

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Variance – John Duncan - 5th Street

MEETING DATE

Thursday, May 7, 2026

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

John Duncan requests a variance for the property located at 5th Street (Parcel ID: 00-1941-0001), consisting of approximately 0.183 acres. The purpose of this request is to increase the size of the rear yard. To accomplish this, a reduction in the required front yard setback is necessary. Approval of the variance would permit an adjusted front setback, thereby shifting the proposed residence forward on the lot and creating a larger backyard area. The right of way is seventy-five (75) feet on 5th street. The applicant is requesting twenty (20) feet front setback from the right of way, leaving approximately seventeen (17) feet of green space between the property line and the curb of the road. The new construction would be approximately thirty-seven (37) feet from the curb of the road.

A variance is needed for the front setback only. All other yard setbacks will be met.

City of Chipley's Code of Ordinances reviewed are listed below.

ARTICLE VI. - DISTRICT REGULATIONS

Sec. 44-150. - Residential land use districts.

Yard setback:

- (i) Front: 30 feet.
- (ii) Side: Ten feet.
- (iii) Rear: 20 feet, principal building.

ARTICLE XI. - VARIANCES

Sec. 44-293. - Hearing on petition.

- (b) In considering variances to the land development code, the city council shall, before making a decision in a specific case, first determine:
 - (1) That the proposed variation does not constitute a change in the districts shown on the zoning map:
 - (2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety:
 - (3) That the proposed variation will not impair the established values of property in the surrounding area:
 - (4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:
 - (5) That the special conditions and circumstances do not result from the actions of the applicant:

- (6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district:
- (7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant:
- (8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:
- (9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

The notice of hearing was sent via certified mail on April 9, 2026, to eighteen (18) property owners located within 300 feet of the property requesting the variance located on 5th Street. To date, thirteen (13) recipients have received the certified mail.

According to FEMA National Flood Hazard Layer data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The City Council will meet on May 12, 2026, at 5:00 p.m. to review the recommendation.

RECOMMENDATION

City Staff recommends approval of the proposed variance to the front yard setback requirements, as it will allow for additional space to accommodate the construction of a new home.

ATTACHMENTS

1. Variance Request Packet



City of Chipley

1442 Jackson Avenue
Post Office Box 1007
Chipley, Florida 32428
Phone: (850) 638-6350



Variance Application Review – TBD 5th Street

We performed a review of the request for variance as an exception to setback requirements. The property is located at 5th Street, Parcel # 00-1947-0001, Chipley, Florida. The purpose of the review is to identify whether the proposed setbacks are consistent with Article XI – Variances of the City of Chipley Code of Ordinances.

Variance Application Requirements

Article XI – Variances

Pursuant to Sec. 44-289 the applicant submitted a variance application on January 27, 2026. This was reviewed against the requirements listed in Sec. 44-290. All application requirements have been met by the applicant and the City.

Pursuant to Sec. 44-290, the petition for a variance to the land development code shall be evaluated based on the below determinations:

(1) That the proposed variation does not constitute a change in the districts shown on the zoning map:

No zoning district will be changed with this variance.

(2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety:

There will be no increased congestion or public safety concerns with this variance.

(3) That the proposed variation will not impair the established values of property in the surrounding area:

Property values will not be impaired by this variance.

(4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

The special condition of the building of the subject development is the proposed development features a front yard setback of (20) twenty feet representing a departure from the standard (30) thirty foot requirement. The City of Chipley Land Development

Code does not provide requirements for or exceptions to the code as it relates to yard setbacks. There are several residential homes in the neighborhood that do not meet current yard setbacks.

(5) That the special conditions and circumstances do not result from the actions of the applicant:

Applicant is aware of the yard setbacks and is requesting a variance to obtain additional yard space behind the new residence that will be constructed. The right of way is (75) seventy-five feet on 5th street. The applicant is requesting (20) twenty feet front setback from the property line. The new construction would be approximately (37) thirty seven feet from the curb of the road.

(6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same zoning district:

No special privileges will be granted to this applicant. There are several residential homes in the neighborhood that do not meet current yard setbacks.

