



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Monday, June 15, 2026 at 3:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

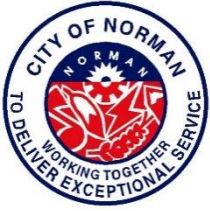
1. Approval of Minutes from the May 18, 2026 Meeting.

ACTION ITEMS

2. **Floodplain Permit Application No. 743** - This floodplain permit application is for the interior remodel of a commercial building at 600-618 West Main Street.
3. **Floodplain Permit Application No. 744** - This floodplain permit application is for the installation of a barb-wired fence around the lot located west of I-35 and south of the Lindsey Street Extension.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Monday, May 18, 2026, at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 18th day of May, 2026, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was taken. Committee members in attendance included Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Scott Sturtz, Floodplain Administrator; Tim Miles, City Engineer; Ken Danner, Subdivision Development Manager; Jane Hudson, Director of Planning; and Lora Hoggatt, Planning Services Manager. Other staff in attendance included Jason Murphy, Stormwater Program Manager; Amy Shepard, Management Analyst; Brandon Brooks, Interim Development Engineer. Diana Phan, engineer with Johnson & Associates.

MINUTES

Approval of minutes of the April 20th, 2026, meeting

Mr. Sturtz asked for corrections or comments.

Mr. Danner motioned to approve the minutes. Ms. Hudson seconded the motion. Minutes were approved with a vote of 7-0.

ACTION ITEMS

1. Floodplain Permit No. 741

Mr. Sturtz stated that the floodplain permit application is for the maintenance of a bridge on 24th Ave. SW over Merkle Creek/Normandy Creek heard at the April 20th meeting.

Mr. Sturtz stated at the meeting a concern was raised about the date on the public notices for application 741. To ensure citizens had the opportunity to attend and make comments the permit would be ratified at this meeting.

Mr. Sturtz asked if the committee would like to revisit the approved permit, had additional questions, or if there were public comments. Hearing none, Mr. Sturtz asked for a motion.

Committee Action:

Mr. Danner motioned to ratify the permit. Ms. Hudson seconded the motion. Floodplain Permit No. 741 was ratified with a vote of 7-0.

2. Floodplain Permit No. 742

Mr. Sturtz stated this is a permit application for installation of natural gas main extensions within the floodplain of unnamed tributary to the Little River near North Flood, north of Flood

Avenue and west of Franklin Road. The applicant is Oklahoma Natural Gas and the engineer is Johnson & Associates.

Mr. Murphy provided the staff report detailing the request with respect to the floodplain permit requirements and potential impacts.

Project Summary:

- Extension of natural gas line for service connections.
- Utilizing trenchless bore installation at three locations.
- No fill material will be placed in the floodplain.
- Bore pits will be outside of the floodplain.
- Boring will occur at the 10-foot depth beneath the channel.
- There will be no fill and no compensatory storage needed.
- The pipe thickness met or exceeded minimum requirements.
- Engineer-certified no rise in base flood elevation.

Mr. Murphy stated staff recommends approval of Floodplain Permit Application No. 742.

Mr. Sturtz asked for comments from the committee. Ms. Stansel asked about the history of the development for which the gas line is being extended. Staff gave history of development and the question was satisfied.

Mr. Sturtz asked for comments from the public, hearing none, he asked for a motion.

Committee Action:

Mr. Danner motioned to approve the permit. Mr. Scanlon seconded the motion. Floodplain Permit No. 742 was approved with a vote of 7-0.

MISCELLANEOUS DISCUSSION

- The June 1st meeting is anticipated to be canceled due to lack of quorum.
- All open floodplain enforcement actions have been resolved except for one that is still working to obtain compliance.
- Mr. Sturtz spoke about an update to the Zoning regulations and asked the committee to communicate any changes to Mr. Murphy as part of the update project. He also stated any proposed changes will come before the committee for consideration.

ADJOURNMENT

Ms. Stansel motioned to adjourn. Ms. Hoggatt seconded the motion. The motion to adjourn passed 7-0. Mr. Sturtz adjourned the meeting at 3:42 p.m.

Passed and approved this _____ day of _____, 2026

City of Norman Floodplain Administrator, Scott Sturtz

PERMIT NO. 743

DATE: 6/15/2026

STAFF REPORT

ITEM: Floodplain Permit Application for interior renovation of an existing commercial building located within the regulatory floodway at 600 W. Main Street.

APPLICANT: Becca Vermelis

ENGINEER: Urban James Engineering – Uwem J. Ekpenyong, P.E.

BACKGROUND

The applicant requests approval of a floodplain permit to allow interior renovations to an existing commercial building located at 600 W. Main Street, at the southwest corner of Main Street and Lahoma Avenue. The property is located within a FEMA-designated regulatory floodway.

The proposed work consists of interior tenant space renovations to prepare the building for future occupancy. Renovations include removal of select non-structural, non-load-bearing interior partition walls and restoration of commercial spaces to a white-box condition for future tenants. No changes are proposed to the building footprint, finished floor elevation, exterior walls, structural framing, site grading, or floodplain storage volume. The estimated cost of the proposed improvements is approximately \$175,000.

STAFF ANALYSIS

- The subject property is an existing commercial structure located within the mapped regulatory floodway. The proposed development consists entirely of interior modifications and does not include any expansion of the building footprint, placement of fill, excavation, grading, floodplain alteration, or modifications to the adjacent floodway.
- The applicant provided a Flood Zone Statement prepared by Urban James Engineering. The engineer reviewed the proposed renovations and determined that the removal of interior non-load-bearing partitions will not alter the finished floor elevation, building footprint, or available flood storage volume within the floodway. The engineer concluded that the proposed work will not adversely affect flood conveyance or flood storage capacity.
- Staff also reviewed the proposed improvements for compliance with the City's cumulative substantial improvement requirements. Based on the applicant's estimated construction cost of \$175,000 and the Cleveland County Assessor's improvement value of \$912,779 for the structure, the proposed work represents approximately 19.2 percent of the building value. Staff reviewed available records and found no evidence that cumulative improvements within the applicable tracking period would cause the structure to exceed the fifty percent (50%) substantial improvement threshold.

Proposed Development Characteristics

- Interior renovation of existing commercial tenant spaces
- Removal of non-structural, non-load-bearing partition walls
- No increase in building footprint
- No increase in finished floor elevation
- No fill placement or grading within the floodplain
- No watercourse alteration proposed
- No impact to flood storage volume or floodway conveyance capacity

APPLICABLE ORDINANCE SECTIONS (36-533)

(e)(2) – General Standards for New Construction and Substantial Improvements

(e)(2)(a) – Floodplain modification and fill restrictions

(e)(2)(e) – Compensatory Storage

(f)(3)(8) – No-rise condition requirements

DETAILED ORDINANCE ANALYSIS

(e)(2) – General Standards for New Construction and Substantial Improvements

Pursuant to the definitions of "Cumulative Cost" and "Substantial Improvement" contained in Section 36-533(c), staff evaluated the proposed project to determine whether the cumulative cost of improvements during the immediate past ten-year period equals or exceeds fifty percent (50%) of the market value of the structure. The applicant has indicated an estimated construction cost of \$175,000. The Cleveland County Assessor lists the improvement value of the structure as \$912,779, which is presumed to be the market value for purposes of this review. Based on the information provided, the proposed improvements represent approximately 19.2 percent of the structure value. Staff reviewed available records and found no evidence that cumulative improvements during the applicable review period would cause the structure to exceed the fifty percent (50%) substantial improvement threshold. Therefore, the project is not considered a substantial improvement under Section 36-533(c).

