



Federal Emergency Management Agency

Washington, D.C. 20472

December 29, 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Kevin Ruane
Mayor, City of Sanibel
800 Dunlop Road
Sanibel, FL 33957

IN REPLY REFER TO:

Case No.: 16-04-7280P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: **May 12, 2017**

Dear Mayor Ruane:

The Flood Insurance Rate Map (FIRM) for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5400, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Harold Law
Building Official
City of Sanibel

Ms. Elizabeth Fountain, PE, CFM
J.R. Evans Engineering, P.A.

RECEIVED BY
17 JAN 10 AM 9:58
CITY OF SANIBEL
ADMIN./LEGIS.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Sanibel Lee County Florida	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120402		
IDENTIFIER	Sanibel Seaview Condominium LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.443, -82.033 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0533F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0534F DATE: August 28, 2008		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Gulf of Mexico - Area centroid located approximately 2,000 feet southeast of intersection of Lindgren Boulevard and Sand Dollar Drive

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	BFES*	BFES	NONE	YES
	Zone VE	Zone VE	NONE	YES
	Zone VE	Zone AE	NONE	YES

* BFES - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jesse Munoz
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

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Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

Dates: January 5, 2017 and January 12, 2017

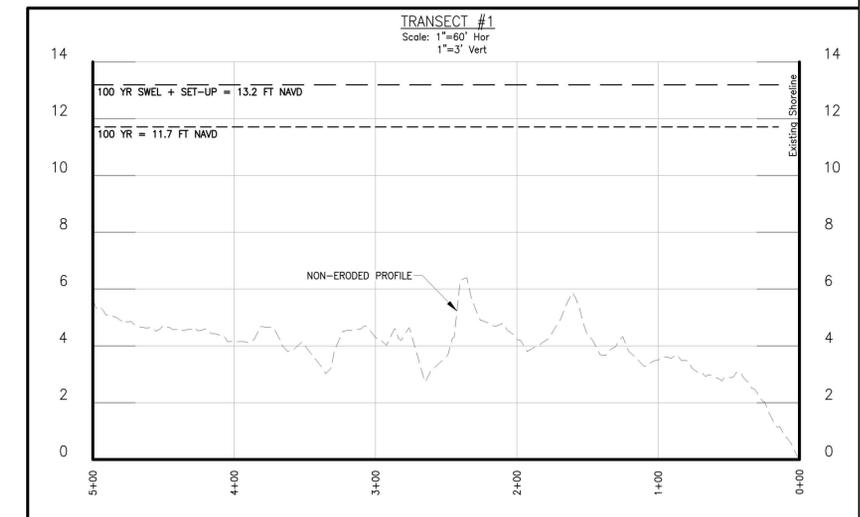
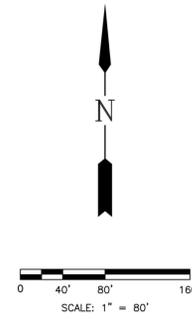
Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

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 toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

P:\FLOOD 2015\242 SANIBEL SEAVIEW CONDO ASSOC\24216-01 SEAVIEW CONDO ASSOC\24216-01 DRAWINGS\MAPS\737 E GULF DR - TMA\DWG 7/27/2016 3:43 PM



- NOTES:**
1. CONTOURS AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY J.R. EVANS ENGINEERING FROM THE UNITED STATES ARMY CORP OF ENGINEERS LIDAR DATA 2010 (NAVD 88).
 2. 2015 AERIAL OBTAINED FROM LEE COUNTY AERIALS.