(7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant:

The Code for low density residential yard setback for the front is thirty (30) feet. Applicant is requesting a yard setback for the front to be (20) feet.

(8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

This variance for the proposed yard setbacks if approved will allow additional rear yard for the new home.

(9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ 150⁰⁰

Any applicant requesting a particular service specified herein shall make formal application to the City and shall pay the appropriate fee. No portion of the appropriate fee shall be refunded whether the request is withdrawn by the applicant or denied or granted by the City of Chipley.

Date 01-27, 2026 Applicant's Name: John Duncan

(850) 756 Dogwood Lane, Chipley, Florida 32428
Phone 415-0392 Address:

Parcel ID: ~~00-1947-0000~~ 00-1941-0001

Present Zoning Category of Property: Low Density Residential

Requested Zoning of Property: N/A

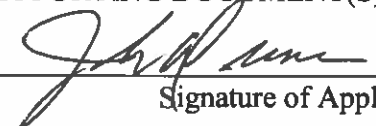
Property is: Developed _____ Undeveloped x

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED:
Vacant lot adjacent to 798 Fifth Street†

TYPE OF REQUEST: Zoning Change () Variance (XX)

REASON FOR REQUEST: Clarification as to 30 foot front setback requirement The curb on South Fifth Street is approximately 17 feet from existing paved street. Enforcing 30 foot seat back from Right of Way line would set house 47 ft from curb. Requesting 20 foot set back from R/W.

SUPPORTING DOCUMENT(S): Code, deed, survey, areial, proposed site sketch


Signature of Applicant

1-27-2026
Date

CITY STAFF USE ONLY

- Is the proposed zoning change consistent with the Comprehensive Plan? () Yes () No
- Are proposed development plans consistent with the Comprehensive Plan? () Yes () No
- Are proposed development plans compatible with the surrounding community? (X) Yes () No
- Certified copy of property deed attached? (X) Yes () No

Legal Advertisement for public hearing scheduled for: _____
Map prepared: _____
Site Visit Performed: _____
Staff Summary Prepared: _____

APPLICATION REVIEWED BY: _____



5th Street – Parcel # 00-1941-0001

Add/Change/Void Cash Receipt CD1280119



Money Received

	Amount	Type	Payment Info
<input checked="" type="checkbox"/>	150.00	CK	1059

Distributions

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
<input checked="" type="checkbox"/>	FMSD	150.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET

Receipt Code: CD1280119

Receipt Date: 01/27/26

Voided

Distributions: 150.00

Money: 150.00

Change Due: 0.00

From: MR. OR MRS. JOHN A. DUNCAN

Email Address:

Destination Phone:

CITY OF CHIPLEY

POST OFFICE BOX 1007
 CHIPLEY FL 32428-7007
 Phone: (850)638-6350

INVOICE: 152984

Page: 1 of 1

***** CUSTOMER *****

JOHN DUNCAN
 756 DOGWOOD LANE
 CHIPLEY FL 32428

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
03/26/2026	04/25/2026			Due In 30 Days		
Contact		Customer No	Phone	Fax	For	
JOHN DUNCAN		696			PLANNING AND ZONING	
Quantity	UOM	Description			Unit Price	Extended
18.00	EA	CERTIFIED MAIL			10.4400	187.92
1.00	EA	REGULAR MAIL			0.7400	0.74
1.00	EA	ADVERTISING			87.9000	87.90
					SUBTOTAL:	276.56
					TOTAL DUE:	276.56

Detach and Return With Payment

Send Payment To:

Invoice: 152984
 Customer: 696
 JOHN DUNCAN
 756 DOGWOOD LANE
 CHIPLEY FL 32428

CITY OF CHIPLEY
 POST OFFICE BOX 1007
 CHIPLEY FL 32428-7007

TOTAL DUE: \$276.56
 AMOUNT PAID: _____

Add/Change/Void Cash Receipt CD1281116



Money Received

	Amount	Type	Payment Info
<input checked="" type="checkbox"/>	276.56	CK	1086

Distributions

	Type	Amount	Apply to	Description	Lot	Discount Pen Forgive
<input checked="" type="checkbox"/>	FMSC	276.56	CUST NO: 696	JOHN DUNCAN	INV: 152984	0.00