(e)(2)(a) and (e)(2)(e) – Floodplain Fill Restrictions and Compensatory Storage

The proposed project consists solely of interior renovations to an existing commercial structure. No fill placement, grading, excavation, or modification of the floodplain is proposed.

(f)(3)(8) – No-Rise Requirement

Engineer provided a No-Rise Certification.

RECOMMENDATION

Staff recommends approval of floodplain permit application #743.



City of Norman

Floodplain Permit Application

Floodplain Permit No. 743

Building Permit No. _____

Date 5/21/26

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.

10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: Becca Vermelis ADDRESS: 743 Terrace Pl. Norman, OK 73069
 TELEPHONE: (405) 623-3959 SIGNATURE: Becca Vermelis

Contractor/
 BUILDER: Imants Vermelis ADDRESS: 743 Terrace Pl. Norman, OK 73069
 TELEPHONE: (405) 323-7411 SIGNATURE: [Signature]

ENGINEER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

600-614 W. Main Street. SW corner of Main & Lakoma.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

- ACTIVITY STRUCTURE TYPE
New Structure Residential (1-4 Family)
Addition Residential (More than 4 Family)
Alteration Non-Residential (Flood proofing? Yes)
Relocation Combined Use (Residential & Commercial)
Demolition Manufactured (Mobile) Home
Replacement In Manufactured Home Park? Yes

ESTIMATED COST OF PROJECT \$175,000 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
Excavation (Beyond the minimum for Structural Development)
Watercourse Alteration (Including Dredging and Channel Modifications)
Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Returning commercial spaces back to whitebox for new tenants.
Removing some non-structural, non-loadbearing walls (see diagram).

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: 0280J, Dated: 1/15/2021

The Proposed Development:


Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).

Is located in a Special Flood Hazard Area.

The proposed development is located in a floodway.

100-Year flood elevation at the site is 1157.4 Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 5/26/2020

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) **Is**; (B) **Is Not** in conformance with provisions of Norman’s City Code Chapter 36, Section 533. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: Yes No
Hearing date: _____

Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.



Wednesday, May 21, 2026

Becca Vermelis
743 Terrace Pl
Norman, OK 73069

Subject:
Flood Zone Statement
600 W. Main St
Norman, OK 73069

Dear Becca Vermelis,

This letter concerns the repairs and renovations to the property located at 600 W. Main, Norman Oklahoma.

Based on our discussions at the property, the general purpose of the repairs and renovation is to remove non-load bearing partitions in preparation of leasing the existing spaces. From my review, the finished floor elevation and the footprint of the property will not be changed by these repairs. However, the property is on a FEMA Floodway. Accordingly, the City of Norman has requested that an engineer review the plans for renovation and issue a statement regarding the impact to the current available flood volumes in the flood zone.

While the elevation of the finished floor of the property is unknown; the elevation will not change relative to the FEMA Base Flood Elevation. Thus, my conclusion is that the removal of interior partitions will not have an adverse effect (i.e. decrease) the current available flood volume within the floodway.

If you have any questions regarding my conclusion, please contact me directly.

