



Federal Emergency Management Agency

Washington, D.C. 20472

March 17, 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.: 17-04-1647P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: **July 31, 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 A. Fountain, P.E., CFM
Vice President
J.R. Evans Engineering, P.A.



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	Casa Ybel LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.423, -82.071 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 12071C0537F 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 - an area approximately centered 800 feet southeast of the intersection of Butterknife Place and Casa Ybel Road

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE BFEs*	Zone AE BFEs	NONE NONE	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 LOMC Clearinghouse, 3601 Eisenhower Avenue, 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 LOMC Clearinghouse, 3601 Eisenhower Avenue, 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. 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)**

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 LOMC Clearinghouse, 3601 Eisenhower Avenue, 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 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

LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

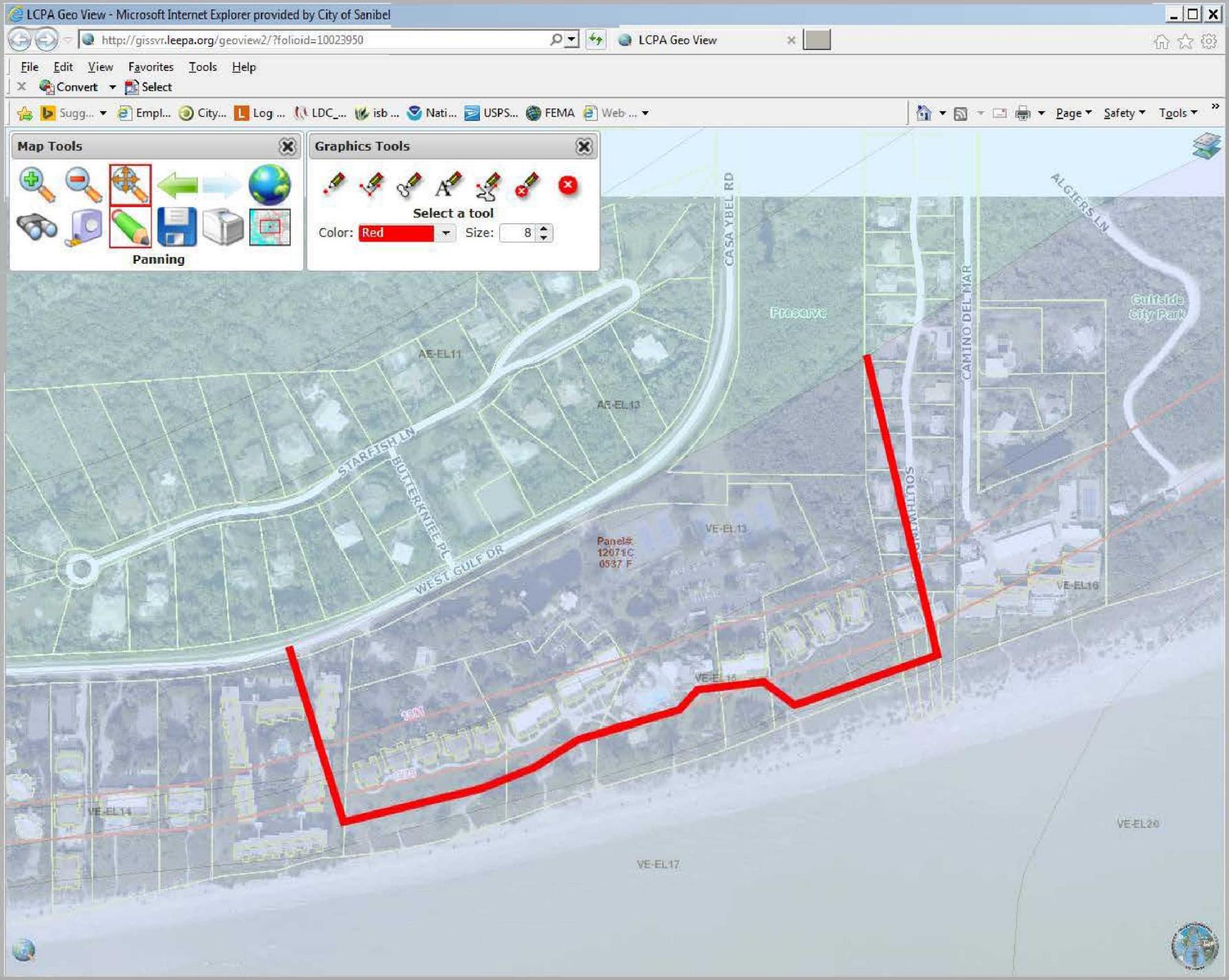
Dates: March 24, 2017 and March 31, 2017