Operator Code: BETTY

Receipt Code: CD1281116

Receipt Date: 03/31/26

Voided

Distributions: 276.56

Money: 276.56

Change Due: 0.00

From: JOHN DUNCAN

Email Address:

Destination Phone:

pared by:
rida Land Title & Trust Co.
Box 726, 2878 Madison Street
rianna, Florida 32447
Connection With Title Insurance

Inst: 202167005395 Date: 07/23/2021 Time: 10:53AM
Page 1 of 7 B: 1213 P: 265, Lora C. Bell,
Clerk of Court Washington, County, By: MM
Deputy Clerk Doc Stamp-Deed: 0.70

General Warranty Deed

made this June 30, 2021, A.D. By First Baptist Church of Chipley, Florida, Corporation, a Florida corporation, whose address is: P.O. Box 643, Chipley, Florida 32428, hereinafter called the grantor, to John Christopher Duncan, a single man, John A. Duncan and wife, Glenda E. Duncan as joint tenants with right of survivorship, whose address is: 56 Dogwood Lane, Chipley, Florida 32428, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Washington County, Florida, viz:

THAT PART OF LOT 7 BLOCK 24, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, ACCORDING TO THE L. W. MORDT, PLAT OF THE CITY OF CHIPLEY IN WASHINGTON COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON AND CAP (STAMPED PLS 5308) MARKING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN NORTH 89°13'42" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO AN 5/8" IRON ROD AND CAP; THENCE DEPARTING SAID SOUTH LOT LINE, RUN NORTH 05°18'03" WEST A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD AND CAP MARKING THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89°13'42" EAST ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD AND CAP MARKING THE NORTHEAST CORNER OF SAID LOT 7 (ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF 5TH STREET) (75 FOOT RIGHT OF WAY); THENCE RUN SOUTH 05°18'03" EAST 80.00 FEET TO THE POINT OF BEGINNING.

Grantor reserves right of first refusal if and when the property is sold.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

pared by:
rida Land Title & Trust Co.
. Box 726, 2870 Madison Street
rinna, Florida 32447
onnection With Title Insurance

med, sealed and delivered in our presence:

Jackie Baxley
ature of First Witness

Jackie Baxley
ted Name as to First Witness

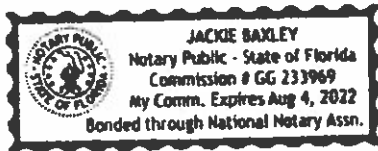
Alfred Guettler (Seal)
Alfred Guettler, Trustee

Jennifer Duncan
ature of Second Witness

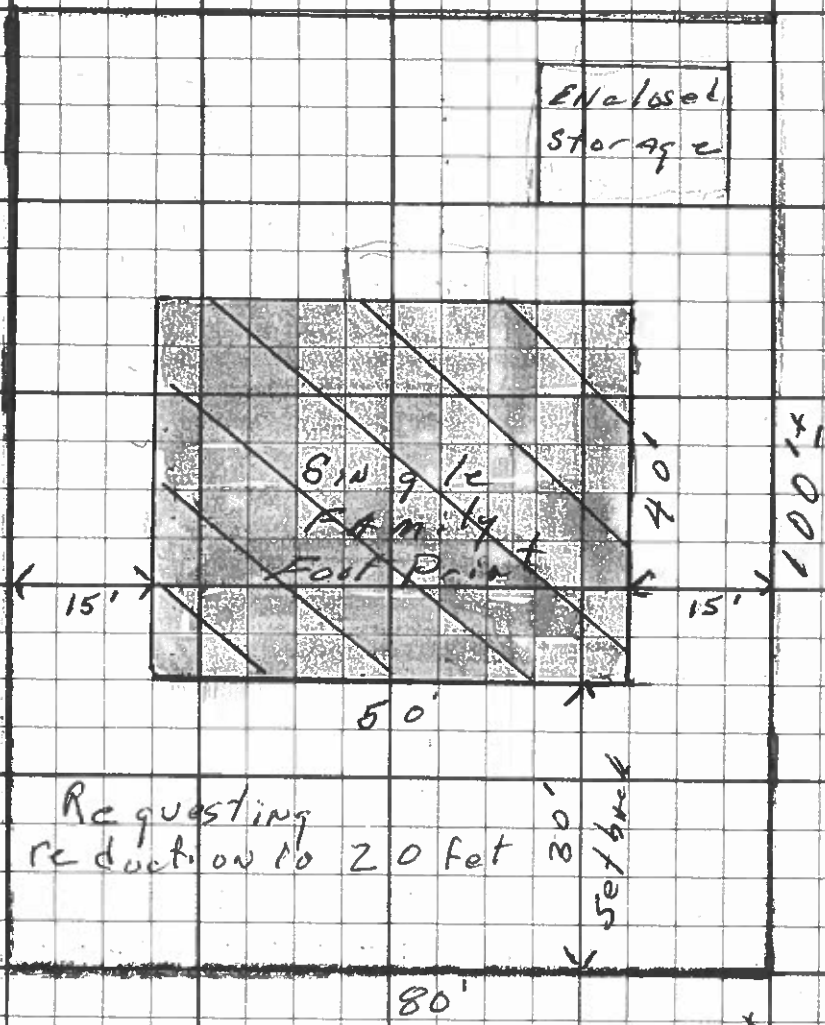
Jennifer Duncan
ted Name as to Second Witness

