

PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

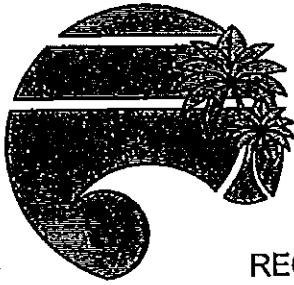
Revised 8/11/2011

REQUIREMENTS FOR SUBMISSION OF CONSTRUCTION PLANS Residential & Commercial

1. Complete an application for residential or commercial construction. **(See attached Application form and Plan Review Fee Schedule)**
2. Provide three sets of plans and specifications that have been signed and sealed by an architect or professional engineer licensed by the State of Florida. Structures shall be designed to withstand at least 140 mph intensity wind load. Drawings shall clearly detail the type construction, provide scaled plans, sections, details, including elevations and plot plans for project.
3. Provide three **original** copies of a surveyor's plot plan **(see attached Requirements of a Surveyor's Plot Plan)**.
4. Provide three **original** flood elevation certificates per the construction plans. All new construction or substantial improvements of residential structures in Zones AE and VE shall be elevated on pilings so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least 3 feet above the base flood elevation.
5. If applicable, a letter of comment must be received by the homeowner's association, master leaseholder, developer, etc. Note: If any letters of comments are to be received from any applicable party they must accompany the application. (variances and pier requests).
6. Lease Amendments **(Attached - Review Copy Only)**
 - a) Amendment To Single Family Residential Lease Agreement Construction Below The Base Flood Elevation
7. Landscaping – General requirements on Pensacola Beach: Due to wind and water erosion problems experienced in a beach environment, proper landscaping is considered an essential and mandatory part of each new or modified structure. A plan showing soil, landscaping and stabilization must be furnished on submission of other plans.
8. Suggested Exterior Color Schemes for Residential Structures.
9. **Development Approval**. Plans and specifications shall be submitted to the SRIA office for development approval, which is required prior to building permit issuance by Escambia County. Specifications shall describe fully each type of material and construction methods for all work indicated on the plans.
10. Certain projects must be considered by the Architectural Environmental Committee (AEC), which meets monthly on the second Wednesday of the month, and/or the authority board, which meets the first Wednesday of the month.

11. Items that are reviewed and acted upon at the AEC level:
 1. Residential:
 - a) New Construction.
 - b) Reconstruction.
 - c) Substantial improvement (50% or more) (**See attached "FEMA 50% Rule"**)
 2. Commercial and multi-family residential construction under \$25,000.
 3. Signs as specified in section 13.22.06 of the Escambia County Land Development Code.
12. Items that require AEC review and recommendation prior to action by the full SRIA Board:
 1. Residential:
 - a) New Construction.
 - b) Reconstruction.
 2. All commercial and multi-family construction over \$25,000.
 3. Projects requiring the SRIA Board to address ecological or environmental aspects.
 4. Projects representing a known or potential controversy.
 5. Preliminary or final plats for the subdivision of land.
 6. Piers, docks, basins and marinas.
 7. Appeals of SRIA staff determinations.
 8. Projects requiring a variance or representing an obvious or questionable deviation from established codes or restrictions or policy.
13. Items that require action by the full SRIA Board:
 1. Residential:
 - a) New Construction.
 - b) Reconstruction.

2. Commercial and multiple dwelling residential projects valued at more than \$25,000
3. Projects requiring a variance or representing an obvious or questionable deviation from established codes or restrictions or policy.
4. Projects requiring that the SRIA Board address ecological or environmental aspects.
5. Preliminary or final plats for the subdivision of land.
6. Appeals of SRIA staff and the AEC determinations.
7. Any project referred to the full board by the AEC.



PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

**REQUIREMENTS OF A SURVEYOR'S PLOT PLAN
RESIDENTIAL CONSTRUCTION**

10/11/06

1. The plot plan must clearly indicate dimensions of property lines, corner stakes and location of proposed structure, including overhang, porches, decks, balconies, stairs etc...
2. All four setback lines, as established by the SRIA , must be shown.
3. The sides of proposed structure must be depicted.
4. Any street/road rights-of-way and/or easement(s) adjacent to or on property must be referenced.
5. The plan shall contain the location of the utilized bench mark as established by the SRIA for flood insurance purposes, its appropriate elevation, and the base flood elevation and zone, as established by the Federal Emergency Management Agency.
6. This plan shall contain elevations, as measured from NAVD, for each corner of the property, at the edge of the street fronting the property, and at a point representing the approximate center of the proposed structure.
7. All new construction or substantial improvements of residential structures in Zones AE and VE shall be elevated on pilings so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least 3 feet above the base flood elevation. Therefore, **the height above NAVD of the bottom of the lowest horizontal structural member of the proposed lowest floor (excluding pilings) must be shown on the survey.**
8. If the property is in a "VE" zone, location of the State's Coastal Construction Control Line (CCCL) must be shown.
9. Plans shall show the outline of any adjacent buildings and decks and their relations to property and setback lines.
10. The location of the mean high water line and vegetation line (if any) shall be shown on waterfront property.
11. Plot Plans shall be prepared by the holder of a Florida Registered Land Surveyor's Certificate and the document shall bear the seal and signature.

(continued on back)

REQUIREMENTS OF A SURVEYOR'S PLOT PLAN FOR
COMMERCIAL CONSTRUCTION

1. Generally, standards set forth for residential plot plans also apply to submissions for commercial construction. A notable exception is that on parcels of property considerable larger than typical residential lots, elevations taken at the corners of the proposed structure(s) are to be substituted for elevations at each corner of the property.