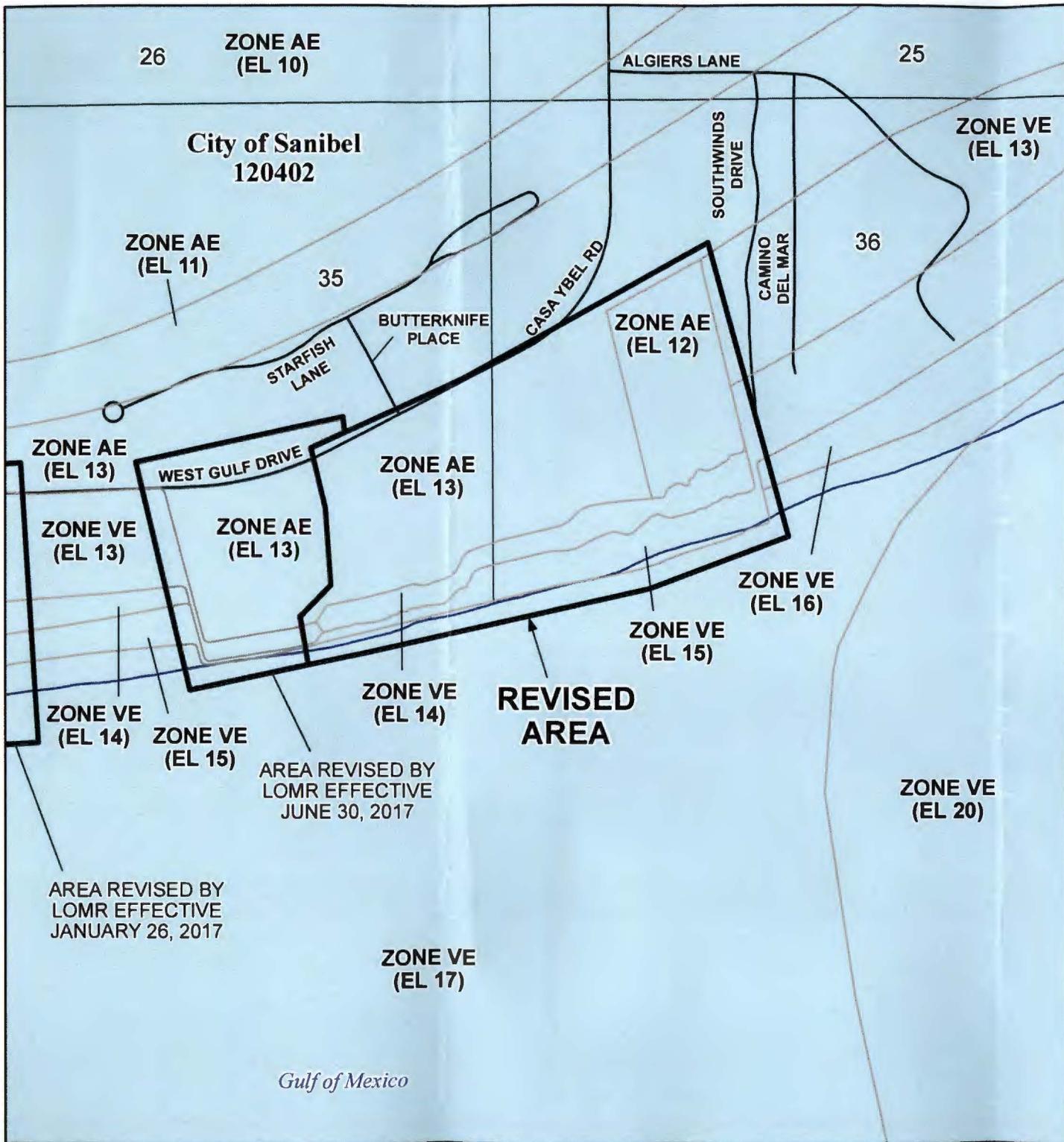
Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed 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, 3601 Eisenhower Avenue, 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. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration





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 537 of 685

Panel Contains:
COMMUNITY NUMBER PANEL SUFFIX
SANIBEL, CITY OF 120402 0537 F

REVISED TO REFLECT LOMR EFFECTIVE: July 31, 2017

VERSION NUMBER
2.1.3.0
MAP NUMBER
12071C0537F
EFFECTIVE DATE
AUGUST 28, 2008

Application Subject Parcels

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
36-46-22-T1-00020.0000	2255	WEST GULF DR		THISTLE LODGE PARTNERSHIP
35-46-22-T2-01400.00CE		COTTAGE COLONY WEST C/E		COTTAGE COLONY WEST
35-46-22-T2-0140A.0010	2255	WEST GULF DR	107	HUTCHINGS VENTURES VI LLC
35-46-22-T2-0140A.0020	2255	WEST GULF DR	105	STAPLETON ODDLYN J TR
35-46-22-T2-0140A.0030	2255	WEST GULF DR	103	ADVANTAIRA TRUST LLC
35-46-22-T2-0140A.0040	2255	WEST GULF DR	101	SLMICH HOLDINGS LLC
35-46-22-T2-0140A.0050	2255	WEST GULF DR	108	WEBER LESLIE A
35-46-22-T2-0140A.0060	2255	WEST GULF DR	106	CONOVER LINDA M TR
35-46-22-T2-0140A.0070	2255	WEST GULF DR	104	GOLDEN HARVEY E TR
35-46-22-T2-0140A.0080	2255	WEST GULF DR	102	K PROPERTIES LLC
35-46-22-T2-0140B.0010	2255	WEST GULF DR	115	EPSTEIN BRUCE I + SHARON A
35-46-22-T2-0140B.0020	2255	WEST GULF DR	113	EPSTEIN BARRY J TR +
35-46-22-T2-0140B.0030	2255	WEST GULF DR	111	2265 WEST GULF DR 111 LLC
35-46-22-T2-0140B.0040	2255	WEST GULF DR	109	KIRKPATRICK CARLISLE III TR +
35-46-22-T2-0140B.0050	2255	WEST GULF DR	116	NOWACZYK GLORIA TR
35-46-22-T2-0140B.0060	2255	WEST GULF DR	114	LEIMER STANLEY E
35-46-22-T2-0140B.0070	2255	WEST GULF DR	112	WINSLOW SIGURD A TR +
35-46-22-T2-0140B.0080	2255	WEST GULF DR	110	LAND GREGORY E
35-46-22-T2-0140C.0010	2255	WEST GULF DR	123	YU YOUNG J + CHOON E
35-46-22-T2-0140C.0020	2255	WEST GULF DR	121	WILLIAMS BRUCE A + SHEILA A TR
35-46-22-T2-0140C.0030	2255	WEST GULF DR	119	SCHATZBERG BRIAN S + KELLY K
35-46-22-T2-0140C.0040	2255	WEST GULF DR	117	WEBER HENRY
35-46-22-T2-0140C.0050	2255	WEST GULF DR	124	MOSS MILES ELLIOT CO-TR +
35-46-22-T2-0140C.0060	2255	WEST GULF DR	122	ROWE CHLOE TR +
35-46-22-T2-0140C.0070	2255	WEST GULF DR	120	BARTOK PETER J + COLLEEN
35-46-22-T2-0140C.0080	2255	WEST GULF DR	118	MIGHELL ROBERT L + SUZANNE L
35-46-22-T2-0140D.0010	2255	WEST GULF DR	131	PEARCE GARY J TR
35-46-22-T2-0140D.0020	2255	WEST GULF DR	129	SALVENDY GAVRIEL + CATHERINE V
35-46-22-T2-0140D.0030	2255	WEST GULF DR	127	KOTZ PHILIP + JUDITH A
35-46-22-T2-0140D.0040	2255	WEST GULF DR	125	MUELLER JAMES T + LINDA
35-46-22-T2-0140D.0050	2255	WEST GULF DR	132	WEBER LESLIE A +
35-46-22-T2-0140D.0060	2255	WEST GULF DR	130	MOSS MILES ELLIOT CO TR +
35-46-22-T2-0140D.0070	2255	WEST GULF DR	128	VICKIES PROPERTIES LLC

