

Property Feasibility Snapshot

620 NW 9th Ave, Pompano Beach, FL 33060 · Prepared September 24, 2026 · MattBeth Construction LLC

Prepared for Your Name, Your Brokerage · (954) 000-0000 · you@yourbrokerage.com

Zone AH Special Flood Hazard Area. BFE 13 ft NAVD88.	8.5 ft Mean ground elevation, NAVD88 (USGS 3DEP)	Applies NFIP 50% substantial-improvement rule
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Property

Address	620 NW 9th Ave, Pompano Beach, FL 33060
Folio	484235410290
Parcel match	Verified against Property Appraiser situs address
Year built	1951
Building area	1,008 SF adjusted
Lot area	7,364 SF
Units	2
Just building value (BCPA)	\$211,830
Zoning · OZ · CRA	RS-4 · Opportunity Zone yes · CRA yes

Flood determination

FEMA zone	AH · DFIRM 12011C
Base flood elevation	13 ft NAVD88
Ground elevation	min 8.2 · mean 8.5 · max 8.8 ft NAVD88 · -4.5 ft vs BFE
Coverage check	13 / 163 / 1081 flood polygons at 0.35 / 1 / 2.7 mi

50% rule

- The NFIP 50% substantial-improvement rule applies.
- Substantial improvement = cost of improvement at or above 50% of the structure's market value before the work. Land excluded.
- Broward Property Appraiser just building value: \$211,830. Improvement threshold at that value: \$105,915.

Code triggers to check before permitting

- NFIP 50% rule
- 25% roof rule
- FBC-EB 706.11
- FBC-EB Level 3

Full Feasibility Memo · \$249 Elevation transect and gradient, flood map exhibit, 50%-rule sensitivity table, zoning dimensional standards, permit trigger detail, 20-minute call.	Renovation Budget · \$450 Cost range for the work you want to do, from photos, plans or the inspection report and a video call. 48 hours. partners.mattbeth.com
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This determination is derived from the FEMA National Flood Hazard Layer as published through the Esri Living Atlas mirror and from USGS 3DEP elevation data. It is a desktop determination and is not a survey. It does not constitute an Elevation Certificate, a Letter of Map Amendment, or a flood insurance rate determination. Ground elevations are derived from LiDAR-based digital elevation models and carry vertical accuracy on the order of ±0.5 ft; they do not replace a spot elevation established by a Florida-licensed surveyor. Finished floor elevation has not been measured. Flood map revisions, LOMRs, and pending map changes issued after the effective date shown have not been researched. Confirm the flood zone with the local floodplain administrator before relying on this for permitting or design decisions.