Kind regards,

Uwem J. Ekpenyong P.E.
(405) 243-0672
uwem@urbanjames.us
Urban James Engineering

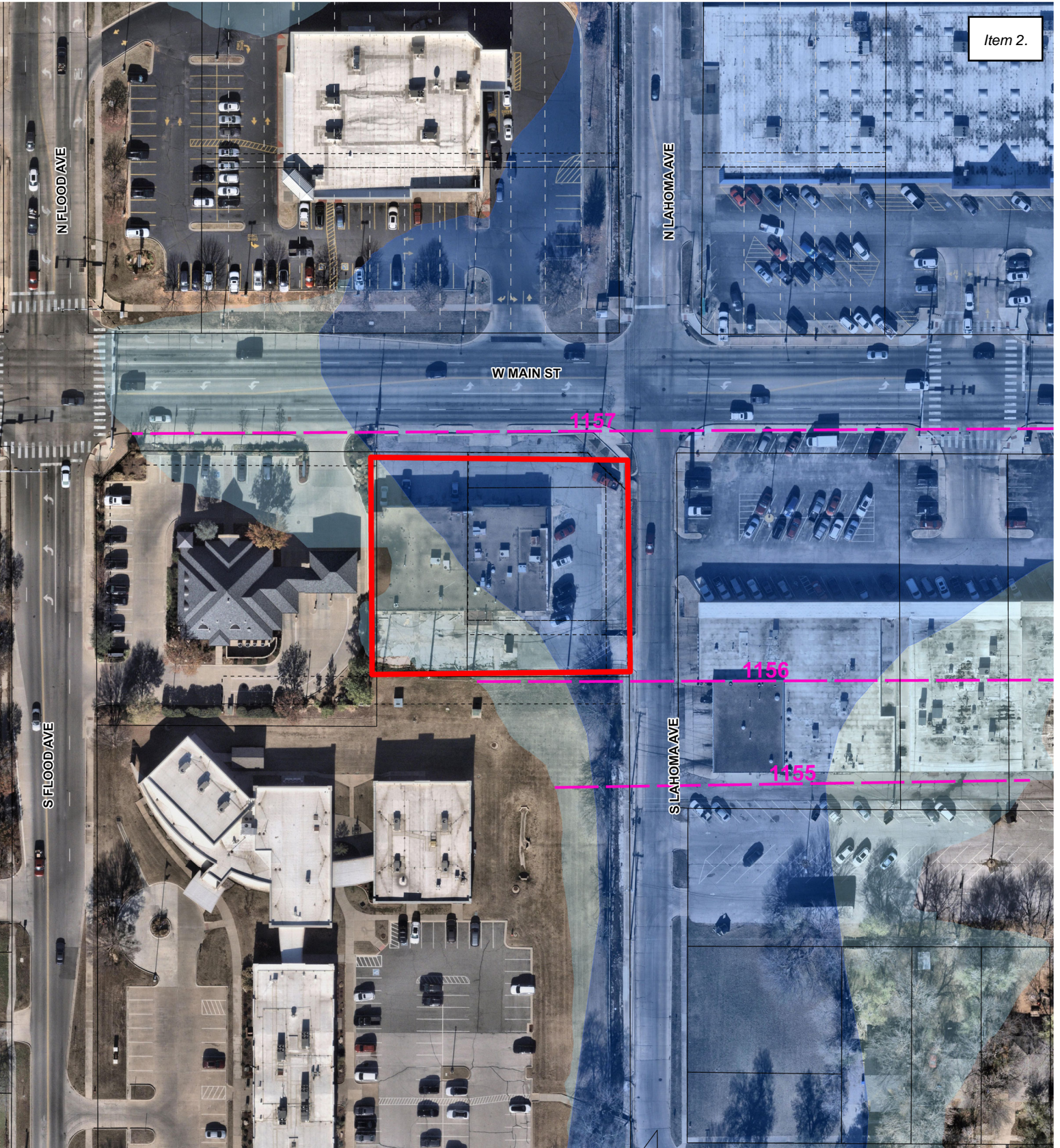


Be advised that my recommendations are based on limited visual observations only. No physical testing was performed, and no calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements. The building structure was not investigated for structural damage or improper construction or inadequate design, except as noted. Not all conditions were observed. Nor was the building evaluated beyond the scope indicated in the project understanding. The acceptance of the report or payment for services indicates an agreement to limit the liability of Urban James Engineering to the extent of the fee paid for service.

Urban James Engineering
Structures & Consultation
505 Jean Marie Dr.
Norman, OK 73069

Flood Zone Statement
600 W. Main St
Norman, OK 73069
Page 1 of 1

Item 2.



600-618 West Main Street

- Legend**
- Street Labels (<1:10,000)
 - Lot Line
 - Easement
 - Parcel
 - BFE 2021
- Flood Hazard Zone (2021)**
- 1% Chance Floodplain
 - Floodway

618 W Main St

Norman, Oklahoma

Google Street View

Oct 2025 See more dates

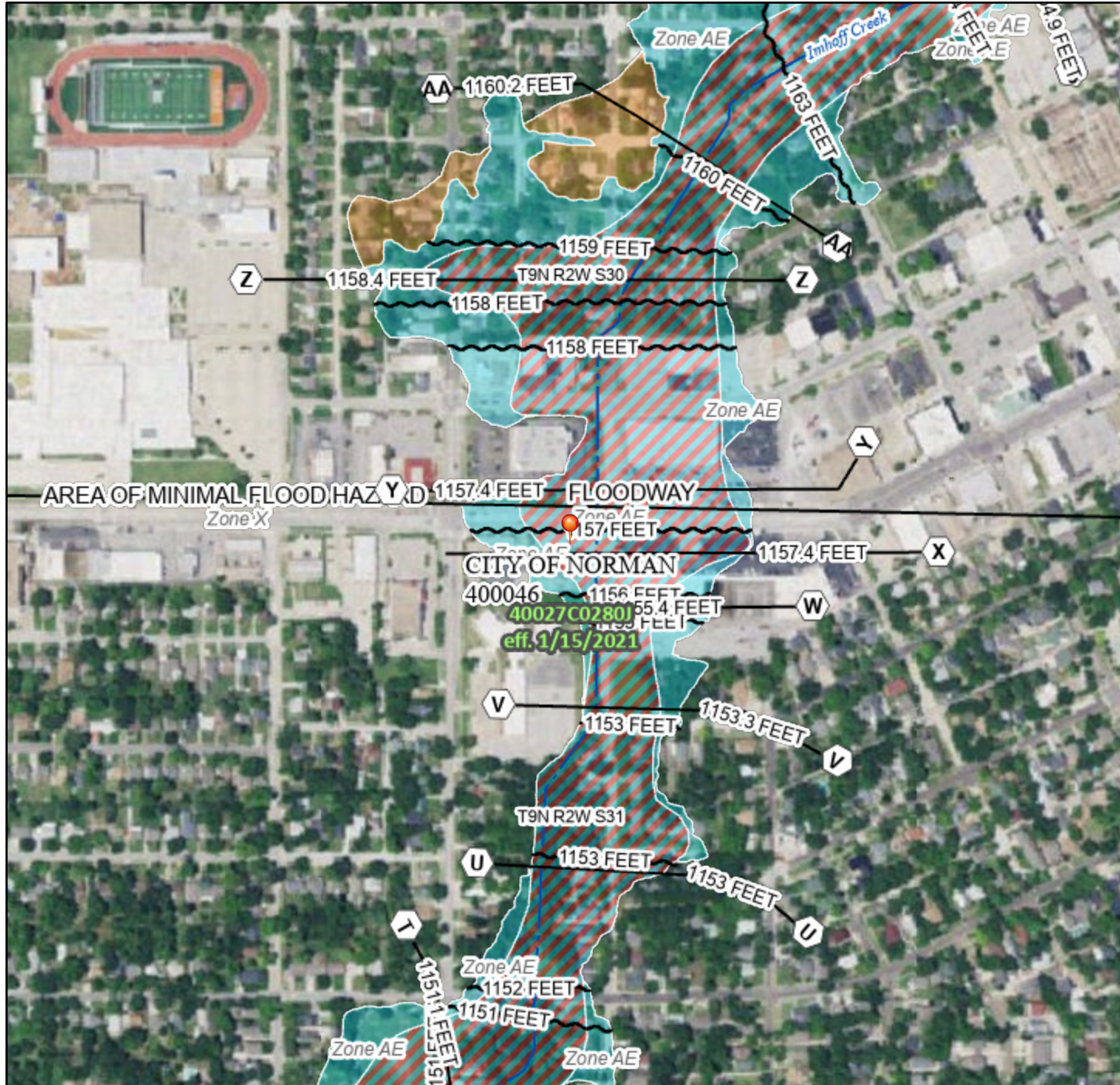
Item 2.



National Flood Hazard Layer FIRMMette



97°27'26"W 35°13'20"N



Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM METTE

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 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 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 | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 5/22/2026 at 2:05 AM 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 identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