LEGEND	
	EXISTING 1' CONTOUR
	EXISTING 0.5' CONTOUR
	EXISTING FLOOD ZONE BOUNDARY
	APPROXIMATE PROPERTY LINE
	PROPOSED FLOOD ZONE BOUNDARY

#	DATE	REVISIONS



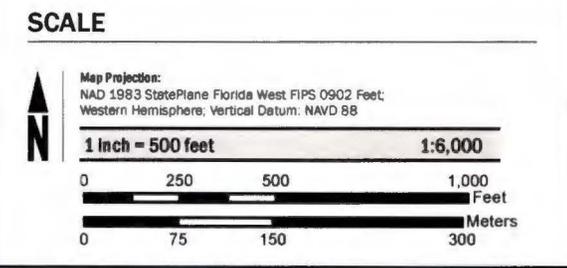
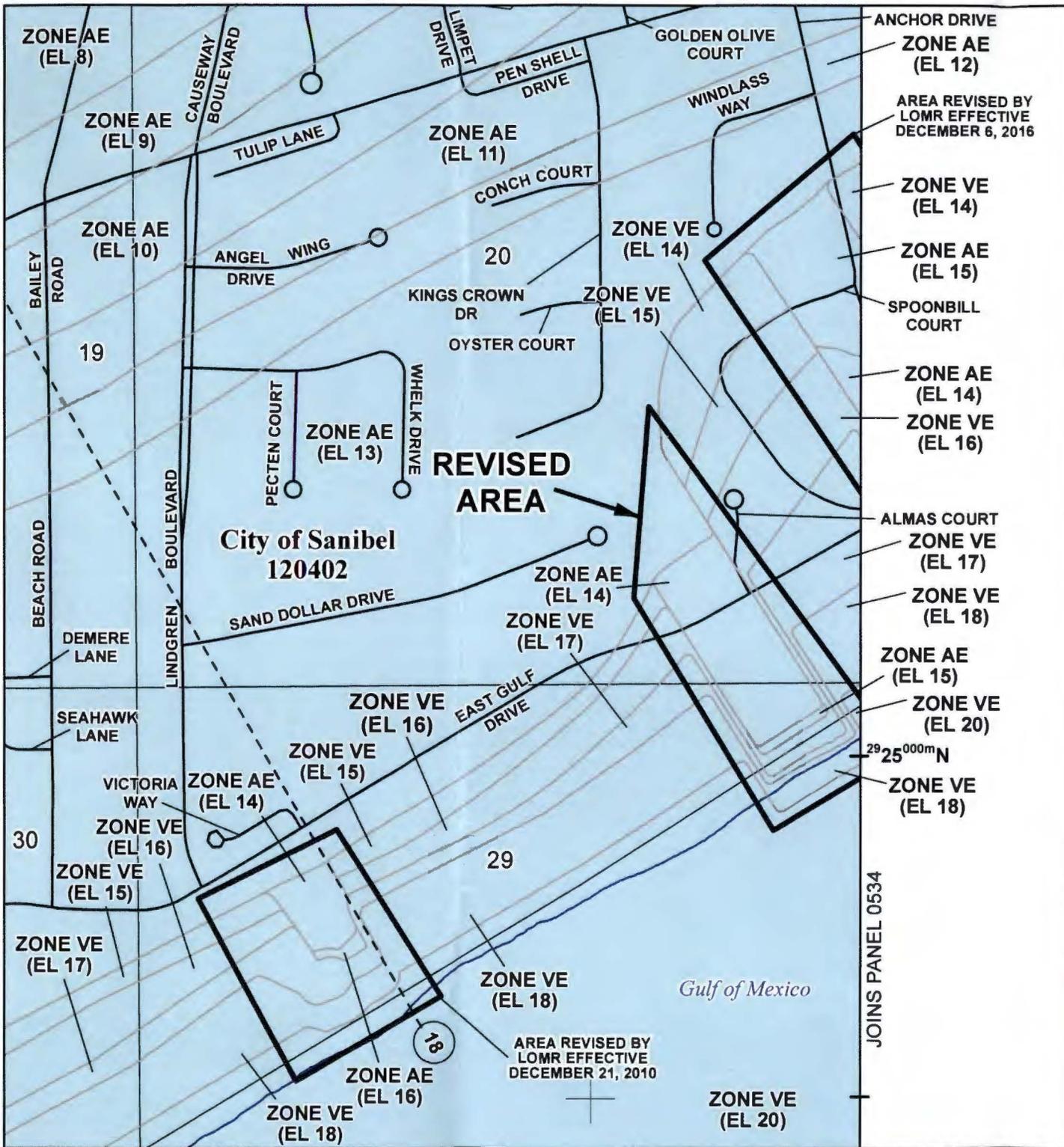
J.R. EVANS ENGINEERING, P.A.
 9351 CORKSCREW ROAD, SUITE 102
 ESTERO, FLORIDA 33928
 PHONE: (239) 405-9148
 FAX: (239) 288-2537
 WWW.JREVAENGINEERING.COM
 FL COA # 29226

