

City of Mexico Beach – New Floodplain Ordinance

How to find your home's required finished floor elevation according to City's proposed new Floodplain Ordinance

This Ordinance only affects the following property owners:

- New construction
- Existing structure with SDE (substantial damage evaluation) greater than 50%

If your existing structure does not have an SDE greater than 50%, the new Floodplain Ordinance will NOT affect your property.

Definitions:

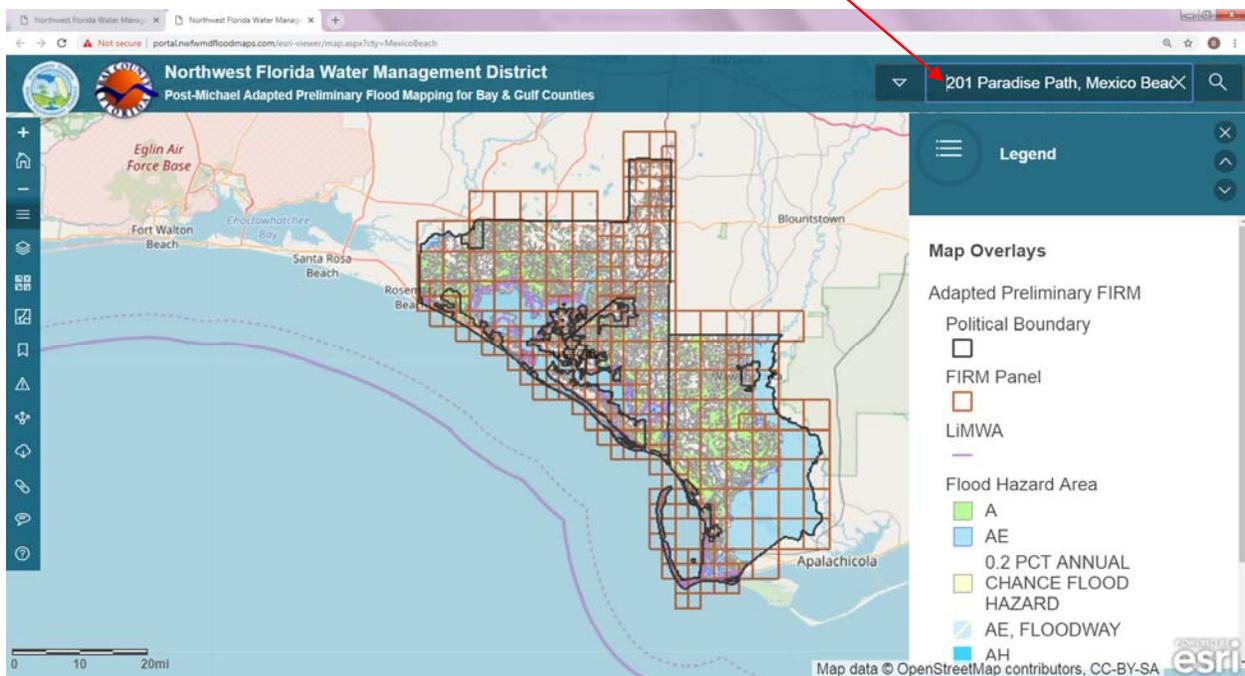
Finish Floor Elevation: elevation of inside floor (finished indoor space i.e. carpet, wood floor, tile, etc.) of structure

0.2 Percent Flood Hazard Area: area within the 500 year flood hazard area

Step 1: Find your property's Flood information using the Draft Best Available Maps which are accessed here:

<http://portal.nwfwmdfloodmaps.com/> click on **"Adapted Preliminary Map Viewer"**

Search for your address by typing it into the upper right search bar:



Step 2: Find your property's flood hazard area designation by color on the map:

Property – map shows property as green so property is located in A flood zone

Floodplain Ordinance only applies to properties within A (green), AE (blue), 0.2 Percent (yellow)

New Floodplain Ordinance only applies to your property if it is located in an A (green), AE (blue), or 0.2 Percent Flood (yellow) area.

If your property is located in X zone (no color), the new Floodplain Ordinance does not apply to your property.

If your property is located in VE zone (pink) or seaward of the coastal construction control line (CCCL), the new City Floodplain Ordinance does not apply to your property and your finish floor elevation will be determined by the Florida Department of Environmental Protection.

If your property is in green, blue, or yellow shaded area . . . Proceed to Step 3.

Step 3: Open the report card for your property by clicking on your parcel in the map.

NWFWMD Post Michael: Flood Evaluation Report

ADAPTED PRELIMINARY FLOOD MAP

Location
Address (approximate): 101-199 Paradise Cove Blvd,
Port Saint Joe, FL, 32456, USA
Parcel ID : 04138-000-000
* The parcel data was obtained from the NWFWMD in the year 2010
Lat/Long (approximate): 29.94518, -85.41051

Print
Add custom title Select a layout Print

**** This printed report opens in a new browser. You may need to enable popups on your browser. ** Mouse over each question to get tooltip explanations to pop up.**

Step 4: Find your property's 0.2% flood elevation

The screenshot displays a report titled "NWFWMD Post Michael: Flood Evaluation Report". It is divided into several sections:

- Adapted Preliminary Flood Hazard Information:** Contains questions about flood zones, elevations, and erosion risk. A red box highlights the answer: "What is my property's Post-Storm 0.2% Elevation?: 13.0 ft - 14.0 ft".
- Rebuilding/Substantial Improvements:** Advises consulting local building officials.
- Effective Flood Hazard Information:** Explains that the information is for regulatory purposes and provides a link to the Flood Information Viewer.
- Footnotes:** Includes a disclaimer about the data sources.
- Event Mapping Information:** States that the data is for informational purposes only.