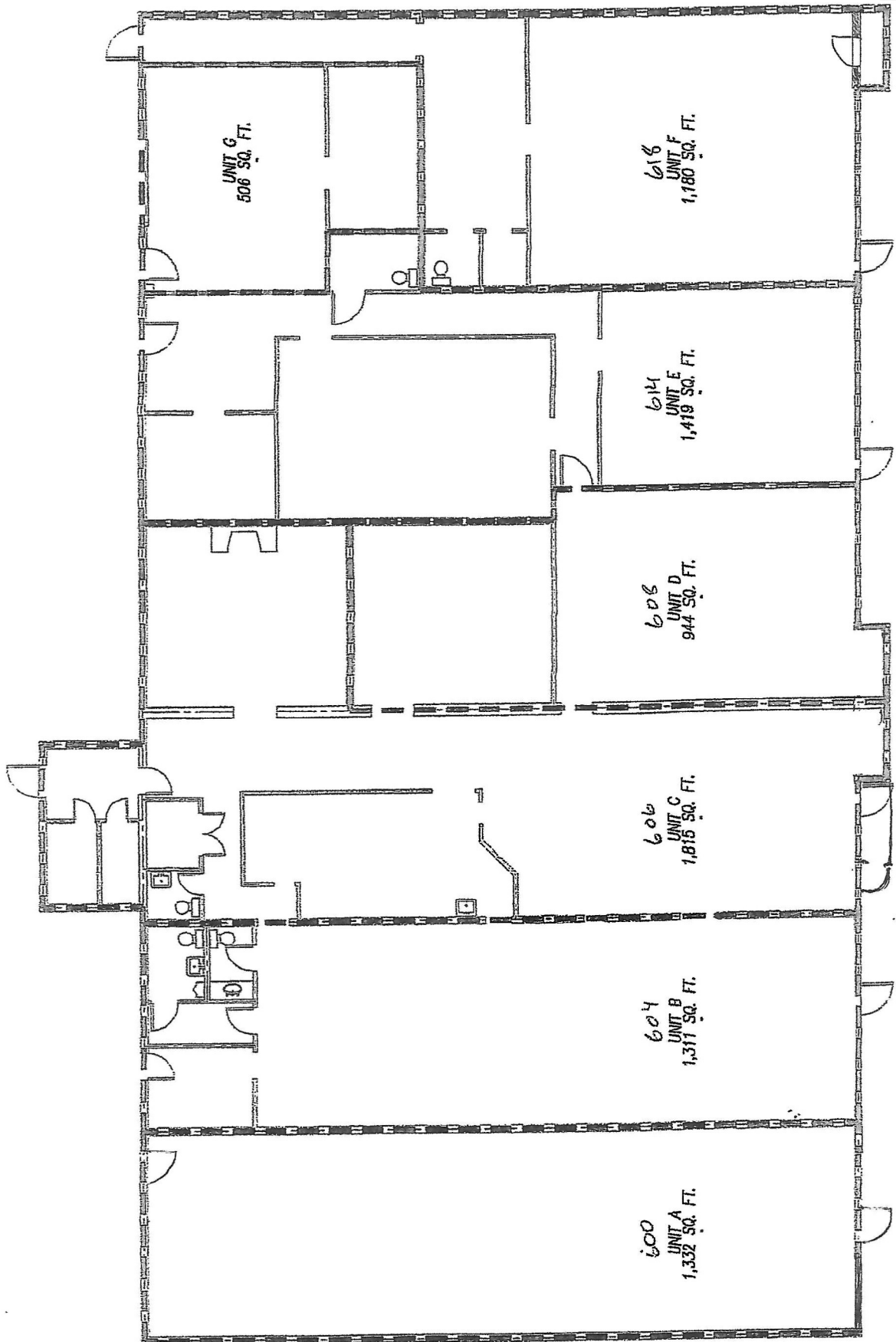
0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°26'48"W 35°12'51"N

Basemap Imagery Source: USGS National Map 2023

current

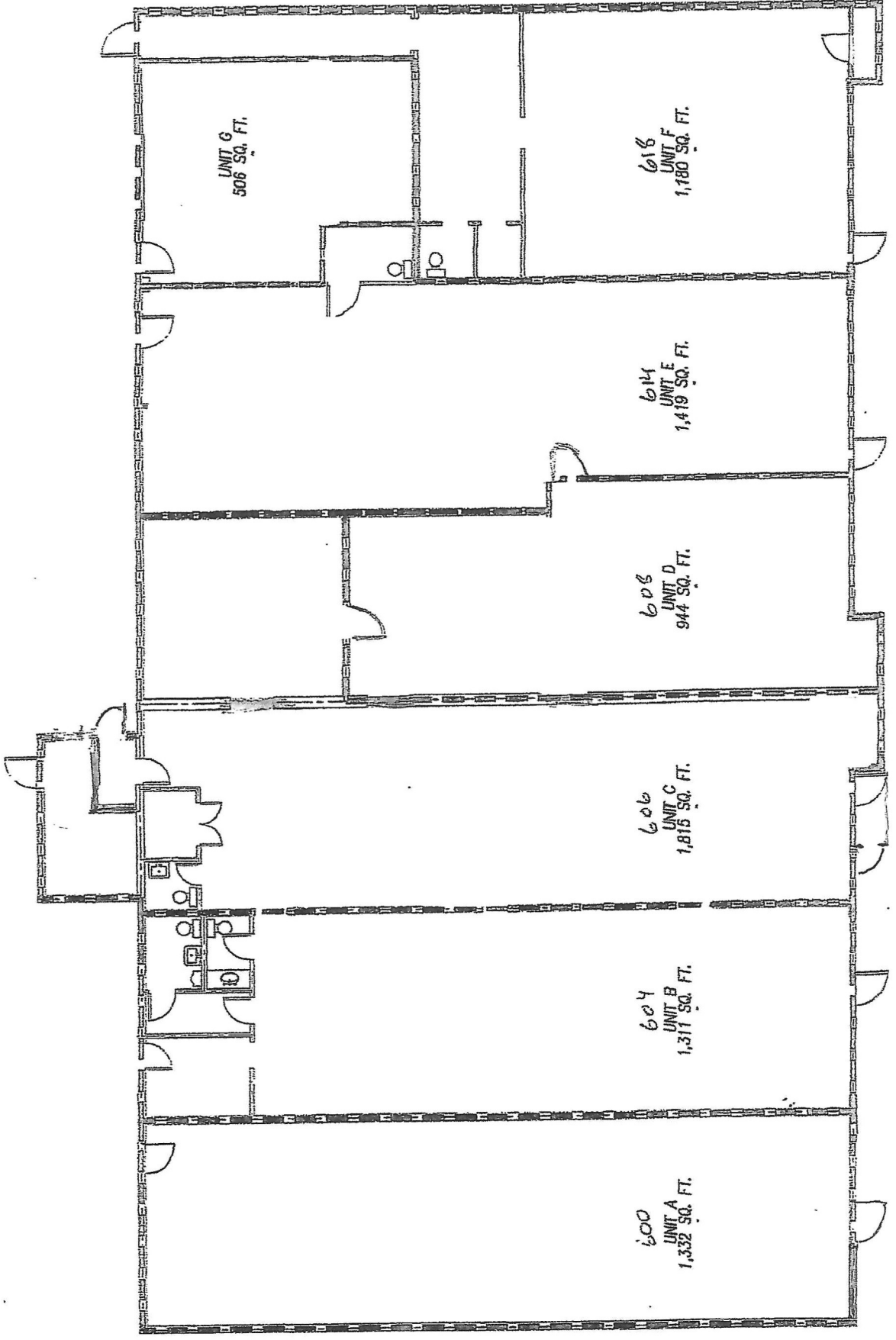
8507
sq. ft.



Item 2.

