



# Federal Emergency Management Agency

Washington, D.C. 20472

May 18, 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.: 17-04-1616P  
Community Name: City of Sanibel, FL  
Community No.: 120402  
Effective Date of  
This Revision: **September 29, 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, P.E., CFM  
J.R. Evans Engineering, P.A.

RECEIVED BY  
17 MAY 26 AM 9:55  
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 Arms West LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.442, -82.035 SOURCE: Precision Mapping Streets      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 12071C0533F      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 1,500 feet northeast of intersection of Lindgren Boulevard and East Gulf Drive

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE	Zone AE	NONE	YES
	BFEs*	BFEs	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 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 and Modeling Division  
Federal Insurance and Mitigation Administration

17-04-1616P

102-D-A



# Federal Emergency Management Agency

Washington, D.C. 20472

## 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>.

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

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## 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>.

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Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering and Modeling Division  
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: May 25, 2017 and June 1, 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>.

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

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

http://gissvr.leepa.org/geoview2/?folioid=10023950

File Edit View Favorites Tools Help

Convert Select

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

Page Safety Tools

**Map Tools**

**Graphics Tools**

Select a tool

Color: Red Size: 8

Allows for measuring the map.

Panel#: 12071C 0533 F

EAST GULF DR

AE-EL13

VE-EL15

VE-EL16

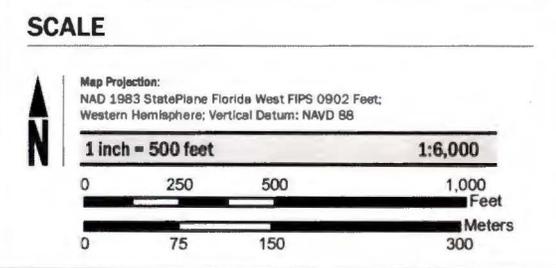
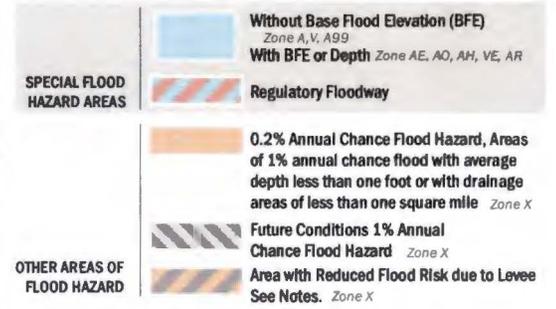
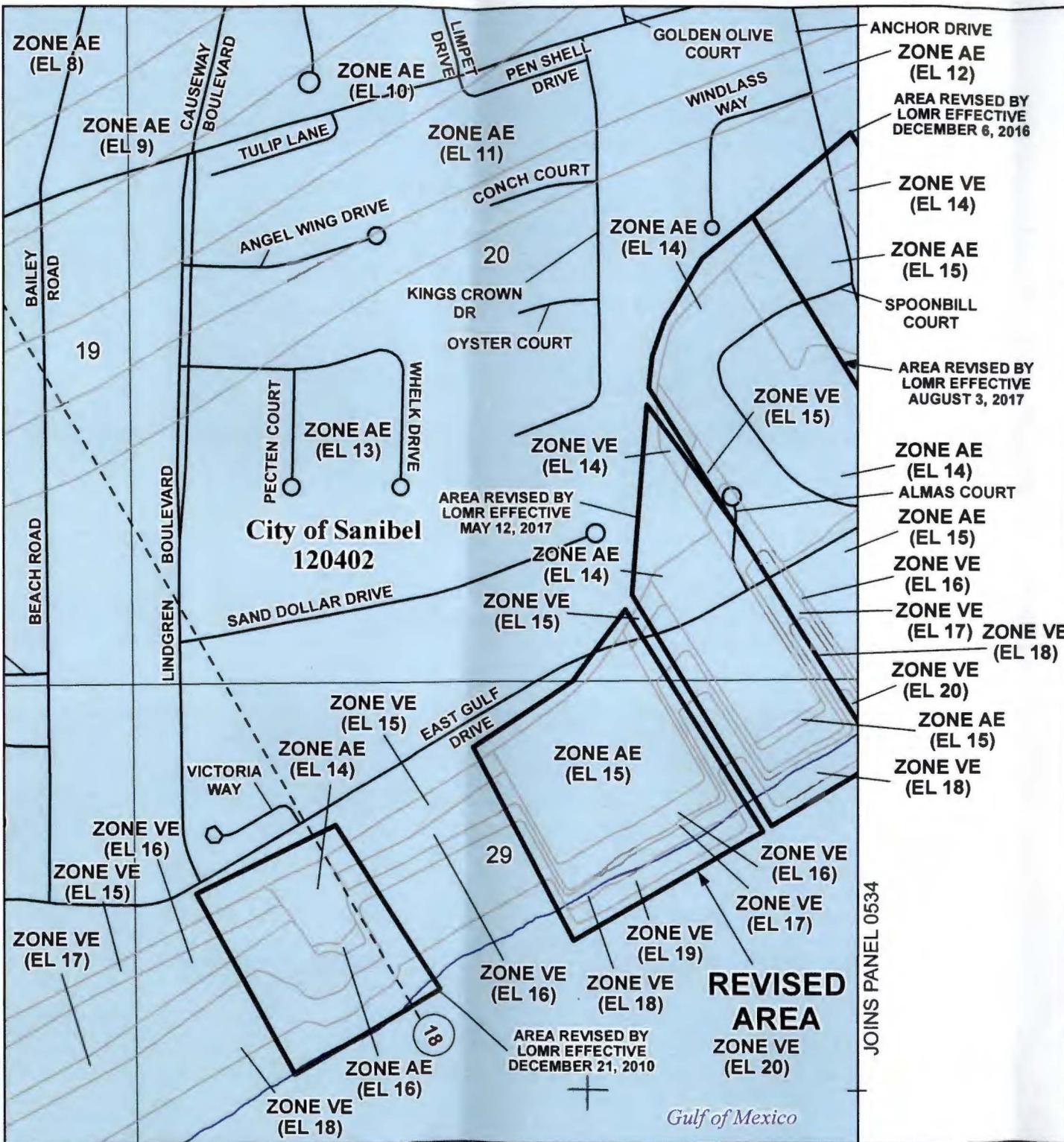
VE-EL17

