

Floodplain Management



WALTON COUNTY PLANNING & DEVELOPMENT SERVICES

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Date Set for Walton County to Adopt Revised FIRM



Federal Emergency Management Agency

In a letter to Walton County Board of County Commissioners Chairman, Scott Brannon, FEMA has set the official adoption date for Walton County's new Flood Insurance Rate Map. The date for the map is September 29, 2010. This means that all building permit applications and development order applications that are submitted on or after September 29, 2010 must comply with the new Flood Insurance Rate Map. Adoption of this new map will move Walton County into the Map Modernization

period. The new FIRM is in digital format and as such, will provide the following:

- Enable significant advantages in capability, precision, and cost;
- Reduce costs associated with paper map production, handling and storage;
- Encourage the use of quality local data to make administration of the NFIP more efficient and effective.

The use of digital maps ensures a much more accurate product in respect to property locations. The new Digital FIRMS, or D-FIRMS, include aerial photography, and includes a coordinate grid on the printed effective FIRM. Inclusion of a coordinate grid will ensure that

there are no conflicts regarding a property location. Walton County has received our 2010 D-FIRM and we have maps posted in the South Walton Courthouse Annex, as well as in the North Walton County Building Department. Any questions regarding the new map can be directed to the Floodplain Manager, or GIS staff in the Walton County Planning and Development Services Division. They can be reached at (850)267-1955.

Special points of interest:

- WALTON COUNTY FIRM DATE SET AS SEPT. 29, 2010
- ORDINANCE 2010-08 ADOPTED MAY 10, 2010
- COASTAL A ZONE IMPLEMENTED IN WALTON COUNTY

Walton County Adopts Revised Floodplain Ordinance

The Walton County Flood Protection and Damage Prevention ordinance was revised on May 10, 2010. The new Ordinance, 2010-08 revised the previous Ordinance, 2005-27. Key changes to the Ordinance are as follows:

- Revised the body of

language to match the State Model Ordinance

- Implemented V Zone standards in Coastal A Zone areas.
- Required engineered foundations for all buildings including Mobile Homes.

- Strengthened the requirements for fill.
- Requirements for Elevation Certificates, inspections, and Floodplain Manager Certification were specified.
- Prohibited fill in floodways.

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Coastal A Zones in Walton County



Choctawhatchee River at Ebro.

The adoption of Walton County Ordinance 2010-08 implemented the Coastal A Zone in Walton County. The Coastal A Zone is defined as the portion of the Area of Special Flood Hazard landward of a V zone or landward of an open coast without mapped V zones, as shown on the Walton County Coastal A Zone Map, in which the principal sources of flooding are astronomical tides, storm surges, seiches, or tsunamis, not riverine sources.

Like the flood forces in V zones, those in coastal A zones are highly correlated with coastal winds. Coastal A zones may therefore be subject to wave effects, velocity flows, erosion, scour, or combinations of these forces. The forces in Coastal A zones are not as severe as those in V zones but are still capable of damaging or destroying buildings on inadequate foundations.

The Coastal A Zones in Walton County are AE

Zones that lie inland of VE Zones and are capable of 1.5' wave heights or greater. Building in a Coastal A Zone means building to the same standards as V Zones. Buildings are required to be built on pilings and meet FEMA free of obstruction requirements.

The Coastal A Zone Map is available to view at the Coastal Annex.

BUILDING IN A COASTAL A ZONE MEANS BUILDING TO THE SAME STANDARDS AS V ZONES.

Mobile Home Foundations in the Floodplain

Mobile homes that are set up in Florida must meet strict guidelines to meet the wind loads imposed upon them. The foundations consist of dry stacked block piers on plastic pads, horizontal stabilizers, and auger ties with stabilizers. Proper set up is critical to meet specific State of Florida guidelines.

The design of conventional

mobile home foundations does not take into account any flood loads that may be present during a base flood elevation event. Walton County Ordinance 2010-08 specifies that a permanent foundation including pilings, or poured footings are required for mobile homes. These foundations must be designed by a Florida li-

censed engineer or architect to meet the wind and flood loads.

In essence, mobile homes that are being set up in a flood hazard area are going to cost more to set up than a conventional set-up. It is important to know your flood zone prior to submitting for a permit.



Highway 331 Bridge at Choctawhatchee Bay

Floodplain Manager's Corner

Almost a half of a year has gone by since I became the Floodplain Manager for Walton County. In these last six months, we have adopted a new Flood Protection Ordinance, participated in a State of Florida Community Assistance Visit, centralized all of the County's floodplain files, begun a public outreach

campaign, attended the Florida Floodplain Manager Association Conference, developed an extensive floodplain webpage on the County's website, and created a tracking process for elevation certificates. I have also reviewed plans and inspected projects located in special flood hazard areas.

My goal for the next six months is to work towards getting Walton County into the Community Rating System. Entry into this program will result in a discount on flood insurance premiums for the citizens of Walton County. We hope to be applying for the program in July or August 2010.