8507
sq ft

proposed





Cleveland County Oklahoma Assessor's Office

Account #: 23130 / Parcel ID: NCT3 9 2W
31016
614 W MAIN ST, Unit 618

CURRENT PEDIGO, EARL A-REV TRT
600 W Main ST
Norman OK 73069-7063

Current Market Value
\$687,005

KEY INFORMATION

| | | | |
|-------------------|--|-----------------|---------------------|
| Tax Year | 2026 | | |
| Land Size | 0.31000 | Land Units | AC |
| Class | Rural Commercial Land | School District | NORMAN TIF 3 |
| Section | 31 | Township | 9 |
| Range | 2W | Account Type | Commercial |
| Legal Description | 31-9-2W .31 AC PRT NW/4 BEG 594' W NE/C NW/4 W 66' S 210' E 66' N 210' TO BEG | | |
| Mailing Address | PEDIGO, EARL A-REV TRT, 600 W Main ST, Norman, 73069-7063, 73069-7063 | | |

ASSESSMENT DETAILS

| | |
|---|------------------|
| Land Value | \$182,299 |
| Improvement Value | \$499,184 |
| Market Value | \$687,005 |
| Taxable Value | \$250,073 |
| Gross Assessed Value | \$30,008 |
| Exemptions | \$0 |
| Net Assessed Value | \$30,008 |
| View Taxes for R0023130 | |

RESIDENTIAL

RESIDENTIAL BUILDING (1)

| Type | 0353 | Description | Retail Store | Quality | Average |
|----------------------|-------------|---------------------|-----------------|---------------------|---------|
| Stories | 1.0 | Condition | Average | Year Built | 1973 |
| Interior | - | Exterior Walls | Mas. Face Brick | Full Baths | 0 |
| Additional Full Bath | 0 | Half Baths | 0 | Three Quarter Baths | 0 |
| Total Bathrooms | 0.00 | Roof Type | Flat | Bedrooms | - |
| Roof Cover | DuroLast | Foundation | Concrete Slab | Floor Cover | - |
| Cooling | Central H/A | Total Finished Area | 4,403 | | |

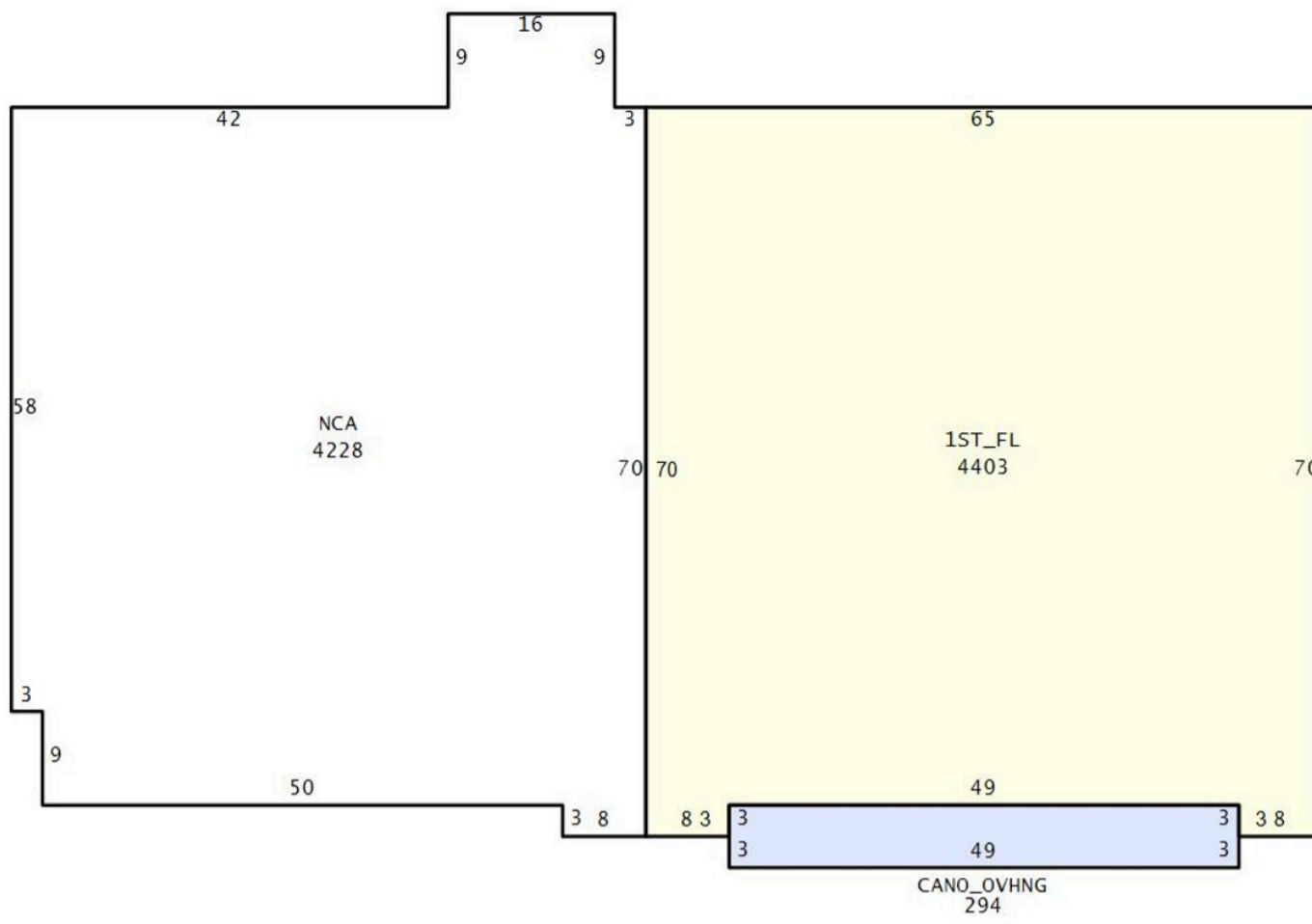
SALES

| SALE DATE | SALE PRICE | DEED BOOK | DEED PAGE | GRANTOR | GRANTEE | DEED TYPE |
|---------------------|------------|-----------|-----------|---------|---------|-----------|
| No items to display | | | | | | |

LAND

| UNIT CODE | DESCRIPTION | USE CODE | ACRES / LOTS | USE VALUE |
|-----------|-------------|------------|--------------|-----------|
| SF | Square Feet | Commercial | 13503.60000 | \$182,299 |





Data last updated: 05/21/2026

PERMIT NO. 744

DATE: 6/15/2026

STAFF REPORT

ITEM: Floodplain Permit Application for installation of agricultural barbed-wire fencing within the regulatory floodway west of Interstate 35 and south of West Lindsey Street.

APPLICANT: Bob Moore Farms North, LLC

ENGINEER: SRB – Justin Smith, P.E.

BACKGROUND

The applicant requests approval of a floodplain permit to install agricultural barbed-wire fencing on property owned by Bob Moore Farms North, LLC, located west of Interstate 35 and south of West Lindsey Street within the Canadian River floodplain and regulatory floodway.

The proposed project consists of installation of barbed-wire fencing and associated no-trespassing signage along portions of the property boundary as depicted on the submitted exhibits. The fencing will be constructed generally parallel to the direction of flood flows and will not cross the active channel of the Canadian River. The applicant has indicated that no fill placement is proposed and that the project will result in no loss of flood storage volume. The estimated cost of the proposed improvements is approximately \$85,000.

