



# Federal Emergency Management Agency

Washington, D.C. 20472

April 6, 2017

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.: 17-04-0549P  
Community Name: City of Sanibel, FL  
Community No.: 120402  
Effective Date of  
This Revision: **August 18, 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. Sacbibit, 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, P.E., CFM  
J.R. Evans Engineering, P.A.

RECEIVED BY  
17 APR 13 AM 9:53  
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	Dosinia Condominium/Beachview Cottages LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.427, -82.102 SOURCE: Precision Mapping Streets      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 12071C0536F      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 1,380 feet southwest of intersection of Saint Kilda Road and Barra Circle

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE	Zone AE	NONE	YES
	BFEs*	BFEs	YES	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 Engineering Library, 3601 Eisenhower Ave Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
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 Engineering Library, 3601 Eisenhower Ave Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

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Engineering Services Branch  
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 panel 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 Engineering Library, 3601 Eisenhower Ave Suite 500, Alexandria, VA 22304-6426. 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 Sacbibit".

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## 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](https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp)

#### LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

Dates: April 13, 2017 and April 20, 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 Engineering Library, 3601 Eisenhower Ave Suite 500, Alexandria, VA 22304-6426. 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 Sacbbit".

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

LCPA Geo View - Microsoft Internet Explorer provided by City of Sanibel

http://gissvr.leepa.org/geoview2/?folioid=10128250

Lee County... LCPA G... Flooding FEMA's Na... Official Rec...

File Edit View Favorites Tools Help

Convert Select

Sugg... Empl... City... Log ... LDC... isb ... Nati... USPS... Web ...

Map Tools Graphics Tools

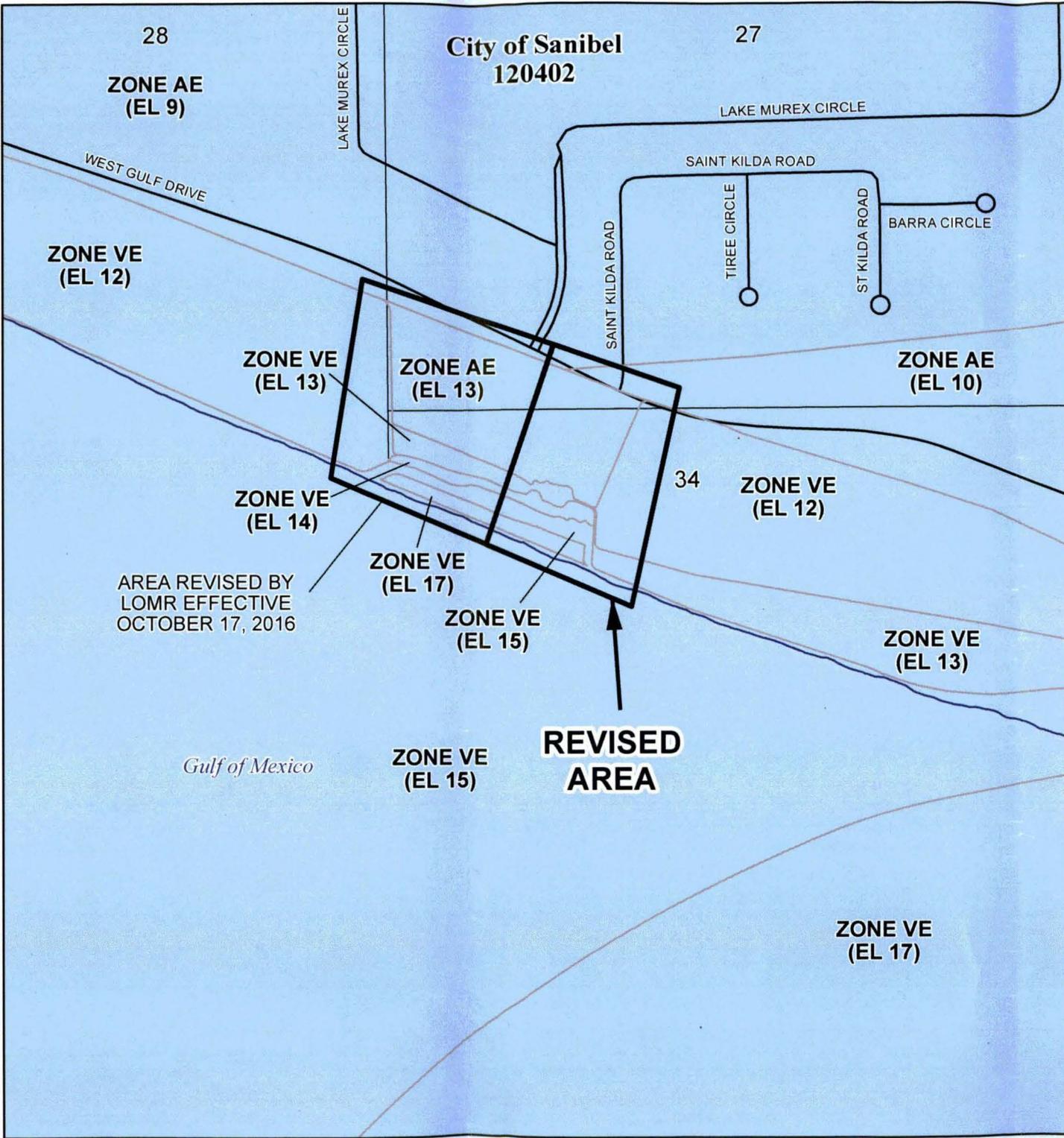
Map Tools: Panning, Select a tool, Color: Red, Size: 8