APPLICATION FOR RESIDENTIAL CONSTRUCTION
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
PHONE: (850) 932-2257 FAX: (850) 932-1866

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

OWNER/LESSEE: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

CONSTRUCTION ADDRESS: _____

LEGAL DESCRIPTION: PARCEL _____ LOT _____ BLOCK _____ SUBDIVISION _____

LAND USE/ZONING DESIGNATION: _____ FLOOD ZONE DESIGNATION: _____

Pre-FIRM: _____ (50% Rule Calculation) Post-FIRM

ESTIMATED COST OF CONSTRUCTION: _____ NUMBER OF SQUARE FEET: _____

BUILDING SET BACK LINES: _____ FRONT _____ REAR _____ SIDE

VARIANCE(s): _____

DESCRIPTION OF PROJECT: _____

SIGNED: _____ DATE: _____ REVIEW FEE: _____

THIS BOX TO BE COMPLETED BY SRIA STAFF

STAFF COMMENTS:

AEC APPROVAL: _____ BOARD APPROVAL: _____

APPROVED BY _____ DATE: _____

NOT APPROVED

OTHER APPLICABLE PERMITS REQUIRED AND/OR ATTACHED:

- | | |
|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> FDEP | <input type="checkbox"/> Attached |
| <input type="checkbox"/> COE | <input type="checkbox"/> Attached |
| <input type="checkbox"/> E/C NESD | <input type="checkbox"/> Attached |
| <input type="checkbox"/> E/C BID | <input type="checkbox"/> Attached |

Approval Documents Picked Up By and/or Faxed To: _____ Date: _____

APPLICATION FOR COMMERCIAL CONSTRUCTION
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
PHONE: (850) 932-2257 FAX: (850) 932-1866
Effective date 12/8/2010, Previous versions are obsolete

APPLICANT'S NAME: _____
MAILING ADDRESS: _____
PHONE NUMBER: _____
OWNER/LESSEE: _____
MAILING ADDRESS: _____
PHONE NUMBER: _____
CONSTRUCTION ADDRESS: _____
LEGAL DESCRIPTION: PARCEL _____ LOT _____ BLOCK _____ SUBDIVISION _____
LAND USE/ZONING DESIGNATION: _____ FLOOD ZONE DESIGNATION: _____
 Pre-FIRM: _____ (50% Rule Calculation) Post-FIRM
ESTIMATED COST OF CONSTRUCTION: _____ NUMBER OF SQUARE FEET: _____
BUILDING SET BACK LINES: _____ FRONT _____ REAR _____ SIDE
VARIANCE(s): _____
DESCRIPTION OF PROJECT: _____
SIGNED: _____ DATE: _____ REVIEW FEE: _____

THIS BOX TO BE COMPLETED BY SRIA STAFF

STAFF COMMENTS:

AEC APPROVAL: _____ BOARD APPROVAL: _____

APPROVED BY _____ DATE: _____

NOT APPROVED

OTHER APPLICABLE PERMITS REQUIRED AND/OR ATTACHED:

- | | |
|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> FDEP | <input type="checkbox"/> Attached |
| <input type="checkbox"/> COE | <input type="checkbox"/> Attached |
| <input type="checkbox"/> E/C NESD | <input type="checkbox"/> Attached |
| <input type="checkbox"/> E/C BID | <input type="checkbox"/> Attached |

Approval Documents Picked Up By and/or Faxed To: _____ Date: _____

SANTA ROSA ISLAND AUTHORITY BOARD POLICY MANUAL

TITLE: PLANS REVIEW FEE SCHEDULE
ADOPTED: 9-11-96
REVISED: 12-12-07
DEPT: ENVIRONMENTAL & DEVELOPMENTAL SERVICES

Purpose: To establish a written fee schedule for the following plan review services:

- | | | |
|-----|---|--------|
| 1. | Sign or Fence (no variance) | \$ 15 |
| 2. | Residential (no variance) | |
| | a. New residences and major additions | \$100* |
| | b. Renovations within existing footprint
(Less than 50%) | \$ 50 |
| 3. | Commercial (no variance) | |
| | a. New construction & additions | \$400* |
| | b. Interior renovations | \$100 |
| 4. | After-the-fact requests (requires board action) | \$500 |
| 5. | Variance Application | \$100 |
| 6. | Decks, Docks, Seawalls, Retainer Walls | \$100 |
| 7. | Demolition | \$100 |
| 8. | Swimming Pools | \$100 |
| 9. | Lawn Sprinkler Systems | \$ 25 |
| 10. | Special Event Permit | \$ 50 |
| 11. | Tent/Canopy | \$ 25 |

NOTE: All fees are non-refundable

*applications that require resubmittal or CCCL review will incur an additional plan review fee of 1/2 the base fee. (i.e. Plan review fee for gulf front residence will be \$150 as opposed to \$100)

SANTA ROSA ISLAND AUTHORITY BOARD POLICY MANUAL

TITLE: REGULATION FOR UNDERGROUND POWER ON PENSACOLA BEACH
ADOPTED: 9-7-05
DEPT: ENVIRONMENTAL & DEVELOPMENTAL SERVICES

In order to transition to underground power on Pensacola Beach, when an electrical permit is required for electrical service work on a new or existing structure, the service to that structure must be placed underground from the Gulf Power Pole.

SANTA ROSA ISLAND AUTHORITY BOARD POLICY MANUAL

TITLE: STREET-SIDE VARIANCES FOR GULF OF MEXICO PROPERTIES
ADOPTED: 10-25-96
DEPT: ENVIRONMENTAL & DEVELOPMENTAL SERVICES

Purpose:

To facilitate residential construction landward of the 1975 Coastal Construction Control Line.

The SRIA staff is allowed to grant street side setback variances of up to twenty-five feet for construction on leasehold property on the Gulf of Mexico lying within the 1975 Coastal Construction Control line.