STAFF ANALYSIS

- The subject property is located within the mapped regulatory floodplain and partially in the floodway associated with the Canadian River.
- The proposed development consists solely of installation of agricultural barbed-wire fencing and associated signage. No buildings, fill placement, grading, excavation, watercourse alteration, or other floodplain modifications are proposed.
- The fencing is proposed generally parallel to the direction of flood flows and will not extend across the active river channel. Because the fencing consists primarily of open wire strands supported by posts, the structure presents minimal obstruction to flood flows and is not anticipated to significantly impact flood conveyance capacity.
- The applicant provided a No-Rise Certification prepared and sealed by a Professional Engineer licensed in the State of Oklahoma. The certification concludes that installation of the proposed fencing will not result in any increase in the base flood elevation within the regulatory floodway. Supporting documentation indicates the project will not adversely affect flood conveyance characteristics.
- The proposed fencing is agricultural in nature and is consistent with open-space and agricultural uses typically allowed within floodplain and floodway areas when demonstrated to have no adverse impact on flood elevations or conveyance.

- The applicant has indicated that, in conjunction with installation of the proposed fencing, accumulated debris, trash, and other materials currently present on the property will be removed. The applicant estimates that removal activities could involve up to approximately 100 tractor-trailer loads of material. In addition, limited vegetation management activities, including brush hogging and clearing of the fence alignment, are proposed. Because the quantity and composition of existing debris cannot be accurately quantified and no fill is being placed within the floodplain, staff finds that these activities will result in either a neutral or beneficial impact on floodplain storage and conveyance characteristics. No loss of flood storage volume is anticipated.

Proposed Development Characteristics

- Installation of agricultural barbed-wire fencing
- Installation of associated no-trespassing signage
- No structures intended for human occupancy
- No fill placement
- No grading or excavation
- No watercourse alteration
- No reduction in flood storage volume
- Fencing generally oriented parallel to flood flows
- No encroachment across the active river channel

APPLICABLE ORDINANCE SECTIONS (36-533)

(e)(2)(a) – Floodplain modification and fill restrictions

(e)(2)(e) – Compensatory Storage

(e)(7) – Floodway Development Standards

(f)(3)(8) – No-rise condition requirements

DETAILED ORDINANCE ANALYSIS

(e)(2)(a) and (e)(2)(e) – Floodplain Fill Restrictions and Compensatory Storage

The applicant has indicated that no fill placement is proposed as part of the project. Rather, the project involves installation of agricultural fencing, vegetation management, and removal of accumulated debris and other materials from the site. Staff is not aware of any proposed activity that would increase floodplain fill volume or reduce floodplain storage capacity. Therefore compensatory storage is not required.

(e)(7) – General Standards for New Construction and Substantial Improvements

The proposed fencing is located within the regulatory floodway. The applicant has demonstrated that the proposed development will not adversely affect flood conveyance capacity or increase flood elevations. The fencing consists of open barbed-wire strands supported by posts and is generally aligned parallel to anticipated flood flows. No fill, buildings, or other significant encroachments are proposed within the floodway.

(f)(3)(8) – No-Rise Requirement

Engineer provided a No-Rise Certification.

RECOMMENDATION

Staff recommends approval of floodplain permit application #744.



City of Norman

Floodplain Permit Application

Floodplain Permit No. 744

Building Permit No. _____

Date 6/15/2026

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.

10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: Bob Moore Farms North LLC ADDRESS: 700 NW 5th St, #800, OKC, OK 73102

TELEPHONE: 405.702.0888 Contact Stacy Ramdas SIGNATURE: _____

BUILDER: N/A ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Justin Smith (SRB) ADDRESS: 100 NE 5th St, OKC, OK 73104

TELEPHONE: 405-840-7094 SIGNATURE: _____

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

See Exhibit 3 attached hereto. Barbed wire fencing to be installed as shown on Exhibit 3. Located West of I-35 and South of Lindsey Street/36th Ave.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

STRUCTURE TYPE

- New Structure Residential (1-4 Family)
- Addition Residential (More than 4 Family)
- Alteration Non-Residential (Flood proofing? Yes)
- Relocation Combined Use (Residential & Commercial)
- Demolition Manufactured (Mobile) Home
- Replacement In Manufactured Home Park? Yes

ESTIMATED COST OF PROJECT \$ 85,000 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
- Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Barbed wire fences will be installed with no trespass signs in approximately the areas outlined in yellow on Exhibit 3.

There will be no fencing on the creek. Net Zero fill. Fence will be parallel to water flow.

Proposed barbed wire fencing is shown on Exhibit 4.

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: 0280J, Dated: 1/15/2021

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is 1109.0 Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED: Jason Murphy DATE: 6/15/2026

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) **Is**; (B) **Is Not** in conformance with provisions of Norman’s City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: Yes No
Hearing date: _____

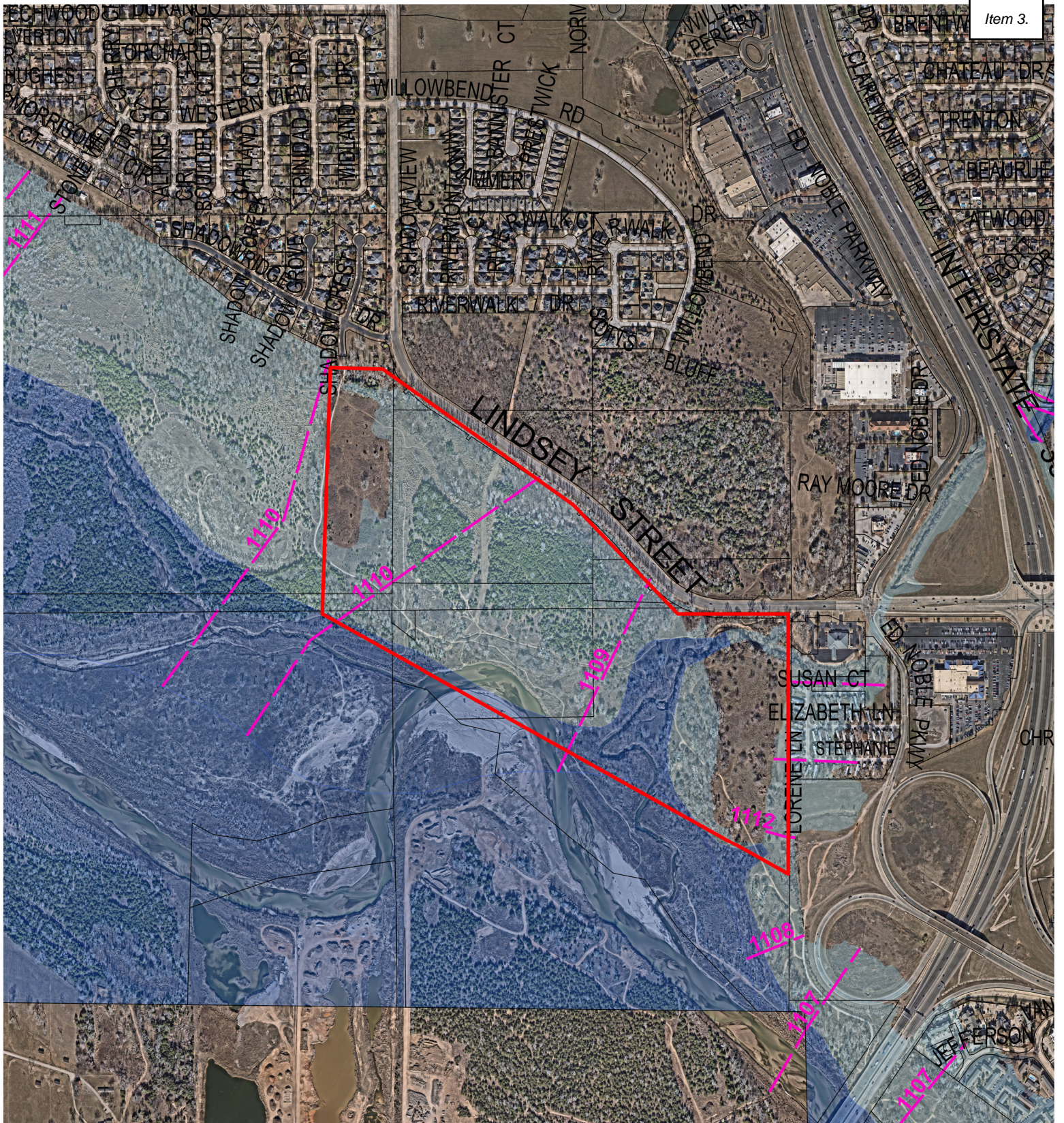
Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

