



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	COLLIER COUNTY, FLORIDA (Unincorporated Areas)	Coach Homes on Lucerna at Esplanade by the Islands Condominium, Phases 1 through 9, as described in the Declaration of Condominium recorded as Instrument No. 6567836, in Official Record Book 6377, Pages 3188 through 3323, in the Office of the Clerk of Circuit Court, Collier County, Florida
	COMMUNITY NO.: 120067	
AFFECTED MAP PANEL	NUMBER: 12021C0620J	
	DATE: 2/8/2024	
FLOODING SOURCE: GULF OF AMERICA		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:26.026563, -81.655013 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)
--	--	Coach Homes on Lucerna at Esplanade	15335 Lucerna Street	Structure (Building 1)	X (shaded)	--	7.3 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.

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.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



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

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)
--	--	Coach Homes on Lucerna at Esplanade	15327 Lucerna Street	Structure (Building 2)	X (shaded)	--	7.2 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15323 Lucerna Street	Structure (Building 3)	X (shaded)	--	7.1 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15319 Lucerna Street	Structure (Building 4)	X (shaded)	--	7.3 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15315 Lucerna Street	Structure (Building 5)	X (shaded)	--	7.4 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15336 Lucerna Street	Structure (Building 6)	X (shaded)	--	7.3 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15328 Lucerna Street	Structure (Building 7)	X (shaded)	--	7.3 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15324 Lucerna Street	Structure (Building 8)	X (shaded)	--	7.4 feet	--
--	--	Coach Homes on Lucerna at Esplanade	15320 Lucerna Street	Structure (Building 9)	X (shaded)	--	7.5 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 9 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)

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.

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.

A handwritten signature in cursive script, reading "David N. Bascom", is positioned above the printed name.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate