Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FORT MYERS, LEE COUNTY, FLORIDA	Lots 18 through 37, Colonial Country Club, Parcel 107, as shown on the Plat recorded as Instrument No. 6578315, in Plat Book 80, Pages 58 and 59, in the Office of the Clerk of Circuit Court, Lee County, Florida
	COMMUNITY NO.: 125106	
AFFECTED MAP PANEL	NUMBER: 12071C0431F	
	DATE: 8/28/2008	
FLOODING SOURCE: SIX MILE CYPRESS SLOUGH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.597, -81.785 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
20	--	Colonial Country Club, Parcel 107	9511 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
26	--	Colonial Country Club, Parcel 107	9525 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet
27	--	Colonial Country Club, Parcel 107	9527 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet
28	--	Colonial Country Club, Parcel 107	9529 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet
29	--	Colonial Country Club, Parcel 107	9531 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet
36	--	Colonial Country Club, Parcel 107	9547 Hemingway Lane	Property	X (shaded)	21.4 feet	--	21.4 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 6 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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FLOODING SOURCE: SIX MILE CYPRESS SLOUGH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.597, -81.785 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
18	--	Colonial Country Club, Parcel 107	9507 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.9 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
19	--	Colonial Country Club, Parcel 107	9509 Hemingway Lane	Structure	X (unshaded)	21.4 feet	23.1 feet	--
21	--	Colonial Country Club, Parcel 107	9513 Hemingway Lane	Structure	X (unshaded)	21.4 feet	23.0 feet	--
22	--	Colonial Country Club, Parcel 107	9517 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.5 feet	--
23	--	Colonial Country Club, Parcel 107	9519 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.7 feet	--
24	--	Colonial Country Club, Parcel 107	9521 Hemingway Lane	Structure	X (unshaded)	21.4 feet	23.0 feet	--
25	--	Colonial Country Club, Parcel 107	9523 Hemingway Lane	Structure	X (unshaded)	21.4 feet	23.0 feet	--
30	--	Colonial Country Club, Parcel 107	9533 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.9 feet	--
31	--	Colonial Country Club, Parcel 107	9535 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.9 feet	--
32	--	Colonial Country Club, Parcel 107	9537 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.7 feet	--
33	--	Colonial Country Club, Parcel 107	9539 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.7 feet	--

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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34	--	Colonial Country Club, Parcel 107	9543 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.5 feet	--
35	--	Colonial Country Club, Parcel 107	9545 Hemingway Lane	Structure	X (unshaded)	21.4 feet	22.8 feet	--
37	--	Colonial Country Club, Parcel 107	9549 Hemingway Lane	Structure	X (unshaded)	21.4 feet	23.2 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 14 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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