Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FORT MYERS, LEE COUNTY, FLORIDA	All of Lots 43 through 77, 168 through 178, and 212 through 218; a portion of Lots 30 through 42, 166, 167, 204 through 211, 219 through 232 and 235 through 246, Castalina Phase 2, as shown on the Plat recorded as Instrument No. 2014000095119, in the Office of the Clerk of Circuit Court, Lee County, Florida
	COMMUNITY NO.: 125106	The portion of property is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 12071C0427G	
	DATE: 12/7/2018	
FLOODING SOURCE: PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.599643, -81.837291 SOURCE OF LAT & LONG: LOMA LOGIC 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)
--	--	Castalina Phase 2	--	Portion of Property (5.01 Ac.)	X (shaded)	--	--	17.5 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.)

LEGAL PROPERTY DESCRIPTION
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 Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of 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 amends 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

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LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 30 through 42 (2.21 Acres): BEGINNING at the Northwest corner of said Lot 30 run N88°59'05"E along the Northerly line of said Lot 30 for 140.52 feet; thence run S01°00'55"E for 660.60 feet to an intersection with the Southerly line of said Lot 42; thence run S88°59'05"W along said Southerly line for 140.50 feet to an intersection with the Easterly line of Tract "R" of said record plat of "CASTALINA PHASE 2"; thence run along said Easterly line the following four (4) courses: N01°00'55"W for 425.52 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 172.50 feet (delta 38°03'54") (chord bearing N20°02'52"W) (chord 112.51 feet) for 114.60 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 20.00 feet (delta 76°07'49") (chord bearing N01°00'55"W) (chord 24.66 feet) for 26.57 feet to a point of reverse curvature and Northerly along an arc of a curve to the left of radius 172.50 feet (delta 37°18'13") (chord bearing N18°23'53"E) (chord 110.34 feet) for 112.31 to the POINT OF BEGINNING

Lots 166 and 167 (0.32 Acres): BEGINNING at the Northeast corner of said Lot 166 run along the Westerly line of Tract "R" of said record plat of the following two (2) courses: S01°00'55"E for 5.72 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 127.50 feet (delta 20°25'13") (chord bearing S09°11'41"W) (chord 45.20 feet) for 45.44 feet to the Northeast corner of Tract "O-6" of said record plat; thence run along the Northerly and Westerly line of said Tract "O-6" the following two (2) courses: S88°59'05"W for 142.81 feet and S01°00'55"E for 83.02 feet to the Southeast corner of said Lot 167; thence run along the Southerly and Westerly line of said Lot 167 the following two (2) courses: S88°59'05"W for 50.20 feet and N01°00'55"W for 125.50 feet; thence run N88°59'05"E for 25.52 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 50.00 feet (delta 32°15'11") (chord bearing N72°51'29"E) (chord 27.78 feet) for 28.15 feet to an intersection with the Northerly line of said Lot 166; thence run N88°59'05"E along said Northerly line for 148.82 feet to the POINT OF BEGINNING

Lots 204-211, Lots 219-232 and Lots 235-246 (5.01 Acres): BEGINNING at the Northeast corner of said Lot 246 run along the Westerly and Southerly line of Tract "O-7" of said record plat of "CASTALINA PHASE 2" the following two (2) courses: S01°00'55"E for 30.59 feet and N88°59'05"E for 146.13 feet to a point on a non-tangent curve and an intersection with the Westerly line of Tract "R" of said record plat of "CASTALINA PHASE 2"; thence run along said Westerly line the following two (2) courses: Southerly along an arc of a curve to the right of radius 127.50 feet (delta 15°35'51") (chord bearing S08°48'51"E) (chord 34.60 feet) for 34.71 feet to a point of tangency and S01°00'55"E for 66.12 feet to the Northeast corner of said Lot 206; thence run S88°59'05"W along the Northerly line of said Lot 206 for 5.00 feet; thence run S01°00'55"E for 108.40 feet to an intersection with the Southerly line of said Lot 207; thence run N88°59'05"E along said Southerly line for 5.00 feet to the Southeast corner of said Lot 207 and an intersection with said Westerly line of said Tract "R"; thence run along the Westerly and Northerly line of said Tract "R" the following four (4) courses: S01°00'55"E for 161.86 feet to a point of curvature; Southwesterly along an arc of a curve to the right of radius 20.00 feet (delta 89°41'58") (chord bearing S43°50'04"W) (chord 28.21 feet) for 31.31 feet to a point of tangency; S88°41'03"W