Federal Emergency Management Agency

Region IV
 3003 Chamblee-Tucker Road
 Atlanta, Georgia 30341

R4-MT

CMP-CS-02, February 2001

AREAS BELOW BASE (1% ANNUAL CHANCE) FLOOD ELEVATION (BFE)

Introduction: The minimum participatory requirements under the National Flood Insurance Program (NFIP), according to 44 CFR §60.3, require for all new construction and substantial improvements, that fully enclosed areas below the "lowest floor" be used solely for parking of vehicles, building access, or storage. The lowest floor is defined, under the NFIP, as:

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a structure's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of §60.3.

Construction Standards: The area below the BFE must be of flood-resistant materials with openings to equalize hydrostatic pressures and allow ventilation (A Zones); free of obstruction or breakaway walls, and non-partitioned (V Zones); unfinished, and void of utility elements except for essential lighting (both Zones). The area cannot be temperature-controlled, and therefore, exists simply because of aesthetics or load bearing design of the structure. As such, the enclosed storage area should be considered bonus space to store items that otherwise would be stored outside the building or in a garage or shed. Therefore, storage areas are intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. These items may include lawn mowers, garden equipment, bicycles, and other low damage items for which, under most circumstances, flood insurance coverage is not provided. The following is a list of items that may or may not be permitted below the BFE:

#	Item	A Zones		V Zones	
		Yes	No	Yes	No
1	Air conditioning elements		✓		✓
2	Automatic washer		✓		✓
3	Bath room		✓		✓
4	Dryer		✓		✓
5	Electric meter	✓			✓
6	Electrical outlets*	✓			✓
7	Finished entrance foyer		✓		✓
8	Garage, residential**	✓		✓	
9	Heating elements		✓		✓
10	Hot water tank		✓		✓
11	Limited access entryway***			✓	
12	Nonresidential floodproofing	✓			✓
13	Refrigerator		✓		✓
* One outlet or switch with Ground Fault Interrupt (GFI)					
** With appropriate vents in A Zones and enclosed by breakaway walls, open lattice work, or insect screening in V Zones					
*** Enclosed by breakaway walls, open lattice work, or insect screening in V Zones					

Additional resources:

1. Coastal Construction Manual, FEMA 55, Third Ed., June 2000.
2. Protecting Building Utilities from Flood Damage, FEMA 348, November 1999.
3. Technical Bulletins, FEMA.

13.20.00. - Floodplain management on Pensacola Beach under the control of the Santa Rosa Island Authority.

13.20.01.

Statutory authorization. The Legislature of the State of Florida has delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Escambia County does hereby adopt the following floodplain management regulations by the Santa Rosa Island Authority.

13.20.02.

Findings of fact.

A.

The flood hazard areas of Pensacola Beach—Santa Rosa Island Authority are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B.

These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

13.20.03.

Statement of purpose. It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A.

Protect human life, health, safety and welfare,

B.

Minimize expenditure of public money for costly flood control projects,

C.

Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public,

D.

Minimize prolonged business interruptions,

E.

Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains,

F.

Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas, and

G.

Ensure that potential homebuyers are notified that property is in a flood hazard area.

13.20.04.

Methods of reducing flood losses. In order to accomplish its purpose, this ordinance includes methods and provisions for:

A.

Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities,

B.

Requiring that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span,

C.

Regulate the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters,

D.

Regulate filling, grading, dredging, and other development which may increase flood damage, and

E.

Regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

13.20.05.

Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. The Santa Rosa Island Authority is hereinafter referred to as S.R.I.A.

Appurtenant structure (accessory structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Examples of accessory structures are detached garages, carports, storage sheds.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The term "special flood hazard area", for purposes of these regulations, is synonymous with the phrase "area of special flood hazard".

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "regulatory flood").

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or the supporting foundation system.

Building—See *Structure*.

Certification means a certification by a registered professional engineer or other party does not constitute a warranty or guarantee of performance, expressed or implied. Certification of data is a statement that the data is accurate to the best of the certifier's knowledge. Certification of analyses is a statement that the analyses have been performed correctly and in accordance with sound engineering practices. Certification of structural works is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood. Certification of "as built" conditions is a statement that the structure(s) has been built according to the plans being certified, is in place, and is fully functioning.

Coastal high hazard area means, for floodplain management purposes, an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1—V30, VE, or V.

Community means any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

Critical facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Development means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.

Elevated building means a non-basement building built to have the lowest floor elevated above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Residential structures in AE zones must be constructed to meet VE zone standards.

Existing construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date (May 26, 1970). This term may also be referred to as "existing structures".

Fifty-foot setback is the line of jurisdiction established pursuant to the provisions of F.S. § 161.052, in which construct is prohibited within 50 feet of the line of mean high water at any riparian coastal location fronting the Gulf of Mexico or the Atlantic coast shoreline.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a)

The overflow of inland or tidal waters;

(b)

The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or floodprone area means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance), and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide provisions for the purpose of flood damage prevention and reduction.

Flood proofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent facility means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

General manager of the community means the official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

Increased cost of compliance (ICC) means the coverage by a standard flood insurance policy under the NFIP that provides for the payment of a claim for the cost to comply with the State of Florida and Pensacola Beach—Santa Rosa Island Authority floodplain management laws and ordinances after a direct physical loss by flood, when Pensacola Beach—Santa Rosa Island Authority declares the structure to be "substantially" or "repetitively" flood-damaged. ICC coverage is provided for in every standard NFIP flood insurance policy, and will help pay for the cost to flood proof, relocate, elevate, or demolish the structure.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the nonelevation design requirements of this ordinance.

Map means the flood hazard boundary map (FHBM) or the flood insurance rate map (FIRM) for a community.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for floodplain management purposes, structures for which the start of construction commenced on or after May 26, 1970, the effective date of the initial adoption of a floodplain management regulation and includes any subsequent improvements to such structures.