te of Florida
nty of Washington

: foregoing instrument was acknowledged before me by means of physical presence or online notarization this June 30,
:I, by Alfred Guettler, () who is/are personally known to me or () who has produced their driver's license as identification.



Jackie Baxley
Notary Public
Jackie Baxley
Print Name
My Commission Expires: 8/4/22



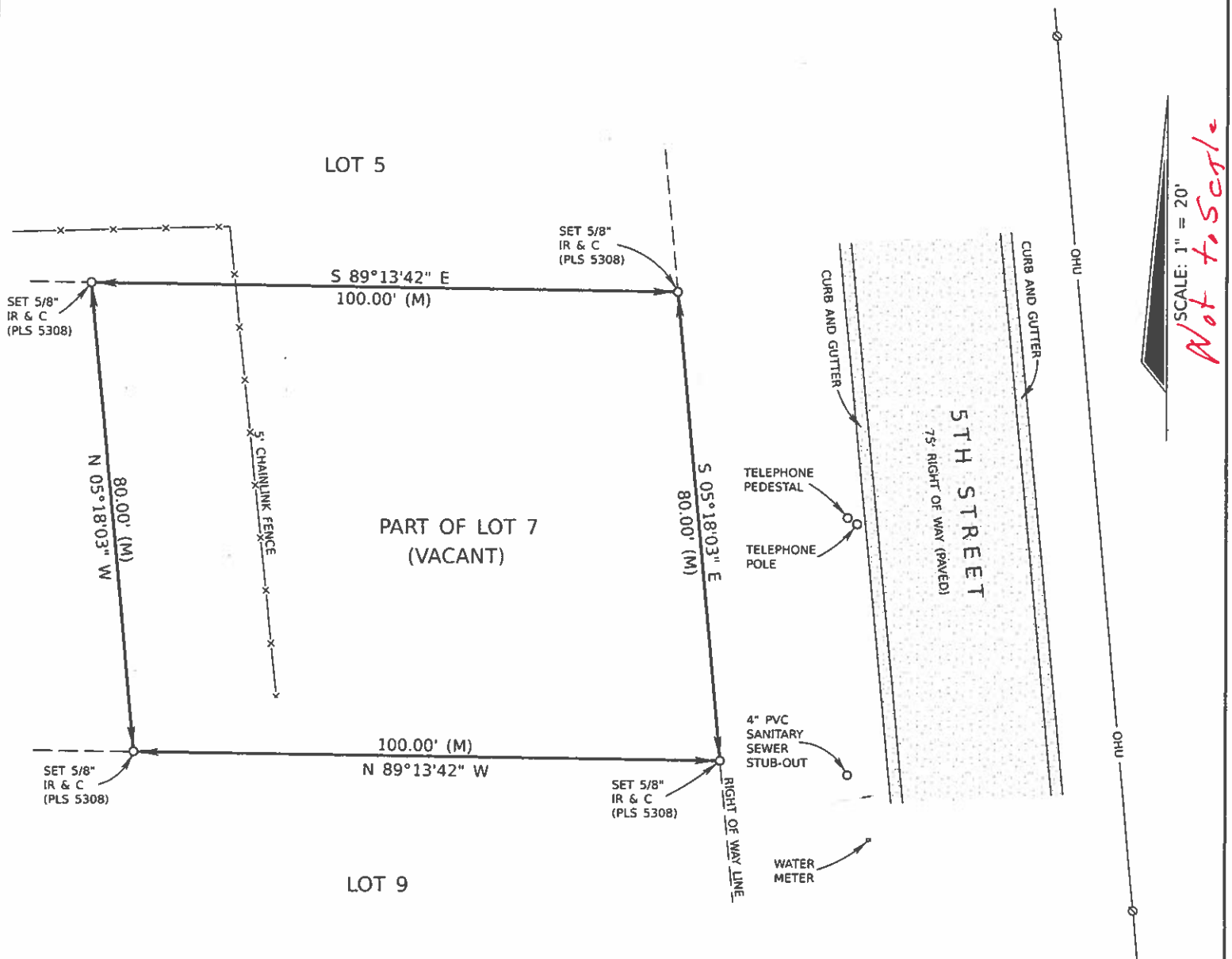
curb ← South 5th St 12' R/W →



RONALD S. GIBSON, PROFESSIONAL LAND SURVEYOR

4669 HAMBONE TRAIL
VERNON, FLORIDA 32462

CELL: 850-326-6774



SCALE: 1" = 20'
Not to Scale

DESCRIPTION (NEWLY CREATED):

THAT PART OF LOT 7, BLOCK 24, IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, ACCORDING TO THE L. W. MORDET, PLAT OF THE CITY OF CHIPLEY IN WASHINGTON COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON AND CAP (STAMPED PLS 5308) MARKING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN NORTH 89° 13' 42" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO AN 5/8" IRON ROD AND CAP; THENCE DEPARTING SAID SOUTH LOT LINE, RUN NORTH 05° 18' 03" WEST A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD AND CAP MARKING THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89° 13' 42" EAST ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD AND CAP MARKING THE NORTHEAST CORNER OF SAID LOT 7 (ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF 5TH STREET)(75 FOOT RIGHT OF WAY); THENCE RUN SOUTH 05° 18' 03" EAST 80.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ID = IDENTIFICATION
- PLS = PROFESSIONAL LAND SURVEYOR
- CONC. = CONCRETE
- IP = IRON PIPE
- LB = LICENSED BUSINESS
- (D) = DEED
- IR & C = IRON ROD AND CAP
- R/W = RIGHT OF WAY
- (M) = MEASURED
- IR = IRON ROD
- CM = CONCRETE MONUMENT
- FND. = FOUND
- N & D = NAIL & DISK
- OHU = OVERHEAD UTILITIES
- ORB = OFFICIAL RECORDS BOOK
- L.W. = LITE WOOD
- LS = LICENSED SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- YDS = YARDS
- ⊙ = POWER POLE
- ↓ = GUY ANCHOR

SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, LAMBERT PROJECTION, NAD 83/90.

THE SURVEY DEPICTED IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

Scale: 1" = 20'
Date of Survey: 2-20-21
Job No.: 20-032
Drawn By: R.S.G.
Field Book: EFB

