Federal Emergency Management Agency

Washington, D.C. 20472

JUL 2 9 1998

Mr. Burt Aaronson, Chairman
Palm Beach County Board of Commissioners
Palm Beach County Governmental Center
301 North Olive, Room 1201
West Palm Beach, Florida 33401

IN REPLY REFER TO:
Case No.: 98-04-1046A
Community: Palm Beach County, Florida
(Unincorporated Areas)
Community No.: 120192
Map Panel Affected: 0240 B
Map Effective Date: October 15, 1982

218-65-RS

Dear Mr. Aaronson:

We reviewed a request dated February 20, 1998, from [redacted] of Glens Condominium Association, for a Letter of Map Revision (LOMR). All information required for this request was received on June 15, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that portions of the property described below are located in the Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, Buildings 1-3 and the Office/Pool Building on the property are not in the SFHA. This property was elevated by the placement of fill.

Property Description:	The Glens - A condominium, being part of Tract 45, Boca Del Mar No. 3, as shown on a Plat recorded in Book 30, Pages 83 and 84, in the Public Records of Palm Beach County
Street Address:	6320, 6420, 6520, and 6620 Boca Del Mar Drive

This letter revises the above-referenced NFIP map to remove Buildings 1-3 and The Office/Pool Building from the SFHA. Buildings 1-3 and The Office/Pool Building are now located in Zone B. Flood insurance coverage for Buildings 1-3 and The Office/Pool Building may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

This determination is based on the flood data presently available. However, we are currently revising the NFIP maps for the Palm Beach County, Florida (Unincorporated Areas) as part of the countywide study for Palm Beach County, Florida and its incorporated areas. New flood data could be generated that may affect this property. When the new NFIP maps are issued, they will supersede this letter. The Federal requirement for purchasing flood insurance will then be based on the newly-issued NFIP maps.

An additional enclosed document provides information about LOMRs. If you have any questions about this letter, please contact Ms. Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: State Coordinator (w/o enclosures)
Region (w/o enclosures)
Community Map Repository
[redacted]