VE-EL18

VE-EL20

815 845 863 899 903 1078 1097 1097 1097

The image is a screenshot of a web browser displaying the LCPA Geo View application. The browser's address bar shows the URL 'http://gissvr.leepa.org/geoview2/?folioid=10023950'. The application interface includes a menu bar with 'File', 'Edit', 'View', 'Favorites', 'Tools', and 'Help'. Below the menu is a toolbar with icons for 'Convert' and 'Select'. A secondary toolbar contains various utility icons like 'Sugg...', 'Empl...', 'City...', 'Log ...', 'LDC...', 'isb ...', 'Nati...', 'USPS...', 'FEMA', and 'Web ...'. The main workspace is divided into two toolbars: 'Map Tools' and 'Graphics Tools'. The 'Graphics Tools' toolbar is active, showing a 'Select a tool' dropdown set to 'Red' and a 'Size' dropdown set to '8'. A tooltip for the selected tool reads 'Allows for measuring the map.' The map itself is an aerial view of a residential area with yellow outlines for buildings and red lines for boundaries. A prominent red polygon is drawn over a section of the map. Labels on the map include 'EAST GULF DR', 'AE-EL13', 'VE-EL15', 'VE-EL16', 'VE-EL17', 'VE-EL18', and 'VE-EL20'. Numerical values like 815, 845, 863, 899, 903, 1078, and 1097 are scattered across the map. A small globe icon is visible in the bottom right corner of the map area.