Ronald S. Gibson
RONALD S. GIBSON
PROFESSIONAL LAND SURVEYOR #5308
STATE OF FLORIDA

2/22/21
DATE

NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE & ORIGINAL RAISED SEAL

TYPE OF SURVEY: BOUNDARY
THIS SURVEY IS CERTIFIED TO:
JOHN CHRISTOPHER DUNCAN

Ad ESPN

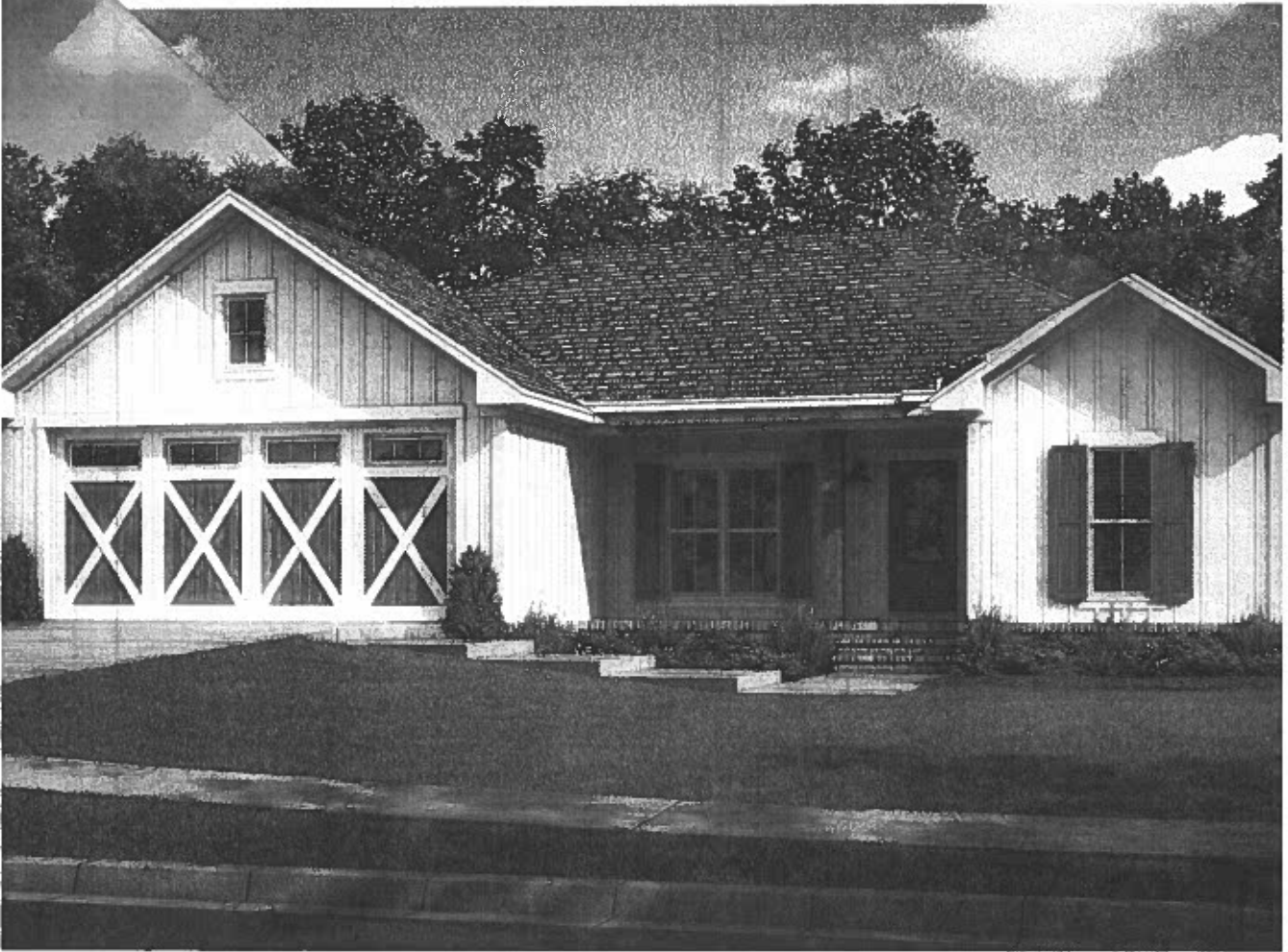
ESPN FOX One Bundle

Plan 51836HZ Images Floor Plans Plan Detail Client Builds



Pla

Revitalized Traditional Ranch Home Plan with 3 Bedrooms



9 Images



836HZ

Country Craftsman House Plan with Split Bedroom Layout - ~~1500~~

1500
59. fl.