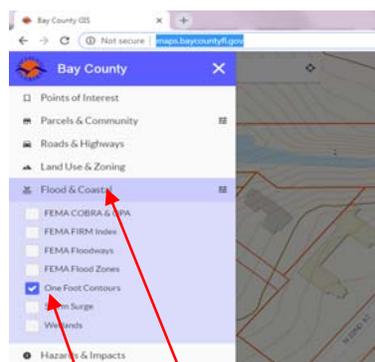
This property's 0.2% elevation gives a range of 13 to 14 feet. If a range is given, choose the highest 0.2% elevation that your structure will touch. In this example, the 0.2% elevation is 14 feet.

Step 5: Calculate required finish floor elevation based on the City's New Floodplain Ordinance (1.5 feet of freeboard plus the 0.2% elevation) → $14 \text{ ft} + 1.5 \text{ ft} = 15.5 \text{ feet}$. The finish floor elevation for this property is 15.5 feet.

Please note: This gives an elevation but this does NOT mean your floor is located 15.5 feet off the ground. In order to determine height of your structure off the ground you must find the elevation of your property. Height off the ground is the difference between required finish floor elevation and the elevation of your property.

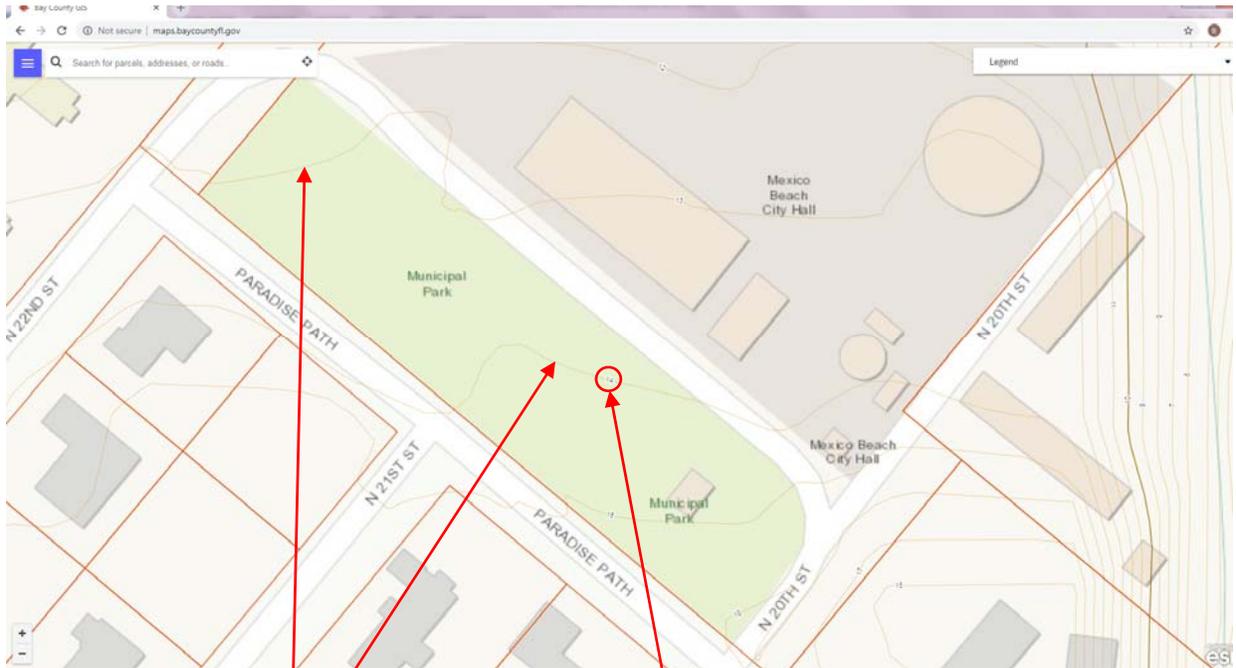
Step 6: Determine the approximate elevation of your property. There are two options for determining your property elevation.

Option 1: Use Bay County GIS website by clicking on this link: <http://maps.baycountyfl.gov/>



Click here
Check box

This will display the contour elevations on the map. Find the contours which cross your property and the associated elevations as shown below:



Contour lines

Property elevation

This property elevation is approximately 14.0 feet.

Option 2: Use Google Earth to determine the elevation of your property

Open Google Earth and find your property. Use your mouse to hover over property. The elevation of property will be displayed in bottom right of screen (see below).



Property elevation

Step 7: Calculate required height of structure off the ground. Required Finish Floor Elevation minus property elevation (ground elevation) -> 15.5 ft – 14.0 ft = 1.5 feet off the ground. Based on the new Floodplain Ordinance and the elevation of the property, the floor of the new structure would be required to be elevated 1.5 feet above the ground in order to put it at the required elevation of 15.5 feet.