35-46-22-T2-0140D.0080	2255	WEST GULF DR	126	TANG ROBERT Y + DIANA TR 1/2 +
35-46-22-T2-0140E.0010	2255	WEST GULF DR	139	SAUERLAND PARTNERSHIP
35-46-22-T2-0140E.0020	2255	WEST GULF DR	137	DISCOVERY BAY INVESTMENTS LLC
35-46-22-T2-0140E.0030	2255	WEST GULF DR	135	SNOBEL PROPERTIES LLC
35-46-22-T2-0140E.0040	2255	WEST GULF DR	133	RINGER LINDA TR
35-46-22-T2-0140E.0050	2255	WEST GULF DR	140	SAUERLAND ELIZABETH TR
35-46-22-T2-0140E.0060	2255	WEST GULF DR	138	GUSTAFSON DANNIE H TR
35-46-22-T2-0140E.0070	2255	WEST GULF DR	136	SANIBEL PARTNERS LLC 90% +
35-46-22-T2-0140E.0080	2255	WEST GULF DR	134	MCCOMBS JAMES E TR
36-46-22-T1-01100.00CE		WEST GULF DR		CASA YBEL BEACH + RACQUET CLUB
36-46-22-T1-0110I.0001	2255	WEST GULF DR		CASA YBEL BEACH + RACQUET CLUB
36-46-22-T1-01200.00CE		CASA YBEL BEACH & RACQUET CLUB C/E		CASA YBEL BEACH + RACQUET CLUB
36-46-22-T1-0120F.0001	2255	WEST GULF DR		CASA YBEL BEACH + RACQUET CLUB

Additional Affected Parcels

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
36-46-22-T1-00005.0010	192	SOUTHWINDS DR		ATSALAKIS TONY 1/4 INT +
36-46-22-T1-00005.0200	186	SOUTHWINDS DR		CHENEY SALLI A
36-46-22-T1-00005.0210	174	SOUTHWINDS DR		ECKHARDT ELIZABETH
36-46-22-T1-00005.021A	174	SOUTHWINDS DR		SPURGEON WINSTON S + BARBARA K
36-46-22-T1-00005.0230	164	SOUTHWINDS DR		SAINT MARCQ ARIANE DE TR 50%+
36-46-22-T1-00005.023A	164	SOUTHWINDS DR		GOLDEN BEACH LLC



Federal Emergency Management Agency

Washington, D.C. 20472

August 11, 2017

RECEIVED BY
17 AUG 18 AM 10:14

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.: 17-04-1647P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0537F

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Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated March 17, 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 - an area approximately centered 800 feet southeast of the intersection of Butterknife Place and Casa Ybel Road. The 90-day appeal period that was initiated on March 31, 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 July 31, 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,

A handwritten signature in black ink, appearing to read 'Rick F. Sacbibit', written in a cursive style.

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
Vice President
J.R. Evans Engineering, P.A.

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

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MT-RA-EM- (COMPASS)

FEMA

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

FIRST NOTICE
SECOND NOTICE
RETURNED