Participating community, also known as an *eligible community*, means a community in which FEMA has authorized the sale of flood insurance.

Primary frontal dune means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

Program deficiency means a defect in a community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards in §§ 60.3, 60.4, 60.5, or 60.6 [sic].

Recreational vehicle means a vehicle which is:

- (a) Built on a single chassis;
- (b) Four hundred square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and

d)

Designed primarily not for use as a permanent dwelling, but may be allowed when the single family residence on the leasehold has been rendered unfit for human habitation and can only be occupied by the owner/leaseholder.

Remedy a violation means to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period ending on the date of the event for which the second claim is made, for which the cost of repairs at the time of each such flood event, on the average, equaled or exceeded 25 percent of the market value of the structure before the damages occurred.

Sand dunes mean naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area (SFHA) means an area having special flood hazard and shown on an FHBM or FIRM as Zones AE and VE. (See also "Area of special flood hazard".)

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Nonconforming structures may not be extended, expanded or enlarged. The term includes structures that have incurred substantial damage, regardless of the actual work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

Thirty-year erosion projection is the projection of long-term shoreline recession occurring over a period of 30 years based on shoreline change rate information obtained from historical measurements.

Thirty-year setback means a distance equal to 30 times the average annual long term recession rate at a site, measured from the reference feature.

VE Zone—See *Coastal high hazard area*.

Variance means a grant of relief by the board of adjustments from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Zone of imminent collapse means an area subject to erosion adjacent to the shoreline of an ocean, bay, or lake and within a distance equal to ten feet plus five times the average annual long-term erosion rate for the site, measured from the reference feature.

13.20.06.

General provisions

A.

Lands to which this ordinance applies. This ordinance shall apply to all areas of special flood hazard within the jurisdiction of Pensacola Beach—Santa Rosa Island Authority, Florida.

B.

Basis for establishing the areas of special flood hazards. The areas of special flood hazard identified by FEMA Flood Insurance Study (FIS) for Escambia County, Florida, dated February 23, 2000, with the accompanying maps (Flood Insurance Rate Map (FIRM) #12033C0000 Index (Revised: July 17, 2002) (Community Panel Numbers 125138 557, 558, 559, 577, 578, 579, 581) (Revised: February 23, 2000) specific Flood Insurance Rate Map panels applicable for the community) and other supporting data, and any subsequent revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance.

C.

Designation of flood damage prevention ordinance administrator. The Santa Rosa Island Authority of Pensacola Beach hereby appoints the general manager or his designee to administer and implement the provisions of this ordinance, and is hereinafter referred to as the floodplain management administrator, or the floodplain administrator.

D.

Establishment of development permit. A development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in conformance with the provisions of this ordinance.

E.

Compliance. No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the requirements of this ordinance, the SRIA lease agreement and other applicable laws and regulations.

F.

Abrogation and greater restrictions. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

G.

Interpretation. In the interpretation and application of this ordinance all provisions shall be:

1. Considered as minimum requirements;
2. Deemed neither to limit nor repeal any other powers granted under state statutes.

H.

Warning and disclaimer of liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Santa Rosa Island Authority of Pensacola Beach or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

13.20.07.

Administration.

A.

Permit procedures. A development permit application shall be submitted the SRIA and Escambia County, prior to undertaking any development activities, to the SRIA administrator and Escambia County building floodplain management administrator on forms furnished by him or her, and must include, but not be limited to, the following: plans in triplicate drawn to scale showing the nature, location, dimensions, and elevations of the area under consideration for development; existing structure(s) and other features; proposed structure(s), existing and proposed infrastructure, earthen fill, storage of materials or equipment, drainage facilities, perimeter setbacks, environmental features such as base floodplain areas, wetlands, coastal barrier resource system areas (as established by the U.S. Department of Interior, Fish and Wildlife Service) the coastal construction control line as established by the Florida Department of Environmental Protection (see section 13.05.01.C.1., Plot plan) and other protected areas; and the location of the foregoing. Specifically, the following information, but may not be limited to, certified by a professional who is authorized to certify such information in the state, is required:

1. *Application stage:*
 - a. Elevations of the area of development in relation to NGVD (such as a contour map) for both existing and proposed development;
 - b. Elevation in relation to NGVD of the lowest floors of all proposed structures;
 - c. Elevation in relation to NGVD to which any nonresidential structure will be floodproofed;
 - d. Floodproofing certificate, meeting the floodproofing criteria. Elevation, in relation to NGVD, of the bottom of the lowest horizontal structural member in AE and VE zones;
 - e. FEMA elevation certificate (most current version);
 - f. Existing and proposed infrastructure; and

- g. Description of the extent to which any watercourse will be altered or relocated as result of proposed development.

2.

Construction stage:

a.

Upon placement of the lowest floor, or floodproofing by whatever construction means, it shall be the duty of the permit holder to submit to the floodplain management administrator a FEMA elevation certificate of the elevation of the lowest floor or floodproofed elevation (as built), in relation to NGVD. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer who is authorized to certify such information in the state, and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk.

b.

The floodplain management administrator shall review the lowest floor elevation and floodproofing certificate. Should these documents be found not in conformance with the requirements of this ordinance, the permit holder shall immediately cease further work, and shall correct any deficiencies. Failure of the permit holder to submit the surveyed lowest floor elevation and floodproofing certificate, and failure to correct said deficiencies required hereby, shall be the cause to issue a stop-work order for the project.

B.

Duties and responsibilities of the floodplain administrator. Duties of the administrator shall include, but are not be limited to the following:

1.

Review all development permits to assure that the requirements of this ordinance have been fully met;

2.

Review proposed development to assure that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act, as amended, or by wide-area agencies, prior to issuing a development permit. Such documentation is to be maintained on file with the development permit;

3.

