U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name SCENIC HIGHWAY PARTNERS, LLC (P.E.S. NO. 15199)		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 22109 FRONT BEACH ROAD		Company NAIC Number:
City PANAMA CITY BEACH	State Florida	ZIP Code 32413

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 4, BLOCK 7, KISKA BEACH, PB 3, PAGE 24, BAY COUNTY RECORDS

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 30-15-20.6 N Long. 85-57-42.6 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 0 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 244 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
PANAMA CITY BEACH 120004	BAY COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
0164	H	06/02/2009	06/02/2009	VE / X	13.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

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SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS "46-73-B03" Vertical Datum: 25.85'

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	30.37	☒ feet	☐ meters
b) Top of the next higher floor	42.38	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	29.4	☒ feet	☐ meters
d) Attached garage (top of slab)	30.29	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	30.48	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	29.9	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	30.3	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	8.0	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JAY KERI	License Number 5721	
Title PROFESSIONAL SURVEYOR AND MAPPER		
Company Name POOLE ENGINEERING AND SURVEYING, INC.		
Address 2145 DELTA BOULEVARD		
City TALLAHASSEE	State Florida	ZIP Code 32303
Signature	Date 06/16/2017	Telephone (850) 386-5117

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION OF 30.48 STATED ON C2e OBTAINED ON AC PAD LOCATED ON THE WEST SIDE OF THE RESIDENCE.
ELEVATION OF 29.04 STATED ON C2c OBTAINED ON THE BOTTOM OF 16" CONCRETE SLAB
ELEVATION OF 8.0 STATED ON C2h OBTAINED AT SOUTH END OF WOOD DECK LEADING TO THE GULF.

ISSN 0008-4581
STATE OF
CALIFORNIA
DEPARTMENT OF
FOREST AND
RANGE EXPERIMENT
STATION

ELEVATION CERTIFICATE

OMB No. 1660-0008
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IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

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SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____.____ ☐ feet ☐ meters Datum _____

Local Official's Name Wayne Porter	Title
Community Name Bay County	Telephone
Signature [signature]	Date 6/20/2017

Comments (including type of equipment and location, per C2(e), if applicable)

See emails from Del Schwalls.

B1. Community name is "Bay County

OK for. CO.

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

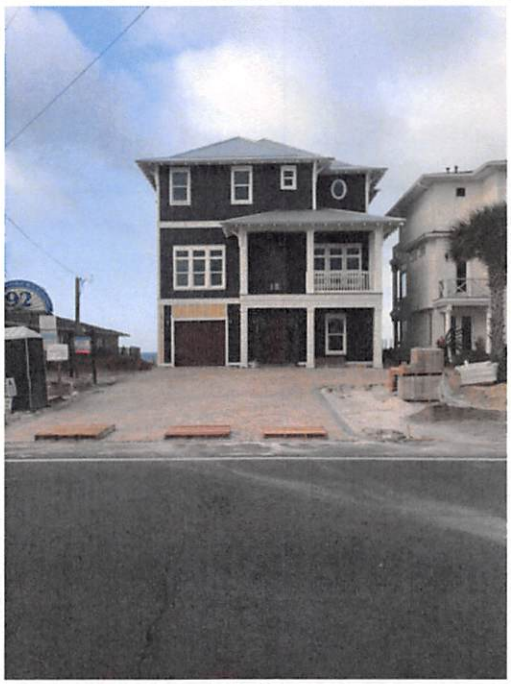

Photo One

Photo One Caption FRONT OF RESIDENCE

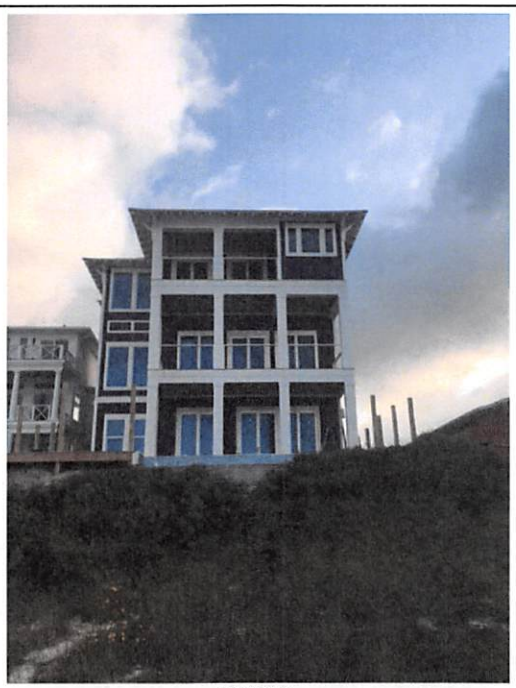

Photo Two

Photo Two Caption REAR OF RESIDENCE

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

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If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One

Photo One Caption LEFT SIDE OF RESIDENCE

Photo Two

Photo Two Caption RIGHT SIDE OF RESIDENCE

Wayne Porter

From: Del Schwalls <dschwalls@schwallsconsulting.com>
Sent: Monday, June 12, 2017 1:54 PM
To: Wayne Porter
Subject: RE: EC Question

Hey Wayne – that sounds like a tricky one. Can you send me the address, so I can pull up the flood maps, and some pictures of all sides so I can better understand the building? My initial thought is that it would be a 1B, because a Diagram 5 would have to be all elevated, and a Diagram 6 would not really fit either. Depending on where the VE Zone starts, it may still need a value for C2.c.

Thanks – Del

From: Wayne Porter [mailto:wporter@baycountyfl.gov]
Sent: Monday, June 12, 2017 2:44 PM
To: Del Schwalls <dschwalls@schwallsconsulting.com>
Subject: EC Question

Del,

I have a home in the VE zone where the foundation is a combination monolithic slab and elevated on piers. It's about 90% slab with just about 6-10 feet of the seaward side elevated on piers. It's on a lot that transitions from X to VE zone. What does the EC need to show as far as diagram? Right now the surveyor has 1A with no elevation shown for C2c (lowest horizontal member). This is a new one for me. Anything insight is appreciated.

Thanks,

Wayne Porter, CFM
Planner/Floodplain Manager
Bay County Planning & Zoning
850-248-8258
wporter@baycountyfl.gov

Wayne Porter

From: Del Schwalls <dschwalls@schwallsconsulting.com>
Sent: Monday, June 12, 2017 2:29 PM
To: Wayne Porter
Subject: RE: EC Question

I would say that is definitely either a Diagram 1A or 1B. The "piers" seem to just be porch supports.

Is any of the construction shown on the plans proposed, or is it all existing?

From: Wayne Porter [mailto:wporter@baycountyfl.gov]
Sent: Monday, June 12, 2017 3:20 PM
To: Del Schwalls <dschwalls@schwallsconsulting.com>
Subject: RE: EC Question

The address is 22109 Front Beach Road, Panama City Beach 32413. The only photos I have right now are the ones on the EC and they do not scan well. I'll attach them but I don't think they will help you much. I can go take better pictures tomorrow if you need. The builder did provide an as-built survey that shows the flood delineations. As you can see, the attached deck and pool looks to be the only part that lies in the VE shaded area.

Thanks,

Wayne Porter, CFM
Planner/Floodplain Manager
Bay County Planning & Zoning
850-248-8258
wporter@baycountyfl.gov

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Please Note: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.