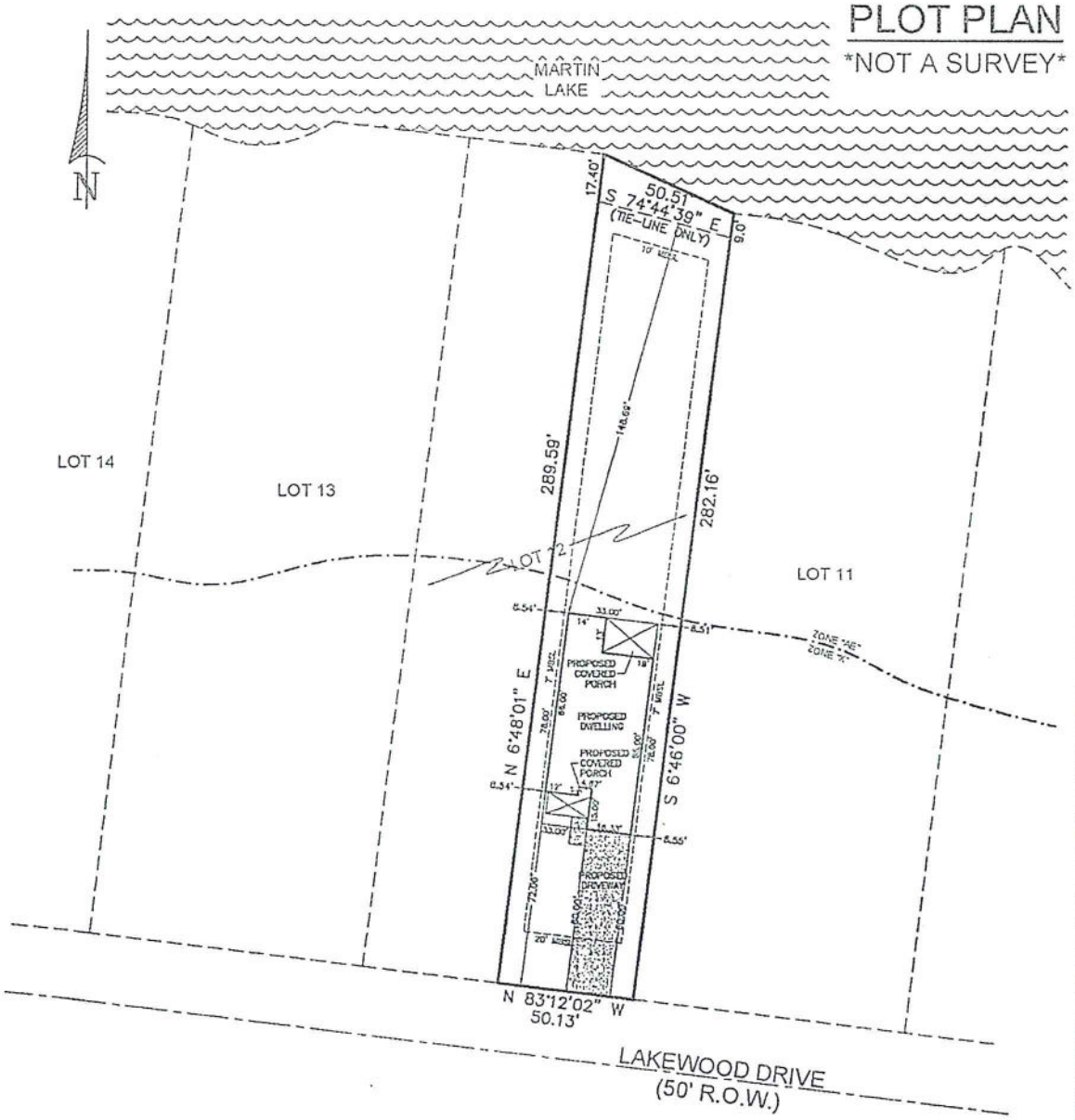

SITE PLAN
SCALE: 3/32" = 1'-0"

Water


4813
25078-010-000
25078-000-000
4815
25077-030-000
25077-031-000
25077-020-000
25077-010-000
4825
4831
4833
S LAKEWOOD DR
S LAKEWOOD
25101-020-000
25102-000-000
25101-000-000

# PLOT PLAN

*NOT A SURVEY*




STATE OF FLORIDA
COUNTY OF BAY

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

THE EAST HALF OF LOT 12, LAKEWOOD, AS RECORDED IN PLAT BOOK 8 PAGES 91 BY THE CLERK OF THE CIRCUIT COURT, BAY COUNTY;

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

ACCORDING TO MY SURVEY THIS, THE 5th DAY OF JUNE, 2023.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913

SURVEYOR'S NOTES

1. TYPE OF SURVEY: PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. PROPERTY IS LOCATED IN FLOOD ZONE "X" & ZONE "A" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12005C PANEL NO. 0363 SUFFIX H, DATED JUNE 2, 2009
4. MBSL = MINIMUM BUILDING SETBACK LINE


