



# Federal Emergency Management Agency

Washington, D.C. 20472

April 24, 2024

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P

The Honorable Jesse Nelson  
Mayor, City of Lynn Haven  
825 Ohio Avenue  
Lynn Haven, Florida 32444

Community Name: City of Lynn Haven,  
Bay County,  
Florida  
Community No.: 120009  
Map Panels Affected: See FIRM Index

Dear Mayor Nelson:

This is to notify you of the final flood hazard determination for Bay County, Florida and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time. FEMA received a submittal regarding the Preliminary FIS report and FIRM during that time. Please note that only those submittals that satisfy the data requirements defined in 44 CFR Part 67 and submitted during the 90-day appeal period are considered appeals. However, we determined that changes were warranted based on the submitted data and have incorporated the applicable changes into final copies of the FIS and FIRM.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on October 24, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(e) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(e);
2. Adopting all the standards of 44 CFR Part 60.3(e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(e).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(e) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Please note, any enclosed correspondence from the NFIP State Coordinator for Florida is provided to assist States and communities in coordinating to meet State requirements. Its inclusion with this determination should not be construed as FEMA's specific endorsement of its contents.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jillian Kraynak, Acting NFIP State Coordinator for Florida by telephone at (850) 915-4560. If you should require any additional information, we suggest that you contact Jacky Bell, Director, Mitigation Division of FEMA, Region 4 at (770) 220-5406 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis V. Rodriguez, P.E.  
Director, Engineering and Modeling Division  
Risk Management Directorate | Resilience

Enclosures:

Final SOMA

Adoption of NFIP-Compliant Flood Ordinances Coordinated with the FBC

cc: Community Map Repository

Vickie Gainer, City Manager, City of Lynn Haven

Charles Vannatter, Building Official, Floodplain Administrator, City of Lynn Haven

Jillian Kraynak, Acting State NFIP Coordinator, Florida Division of Emergency  
Management



STATE OF FLORIDA

# DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis  
Governor

Kevin Guthrie  
Director

## FLORIDA DEM SUPPORT FOR ORDINANCE REQUIREMENTS

(For Letters of Final Determination Beginning 2020)

TO: CEOs of Florida Communities Receiving FEMA LFDs for Revised Maps

FROM: Conn H. Cole, Florida NFIP State Coordinator/State Floodplain Manager  
Office of Floodplain Management Office (OFM)

SUBJECT: Adoption of NFIP-Compliant Flood Ordinances Coordinated with the FBC

Digitally signed  
by Conn Cole  
Date: 2022.06.23  
20:44:16 -04'00'

FEMA has established the effective date for the revised Flood Insurance Study and Flood Insurance Rate Maps (FIRMs) for your community through the issuance of a Letter of Final Determination (LFD). The letter advises that affected communities must adopt or show evidence of adopting a National Flood Insurance Program (NFIP)-compliant flood ordinance before the FIRMs become effective.

The Florida Division of Emergency Management (FDEM) previously worked with your community to adopt a floodplain management ordinance coordinated with the Florida Building Code. That ordinance and the flood provisions in the FBC satisfy the requirements of the NFIP.

Within a week or two after FEMA mails the LFD, the OFM will contact your community's Floodplain Administrator to determine if your community plans to amend its floodplain management ordinance. The OFM must conduct a compliance review for ordinance amendments. After amendments are adopted, or if your community chooses not to amend the ordinance, we must submit your ordinance to FEMA in advance of the deadline established in the LFD. Additional information about how we help communities respond is included here: [fdem-sfmo\\_guidance\\_lfd-fis-firm-revisions\\_12-27-21.pdf \(floridadisaster.org\)](#).

We welcome the opportunity to work with your community to ensure its flood ordinance is NFIP-compliant. If you have questions and wish to speak with our staff, please contact our helpline by calling (850) 815-4556 or emailing at [floods@em.myflorida.com](mailto:floods@em.myflorida.com).

CC/

## FINAL SUMMARY OF MAP ACTIONS

Community: LYNN HAVEN, CITY OF

Community No: 120009

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on October 24, 2024.

### 1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	10-04-6016P <sup>1</sup>	11/23/2010	VILLAGES AT BAYOU TRACT	12005C0351H	12005C0351J
LOMR	15-04-6857P <sup>1</sup>	04/04/2016	MILL BAYOU FEMA LOMR (14-382)	12005C0240H 12005C0351H 12005C0352H	12005C0240J 12005C0351J 12005C0352J
LOMR	20-04-2912P <sup>1</sup>	08/16/2021	Andrews Piantation II	12005C0332H 12005C0335H	12005C0332J 12005C0334J
LOMR	20-04-4506P <sup>1</sup>	06/27/2022	Titus Park	12005C0240H 12005C0351H 12005C0352H	12005C0240J 12005C0351J 12005C0352J

<sup>1</sup>This case has been partially incorporated in the study. Please see FIS report for details.

