

City of Panama City

Public Works Department

Engineering Division

819 E. 11th Street

Panama City, FL 32401

March 4, 2019

Owner address

Dear Property Owner,

We have reviewed your recent application for a permit to repair your existing home that was damaged by Hurricane Michael. The building is located in a Special Flood Hazard Area AE. As required by our floodplain management regulations and the Florida Building Code, the building has been determined substantially damaged. This determination is based on comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the building, the work is repair of substantial damage.

As a result of this determination, you are required to bring the building into compliance with the flood damage-resistant provisions of the regulations and the Florida Building Code – Residential, 2017.

We would be pleased to meet with you to discuss how to bring your home into compliance. There are several aspects that must be addressed to achieve compliance. Since your property is zoned for Special Flood Hazard Area AE the most significant requirement is all buildings and structures top of bottom floor (finished floor elevation) shall be elevated to or above the base flood elevation plus 1 foot or the design flood elevation.

Please resubmit your permit application along with plans and specifications that incorporate compliance measures. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. A new original signed and sealed Elevation Certificate will have to be submitted once the new structure has been built.

Please contact Jennifer Aldridge for any questions or concerns at 850-691-4605 and/or by email jaldridge@pcgov.org.

Sincerely,

Jennifer Aldridge, EI, CFM

Engineer I