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

for 42.52 feet to a point of reverse curvature and Westerly along an arc of a curve to the left of radius 574.50 feet (delta 12°02'33") (chord bearing S82°39'46"W) (chord 120.53 feet) for 120.75 feet to the Southwest corner of said Lot 211; thence run N13°21'30"W along a radial line and along the Westerly line of said Lot 211 for 127.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the right of radius 701.50 feet (delta 03°27'21") (chord bearing N78°22'11"E) (chord 42.31 feet) for 42.31 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 81°06'46") (chord bearing N39°32'28"E) (chord 65.02 feet) for 70.78 feet to a point of tangency; thence run N01°00'55"W for 77.99 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing N46°00'55"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S88°59'05"W for 584.62 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 90°01'52") (chord bearing S43°58'09"W) (chord 56.58 feet) for 62.85 feet to a point of tangency; thence run S01°02'47"E for 235.72 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 75.00 feet (delta 76°13'44") (chord bearing S39°09'39"E) (chord 92.59 feet) for 99.78 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 308.50 feet (delta 15°44'27") (chord bearing S85°08'45"E) (chord 84.49 feet) for 84.75 feet to an intersection with the Easterly line of said Lot 219; thence run S03°31'00"W along said Easterly line for 127.59 feet to an intersection with the Northerly line of Tract “R-1” of the record plat of “CASTALINA”, recorded in Instrument No. 2018000043406, of the Public Records of Lee County, Florida; thence run along the Northerly and Easterly line of said Tract “R-1” the following four (4) courses: Westerly along an arc of a curve to the right of radius 435.50 feet (delta 19°26'51") (chord bearing N81°22'57"W) (chord 147.11 feet) for 147.82 feet to a point of tangency; N71°39'31"W for 70.41 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 67.50 feet (delta 70°36'44") (chord bearing N36°21'09"W) (chord 78.02 feet) for 83.19 feet to a point of tangency and N01°02'47"W for 411.23 feet to the Northwest corner of said Lot 232; thence run N88°57'13"E along the Northerly line of said Lot 232 for 156.44 feet to an intersection with the Westerly line of said Lot 235; thence run N01°00'55"W along said Westerly line for 86.97 feet to an intersection with the Southerly line of said Tract “R”; thence run N88°59'05"E along said Southerly line for 618.40 feet to the POINT OF BEGINNING

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)
166 & 167	--	Castalina Phase 2	--	Portion of Property (0.32 Ac.)	X (shaded)	--	--	17.5 feet
30-42	--	Castalina Phase 2	--	Portion of Property (2.21 Ac.)	X (shaded)	--	--	17.5 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 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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COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FORT MYERS, LEE COUNTY, FLORIDA	All of Lots 43 through 77, 168 through 178, and 212 through 218; a portion of Lots 30 through 42, 166, 167, 204 through 211, 219 through 232 and 235 through 246, Castalina Phase 2, as shown on the Plat recorded as Instrument No. 2014000095119, in the Office of the Clerk of Circuit Court, Lee County, Florida
	COMMUNITY NO.: 125106	The portion of property is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 12071C0427G	
	DATE: 12/7/2018	
FLOODING SOURCE: PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.599643, -81.837291 SOURCE OF LAT & LONG: LOMA LOGIC 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)
168-178	--	Castalina Phase 2	--	Property	X (shaded)	--	--	17.5 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.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment 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 amends 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 30 through 42 (2.21 Acres): BEGINNING at the Northwest corner of said Lot 30 run N88°59'05"E along the Northerly line of said Lot 30 for 140.52 feet; thence run S01°00'55"E for 660.60 feet to an intersection with the Southerly line of said Lot 42; thence run S88°59'05"W along said Southerly line for 140.50 feet to an intersection with the Easterly line of Tract "R" of said record plat of "CASTALINA PHASE 2"; thence run along said Easterly line the following four (4) courses: N01°00'55"W for 425.52 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 172.50 feet (delta 38°03'54") (chord bearing N20°02'52"W) (chord 112.51 feet) for 114.60 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 20.00 feet (delta 76°07'49") (chord bearing N01°00'55"W) (chord 24.66 feet) for 26.57 feet to a point of reverse curvature and Northerly along an arc of a curve to the left of radius 172.50 feet (delta 37°18'13") (chord bearing N18°23'53"E) (chord 110.34 feet) for 112.31 to the POINT OF BEGINNING

Lots 166 and 167 (0.32 Acres): BEGINNING at the Northeast corner of said Lot 166 run along the Westerly line of Tract "R" of said record plat of the following two (2) courses: S01°00'55"E for 5.72 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 127.50 feet (delta 20°25'13") (chord bearing S09°11'41"W) (chord 45.20 feet) for 45.44 feet to the Northeast corner of Tract "O-6" of said record plat; thence run along the Northerly and Westerly line of said Tract "O-6" the following two (2) courses: S88°59'05"W for 142.81 feet and S01°00'55"E for 83.02 feet to the Southeast corner of said Lot 167; thence run along the Southerly and Westerly line of said Lot 167 the following two (2) courses: S88°59'05"W for 50.20 feet and N01°00'55"W for 125.50 feet; thence run N88°59'05"E for 25.52 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 50.00 feet (delta 32°15'11") (chord bearing N72°51'29"E) (chord 27.78 feet) for 28.15 feet to an intersection with the Northerly line of said Lot 166; thence run N88°59'05"E along said Northerly line for 148.82 feet to the POINT OF BEGINNING

