Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	COLLIER COUNTY, FLORIDA (Unincorporated Areas)	Buildings 1 through 29, and the Pool House, Windsor Place at Berkshire Lakes Condominium, as described in the Declaration of Condominium recorded as Instrument No. 1892437, in Official Records Book 2016, Pages 1859 through 1973, in the Office of the Clerk of Court, Collier County, Florida
	COMMUNITY NO.: 120067	
AFFECTED MAP PANEL	NUMBER: 12021C0411J	
	DATE: 2/8/2024	
FLOODING SOURCE: PONDING/OVERLAND FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.161770, -81.728298 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)
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 1)	X (shaded)	--	10.4 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)
PORTIONS REMAIN IN THE SFHA
SUPERSEDES PREVIOUS DETERMINATION
STATE LOCAL CONSIDERATIONS

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 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 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.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
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)
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 10)	X (shaded)	--	10.5 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 11)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 12)	X (shaded)	--	10.3 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 13)	X (shaded)	--	10.3 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 14)	X (shaded)	--	10.9 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 15)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 16)	X (shaded)	--	11.1 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 17)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 18)	X (shaded)	--	10.9 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 19)	X (shaded)	--	10.5 feet	--

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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)
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 2)	X (shaded)	--	10.7 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 20)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 21)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 22)	X (shaded)	--	10.3 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 23)	X (shaded)	--	10.7 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 24)	X (shaded)	--	10.5 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 25)	X (shaded)	--	10.5 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 26)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 27)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 28)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 29)	X (shaded)	--	10.5 feet	--

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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)
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 3)	X (shaded)	--	10.5 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 4)	X (shaded)	--	10.6 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 5)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 6)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 7)	X (shaded)	--	10.8 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 8)	X (shaded)	--	10.4 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Building 9)	X (shaded)	--	10.5 feet	--
--	--	Windsor Place at Berkshire Lakes	--	Structure (Pool)	X (shaded)	--	10.6 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 30 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.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 2/9/2024, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA 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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