CITY OF PANAMA CITY BEACH

Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413

Submittal Requirements for Floodplain Management - LDC Section 3.02.16

Application for a Development permit shall be made to the Floodplain Administrator on forms furnished by him prior to the commencement of any Development activities and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed Structures, earthen fill, storage of materials or equipment, drainage facilities and the location of the foregoing. Specifically, the following information is required:

A. Application Stage

1. Elevation in relation to Mean Sea Level of the proposed Lowest Floor (including Basement) of all Structures;

2. Elevation in relation to Mean Sea Level to which any non-residential structure will be Floodproofed;

3. Certificate from a registered professional engineer or architect that the non-residential Floodproofed structure will meet the Floodproofing criteria in section 3.02.16B.2 and 3.02.19.B.

4. Description of the extent to which any watercourse will be altered or relocated as result of proposed Development; and

5. Elevation in relation to Mean Sea Level of the bottom of the Lowest Horizontal Structure Member of the Lowest Floor and certification from a registered engineer or architect indicating that they have developed or reviewed the structural designs, specifications and plans of the construction and that those designs, specification or plans are in accordance with accepted standards of practice in Coastal High Hazard Areas.

6. For new Subdivision proposal and other proposed Developments greater than fifty (50) Lots or five (5) acres, the applicant shall provide Base Flood Elevation data prepared by a registered engineer.

B. Construction Stage

1. Elevation Certificate Required. Upon placement of the Lowest Floor, Floodproofing by whatever construction means or upon placement of the bottom of the Lowest Horizontal Structural Member, whichever is applicable, it shall be the duty of the permit holder to submit to the Chief Building Official or his designee a certification of the NGVD or NAVD elevation of the Lowest Floor, Floodproofed elevation or bottom of the Lowest Horizontal Structural Member, whichever is applicable, as built, in relation to Mean Sea Level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Chief Building Official or his designee shall review the floor and Floodproofing elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

2. Floodproofing Certification. When Floodproofing is utilized for a particular Building, certification shall be obtained from a professional engineer or architect certifying that all areas of the Building, together with attendant utility and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water and Use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with section 3.02.19.B.

3. Design Certification in Coastal High Hazard Areas. In Coastal High Hazard Areas, certification shall be obtained from a registered professional engineer or architect that the Building is designed and securely anchored to pilings or columns in order to withstand velocity waters and hurricane wave wash. (Ord. No. 1156, & 2, 6-25-09)