POLY SURVEYING

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CORPORATE OFFICE
5551 JACKSON RD
MOBILE, AL 36619
P (251) 666-2010

WWW.POLYSURVEYING.COM


| 11"x17" PRINT SCALE: 1"=40' | S-(43) |
|---|---|
| FILE NAME: | 2305-0235 |
| SURVEY DATE: | 06/05/2023 |
| FIELD DATE: | XXX |
| DRAWN BY: | DAS |
| CHECKED BY: | JBO |

SEAL:

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Sewer



KB ENGINEERING

TO:

Jake Muirhead
Fox Monroe Homes, LLC
4407 Conifer Lane
Panama City, FL 32404

PROJECT:

4821 S. Lakewood Road
Finished Floor Elevation Review

PROJECT NARRATIVE:

On behalf of Fox Monroe Homes, LLC, please find enclosed the review of the finished floor elevation for the proposed home to be located at 4821 S. Lakewood Road. Per the City of Parker ordinance, a structures FFE shall be one (1) foot above the elevation of the nearest roadway crown. While this is easily applicable for a new subdivision development due to the overall design providing for elevated lots to support this FFE elevation; this is not always practical for previously platted lots where the grading may not support such an elevated FFE. Such is the case for 4821 S. Lakewood Road. Per available GIS data, this lot has a steady decline in grade of elevation 27.0 at the roadway and down to elevation 4.0 at Martin Lake. Based on review of the FEMA 100-year flood plain for this location, the 100-year flood elevation for this property was found to be at elevation 9.0. Given that the proposed structure is to be built outside of the FEMA 100-year floodplain and above elevation 9.0, the structure would not be at high risk level for flooding per FEMA's criteria. On lot grading is also to be implemented to assure that onsite runoff is diverted away from the proposed structure and thence towards Martin Lake.

It is my professional opinion that the construction of the proposed structures FFE beneath the roadway crown elevation and higher than the designated FEMA 100-year flood elevation will not adversely affect nor cause flooding to the structure – should the on-lot grading be implemented appropriately. It is recommended that the FFE for this structure be at an elevation equivalent to that of the other homes along this roadway that are waterfront to Martin Lake.

If there is any further information needed, please let me know.

Brad M. Harris, PE
KB Engineering, LLC
850-819-2388

Attachments:

- Topo Map
- FEMA Flood Map

KB ENGINEERING

FEMA FLOOD MAP

*KB ENGINEERING, LLC*
*430 W. 5th Street*
*Panama City, FL 32401*




# 4819 & 4821 Lakewood Drive

polygonLayer
- Override 1
- Parcels

onefootcontours
- 1 Foot Contour
- 10 Foot Index Contour
- Addresses

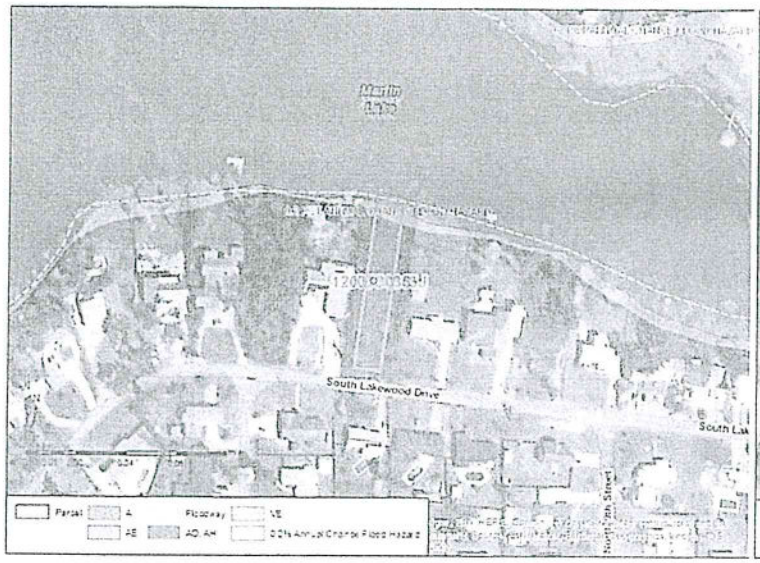
maps.baycountyfl.gov

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user.
The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 7/21/2023

# *NWFWMD Report*

*Preliminary SFHA Flood Map (Prelim Issue Date: 10/25/2019)*




*Effective SFHA Flood Map (Effective Issue Date: 6/2/2009)*




## *Geographical Information*

| | |
|---|---|
| Latitude/Longitude: | 30.13996,-85.60351 |
| Address: | 4821 S Lakewood Dr, Panama City, FL, 32404, USA |
| Parcel ID: | **25077-030-000** |
| Firm Panel (Preliminary): | **12005C0363J** |
| Firm Panel (Effective): | 12005C0363H |

## *Flood Information*

### Flood Zone Information

Preliminary Flood Zone

| | |
|---|---|
| Location of Interest: | X |
| Parcel: | 0.2 PCT ANNUAL CHANCE:7%; AE:6%; X:87%; |
| Base Flood Information*: | **9.0 ft** |

