



SANTA ROSA COUNTY DEVELOPMENT SERVICES

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MEMORANDUM

TO: Board of County Commissioners

THROUGH: Tony Gomillion, County Administrator

FROM: Rhonda Royals, Building Official

SUBJECT: Flood Variance Request – Mr. Wayne Ates
Parcel #20-2N-27-0000-00290-0000

DATE: November 2, 2016

DISCUSSION

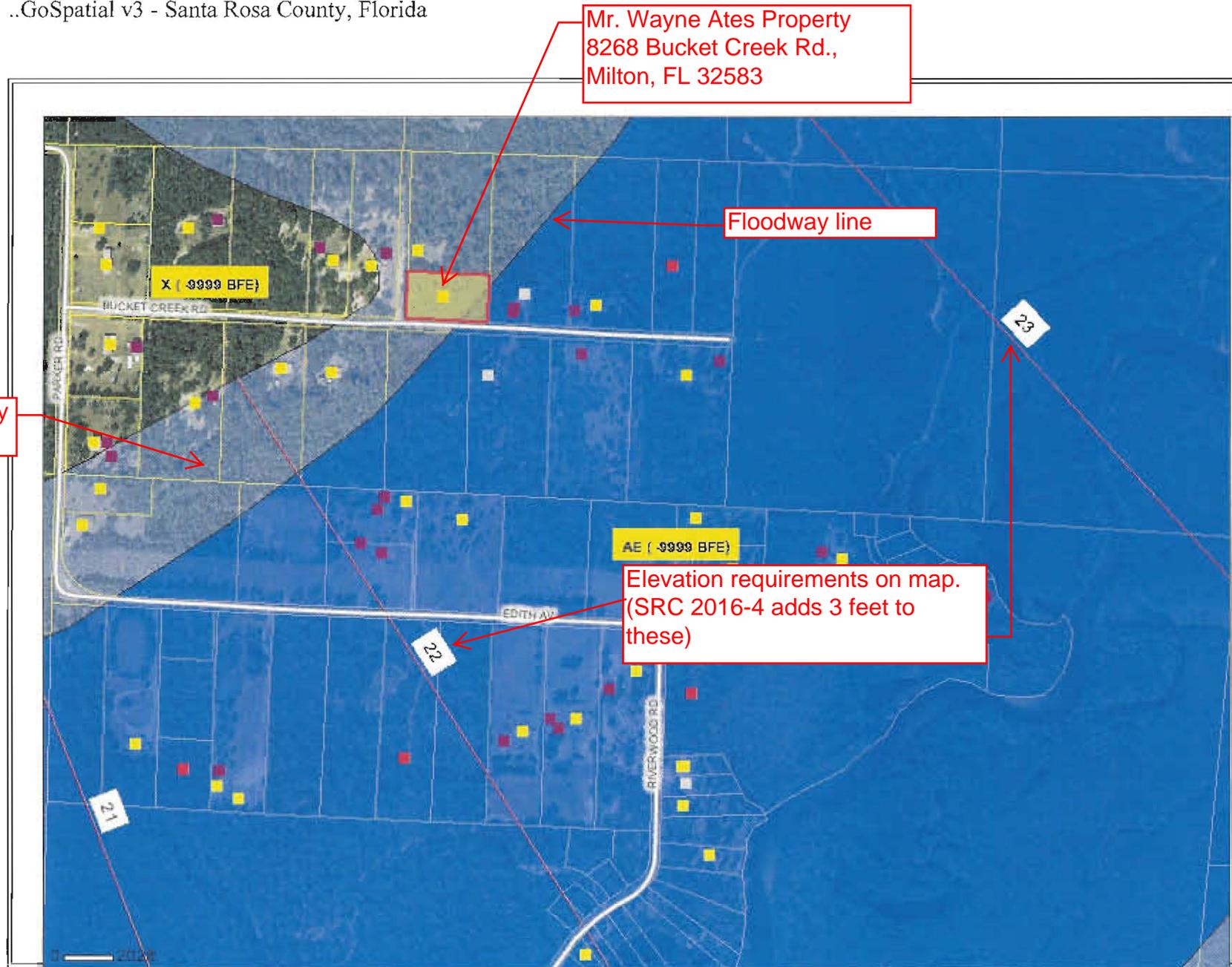
Mr. Wayne Ates is seeking a flood variance on a mobile home recently installed on property he owns located at 8268 Bucket Creek Rd, Milton, FL. If granted, this variance will only vary our local “freeboard” or higher regulatory requirement and not the minimum requirement listed on the Federal Insurance Rate Maps (FIRM).

BACKGROUND

Mr. Ates’s property lies within an AE flood zone with a required minimum elevation of **25.5** feet above mean sea level (see attached map). This elevation requirement is a cumulative total of the elevation on the federal insurance rate map plus our local freeboard (**22.5 feet plus 3 feet**). However, the mobile home has actually been installed 2 feet below the required elevation. The elevation certificate indicates the following elevations:

Top of lowest floor of the mobile home	23.5 feet above mean sea level
Lowest elevation of equipment serving building	23.5 feet above mean sea level
Lowest adjacent grade next to mobile home	15.3 feet above mean sea level

The mobile home has been installed on concrete columns approximately 8.5 feet above the lowest adjacent grade (see attached letter and picture from Clayton Homes). At its current elevation of **23.5 feet**, the mobile home should still qualify for flood insurance premium discounts since the elevation includes a 1 ft. freeboard.



*Current flood insurance rate map 12113C0340G dated 12/19/2006

To Whom It May Concern:

This letter is in regards to Mr. Wayne Ates' new manufactured home located at 8268 Bucket Creek Road. Milton FL, 32570. Mr. Ates' home is in a flood zone, and Santa Rosa county wants us to raise the home an additional two feet from where it is set right now. The elevation certificate that we have provided shows that the finished floor of the home is at least one foot over the flood elevation in accordance with FEMA guide lines. In fact, we have gone out and re-measured the finished floor of the home, and it is 24'1" and the bench mark is only 22'5". So it actually exceeds federal guidelines.

As you can see by the pictures, the home is already very high off of the ground in order to meet the FEMA requirements. In fact, the home is already 8.5 feet in the air. To give you an idea of how high it is, the average person would not be able to reach the bottom of the home if they stood underneath it and extended their arm straight up.

If we were to move the home any higher it would virtually keep Mr. Ates from being able to help his elderly mother into the home. Not only would Mr. Ates be unable to help his mother, but the home foundation would be under additional stress, and may run the risk of not being able to withstand the added weight.

Moving the home up an additional two feet will not only be more dangerous, but it will also be very expensive and Mr. Ates is living on a fixed income. Clayton Homes of Crestview has already spent tens of thousands of dollars to get the site prepared and home home set. If the home has to go up any further, Mr. Ates would have to come up with money that is just not available to him. He would most likely never be able to get power and be stuck with a home that he could not live in.

Please take all of these reasons into consideration when deciding to grant this variance. It would not only be expensive, and un safe, but is also not needed in accordance with federal guidelines. The only thing holding Mr. Ates up from moving into his home and taking care of his mother is Santa Rosa County.

Regards,



Justin Shannon
Clayton Homes of Crestview