**SANIBEL SEAVIEW CONDOMINIUM LOMR
 737 E GULF DRIVE, SANIBEL, FL**

TOPOGRAPHIC WORK MAP

ELIZABETH A. FOUNTAIN, P.E.
 FL LICENSE NO. 60077

PROJECT #:	24216-01
FILE DATE:	07/2016
DESIGN BY:	SCF
DRAWN BY:	SCF
S. 29 / T. 46 S / R. 23 E	
SCALE:	AS NOTED
SHEET :	1 of 1



FEMA NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

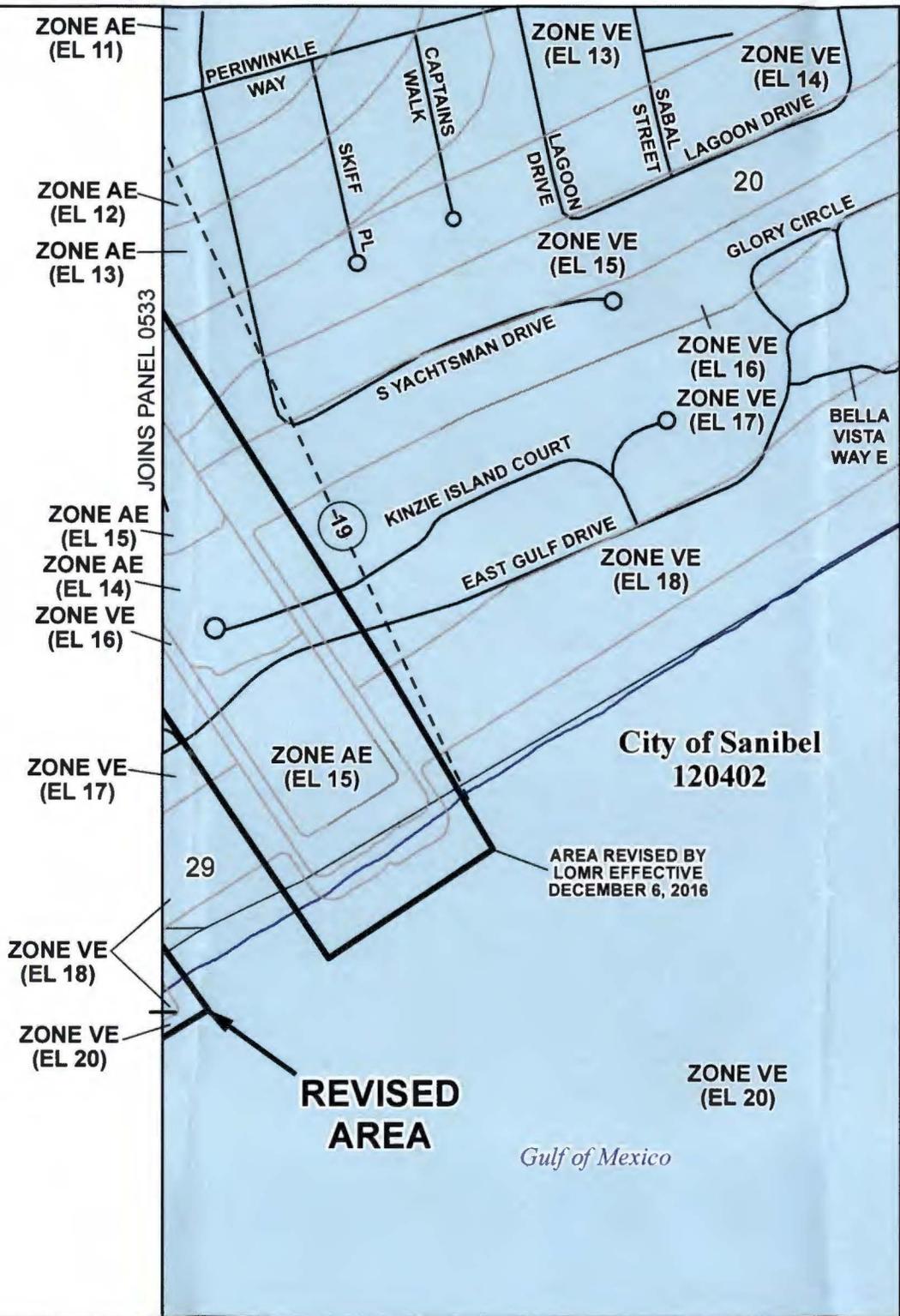
LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 533 of 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0533	F
SANIBEL, CITY OF	120402	0533	F