Review and verify the VE zone certifications for new and substantially improved structures in coastal high hazard areas;

4.

Review certified plans and specifications for compliance with the requirements of this ordinance;

5.

Verify and record the actual elevation (in relation to NGVDI) of the lowest floor of all new and substantially improved residential structures, in accordance with section 13.20.08;

6.

Verify and record the actual elevation (in relation to NGVD) to which the new and substantially improved nonresidential structures in AE zones have been floodproofed, in accordance with section 13.20.08;

7.

Where community officials determine a structure has been substantially damaged, assure market value estimates are reasonably accurate and that the cost estimate reasonably reflects the actual costs to fully repair the damage, make any other improvements to the structure, and notify the owner of the community's determination. The local permit official may require that the permit applicant or owner of the building supply the information necessary (e.g., appraisals, construction costs estimates, elevation certificate, etc.) to make the determination;

8.

Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the floodplain management administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided for in this ordinance;

9.

Coordinate with planning, zoning, and public works and other departments in Escambia County, Florida, the Santa Rosa Island Authority, to assure that the requirements of this ordinance are fully met;

10.

Participate actively in evaluating variance requests and provide input and recommendations in variance hearings/proceedings;

11.

Coordinate all revision or amendment requests to the FIS and/or FIRM or both, with the requester, state, and FEMA, as well as the changes to the Pensacola Beach—Santa Rosa Island Authority jurisdictional limits with the state and FEMA; and

12.

Requirement to submit new technical data.

a.

The Santa Rosa Island Authority's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Santa Rosa Island Authority shall notify FEMA of the changes by submitting technical or scientific data. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

13.20.08.

Standards for flood hazard reduction.

A.

General standards. In all areas of special flood hazard, determined by FEMA, the following provisions shall apply:

1. Submit adequate documentation along with permit application for proposed construction or other development, including the placement of fill and manufactured homes, so that a determination may be made whether or not such construction or other development is proposed within floodprone areas.
2. New construction, substantial improvements, and other development proposals shall assure that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act, as amended, or by wide-area agencies.
3. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
4. All new construction and substantial improvements shall be constructed with materials and utility elements resistant to flood damage.
5. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
6. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
7. Subdivision proposals and other proposed new development, shall be assured that they will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a floodprone area, any such proposals shall assure that:
 - a. All such proposals are consistent with the need to minimize flood damage within the floodprone area;
 - b. All public utilities and facilities, such as sewer, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
 - c. Adequate drainage is provided to reduce exposure to flood hazards.
8. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems.
9. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
10. New construction and substantial improvements, when located in multiple flood zones with varying base flood elevations or in same flood zone with multiple base flood elevations shall meet the requirements for the flood zone with the most stringent requirements and the highest base flood elevation.

B.

Specific standards for AE zones In all areas of special flood hazard where base flood elevation data have been provided, the following provisions shall apply:

1. *Residential structures.* All new construction or substantial improvements of residential structures in Zones AE shall be elevated on pilings so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least three feet above the base flood elevation.
2. *Nonresidential structures.* All new construction or substantial improvements of nonresidential structures shall

have the lowest floor (including basement) elevated to at least three feet above the base flood elevation. Nonresidential structures may be floodproofed in lieu of being elevated provided that together with all attendant utility and sanitary facilities, be designed so that below the base flood elevation plus one foot the structure is watertight with walls substantially impermeable to the passage of water, and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.

A registered professional engineer or architect, who is authorized to certify such information in the state, shall develop and/or review structural design, specifications and plans for construction, and shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting this provision. The FEMA floodproofing certificate shall be prepared, and submitted to the floodplain administrator along with the corresponding operational and maintenance plans. These plans shall include, at a minimum, the storage location of the floodproofing measures (panels, gaskets, sealants, etc.), entities responsible for transportation to, and installation at, the structure within the available flood warning time for the site.

3.

Elevated structures. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

a.

Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

b.

The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

4.

Designs for meeting this requirement must either be certified by a professional engineer or architect, who is authorized to such information in the state, or meet or exceed the following minimum criteria.

5.

A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided:

a.

The bottom of all openings shall be no higher than one foot above grade; and

b.

Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they result in the minimum required net area of the openings and permit the automatic entry and exit of floodwaters.

6.

Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).

7.

The interior portion of such enclosed areas shall not be partitioned, finished, or temperature-controlled.

8.

Where elevation requirements exceed six feet above the highest adjacent grade, a copy of the lease amendment restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the building's originally approved design, shall be presented as a condition of issuance of the final certificate of occupancy.

9.

All recreational vehicles placed on sites must either:

a.

Be on the site for fewer than 180 consecutive days;

b.

Meet the requirements for new construction, including anchoring.

c.

A recreational vehicle must be ready for highway use if it is on its wheels or jack system, is attached to the site only by quick disconnect type utility and security devices, and has no permanently attached additions.

C.

Coastal high hazard area (Zone VE) Located within areas of special flood hazard areas established in section 13.20.06.B. are coastal high hazard areas, designated as Zone VE. These areas have special flood hazards associated with high velocity waters from hurricane surges and, therefore, the following provisions shall apply:

1.

All new construction and substantial improvements in Zone VE shall be elevated on pilings so that:

a.

The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least three feet above the base flood elevation; and

b.

The pile foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards. A registered professional engineer or architect, who is authorized to certify such information by the state, shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section.

c.

Obtain the elevation (in relation to NGVD) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings) of all new and substantially improved structures. The floodplain administrator shall maintain a record of all such information.

d.

All new construction shall be located landward of the reach of mean high tide.

e.

Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this Section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(1)

Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

(2)

The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

f.

The enclosed space below the lowest floor shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be partitioned into multiple rooms, finished, temperature-controlled, or used for human habitation.

g.