Effective Flood Zone

| | |
|---|---|
| Location of Interest: | AE |
| Parcel: | **0.2 PCT ANNUAL CHANCE:22%; AE:51%; X:27%;** |
| Base Flood Information*: | **9.0 ft** |

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. **Datum of measurement is NAVD1988.**

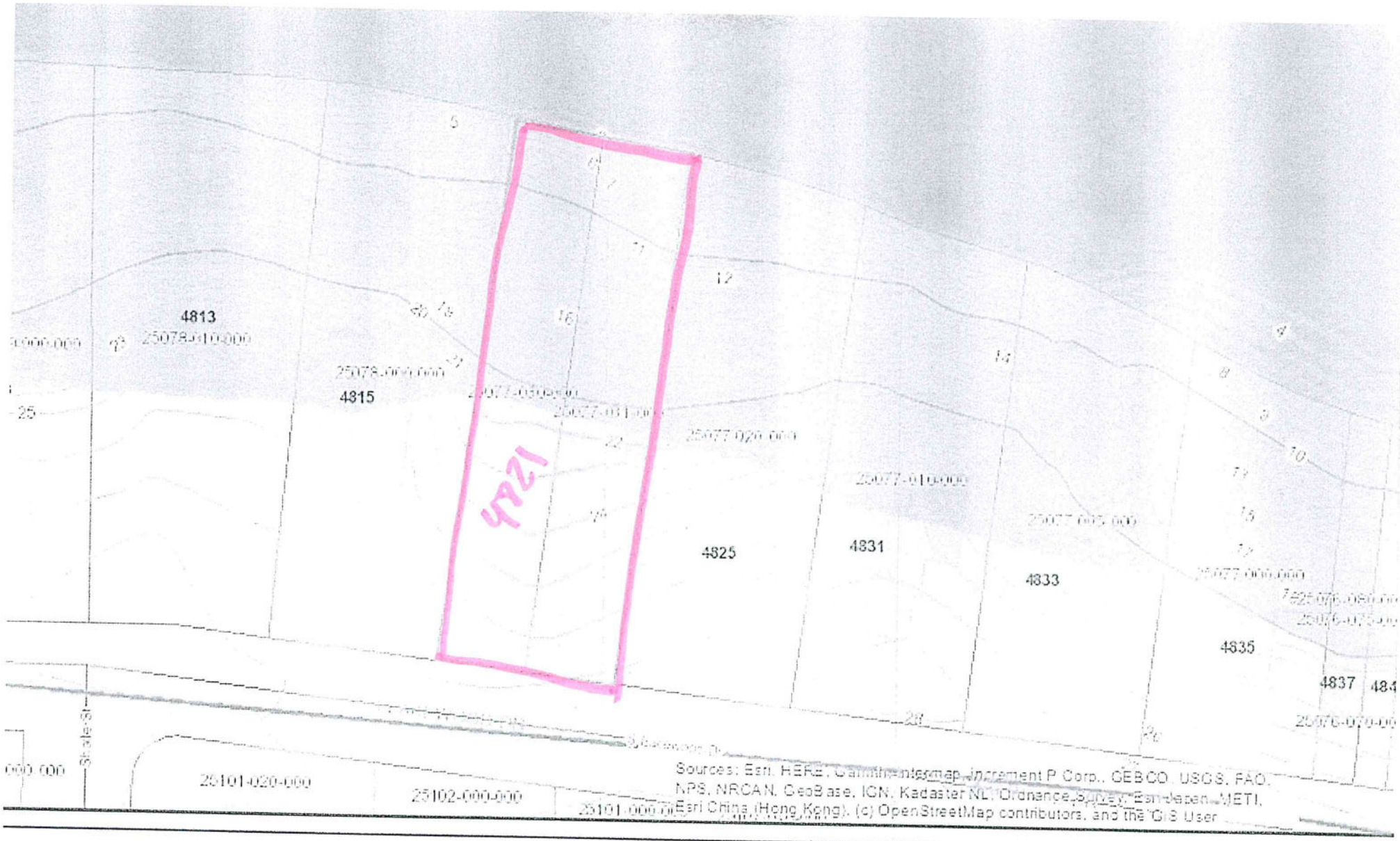
**Zone VE:** A coastal area inundated by 100-year flooding and subject to a velocity hazard(wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding: (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFE's have been determined. **Zone A:** An area inundated by 100 - year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

**Disclaimer:**
Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps(FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

KB ENGINEERING

TOPO MAP

*KB ENGINEERING, LLC*
*430 W. 5th Street*
*Panama City, FL 32401*




*Source: http://maps.baycountyfl.gov*

# FLOOD ZONE/CONTOUR/SW MAP

This data is provided with understanding that the conclusions drawn from such information are solely the responsibilities of the user. The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed. Bay County GIS Division - 850.248.8071 - gis.division@baycountyfl.gov

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