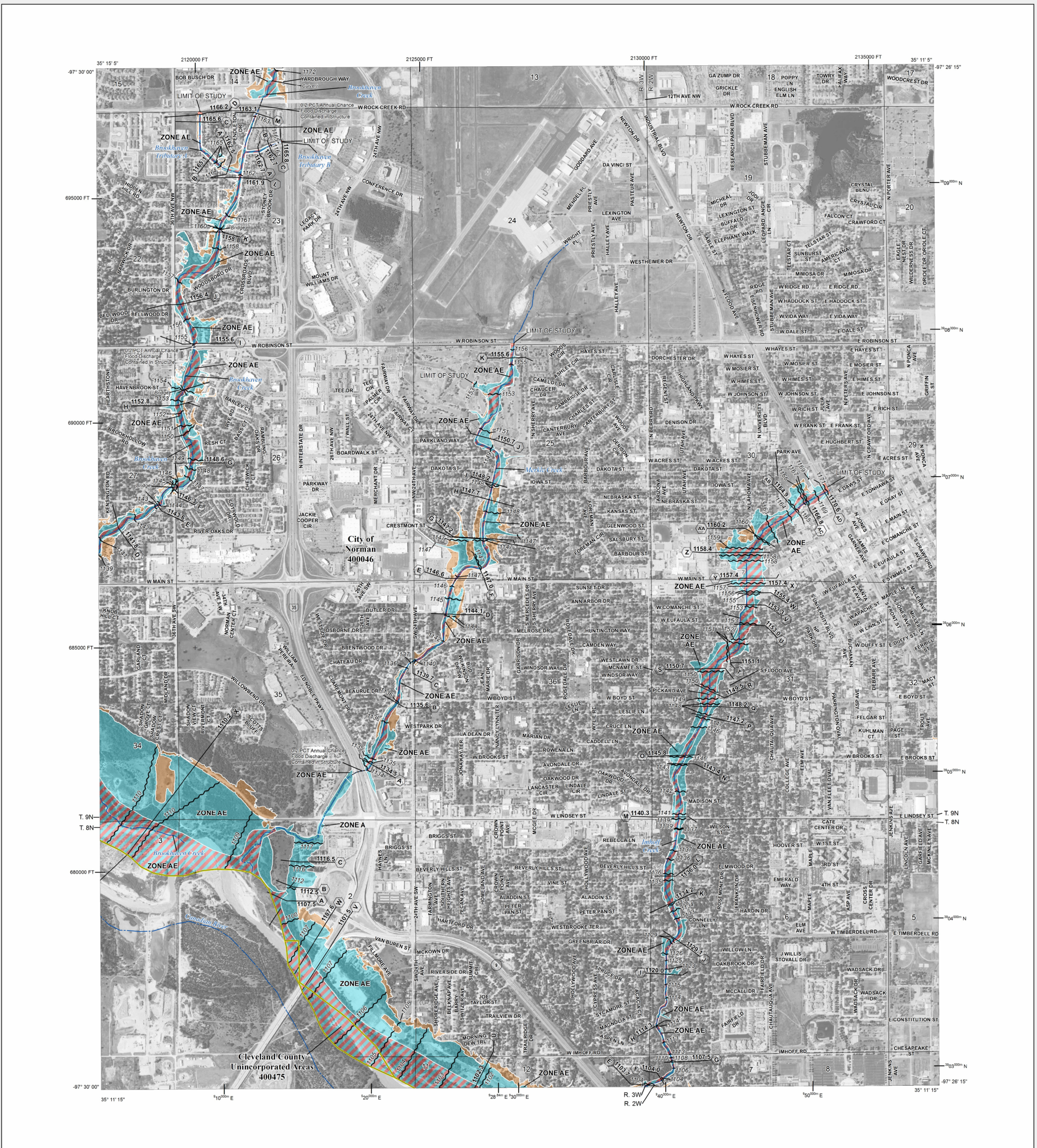
NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.



Bob Moore South Property

Legend

-  Parcel
-  BFE 2021
- Flood Hazard Zone (2021)**
 -  1% Chance Floodplain
 -  Floodway



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 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 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 OF FLOOD HAZARD**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-6277) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

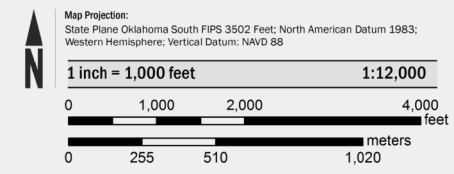
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

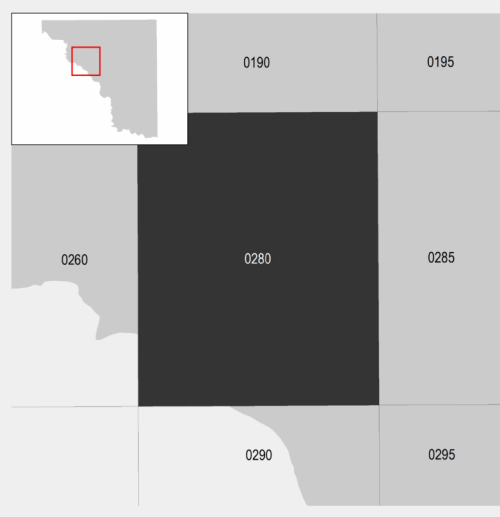
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM was provided by U.S. Census Tiger Files (2016) and by U.S. Department of Agriculture Imagery (2018).