Find parcels: Find parcel(s) by: Location

Layer Controls and Legend:
 

- Imagery
- County Base Map
- Parcels and Streets
- Appraisal Information
- Planning and Zoning
- Flood/Hurricane Information
  - Flood Zones
  - Ultimate Design Wind Speeds
    - Evacuation Zones
  - Surge Zone
  - Districts

STRAP	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
34-46-22-T1-00005.0000	BEACHVIEW COTTAGES OF SANIBEL	3325 WEST GULF DR, SANIBEL	10-2015	\$ 979,000	\$ 5,649,383	\$ 5,649,383
34-46-22-T1-00200.00CE	DOSINIA OF SANIBEL CONDO ASSN	3339 WEST GULF DR, SANIBEL	-	\$ 0	\$ 0	\$ 0
34-46-22-T1-0020A.0010	REILLY R WILLIAM + MARY ANN +	3339 WEST GULF DR #A1, SANIBEL	5-1996	\$ 100	\$ 894,123	\$ 894,123
34-46-22-T1-0020B.0010	RICHARDS PETER W + ANNE M	3339 WEST GULF DR #B1, SANIBEL	5-2015	\$ 1,275,000	\$ 1,157,357	\$ 1,157,357
34-46-22-T1-0020C.0020	SMITH Q I JR + BEVERLY 50% +	3339 WEST GULF DR #C2, SANIBEL	8-2001	\$ 66,500	\$ 894,123	\$ 894,123
34-46-22-T1-0020D.0020	FLEISCHNER LESLIE A TR	3339 WEST GULF DR #D2, SANIBEL	3-2011	\$ 1,300,000	\$ 1,157,357	\$ 1,156,881



**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

**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 536 OF 685

Panel Contains:  
COMMUNITY NUMBER PANEL SUFFIX  
SANIBEL, CITY OF 120402 0536 F

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: August 18, 2017**

VERSION NUMBER  
**2.1.3.0**  
MAP NUMBER  
**12071C0536F**  
EFFECTIVE DATE  
**AUGUST 28, 2008**

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
34-46-22-T1-00005.0000	3325	WEST GULF DR		BEACHVIEW COTTAGES OF SANIBEL
34-46-22-T1-00200.00CE	3339	WEST GULF DR		DOSINIA OF SANIBEL CONDO ASSN
34-46-22-T1-0020A.0010	3339	WEST GULF DR	A1	REILLY R WILLIAM + MARY ANN +
34-46-22-T1-0020B.0010	3339	WEST GULF DR	B1	RICHARDS PETER W + ANNEM
34-46-22-T1-0020C.0020	3339	WEST GULF DR	C2	SMITH Q I JR + BEVERLY 50% +
34-46-22-T1-0020D.0020	3339	WEST GULF DR	D2	FLEISCHNER LESLIE A TR
34-46-22-T1-0020E.0030	3339	WEST GULF DR	E3	LARSON SANIBEL CONDO LC
34-46-22-T1-0020F.0030	3339	WEST GULF DR	F3	CASSAVELL FRANK A + BARBARA A

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
34-46-22-T1-00600.00CE		LANTANA ON THE GULF CO		LANTANA ON THE GULF
34-46-22-T1-00600.1010	3313	WEST GULF DR	101	BOWDEN ROBERT E TR
34-46-22-T1-00600.1020	3313	WEST GULF DR	102	SCHLEIER MANSON LLC
34-46-22-T1-00600.2010	3313	WEST GULF DR	201	HEDDEN EVELYN TR
34-46-22-T1-00600.2020	3313	WEST GULF DR	202	ANDREWS FAMILY LLC
34-46-22-T1-00600.3010	3313	WEST GULF DR	301	JUNONIA LP
34-46-22-T1-00600.3020	3313	WEST GULF DR	302	CATER BETTY S TR

Other Area Parcel (existing structures not affected)

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
34-46-22-T1-00007.0000	3287	WEST GULF DR		BRE/SANIBEL BEACH OWNER LLC



# Federal Emergency Management Agency

Washington, D.C. 20472

August 28, 2017

RECEIVED BY  
17 SEP -5 PM 12: 01  
CITY OF SANIBEL  
ADMIN./LEGIS.

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.: 17-04-0549P  
Community Name: City of Sanibel, FL  
Community No.: 120402  
FIRM Panel Affected: 12071C0536F

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Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated April 6, 2017, you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Sanibel, Lee County, FL. These determinations were for Gulf of Mexico - Area centroid located approximately 1,380 feet southwest of intersection of Saint Kilda Road and Barra Circle. The 90-day appeal period that was initiated on April 20, 2017, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *The Fort Myers News-Press* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on August 18, 2017, remains valid and revises the FIRM and FIS report that were in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP.

The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region IV, in Atlanta, Georgia either by telephone at (770) 220-5200, or in writing at 3003 Chamblee Tucker Road, Atlanta, Georgia, 30341.

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  
J.R. Evans Engineering, P.A.