



Federal Emergency Management Agency

Washington, D.C. 20472

June 5, 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.: 17-04-1950P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: October 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. 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 JUN 12 AM 10: 10
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	Tanglewood Condominium LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.448, -82.022 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
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 1,600 feet southeast of intersection of Sabal Street and Periwinkle Way

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 Engineering Library, 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. Sacibit, P.E., Branch Chief
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

17-04-1950P

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 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. Sacbbit".

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



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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 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 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/thm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

Dates: June 13, 2017 and June 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 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 and Modeling Division
Federal Insurance and Mitigation Administration

City of
Sanibel
120402

ZONE VE
(EL 11)

ZONE VE
(EL 13)

ZONE VE
(EL 14)

ZONE VE
(EL 16)

ZONE VE
(EL 15)

ZONE VE
(EL 17)

ZONE AE
(EL 14)

ZONE VE
(EL 18)

ZONE VE
(EL 19)

OTHERWISE PROTECTED AREA
11/16/1991

REVISED
AREA

ZONE VE
(EL 20)

GULF OF MEXICO

BUTTONWOOD LANE
LIGHTHOUSE WAY
N YACHTSMAN DRIVE
LAGOON DRIVE
SABAL STREET
S YACHTSMAN DRIVE
GLORY CIRCLE
KINZIE ISLAND COURT
EAST GULF DRIVE

ANHINGA LANE
EAST GULF DR

FERRY LANDING DRIVE
SEAGRAPE LANE
FERRY ROAD

PERIWINKLE WAY

PERIWINKLE WAY

LAGOON DRIVE

BELLA VISTA WAY E

20

21

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AQ, 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

FEMA

REVISED TO REFLECT LOMR
EFFECTIVE: October 18, 2017

VERSION NUMBER 2.1.3.0
MAP NUMBER 12071C0534F
EFFECTIVE DATE AUGUST 28, 2008

Application Subject Parcels

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
21-46-23-T1-01300.00CE	1101	SEAGRAPE LN		TANGLEWOOD CONDO
21-46-23-T1-01301.00A0	1101	SEAGRAPE LN	1A	KUCK KEVIN K + KATHLEEN M
21-46-23-T1-01301.00B0	1101	SEAGRAPE LN	1B	ROCKSETT LLC
21-46-23-T1-01302.00A0	1101	SEAGRAPE LN	2A	ANTHONY PAUL + MARY LEE
21-46-23-T1-01302.00B0	1101	SEAGRAPE LN	2B	ACKERMAN F D
21-46-23-T1-01303.0000	1101/1103	SEAGRAPE LN		OLDENBURG FREDERICK &
21-46-23-T1-01304.00A0	1101	SEAGRAPE LN	4A	DOBSON STEPHEN B TR
21-46-23-T1-01304.00B0	1101	SEAGRAPE LN	4B	KOCH ALBERT A + BONNIE R
21-46-23-T1-01305.00A0	1101	SEAGRAPE LN	5A	KRAMER JEAN HELEN TR
21-46-23-T1-01305.00B0	1101	SEAGRAPE LN	5B	WOOD JOAN R TR

Note: Buildings 1, 2, 4, 5 & pool appear to be located within 500 feet of Gulf of Mexico (Coastal High Hazard as per Sanibel Code Chapter 94)

Additional Affected Parcels (may be affected)

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
21-46-23-T1-00004.0000	365	EAST GULF DR		MCGREGOR DOUGLAS A + KAREN I
21-46-23-T1-00004.0060	345	EAST GULF DR		CULLEN JOHN S TR
21-46-23-T1-00004.0080	335	EAST GULF DR		MUENCH GARRY L + CONSTANCE C
21-46-23-T1-00004.0100	355	EAST GULF DR		ACKERMAN JAMES P + LINDA S
21-46-23-T1-00007.0000	1069	BUTTONWOOD LN		MCCLURE EDWIN C JR TR
21-46-23-T1-00007.0010	1061	BUTTONWOOD LN		GRIZZELL MICCA D
21-46-23-T1-00008.0010	1133	BUTTONWOOD LN		AKE JOHN R +
21-46-23-T1-00008.0020	1127	BUTTONWOOD LN		KLOKER ROBERTAL E PER REP
21-46-23-T1-00008.0040	1122	BUTTONWOOD LN		SHEFT LAURA L
21-46-23-T1-00009.0000	1139	BUTTONWOOD LN		BAILEYS BEACH COTTAGE LLC
21-46-23-T1-00010.0000	1147	BUTTONWOOD LN		QUILMASTER LLC
21-46-23-T1-00011.0010	1155	BUTTONWOOD LN		NAIL PATTY J TR
21-46-23-T1-00020.0000	1146	BUTTONWOOD LN		DIGGING IN THE SAND LLC
21-46-23-T1-00020.0010	1134	BUTTONWOOD LN		SHEFT LAURA L
21-46-23-T1-00022.0000	1110	BUTTONWOOD LN		NOWACKI MARTHA E EST +
21-46-23-T1-00022.0020	1112	BUTTONWOOD LN		NOWACKI MARTHA EST +
21-46-23-T1-00022.0010	1106	BUTTONWOOD LN		1106 BUTTONWOOD LLC
21-46-23-T1-00023.0000	1121	SEAGRAPE LN		COLLMAN RICHARD A TR
21-46-23-T1-00024.0000	1119	SEAGRAPE LN		TREND DAVID E TR
21-46-23-T1-01200.00CE		BANDY BEACH CONDO C/E		BANDY BEACH CONDO ASSOC
21-46-23-T1-0120A.1010	1059	BUTTONWOOD LN	A101	BARDSLEY DOLORES M TR +
21-46-23-T1-0120A.2010	1059	BUTTONWOOD LN	A201	PIETTE ROLAND L TR + RITA L TR

Note: **potentially Building A only**

if not located within 500 feet of Gulf of Mexico (Coastal AE zone)

Other Area Parcels L(existing structures not affected/not entirely removed from VE zone)

STRAP_formatted	Street_No	Street_Name	Unit_No	Owner1
21-46-23-T1-00004.0030	375	EAST GULF DR		MCGREGOR DOUGLAS A + KAREN I
21-46-23-T1-00004.0070	325	EAST GULF DR		MASTERSON ROBERT C + NANCY S
21-46-23-T1-00008.0030	1129	SEAGRAPE LN		FVSKC CORP
21-46-23-T1-00019.0000	1152	BUTTONWOOD LN		ARNHEITER MICHAEL P +



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Federal Emergency Management Agency

17 OCT 31 AM 11:20 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.: 17-04-1950P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0534F

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Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated June 5, 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 1,600 feet southeast of intersection of Sabal Street and Periwinkle Way. The 90-day appeal period that was initiated on June 20, 2017, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *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 October 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,

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

cc: Mr. Harold Law
Building Official
City of Sanibel

Ms. Elizabeth 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



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0004732131 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

