

# Memorandum and Certification

To: Whom It May Concern

From: Robert C. Edmunds, P.E.

Date: January 4, 2021

Subject: Proposed Saunders Cottage  
122 S.W. Albany Terrace  
Fort White, Florida  
Parcel No.: 00-00-00-01338-000

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## Background

The purpose of this memorandum is to address the requirements for the first floor elevation at the referenced property. The recent plan review by the AHJ for the subject property provided the following comment: "Needed: Sub VF form structure will need to be one foot above the road or have an engineer letter stating otherwise."

This comment is believed based on Columbia County Land Development Regulation Section 8.5, Paragraph 8.5.2.3.b which states, in part:

*"Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:*

3. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

b. Specify that the base flood elevation is the higher of (i) two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet and the applicant submits a certification prepared by Florida licensed engineer as to the proper height or requirement for the protection of the structure from water or flood damage from a base flood event, but such height or requirement shall not be less than two feet above the highest adjacent grade; (ii) one foot above the highest adjacent unpaved road or unpaved road easement; or (iii) the highest elevation on any adjacent paved road or paved access easement. Informational note: the lowest floor elevation is established in the Florida Building Code and is at least one foot above the flood elevation or depth determined in this section determined in this section."

## Subject Property

The subject parcel is 400.0 ft deep by 100.0 ft. wide. The proposed house footprint is 227 ft. from the unpaved frontage road. The road elevation is 54.00 ft (relative to assumed site datum), sloping to 50.50 ft at the house site, thence continuing to slope to the rear parcel boundary. Examination of the FEMA Flood Map (2009) overlay (attached) indicates that the entire parcel is outside the 0.2% Annual Chance Flood Hazard Area and in the Area of Minimal Flood Hazard.

Were the first floor slab elevation required to be 1.0 ft. above the road elevation, this would result in a first floor slab elevation of 55.00, or 4.50 ft. above adjacent grade. This is not justified based on site drainage/flooding considerations. It is my opinion that the proper first floor slab elevation for protection of the structure from water damage or a base flood event should be 2.0 ft. above adjacent grade, or 52.5 ft. relative to site datum. This complies with Paragraph 8.5.2.3.b.(ii) of the referenced land development regulation.

## Certification

Based upon the foregoing considerations and to the best of my knowledge and belief, I certify that the appropriate first floor elevation for the proposed cottage is 52.50 ft., relative to site datum.

  
Robert C. Edmunds  
Florida P.E. 17443





# National Flood Hazard Layer FIRMette

82°46'11"W 29°56'21"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/31/2020 at 3:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map. Orthoimagery. Data refreshed October, 2020.



82°45'23"W 29°55'50"N



# Untitled Map

Write a description for your map.

## Legend

 122 SW Albany Terrace

**PANEL**

**121C0459B**

**eff. 9/28/2007**

**PANEL**

**12023C0459C**

**eff. 2/4/2009**

**PANEL**


**12041C0042D**

**eff. 9/29/2006**

**PANEL**

**12121C0475B**

**eff. 9/28/2007**

 122 SW Albany Terrace

SW Central Terrace

Illinois Pkwy

Illinois Pkwy

Roberts Rd

122 SW Albany Terrace

Luke Rd

Portland

San Tucknee

SW Trenton Terrace

Google Earth

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