City of Chipley

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350



NOTICE OF PUBLIC HEARING

April 9, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on May 7, 2026, at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

John Duncan is requesting approval of a variance for setbacks that do not meet current code requirements.

Property Location: 5th Street
Parcel ID #: 00-1941-0001

City Code Chapter 44 — Zoning
Section 44-150 — Residential Land Use Districts

- a. Yard setback:
 - (i). Front; 30 feet.
 - (ii) Side; Ten feet.
 - (iii)Rear; 20 feet, principal building

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the development order and variance at their meeting to be held on May 12, 2026, at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Tamara Donjuan
Code Enforcement / Planning Officer

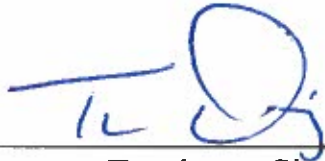
**CITY OF CHIPLEY
AFFIDAVIT OF MAILING**

April 9, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on May 7, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on May 12, 2026, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Tamara Donjuan, designated and employed by the City of Chipley, Florida, did mail the notice of a public hearings to the following:

See Exhibit A, on April 9, 2026.


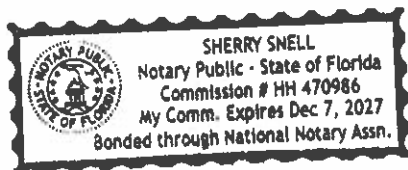


Employee Signature



Date

Sworn to and subscribed before me this 9th day of April, 2026 by Tamara Donjuan, who is personally known by me.