The use of fill for structural support of buildings is prohibited. Development involving fill in coastal high hazard area shall not be permitted unless it has been demonstrated through appropriate engineering analyses that the subject fill does not cause any adverse impacts to the structure on site or adjacent structures due to wave ramping or deflection.

h.

Prohibit man-made alteration of sand dunes that would increase potential flood damage.

i.

Recreational vehicles placed on sites shall be in conformance with the requirements of section 13.20.08.B.9.

D.

Critical facilities. Critical facilities constructed within the SFHA shall have the lowest floor elevated to at least three feet above the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the maximum extent possible.

13.20.09.

Variations

A.

Variations of this floodplain ordinance. The board shall hear and decide appeals when it is alleged an error in any

requirement, decision, or determination is made by the floodplain management administrator in the enforcement or administration of this ordinance.

B.

Considerations in granting variance requests. In acting upon such applications, the {appointed board} shall consider all technical evaluations, all relevant factors, provisions specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger of life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment of transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges; and
12. The request for variance is not an after-the-fact request.

C.

Conditions for variances.

1. Variances may only be issued when there is:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - d. That the exceptional hardship referred to in criteria above applies to the physical characteristics of the property in question, not to economic or other personal hardships of the owner or inhabitants of the structure.
2. Variances may only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ordinance.
3. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - a. The criteria of paragraphs a through c. of section 13.20.09.C.1. are met; and
 - b. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

D.

Variance notification. Any applicant to whom a variance is granted shall be notified in writing over the signature of the community official that:

1.

The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and

2.

Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the floodplain management administrator in the office of the community recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

3.

The floodplain management administrator shall maintain a record of all variance actions, including justification for their issuance or denial, and report such variances issued in its annual biennial report submitted to FEMA.

E.

Special conditions. Upon consideration of the factors listed in section 13.20.09, and the purposes of this ordinance, the Santa Rosa Island Authority may attach such conditions to the granting of variances, as it deems necessary to further the purposes of this ordinance.

(Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 2006-20, § 4, 3-2-2006)

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name		For Insurance Company Use
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.		Policy Number
City	State	Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)		

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

A5. Latitude/Longitude: Lat. _____ Long. _____ 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 _____

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

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

b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

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

d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

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

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 (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

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

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. Use the same datum as the BFE.

Benchmark Utilized _____ Vertical Datum _____

Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ feet meters (Puerto Rico only)

b) Top of the next higher floor _____ feet meters (Puerto Rico only)

c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters (Puerto Rico only)

d) Attached garage (top of slab) _____ feet meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ feet meters (Puerto Rico only)

f) Lowest adjacent (finished) grade next to building (LAG) _____ feet meters (Puerto Rico only)

g) Highest adjacent (finished) grade next to building (HAG) _____ feet meters (Puerto Rico only)

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ feet meters (Puerto Rico only)

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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name		License Number	
Title	Company Name		
Address	City	State	ZIP Code
Signature	Date	Telephone	

PLACE SEAL HERE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number	
City	State	ZIP Code	Company NAIG Number	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments _____

Signature _____ Date _____

Check here if attachments

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 8-9 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's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

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 and G9.

- 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-G9) 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 (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

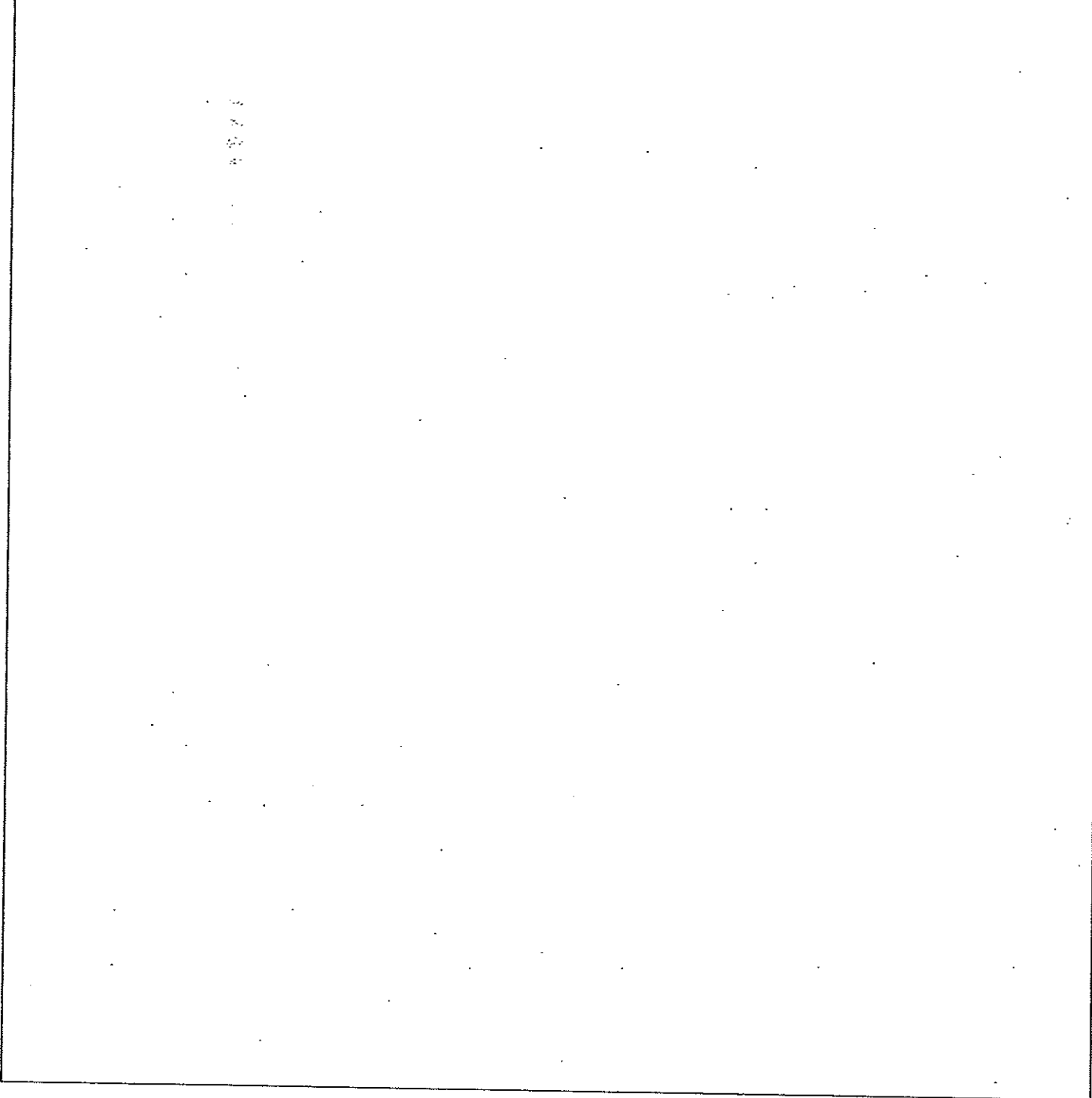
Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			For Insurance Company Use
			Policy Number
City	State	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two 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." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