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program
 U.S. DEPARTMENT OF COMMERCE
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
CLEVELAND COUNTY, OKLAHOMA
 and Incorporated Areas
PANEL 280 of 475

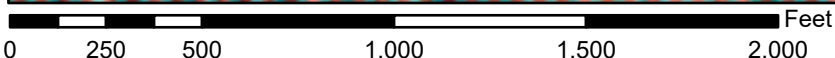
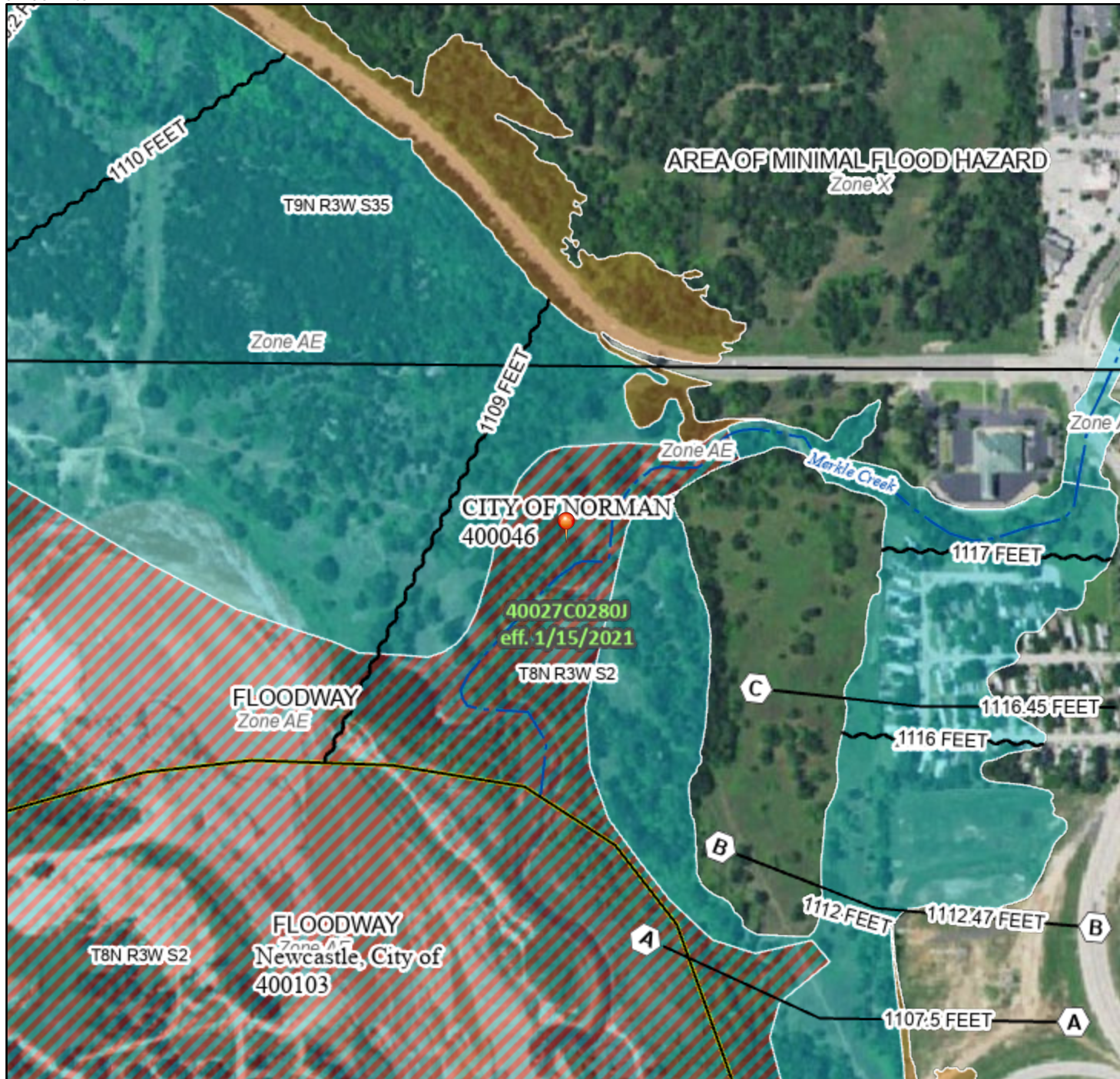
Panel Contains:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|--|--------|-------|--------|
| CLEVELAND COUNTY, UNINCORPORATED AREAS | 400475 | 0280 | J |
| NORMAN, CITY OF | 400046 | 0280 | J |

National Flood Hazard Layer FIRMette



97°29'37"W 35°12'24"N



1:6,000 97°29'37"W 35°11'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item 3.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

| | | |
|----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | 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 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 D |

| | | |
|--------------------|--|----------------------------------|
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |

| | | |
|----------------|--|---|
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Base Flood Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | 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. |

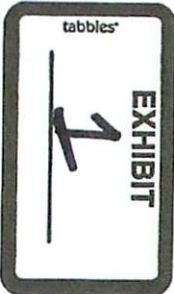
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/5/2026 at 2:15 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 identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



No
Trespass
Signs



Item 3.



EXHIBIT
2

tabbles®

34



tabbles®

EXHIBIT

3

35



ENGINEERING "NO-RISE" CERTIFICATION

Item 3.

Community: 400046 County: Oklahoma State: OK

Applicant: Jigar Desai, P.E. Date: 5/26/2026

Address: 100 NE 5th St, Oklahoma City, OK 73104

Telephone: 405-461-6787

Engineer: SRB
Address: 100 NE 5th St
Oklahoma City, OK 73104
Telephone: 405-840-7094

SITE DATA:

1. Location SW 1/4; SW 1/4; ___ ; Section 35 ; Range 3-W ; Township 9-N

Street Address: W. Lindsey Street

2. Panel(s) No. of NFIP map(s) affected: 280J

3. Type of development: Filling ___ Grading ___ Excavation ___ Minor Improv ___
Substantial-Improv ___ New Construction ___ Other X

4. Description of Development: Installing Barb Wire fence along perimeter of property.

5. Name of flooding source: Canadian River

COMMENTS: Property also lies in Sec. 34-T9N-R3W and Sec. 2-T8N-R3W that is owned
by Bob Moore Farms North, LLC.

This is to certify that I am a duly qualified engineer licensed to practice in the State of Oklahoma. It is to further certify that the attached technical data supports the fact that the proposed development described above will not create any increase to the 100-year elevations on said flooding source above at published cross sections in the Flood Insurance Study for the above community dated 01/15/202 and will not create any increase to the 100-year flood elevations at unpublished cross-section in the vicinity of the proposed development.

Name: Jigar Desai, P.E.

Signature: Jigar Desai Date: 5/26/2026

Title: Project Engineer License No.: 33152



05/26/2026