Signature of Notary Public

EXHIBIT A

BROCK DAVID H, BROCK PATRICIA L
791 5TH ST
CHIPLEY, FL 32428

CARTER VERDELL
% IRA CARTER
1155 PINEY GROVE RD
CHIPLEY, FL 32428

~~CITY OF CHIPLEY
PO BOX 1007
CHIPLEY, FL 32428~~

COLLINS VELMA JEAN
794 5TH ST
CHIPLEY, FL 32428

DEVITA BRITNEY M, DEVITA THELMA
809 5TH ST
CHIPLEY, FL 32428

DEVITA THELMA
805 5TH ST
CHIPLEY, FL 32428

DRUMMOND MICHAEL ALLAN, DRUMMOND
795 5TH ST
CHIPLEY, FL 32428

DUNCAN JOHN A TRUSTEE, DUNCAN G
756 DOGWOOD LN
CHIPLEY, FL 32428

ERICKSON MELISSA D, ERICKSON CLIN
PO BOX 31
BONIFAY, FL 32425

FIRST BAPTIST CH OF CHIPLEY FL
PO BOX 643
CHIPLEY, FL 32428

FIRST FEDERAL BANK OF FLORIDA
% FIRST FEDERAL BANK
4705 W US HWY 90
LAKE CITY, FL 32055

HOLLEY WILLIAM
2354 SHENANDOAH BLVD
CHIPLEY, FL 32428

LAIR JALYN, LAIR JAMES LEROY
1277 SOUTH BLVD