**National Flood Insurance Program V-Zone Certificate
For Registered Engineers and Architects**

Name _____ Policy Number (Insurance Co. Use) _____
Building, Address or Other Description _____
City _____ State _____ Zip Code _____

SECTION I: Flood Insurance Rate Map (FIRM) Information

Community Number _____ Panel Number _____ Suffix _____ Date of FIRM Index _____ FIRM Zone _____

SECTION II: Elevation Information

1. Elevation of the Bottom of Lowest Horizontal Structural Member feet (NGVD)
2. Base Flood Elevation (BFE)..... feet (NGVD)
3. Elevation of Lowest Adjacent Grade feet (NGVD)
4. Approximate Depth of Anticipated Scour/Erosion used for Foundation Design..... feet (NGVD)
5. Embedment Depth of Pilings or Foundation Below Lowest Adjacent Grade..... feet (NGVD)

SECTION III: V-Zone Certification Statement

NOTE. This section must be certified by a registered engineer or architect

I certify that I have developed or reviewed the structural design, plans, and specifications for construction and that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:

- The bottom of the lowest horizontal structural member of the lowest floor (excluding piles and columns) is elevated to or above the BFE; and
- The pile and column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of the wind and water loads acting simultaneously on all building components. Water loading values used are those associated with the base flood. Wind loading values used are those required by the applicable State or local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the base flood, including wave action.

SECTION IV: Breakaway Wall Certification Statement

*NOTE. This section must be certified by a registered engineer or architect
when breakaway walls exceed a design safe loading resistance of 20 pounds per square foot*

I certify that I have developed or reviewed the structural design, plans, and specifications for construction and that the design and methods of construction to be used for the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:

- Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
- The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (wind and water loading values to be used are defined in Section 111).

SECTION IV: Certification

Signature below certifies: _____ Section III; _____ Section IV

Certifier's Name _____
Title _____ License Number _____
Street Address _____
City _____ State _____ Zip Code _____
Signature _____ Date _____ Telephone Number _____

AMENDMENT TO SINGLE FAMILY RESIDENTIAL LEASE AGREEMENT

CONSTRUCTION BELOW THE BASE FLOOD ELEVATION

This amendment is hereby incorporated into and made part of that certain lease agreement previously entered into between the Santa Rosa Island Authority, as an agency of Escambia County, Florida (hereinafter "Lessor" or the "SRIA"), and _____ whose lease agreement is dated and recorded in Official Record Book Page 2 of the public records of Escambia County, Florida (herein the "Lease Agreement").

_____, is the Assignee of the Lease as evidenced by that certain Assignment of Lease dated _____ and recorded in Official Records Book 4 Page _____ public records of Escambia County, Florida.

In consideration of the Santa Rosa Island Authority's approval of the construction of a new single family residential structure, located at _____ Pensacola Beach, Florida, the undersigned lessee hereby covenants, warrants, and agrees as follows:

(1) In this amendment, the use of the singular shall include the plural, the use of the masculine shall include the feminine, and the use of the masculine shall also include an owner that is a corporation or partnership.


(2) The undersigned Lessee covenants and warrants that he is the present owner of the lease agreement and the leasehold estate created by the lease agreement.

(3) The purpose of this document is to draw attention to certain rules, regulations, and requirements regarding construction on Pensacola Beach. This document is not intended to and does not create or impair any rights or obligation that either party may have under existing laws, codes or regulations.

(4) Said lease is hereby amended to include the following wording:

As a condition of obtaining SRIA approval, Lessee understands and agrees as follows:

a. All new and substantial improvement construction at Pensacola Beach is subject to the regulations, which from time to time may be amended, promulgated by the SRIA, Escambia County, and state and federal agencies.

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- b. The lease and subdivision plat for the subject leasehold restricts use of the structure thereon to a single family dwelling unit. Conversion to allow for more than one dwelling unit is expressly prohibited under the terms of the lease with the SRIA.
 - c. SRIA, Escambia County and Federal Emergency Management Agency ("FEMA") regulations specifically require that none of the area below the Base Flood Elevation (BFE) be designed or used for the purpose of human habitation. Human habitation includes, but is not limited to, working, sleeping, eating, cooking, recreation or a combination thereof.
 - d. Periodic inspections may be conducted by the Santa Rosa Island Authority during the progress of construction projects to insure that prescribed construction methods and materials are utilized in order to comply with the objective of eliminating or minimizing flood damage. The Santa Rosa Island Authority reserves the right to make future inspections of the leasehold upon reasonable notice to the Lessee.
 - e. Lessee accepts the obligation to abide by current and future regulations regarding flood insurance and building code requirements at Pensacola Beach, and to insure that no additional construction will take place on the leasehold property without first obtaining written approval from the SRIA and issuance of all required permits for said construction.