REVISED TO REFLECT LOMR EFFECTIVE: May 12, 2017

VERSION NUMBER 2.1.3.0
MAP NUMBER 12071C0533F
EFFECTIVE DATE AUGUST 28, 2008



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD

SCALE

Map Projection:
NAD 1983 StatePlane Florida West FIPS 0902 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet
0 75 150 300 Meters

FEMA
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 534 OF 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0534	F
SANIBEL, CITY OF	120402	0534	F

**REVISED TO
REFLECT LOMR
EFFECTIVE: May 12, 2017**

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0534F

EFFECTIVE DATE
AUGUST 28, 2008

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
29-46-23-T1-00700.00CE		SANIBEL SEAVIEW	C/E	SANIBEL SEAVIEW CONDO
29-46-23-T1-0070A.0010	737	EAST GULF DR	A1	AMERICAN TRUST SAVINGS BANK TR
29-46-23-T1-0070A.0020	737	EAST GULF DR	A2	RAPPAPORT KATHY TR
29-46-23-T1-0070A.0030	737	EAST GULF DR	A3	J&J SANIBEL LLC
29-46-23-T1-0070A.0040	737	EAST GULF DR	A4	SPROTTE ANN MARIE L/E
29-46-23-T1-0070B.0010	737	EAST GULF DR	B1	MITCHELL BARBARA
29-46-23-T1-0070B.0020	737	EAST GULF DR	B2	PARKER KENT L TR
29-46-23-T1-0070B.0030	737	EAST GULF DR	B3	HOPPENFELD NORMA TR
29-46-23-T1-0070B.0040	737	EAST GULF DR	B4	MCGOWAN MICHAEL B TR
29-46-23-T1-0070C.0010	737	EAST GULF DR	C1	DORSEY SCOTT TR SCHWEIZER DORIS T L/E
29-46-23-T1-0070C.0020	737	EAST GULF DR	C2	SANIBEL CAPTIVA TRUST COMPANY
29-46-23-T1-0070C.0030	737	EAST GULF DR	C3	CURRY ARLENE T + DAVID M TR
29-46-23-T1-0070C.0040	737	EAST GULF DR	C4	SASSO GREGORY W TR

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
29-46-23-T1-01400.0010	899	ALMAS CT		WHEELER TIMOTHY R + KAREN R
29-46-23-T1-01400.0020	903	ALMAS CT		DALE FRANCINE E

If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Map Information eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

cc: Mr. Harold Law
Building Official
City of Sanibel

Ms. Elizabeth Fountain, P.E., CFM
Vice President
J.R. Evans Engineering, P.A.

U.S. Department of Homeland Security
500 C Street, SW
Washington, DC 20472



NT-RM-EM (COMPASS)
FEMA

Mr. Harold Law
Building Official
City of Sanibel
800 Dunlop Road
Sanibel, FL 33957



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