CHIPLEY, FL 32428

LUCAS DENNIS JAMES, LUCAS JULIE M
1273 SOUTH BLVD
CHIPLEY, FL 32428

OBSIDIAN ML 1 LLC, TOM THUMB AKA
% EG AMERICA
165 FLANDERS RD
WESTBOROUGH, MA 01581

OWENS WANDA A
1334 DEERPATH RD
CHIPLEY, FL 32428

ROSS CHERYL ANN
798 5TH ST
CHIPLEY, FL 32428

TILLMAN INVESTMENTS LLC
1621 TENNESSEE AVE
STE 100
LYNN HAVEN, FL 32444

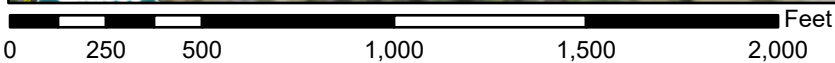
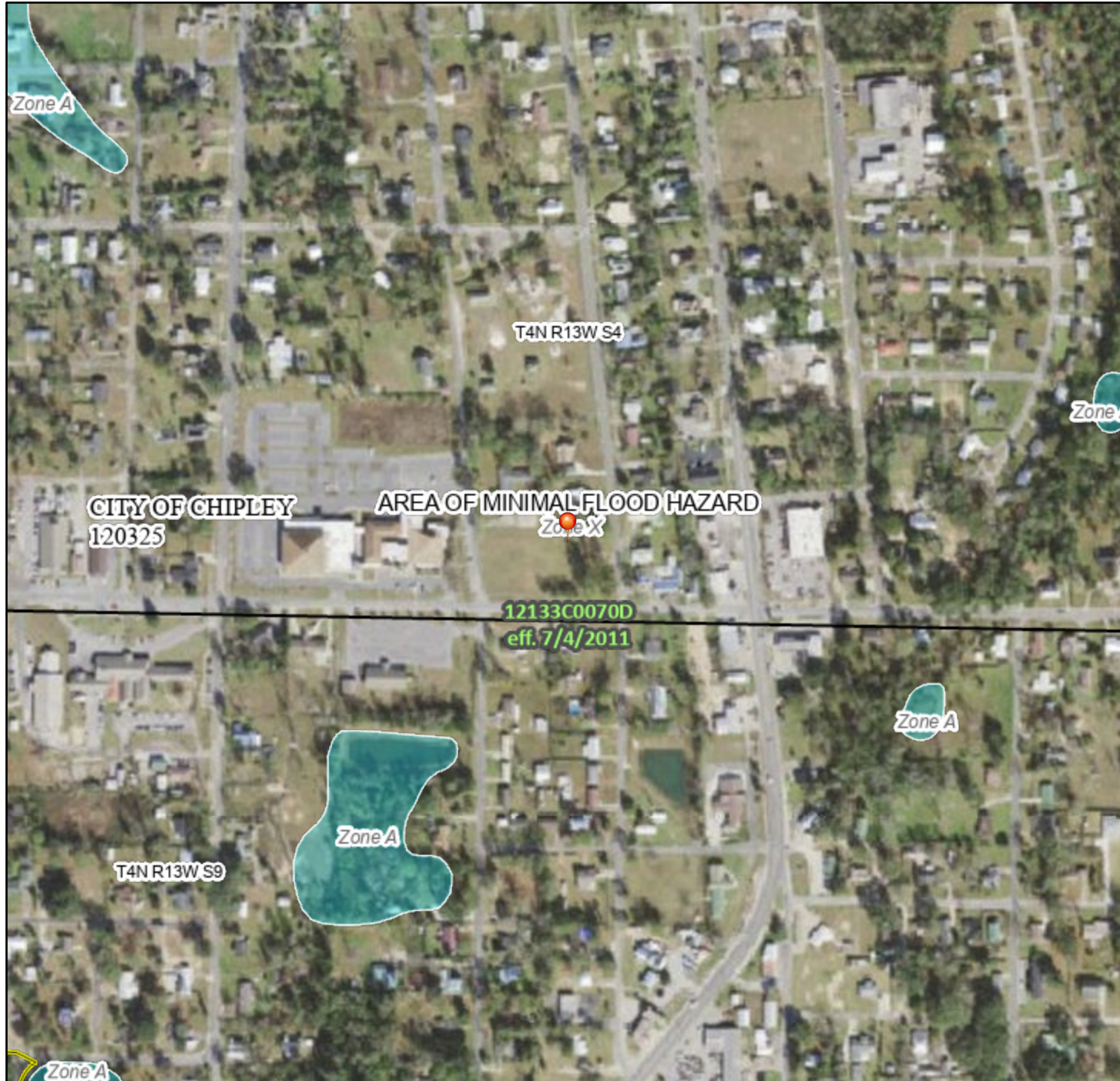
TRI-COUNTY COMMUNITY COUNCIL
INC
PO BOX 1210
BONIFAY, FL 32425

YUSUF ICE MACHINES INC
203 CLARK ST
COLUMBIA, AL 36319

National Flood Hazard Layer FIRMette



85°32'40"W 30°46'36"N



1:6,000

85°32'12"W 30°46'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
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 **4/16/2026 at 3:20 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.