### 2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

## FINAL SUMMARY OF MAP ACTIONS

Community: LYNN HAVEN, CITY OF

Community No: 120009

## 2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	01-04-4164A	06/27/2001	MOWAT HIGHLANDS PHASE I, BLOCK G, LOT 10 - 1106 SHETLAND COURT	1200040335D	12005C0332J
LOMA	01-04-6100A	09/05/2001	LOT 7, BLOCK H, MOWAT HIGHLANDS PHASE I - 2205 PENTLAND ROAD	1200040335D	12005C0332J
LOMA	02-04-5520A	06/14/2002	LOT 9, BLOCK H, MOWAT HIGHLANDS PHASE I - 2201 PENTLAND ROAD	1200040335D	12005C0332J
LOMA	03-04-8464A	08/21/2003	LOT 1, MOWAT HIGHLANDS PHASE VIII - 1402 DUNNETT ROAD	12005C0332G	12005C0332J
LOMA	04-04-A799A	10/07/2004	F.M.W.'S DELAWARE ADDITION TO LYNN HAVEN, LOT 12 -- 1609 EAST 14TH COURT	12005C0332G	12005C0332J
LOMA	07-04-1658A	02/08/2007	OSCEOLA POINT, A PORTION OF LOTS 7 & 8 -- 100 RUE BOCAGE	12005C0219G 12005C0332G	12005C0219J 12005C0332J
LOMA	07-04-2141A	02/27/2007	Parcel I -- 4505 HILLTOP LANE	12005C0351G	12005C0351J
LOMR-F	07-04-5420A	01/17/2008	BALDWIN ROWE TOWNHOMES, BLDGS 4-12, 14-17 & CLUBHOUSE (BLDG 13) -- BALDWIN ROWE CIRCLE	12005C0335G	12005C0334J
LOMA	10-04-1479A	01/26/2010	HAWKS LANDING, LOT 59 -- 2702 BROAD WING AVENUE	12005C0353H	12005C0353J
LOMR-F	10-04-1857A	03/30/2010	BALDWIN ROWE TOWNHOMES, BUILDINGS 2 & 3	12005C0335H	12005C0334J
LOMA	10-04-4585A	06/28/2010	HAWKS LANDING, LOT 99 -- 2919 BROAD WING AVENUE	12005C0353H	12005C0353J
LOMA	10-04-5736A	08/03/2010	CAMRYN'S CROSSING, LOT 54 -- 2403 CAMRYN'S CROSSING	12005C0351H	12005C0351J
LOMA	10-04-6840A	09/23/2010	PORTION OF SECTION 16, T3S, R14W -- 1702 OHIO AVENUE	12005C0332H	12005C0332J
LOMA	10-04-8486A	10/26/2010	SOUTHERN SHORES, LOTS 7-9 -- 2916 COUNTRY CLUB DRIVE	12005C0332H 12005C0351H	12005C0351J
LOMR-F	11-04-3977A	04/26/2011	HAWKS LANDING, LOT 120 -- 2907 HARRIER STREET	12005C0353H	12005C0353J
LOMR-F	12-04-6923A	10/02/2012	HAWKS LANDING, LOT 122 -- 2911 BAY WING LOOP	12005C0353H	12005C0353J