Lots 204-211, Lots 219-232 and Lots 235-246 (5.01 Acres): BEGINNING at the Northeast corner of said Lot 246 run along the Westerly and Southerly line of Tract "O-7" of said record plat of "CASTALINA PHASE 2" the following two (2) courses: S01°00'55"E for 30.59 feet and N88°59'05"E for 146.13 feet to a point on a non-tangent curve and an intersection with the Westerly line of Tract "R" of said record plat of "CASTALINA PHASE 2"; thence run along said Westerly line the following two (2) courses: Southerly along an arc of a curve to the right of radius 127.50 feet (delta 15°35'51") (chord bearing S08°48'51"E) (chord 34.60 feet) for 34.71 feet to a point of tangency and S01°00'55"E for 66.12 feet to the Northeast corner of said Lot 206; thence run S88°59'05"W along the Northerly line of said Lot 206 for 5.00 feet; thence run S01°00'55"E for 108.40 feet to an intersection with the Southerly line of said Lot 207; thence run N88°59'05"E along said Southerly line for 5.00 feet to the Southeast corner of said Lot 207 and an intersection with said Westerly line of said Tract "R"; thence run along the Westerly and Northerly line of said Tract "R" the following four (4) courses: S01°00'55"E for 161.86 feet to a point of curvature; Southwesterly along an arc of a curve to the right of radius 20.00 feet (delta 89°41'58") (chord bearing S43°50'04"W) (chord 28.21 feet) for 31.31 feet to a point of tangency; S88°41'03"W

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for 42.52 feet to a point of reverse curvature and Westerly along an arc of a curve to the left of radius 574.50 feet (delta 12°02'33") (chord bearing S82°39'46"W) (chord 120.53 feet) for 120.75 feet to the Southwest corner of said Lot 211; thence run N13°21'30"W along a radial line and along the Westerly line of said Lot 211 for 127.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the right of radius 701.50 feet (delta 03°27'21") (chord bearing N78°22'11"E) (chord 42.31 feet) for 42.31 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 81°06'46") (chord bearing N39°32'28"E) (chord 65.02 feet) for 70.78 feet to a point of tangency; thence run N01°00'55"W for 77.99 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 50.00 feet (delta 90°00'00") (chord bearing N46°00'55"W) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S88°59'05"W for 584.62 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 40.00 feet (delta 90°01'52") (chord bearing S43°58'09"W) (chord 56.58 feet) for 62.85 feet to a point of tangency; thence run S01°02'47"E for 235.72 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 75.00 feet (delta 76°13'44") (chord bearing S39°09'39"E) (chord 92.59 feet) for 99.78 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 308.50 feet (delta 15°44'27") (chord bearing S85°08'45"E) (chord 84.49 feet) for 84.75 feet to an intersection with the Easterly line of said Lot 219; thence run S03°31'00"W along said Easterly line for 127.59 feet to an intersection with the Northerly line of Tract “R-1” of the record plat of “CASTALINA”, recorded in Instrument No. 2018000043406, of the Public Records of Lee County, Florida; thence run along the Northerly and Easterly line of said Tract “R-1” the following four (4) courses: Westerly along an arc of a curve to the right of radius 435.50 feet (delta 19°26'51") (chord bearing N81°22'57"W) (chord 147.11 feet) for 147.82 feet to a point of tangency; N71°39'31"W for 70.41 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 67.50 feet (delta 70°36'44") (chord bearing N36°21'09"W) (chord 78.02 feet) for 83.19 feet to a point of tangency and N01°02'47"W for 411.23 feet to the Northwest corner of said Lot 232; thence run N88°57'13"E along the Northerly line of said Lot 232 for 156.44 feet to an intersection with the Westerly line of said Lot 235; thence run N01°00'55"W along said Westerly line for 86.97 feet to an intersection with the Southerly line of said Tract “R”; thence run N88°59'05"E along said Southerly line for 618.40 feet to the POINT OF BEGINNING

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)
212-218	--	Castalina Phase 2	--	Property	X (shaded)	--	--	17.6 feet
43-53	--	Castalina Phase 2	--	Property	X (shaded)	--	--	17.5 feet

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54-77	--	Castalina Phase 2	--	Property	X (shaded)	--	--	17.5 feet

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