



Federal Emergency Management Agency

Washington, D.C. 20472

September 5, 2017

CITY OF SANIBEL
ADMIN./LEGIS

17 SEP 18 AM 10:29

RECEIVED BY

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.: 17-04-4409P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: January 17, 2018

Dear Mayor Ruane:

The Flood Insurance Rate Map 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 attachments 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) 220-5406, or the FEMA Map Information eXchange (FMIX) 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
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	Gulfside Place Condominium LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.429, -82.056 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0541F 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 centered approximately 2,180 feet southeast of the intersection of Atlanta Plaza Drive and Piedmont Road

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 Flood Insurance Study (FIS) report and/or 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. 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)

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) 220-5406

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. Sacbbit".

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)**

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>.

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



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: September 12, 2017 and September 19, 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>.

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



AE (13 FT)

PAR VIEW DR

AE (13 FT)

AE (13 FT)

1245

Area proposed to remain in flood zone VE.

AE (14 FT)

AE zone revised area AS APPROVED

VE (15 FT)

VE (15 FT)

AE (14 FT)

VE (15 FT)

VE (15 FT)

MIDDLE GULF DR

FEMA Case No. 17-04-4409P AS APPROVED

1991 Florida Coastal Construction Control Line

VE (16 FT)

AE (15 FT)

VE (16 FT)

1978 (1974) Coastal Construction Setback Line

AE (15 FT)

VE (16 FT)

VE (17 FT)

VE (16 FT)

1978 (1974) Coastal Construction Setback Line

1978 (1974) Coastal Construction Setback Line

VE (17 FT)

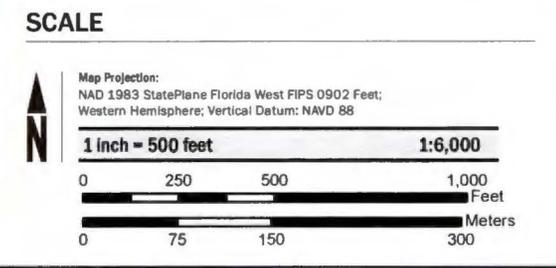
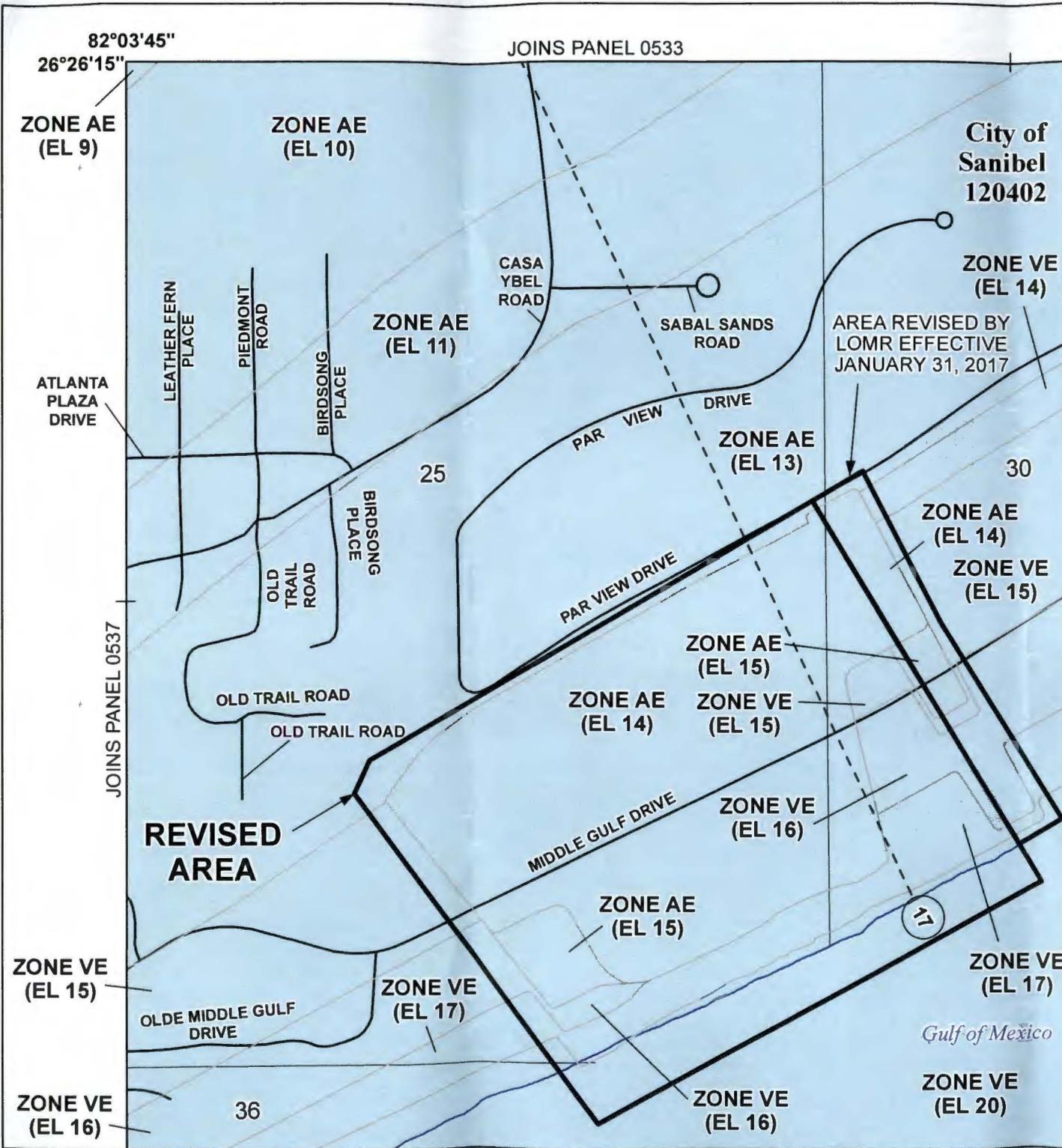
VE (17 FT)

