



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	CHARLOTTE COUNTY, FLORIDA (Unincorporated Areas)	Lots 1212 through 1228, 1248 through 1252, 1260 through 1264 and a portion of Lots 1204 through 1211, 1229 through 1237 and 1265 through 1291, Babcock Ranch Community Edgewater, as shown on the Plat recorded in Book 23, Pages 11A through 11P, in the Office of the Clerk of Circuit Court, Charlotte County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120061	
AFFECTED MAP PANEL	NUMBER: 12015C0475F	
	DATE: 5/5/2003	
FLOODING SOURCE: TROUT CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.790639, -81.756450 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Babcock Ranch Community Edgewater	Edgewater Drive & Journey Drive	Portion of Property (Area 2)	X (shaded)	--	--	29.0 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	PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED)	REVISED BY LETTER OF MAP REVISION
FILL RECOMMENDATION	STATE LOCAL CONSIDERATIONS

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 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 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 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 1204-1211 (Area 1):

BEGINNING at the southeasterly most corner of Lot 1204 of said record plat, run along the Northerly right of way line of Edgewater Drive (Tract R-21) of said record plat the following three (3) courses: Westerly along an arc of a curve to the right of radius 760.00 feet (delta 20°30'10") (chord bearing S89°28'35"W) (chord 270.51 feet) for 271.96 feet to point of tangency; N80°16'20"W for 219.06 feet to a point of curvature and Westerly along an arc of a curve to the right of radius 45.00 feet (delta 09°46'16") (chord bearing N75°23'12"W) (chord 7.66 feet) for 7.67 feet to the southwesterly most corner of Lot 1211 of said record plat; thence run N09°43'40"E along the Westerly line of said Lot 1211 for 194.49 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 120.00 feet (delta 03°35'31") (chord bearing S53°52'06"E) (chord 7.52 feet) for 7.52 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 24°36'29") (chord bearing S67°58'06"E) (chord 102.29 feet) for 103.08 feet to a point of tangency; thence run S80°16'20"E for 120.02 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 590.00 feet (delta 12°16'35") (chord bearing S86°24'38"E) (chord 126.17 feet) for 126.42 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 120.00 feet (delta 15°53'29") (chord bearing N79°30'20"E) (chord 33.18 feet) for 33.28 feet to a point of tangency; thence run N71°33'36"E for 51.71 feet to an intersection with the Easterly line of said Lot 1204; thence run S10°46'30"E along said Easterly line for 182.80 to the POINT OF BEGINNING

Lots 1229-1237 & 1265-1276 (Area 2):

BEGINNING at the Northerly most corner of Lot 1229 of said record plat, run along the Southerly right of way line of Edgewater Drive (Tract R-21) of said record plat the following four (4) courses: Easterly along an arc of a curve to the left of radius 63.00 feet (delta 120°45'55") (chord bearing S80°22'57"E) (chord 109.54 feet) for 132.79 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 90.00 feet (delta 51°12'04") (chord bearing N64°50'08"E) (chord 77.78 feet) for 80.43 feet to a point of tangency; S89°33'50"E for 30.43 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 775.00 feet (delta 11°03'10") (chord bearing N84°54'35"E) (chord 149.27 feet) for 149.50 feet to the Northeasterly most corner of Lot 1237 of said record plat; thence run along the Easterly line of said Lot 1237 and Lot 1265 the following three (3) courses: S10°37'00"E for 140.00 feet; S27°47'30"E for 74.95 feet and S32°53'50"E for 140.00 feet to the Southeasterly most corner of Lot 1265 of said record plat and an intersection with the Northerly right of way line of Journey Drive (Tract R-21) of said record plat; thence run along said right of way line the following three (3) courses: S57°06'10"W for 404.37 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 90.00 feet (delta 59°47'01") (chord bearing S86°59'40"W) (chord 89.71 feet) for 93.91 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 63.00 feet (delta 94°53'11") (chord bearing S69°26'35"W) (chord 92.81 feet) for 104.33 feet; thence leaving said right of way line run N68°00'00"W for 12.88 feet to the Southwesterly most corner of Lot 1276 of said record plat; thence run N00°28'10"E along the Westerly line of said Lot 1276 for 227.14 feet to the Northwesterly most corner of said Lot 1276; thence run S89°31'50"E for 5.00 feet to a point on a non-tangent curve; thence run Southeasterly along an arc of a curve to the left of radius 50.00 feet (delta 90°02'00") (chord bearing S44°32'50"E) (chord 70.73 feet) for 78.57 feet to a point of tangency; thence run S89°33'50"E for 15.44 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 205.00 feet (delta 08°34'15") (chord bearing S85°16'43"E) (chord 30.64 feet) for 30.67 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 41°54'15") (chord bearing N78°03'17"E) (chord 71.52 feet) for 73.14 feet to a point of tangency; thence run N57°06'10"E for 271.73 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 50.00 feet (delta 154°32'50") (chord bearing N20°10'15"W)

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)

(chord 97.54 feet) for 134.87 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 915.00 feet (delta 03°11'08") (chord bearing S84°08'54"W) (chord 50.87 feet) for 50.87 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 350.00 feet (delta 20°36'04") (chord bearing S75°26'26"W) (chord 125.17 feet) for 125.85 feet to a point of tangency; thence run S65°08'23"W for 30.31 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 155.00 feet (delta 25°17'47") (chord bearing S77°47'17"W) (chord 67.88 feet) for 68.43 feet to a point of tangency; thence run N89°33'50"W for 43.39 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 50.00 feet (delta 89°58'00") (chord bearing S45°27'10"W) (chord 70.69 feet) for 78.51 feet; thence run N89°31'50"W for 5.00 feet to the Southwesterly most corner of Lot 1229 of said record plat; thence run N00°28'10"E along the Westerly line of said Lot 1229 for 220.09 feet; thence run N70°00'00"E along the Northerly line of said Lot 1229 for 31.17 feet to the POINT OF BEGINNING