(5) It is expressly declared to be the intent of the parties that the responsibilities of the undersigned Lessee under this Amendment shall bind Lessee's heirs, administrators, successors and assigns.

(6) It is expressly agreed that upon execution, this Amendment shall be promptly recorded by Lessee in the public records of Escambia County, Florida, and shall encumber the leasehold estate created by the Lease Agreement. Lessee agrees to provide a copy of the recorded amendment to the SRIA upon receipt thereof.

Dated this ____ day of _____, 20 ____.

ATTEST:

SANTA ROSA ISLAND AUTHORITY

Secretary

Chairman

(Type/Print Name of Secretary)

(Type/Print Name of Chairman)

WITNESSES AS TO SANTA ROSA ISLAND AUTHORITY;

(Type/Print Name of Witness)

(Type/Print Name of Witness)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared _____ and _____ who are personally known to me and known to be the Chairman and Secretary, respectively, of the Santa Rosa Island Authority, and acknowledged that they executed the foregoing instrument for an in the name of said Authority, as its Chairman and Secretary, and caused its seal to be thereto affixed pursuant to due and legal action of said Authority authorizing them to do so. They did (did not) take an oath.

GIVEN under my hand and official seal this the ____ day of _____
20 ____.

NOTARY PUBLIC
My Commissioner Expires:

WITNESS AS TO LESSEE(S):

LESSEE SIGNATURE:

(Signature of 1st Witness)

(Type/Print Name of 1st Witness)

(Signature of 2nd Witness)
(Type/Print Name of 2nd Witness)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ and _____ who produced _____ as identification.

NOTARY PUBLIC
My Commission Expires: _____

SANTA ROSA ISLAND AUTHORITY BOARD POLICY MANUAL

TITLE: REVOCATION OF WAIVER OF SINGLE FAMILY RESIDENTIAL BUILDING TIME PROVISIONS
ADOPTED: 5-4-2005
REVISED 10-10-2006, 2-11-2009, 2-9-2011
DEPT: ADMINISTRATION & LEASING

Purpose:

To revoke the waiver of single family residential building time provisions granted by the Santa Rosa Island Authority on March 12, 1997.

Background:

On March 12, 1997, the Santa Rosa Island Authority granted a waiver and agreed not to enforce the building time provisions in leases of single family residential dwelling lots on the portions of Santa Rosa Island under the jurisdiction of the Santa Rosa Island Authority. Under the terms of the waiver, lessees whose single family structures were damaged as a result of Hurricane Erin or Opal, and who chose to reconstruct or repair their dwellings, were granted until October 25, 1998, to reconstruct or repair their dwellings. All structures that were damaged and which were not to be reconstructed or repaired were to be demolished and the property cleared of all debris. The Authority waived any time requirements for the reconstruction of a structure on those properties where the previous structure was demolished and the property cleared of all debris.

Policy:

The single family residential building time provisions were waived to grant the lessees time to recover from the destruction of Hurricanes Erin and Opal. It was not the intention of the Authority to grant the lessees the opportunity to land bank their leased premises or to grant the lessees an unlimited time to reconstruct a dwelling unit on their leased premises. It has always been the policy of the Authority to require the development of all properties leased by the Authority and to grant reasonable time frames to the lessees for the construction of structures on their leased premises. The construction of improvements on all properties leased by the Authority is part of the consideration for the leases entered into by the Authority. In view of the fact that several single family residential lessees whose structures were demolished as a result of Hurricane Erin and Opal have not reconstructed structures on their leased properties and in view of the prospect that other single family residential lessees whose structures have been or will be demolished as a result of Hurricane Ivan may chose not to reconstruct their dwellings based on the waiver granted by the Authority on March 12, 1997, the Authority deems it necessary to revoke the waiver previously granted and to

establish reasonable time requirements for the reconstruction of all single family residential buildings previously demolished or to be demolished in the future.

Enactment:

Effective as of May 4, 2005, the waiver of single family residential building time provisions granted by the Santa Rosa Island Authority on March 12, 1997, is hereby revoked.

Single family residential lessees whose structures have previously been demolished as a result of Hurricanes Erin, Opal or Ivan, or as a result of other cause or causes, or whose structures will be demolished as a result of Hurricane Ivan, shall reconstruct or construct a dwelling house on their leased premises, according to and in conformity with plans to be approved by the Authority. Visible commencement of reconstruction or construction shall begin no later than one hundred and eight (108) months of this date, May 4, 2005 and said dwelling shall be completed no later than one hundred thirty two (132) months from the aforesaid date.

Leaseholders requesting extensions to the time provisions outlined above will be subject to building time extension fees, as follows:

	Extension Fee:
First year (no construction commenced by May 4, 2014):	\$2,000
Second year (no construction commenced by May 4, 2015):	\$4,000
Third year (no construction commenced by May 4, 2016):	\$6,000
Subsequent years:	To be established on a case by case basis by the SRIA board.

No building time extension fees shall be assessed for the period of time granted hereby for the reconstruction or construction of dwellings on those properties on which the previous structures have been demolished or will be demolished under the circumstances described hereinabove.

This enactment shall not affect the time provisions contained in new leases entered into by the Authority which by their terms require the commencement and completion of construction of structures within certain periods specified in such leases. The Authority reaffirms and intends to enforce all the provisions contained in those leases it has previously entered into. The intent of this enactment is to revoke the waiver granted by the Authority on March 12, 1997, and to establish a time table for the reconstruction or construction of single family residential buildings which have been demolished or will be demolished under the circumstances described hereinabove.