## FINAL SUMMARY OF MAP ACTIONS

Community: LYNN HAVEN, CITY OF

Community No: 120009

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-04-4789A	05/13/2014	SHADOW RIDGE, LOT 4 -- 2608 SHADOW RIDGE COURT	12005C0335H	12005C0334J
LOMR-F	14-04-5523A	06/05/2014	HAWKS LANDING, LOT 159 -- 2912 SHORT TAIL COURT	12005C0353H	12005C0353J
LOMR-F	15-04-1455A	12/11/2014	HAWKS LANDING, LOT 115 -- 2813 REDTAIL STREET	12005C0353H	12005C0353J
LOMR-F	15-04-4960A	04/22/2015	MOWAT HIGHLANDS PHASE 1, BLOCK H, LOT 2 -- 2303 PENTLAND ROAD	12005C0332H	12005C0332J
LOMR-F	16-04-2722A	03/04/2016	HAWKS LANDING, LOT 113 -- 2809 REDTAIL STREET	12005C0353H	12005C0353J
LOMA	16-04-7394A	12/16/2016	ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION, LOTS 36 & 45 -- 2911 HIGHWAY 77	12005C0335H	12005C0334J
LOMR-F	17-04-3046A	03/10/2017	ST. ANDREW BAY DEVELOPMENT COMPANY, LOT 84 -- 3334 HIGHWAY 77	12005C0335H	12005C0334J
LOMA	17-04-5789A	07/10/2017	ST. ANDREWS DEVELOPMENT COMPANY, LOTS 31, 34, 47, 50 -- 2909 & 2913 MINNESOTA AVENUE	12005C0335H	12005C0334J
LOMR-F	17-04-5793A	09/29/2017	MARKET SHOPS OF LYNN HAVEN, TRACT R-1 -- 2200, 2204, 2206, 2208, 2210 HAMMOCK SQUARE DRIVE	12005C0332H	12005C0332J
LOMR-F	17-04-6483A	10/13/2017	(Verified) OSPREY COVE, LOT 17 -- 3033 OSPREY CIRCLE	12005C0335H	12005C0333J
LOMR-F	18-04-2943A	03/19/2018	BAY BREEZE, LOTS 21-22 -- 1424 COUNTRY CLUB DRIVE	12005C0219H	12005C0219J
LOMA	18-04-4062A	05/10/2018	AZALEA PLACE, LOT 34 -- 3619 AZALEA COURT	12005C0335H	12005C0334J
LOMR-F	19-04-0146A	02/04/2019	(VERIFIED) CAMRYN'S CROSSING PHASE 2, LOTS 11-25 & 33-39	12005C0351H	12005C0351J
LOMR-F	19-04-1463A	02/08/2019	MARKET SHOPS OF LYNN HAVEN, TRACT R-1 -- 2200, 2204-2218 (EVEN) HAMMOCK SQUARE DIRVE	12005C0332H	12005C0332J
LOMA	19-04-2385A	02/08/2019	MARKET SHOPS OF LYNN HAVEN, TRACT R-1 -- 2202 HAMMOCK SQUARE DRIVE	12005C0332H	12005C0332J
LOMA	19-04-3011A	03/20/2019	Lot 15, F.M.W.'s Delaware Addition to Lynn Haven Subdivision - 1608 East 14th Court	12005C0332H	12005C0332J
LOMR-F	19-04-2191A	03/26/2019	ANDREWS PLANTATION SUBDIVISION, LOTS 9-14 & 86 -- CASON CIRCLE	12005C0332H 12005C0351H	12005C0332J 12005C0351J

## FINAL SUMMARY OF MAP ACTIONS

Community: LYNN HAVEN, CITY OF

Community No: 120009

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	19-04-4507A	06/20/2019	THE LANDINGS, BLOCK L, LOT 23 -- 408 LANDINGS DRIVE	12005C0351H	12005C0351J
LOMR-F	20-04-1931A	03/03/2020	OSPREY COVE, LOT 15 -- 3029 OSPREY CIRCLE	12005C0335H	12005C0333J
LOMA	20-04-3817A	06/23/2020	MOWAT HIGHLANDS PHASE V, BLOCK A, LOT 63 -- 1305 SUTHERLAND COURT	12005C0332H	12005C0332J
LOMR-F	20-04-4533A	06/30/2020	4514 HILLTOP LANE	12005C0351H	12005C0351J
LOMA	20-04-4325A	07/22/2020	HAWKS LANDING, LOT 147 -- 3006 HARRIER STREET	12005C0353H	12005C0353J
LOMR-F	20-04-5514A	10/13/2020	(VERIFIED) HAWKS LANDING, LOT 123 -- 3001 BAY WING LOOP	12005C0353H	12005C0353J
LOMA	23-04-5945A	09/15/2023	CAMRYN'S CROSSING, LOT 53 - - 2401 CAMRYN'S CROSSING	12005C0351H	12005C0351J

## 2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

## FINAL SUMMARY OF MAP ACTIONS

Community: LYNN HAVEN, CITY OF

Community No: 120009

### 3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	10-04-0938A	01/14/2010	DEERPOINT TRACT IN SECTION 1, T3S, R14W -- HIGHWAY 2321	4
LOMA	11-04-6290A	07/19/2011	PLAT OF LYNN HAVEN, BLOCK 123, LOTS 15 & 16 -- 701 VIRGINIA AVENUE	4
LOMA	17-04-7714A	10/02/2017	MARKET SHOPS OF LYNN HAVEN, TRACT R-1 -- 2202 HAMMOCK SQUARE DRIVE	6

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

### 4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		