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	LEE COUNTY, FLORIDA (Unincorporated Areas)	Buildings 13 through 23, Sonsette at Lucaya, A Condominium, as described in the Declaration of Condominium recorded as Instrument No. 2006000307466, in the Office of the Clerk of Circuit Court, Lee County, Florida
	COMMUNITY NO.: 125124	
AFFECTED MAP PANEL	NUMBER: 12071C0418F	
	DATE: 8/28/2008	
FLOODING SOURCE: CALOOSAHATCHEE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.528543, -81.924231 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)
--	--	Sonsette at Lucaya, A Condominium	14501 Abaco Lakes Drive	Structure (Building 13)	X (shaded)	--	7.1 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
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 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.

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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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)
--	--	Sonsette at Lucaya, A Condominium	14507 Abaco Lakes Drive	Structure (Building 14)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14513 Abaco Lakes Drive	Structure (Building 15)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14519 Abaco Lakes Drive	Structure (Building 16)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14525 Abaco Lakes Drive	Structure (Building 17)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14531 Abaco Lakes Drive	Structure (Building 18)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14537 Abaco Lakes Drive	Structure (Building 19)	X (shaded)	--	7.0 feet	--
--	--	Sonsette at Lucaya, A Condominium	14543 Abaco Lakes Drive	Structure (Building 20)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14512 Abaco Lakes Drive	Structure (Building 21)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14518 Abaco Lakes Drive	Structure (Building 22)	X (shaded)	--	7.1 feet	--
--	--	Sonsette at Lucaya, A Condominium	14524 Abaco Lakes Drive	Structure (Building 23)	X (shaded)	--	7.1 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 11 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.

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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