Lots 1277-1291 (Area 3):

BEGINNING at the Northerly most corner of Lot 1291 of said record plat, run S28°08'30"E along the Easterly line of said Lot 1290 for 166.11 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 250.00 feet (delta 01°58'57") (chord bearing S58°43'36"W) (chord 8.65 feet) for 8.65 feet to a point of tangency; thence run S57°44'07"W for 337.48 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 500.00 feet (delta 05°01'55") (chord bearing S55°13'10"W) (chord 43.90 feet) for 43.91 feet to a point of tangency; thence run S52°42'12"W for 410.66 feet; thence run S35°04'24"W for 16.90 feet to an intersection with the Southerly line of Lot 1277 of said record plat; thence run N89°31'50"W along said Southerly line for 88.71 feet to the Southwesterly most corner of said Lot 1277; thence run N00°28'10"E along the Westerly line of said Lot 1277 for 274.31 feet; thence run N33°48'29"E along said Westerly line for 17.72 feet to a point on a non-tangent curve and an intersection with the southerly right of way line of Journey Drive (Tract R-21) of said record plat; thence run along said Right of way line the following three (3) courses: Easterly along an arc of a curve to the left of radius 63.00 feet (delta 108°21'18") (chord bearing S68°43'11"E) (chord 102.17 feet) for 119.14 feet to a point of tangency; N57°06'10"E for 646.99 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 350.00 feet (delta 04°45'20") (chord bearing N59°28'50"E) (chord 29.04 feet) for 29.05 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1204 - 1211	--	Babcock Ranch Community Edgewater	Edgewater Drive	Portion of Property (Area 1)	X (shaded)	--	--	29.1 feet
1277 - 1291	--	Babcock Ranch Community Edgewater	Journey Drive	Portion of Property (Area 3)	X (shaded)	--	--	29.3 feet

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FILL RECOMMENDATION (This Additional Consideration applies to the preceding 3 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.

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.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 3 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 12/31/2019. The 12/31/2019 LOMR has been used in making the determination/comment for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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COMMUNITY	CHARLOTTE COUNTY, FLORIDA (Unincorporated Areas)	Lots 1212 through 1228, 1248 through 1252, 1260 through 1264 and a portion of Lots 1204 through 1211, 1229 through 1237 and 1265 through 1291, Babcock Ranch Community Edgewater, as shown on the Plat recorded in Book 23, Pages 11A through 11P, in the Office of the Clerk of Circuit Court, Charlotte County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120061	
AFFECTED MAP PANEL	NUMBER: 12015C0475F	
	DATE: 5/5/2003	
FLOODING SOURCE: TROUT CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.790639, -81.756450 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1212 - 1228	--	Babcock Ranch Community Edgewater	Edgewater Drive	Property	X (shaded)	--	--	29.0 feet

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

LEGAL PROPERTY DESCRIPTION	REVISED BY LETTER OF MAP REVISION
DETERMINATION TABLE (CONTINUED)	STATE LOCAL CONSIDERATIONS
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.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 1204-1211 (Area 1):

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Lots 1229-1237 & 1265-1276 (Area 2):

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Lots 1277-1291 (Area 3):

BEGINNING at the Northerly most corner of Lot 1291 of said record plat, run S28°08'30"E along the Easterly line of said Lot 1290 for 166.11 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 250.00 feet (delta 01°58'57") (chord bearing S58°43'36"W) (chord 8.65 feet) for 8.65 feet to a point of tangency; thence run S57°44'07"W for 337.48 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 500.00 feet (delta 05°01'55") (chord bearing S55°13'10"W) (chord 43.90 feet) for 43.91 feet to a point of tangency; thence run S52°42'12"W for 410.66 feet; thence run S35°04'24"W for 16.90 feet to an intersection with the Southerly line of Lot 1277 of said record plat; thence run N89°31'50"W along said Southerly line for 88.71 feet to the Southwesterly most corner of said Lot 1277; thence run N00°28'10"E along the Westerly line of said Lot 1277 for 274.31 feet; thence run N33°48'29"E along said Westerly line for 17.72 feet to a point on a non-tangent curve and an intersection with the southerly right of way line of Journey Drive (Tract R-21) of said record plat; thence run along said Right of way line the following three (3) courses: Easterly along an arc of a curve to the left of radius 63.00 feet (delta 108°21'18") (chord bearing S68°43'11"E) (chord 102.17 feet) for 119.14 feet to a point of tangency; N57°06'10"E for 646.99 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 350.00 feet (delta 04°45'20") (chord bearing N59°28'50"E) (chord 29.04 feet) for 29.05 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1248- 1252	--	Babcock Ranch Community Edgewater	Edgewater Drive	Property	X (shaded)	--	--	29.1 feet
1260 - 1264	--	Babcock Ranch Community Edgewater	Journey Drive	Property	X (shaded)	--	--	29.3 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.

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



Federal Emergency Management Agency

Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 3 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.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 3 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 12/31/2019. The 12/31/2019 LOMR has been used in making the determination/comment for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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