Department of Growth Management

1804 Lewis Turner Boulevard Suite 200
Fort Walton Beach, FL 32547
Tel. 850-651-7180 Fax 850-651-7706

State of Florida

MEMORANDUM

To:
Lawrence Pernell, Plans Examiner
Mickey Rytman, Construction Inspector III
Tina Nystrom, Planning and Permit Technician Supervisor
Donnese A. Way, Plans and Permits Specialist
Sheila Roberts, Lead Planning and Permit Technician
Renee´ Lucas, License Specialist
Marissa Martinez, Planner III
Tim Durbin, Planner III
Mike Ruzowski, GIS Analyst/Planner
Sherry Reed, Planning Coordinator

From: Elliot L. Kampert, AICP; Growth Management Director *ELK*

Date: November 12, 2014

Re: Residential Floor Elevations on Properties Split Between Flood Zones and X Zones

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It's not uncommon for a property to be split between different flood designations, and every now and again we receive an application for a residential permit in which the structure is proposed to be built in more than one zone, including between Zone X and a flood zone. When this occurs, it is essential to make certain that the proposed floor elevations meet both the floodplain elevation requirements and the requirement that the finished floor be 1 foot above the crown of the adjacent road. It isn't safe to assume that meeting the flood elevation will always satisfy the crown of the road requirement. In cases where the flood zone and crown of road requirements differ, the more stringent (i.e., higher elevation) will apply.

Please note that there are criteria in the Code that allow for an exemption to the crown of the road requirement for residences in Zone X. Such exemptions may only be granted by the County Engineer, and must be granted prior to the issuance of the building permit. We do not grant exemptions or waivers to the flood zone elevation requirements.

Thank you very much for your attention in this matter. Please let me know if you have any questions or comments.

EK/ek

cc: Purl G. Adams, III, CBO: Building Official
    Angie Edge, Permitting and Licensing Manager
    Terry Jernigan, Planning Manager