**FEMA National Flood Insurance Program**

**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: September 29, 2017**

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

## Application Subject Parcels

<b>STRAP_formatted</b>	<b>Street_No</b>	<b>Street_Name</b>	<b>Unit_No</b>	<b>Owner1</b>
29-46-23-T1-00500.00CE	832	EAST GULF DR		SANIBEL ARMS WEST CONDO
29-46-23-T1-0050A.0010	827	EAST GULF DR	A1	NOTTELMANN GARY R + RHONDA M
29-46-23-T1-0050A.0020	827	EAST GULF DR	A2	HEARN JOAN TRIBBLE + ANDRE
29-46-23-T1-0050A.0030	827	EAST GULF DR	A3	BROWN ELMER L + ARLENE R TR
29-46-23-T1-0050A.0040	827	EAST GULF DR	A4	TRAVIS JOAN E TR
29-46-23-T1-0050A.0050	827	EAST GULF DR	A5	SUITS KRISTINE V TR
29-46-23-T1-0050A.0060	827	EAST GULF DR	A6	THOEMKE MICHAEL ROGER +
29-46-23-T1-0050A.0070	827	EAST GULF DR	A7	KRENC DONALD + CHRISTINE
29-46-23-T1-0050A.0080	827	EAST GULF DR	A8	SANIBEL LIMITED
29-46-23-T1-0050B.0010	827	EAST GULF DR	B1	KWIATKOWSKI PAUL H + NANCY A
29-46-23-T1-0050B.0020	827	EAST GULF DR	B2	KURZ CHRLES W + SHARON
29-46-23-T1-0050B.0030	827	EAST GULF DR	B3	PIETTE ROLAND L JR + RITA L
29-46-23-T1-0050B.0040	827	EAST GULF DR	B4	PEARSON ANNA TR
29-46-23-T1-0050B.0050	827	EAST GULF DR	B5	SEIFERT CHRISTOPHER H
29-46-23-T1-0050B.0060	827	EAST GULF DR	B6	WIEHAUS ROBERT M + MARY JO TR
29-46-23-T1-0050B.0070	827	EAST GULF DR	B7	BROWN ALAN R + MICHELLE A TR
29-46-23-T1-0050B.0080	827	EAST GULF DR	B8	PIWOWARCZYK THOMAS &
29-46-23-T1-0050C.0010	827	EAST GULF DR	C1	WEAVER ANNE STONE TR +
29-46-23-T1-0050C.0020	827	EAST GULF DR	C2	SOBOTKA BARRY TR
29-46-23-T1-0050C.0030	827	EAST GULF DR	C3	BLETZINGER PETER TR
29-46-23-T1-0050C.0040	827	EAST GULF DR	C4	KEVILL JACQUELINE Y
29-46-23-T1-0050C.0050	827	EAST GULF DR	C5	STOWE GIGI P TR
29-46-23-T1-0050C.0060	827	EAST GULF DR	C6	BECHHOLD C M + REBECCA G
29-46-23-T1-0050C.0070	827	EAST GULF DR	C7	WEBER ARTHUR R TR +
29-46-23-T1-0050C.0080	827	EAST GULF DR	C8	BASTIAANS ROBERT H
29-46-23-T1-0050D.0010	827	EAST GULF DR	D1	MAJOR GULF SHORE VACATIONS LLC
29-46-23-T1-0050D.0020	827	EAST GULF DR	D2	KUCK KEVIN K + KATHLEEN M
29-46-23-T1-0050D.0030	827	EAST GULF DR	D3	WAITZE ALAN S + SEUNG YEUN
29-46-23-T1-0050D.0040	827	EAST GULF DR	D4	WEAVER ANNE STONE TR
29-46-23-T1-0050D.0050	827	EAST GULF DR	D5	PUTNEY KAY L TR
29-46-23-T1-0050D.0060	827	EAST GULF DR	D6	EAST GULF DRIVE LLC
29-46-23-T1-0050D.0070	827	EAST GULF DR	D7	HANEY NANCY E TR
29-46-23-T1-0050D.0080	827	EAST GULF DR	D8	SHAIKH MAZHAR H + LINDA





29-46-23-T1-005M0.0070  
29-46-23-T1-005M0.0080

827 EAST GULF DR  
827 EAST GULF DR

M7 LAWRENCE LLOYD LLC  
M8 ROKES ADAM W 1/2 +



RECEIVED BY  
Federal Emergency Management Agency

17 OCT 31 AM 11:23 Washington, D.C. 20472

CITY OF SANIBEL  
ADMIN./LEGIS.

October 24, 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.: 17-04-1616P  
Community Name: City of Sanibel, FL  
Community No.: 120402  
FIRM Panel Affected: 12071C0533F

116

Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated May 18, 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 1,500 feet northeast of intersection of Lindgren Boulevard and East Gulf Drive. The 90-day appeal period that was initiated on June 1, 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 September 29, 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 A. Fountain, P.E., CFM  
J.R. Evans Engineering, P.A.

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



MT-RA-EM- (COMPASS)

**FEMA**

**CERTIFIED MAIL**



7017 1450 0000 3710 4693 02 1P \$ 006.56<sup>0</sup>  
000732131 OCT 26 2017  
MAILED FROM ZIP CODE 22201

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

FIRST NOTICE \_\_\_\_\_  
SECOND NOTICE \_\_\_\_\_  
RETURNED \_\_\_\_\_

33957-402100