VE (20 FT)

VE (20 FT)

VE (18 FT)

VE (20 FT)



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

Panel 541 of 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
SANIBEL, CITY OF	120402	0541	F

REVISED TO REFLECT LOMR EFFECTIVE: January 17, 2018

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0541F

EFFECTIVE DATE
AUGUST 28, 2008

Application Subject Parcels**SOME EXISTING BUILDINGS STILL LOCATED W/IN 500 FEET OF GULF OF MEXICO M.H.W.**

STRAP formatted	Street No	Street Name	Unit No	Owner 1
25-46-22-T3-01700.00CE		GULFSIDE PLACE CONDO C/E		GULFSIDE PLACE CONDO ASSN INC
25-46-22-T3-01700.1170	1605	MIDDLE GULF DR	117	1605MGD117 LLC
25-46-22-T3-01700.1180	1605	MIDDLE GULF DR	118	MOORE MELINDA J TR +
25-46-22-T3-01700.1190	1605	MIDDLE GULF DR	119	WAGGONER MILDRED W
25-46-22-T3-01700.1200	1605	MIDDLE GULF DR	120	CRAIG ROBERT L + JEAN O
25-46-22-T3-01700.1210	1605	MIDDLE GULF DR	121	PROGIN JAMES A +
25-46-22-T3-01700.1220	1605	MIDDLE GULF DR	122	MCLAUGHLIN WENDY
25-46-22-T3-01700.1230	1605	MIDDLE GULF DR	123	LEVINE PAUL M + NOELLE T
25-46-22-T3-01700.1240	1605	MIDDLE GULF DR	124	HAAS WILLIAM D + JEANIE E
25-46-22-T3-01700.1250	1605	MIDDLE GULF DR	125	FRANKS FAMILY FLORIDA LLC
25-46-22-T3-01700.1260	1605	MIDDLE GULF DR	126	ORLANDI RALPH A + MARY ELLEN
25-46-22-T3-01700.1270	1605	MIDDLE GULF DR	127	TALBERT MONTY L JR + DEBORAH A
25-46-22-T3-01700.1280	1605	MIDDLE GULF DR	128	SAMET MICHAEL G +
25-46-22-T3-01700.2170	1605	MIDDLE GULF DR	217	PANCNER RONALD J + KRISTIN R
25-46-22-T3-01700.2180	1605	MIDDLE GULF DR	218	MCBRIDE ROBERT J & PATRICIA TR
25-46-22-T3-01700.2190	1605	MIDDLE GULF DR	219	HANNA ARTHUR A + SUSAN S
25-46-22-T3-01700.2200	1605	MIDDLE GULF DR	220	HENARD JOHN JR + ELIZABETH TR
25-46-22-T3-01700.2210	1605	MIDDLE GULF DR	221	MACNAUGHTON JAMES R TR EST +
25-46-22-T3-01700.2220	1605	MIDDLE GULF DR	222	BEVERLY ANN LEVY LIVING TRUST
25-46-22-T3-01700.2230	1605	MIDDLE GULF DR	223	MARQUETTE JOYCE Z TR
25-46-22-T3-01700.2240	1605	MIDDLE GULF DR	224	NEFF DANIEL W + SALLY MATHEWS
25-46-22-T3-01700.2250	1605	MIDDLE GULF DR	225	TOERING MARGO E TR
25-46-22-T3-01700.2260	1605	MIDDLE GULF DR	226	SCHEFFEL WILLIAM N + HELEN TR
25-46-22-T3-01700.2270	1605	MIDDLE GULF DR	227	EVANS ARTHUR +
25-46-22-T3-01700.2280	1605	MIDDLE GULF DR	228	NAPOLEON EDWARD S TR
25-46-22-T3-01700.3170	1605	MIDDLE GULF DR	317	BRITTON DOUGLAS G TR
25-46-22-T3-01700.3180	1605	MIDDLE GULF DR	318	GREGOR MEGAN E + MARTIN P TR
25-46-22-T3-01700.3190	1605	MIDDLE GULF DR	319	KAPALIN DARYL L TR +
25-46-22-T3-01700.3200	1605	MIDDLE GULF DR	320	WICKSTRA GREGG P + LINDA L TR
25-46-22-T3-01700.3210	1605	MIDDLE GULF DR	321	LIPMAN BARBARA Z TR
25-46-22-T3-01700.3220	1605	MIDDLE GULF DR	322	SHORTER FREDERICK J + KATHRYN
25-46-22-T3-01700.3230	1605	MIDDLE GULF DR	323	SMITH ROBERT L TR
25-46-22-T3-01700.3240	1605	MIDDLE GULF DR	324	ANDREWS SANDRA TR 10% +
25-46-22-T3-01700.3250	1605	MIDDLE GULF DR	325	GRAY KAY J
25-46-22-T3-01700.3260	1605	MIDDLE GULF DR	326	SUTHARD CATHERINE WILSON TR
25-46-22-T3-01700.3270	1605	MIDDLE GULF DR	327	MESSENGER CAROL

Owner 2

ROBERT A LAMBERTUS

PART BLDG 7 W/IN 500 FT OF GULF
PART BLDG 7 W/IN 500 FT OF GULF
PART BLDG 7 W/IN 500 FT OF GULF
PART BLDG 7 W/IN 500 FT OF GULF

PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
BUILDING 11 W/IN 500 FT OF GULF
BUILDING 11 W/IN 500 FT OF GULF
PART BLDG 7 W/IN 500 FT OF GULF

ANN M RAWLS
JULIE LEVY

PART BLDG 10 W/IN 500 FT OF GULF
BUILDING 11 W/IN 500 FT OF GULF
BUILDING 11 W/IN 500 FT OF GULF
PART BLDG 7 W/IN 500 FT OF GULF

PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
PART BLDG 10 W/IN 500 FT OF GULF
BUILDING 11 W/IN 500 FT OF GULF

25-46-22-T3-01700.3280	1605	MIDDLE GULF DR	328	ANESTIS ROBERT W + JANICE L
30-46-23-T4-02700.00CE		GULFSIDE PLACE CONDO C/E		GULFSIDE PLACE
30-46-23-T4-02700.1010	1605	MIDDLE GULF DR	101	MOORE MARYLYN D TR
30-46-23-T4-02700.1020	1605	MIDDLE GULF DR	102	PHOCAS GEORGE + KATRIN
30-46-23-T4-02700.1030	1605	MIDDLE GULF DR	103	LUKER RONALD P +
30-46-23-T4-02700.1040	1605	MIDDLE GULF DR	104	M AND K REAL ESTATE
30-46-23-T4-02700.1050	1605	MIDDLE GULF DR	105	SANIBEL FIVE LLC
30-46-23-T4-02700.1060	1605	MIDDLE GULF DR	106	URBELIS JAMES C + JOSEPHINE
30-46-23-T4-02700.1070	1605	MIDDLE GULF DR	107	STOCKER SAND + GRAVEL CO
30-46-23-T4-02700.1080	1605	MIDDLE GULF DR	108	FND HOLDINGS LLC
30-46-23-T4-02700.1090	1605	MIDDLE GULF DR	109	WERST INVESTMENTS LLC
30-46-23-T4-02700.1100	1605	MIDDLE GULF DR	110	ZUPON MARK W TR
30-46-23-T4-02700.1110	1605	MIDDLE GULF DR	111	LILES-MEIER DAGMAR K
30-46-23-T4-02700.1120	1605	MIDDLE GULF DR	112	DEWITT DIANE M TR
30-46-23-T4-02700.1130	1605	MIDDLE GULF DR	113	SMITH EVRETT E TR +
30-46-23-T4-02700.1140	1605	MIDDLE GULF DR	114	VERNAL RICHARD T JR + JOANNE F
30-46-23-T4-02700.1150	1605	MIDDLE GULF DR	115	PEZZINO JAMES TR
30-46-23-T4-02700.1160	1605	MIDDLE GULF DR	116	SANIBURN INVESTMENTS LLC
30-46-23-T4-02700.2010	1605	MIDDLE GULF DR	201	CORBLY ROGER S TR
30-46-23-T4-02700.2020	1605	MIDDLE GULF DR	202	BOLER JOHN M TR
30-46-23-T4-02700.2030	1605	MIDDLE GULF DR	203	RANEY MARGARET C
30-46-23-T4-02700.2040	1605	MIDDLE GULF DR	204	AWENDER CAROL W TR
30-46-23-T4-02700.2050	1605	MIDDLE GULF DR	205	RHODES DAVID A + LINDA D CO TR
30-46-23-T4-02700.2060	1605	MIDDLE GULF DR	206	MINSKY RENEE TR
30-46-23-T4-02700.2070	1605	MIDDLE GULF DR	207	VIKARTOFSKY DAVID W + MICHELE
30-46-23-T4-02700.2080	1605	MIDDLE GULF DR	208	GOLDEN RONALD L/E +
30-46-23-T4-02700.2090	1605	MIDDLE GULF DR	209	MCLAUGHLIN JUDITH L TR
30-46-23-T4-02700.2100	1605	MIDDLE GULF DR	210	MIDDLE GULF LLC
30-46-23-T4-02700.2110	1605	MIDDLE GULF DR	211	SKOLNICK IRENE R TR
30-46-23-T4-02700.2120	1605	MIDDLE GULF DR	212	DURST RICHARD L TR 1/2 +
30-46-23-T4-02700.2130	1605	MIDDLE GULF DR	213	FIEDLER GERALDINE K TR
30-46-23-T4-02700.2140	1605	MIDDLE GULF DR	214	NICHOLS DAVID M TR 1/2 +
30-46-23-T4-02700.2150	1605	MIDDLE GULF DR	215	WINCHEL WILLIAM T + LUCY R
30-46-23-T4-02700.2160	1605	MIDDLE GULF DR	216	ANDREWS HAROLD P TR
30-46-23-T4-02700.3010	1605	MIDDLE GULF DR	301	WAZETER ADELE M TR
30-46-23-T4-02700.3020	1605	MIDDLE GULF DR	302	MJB LLC
30-46-23-T4-02700.3030	1605	MIDDLE GULF DR	303	JUEDES THOMAS J TR +
30-46-23-T4-02700.3040	1605	MIDDLE GULF DR	304	GIL REGINA

BUILDING 11 W/IN 500 FT OF GULF

BUILDING 1 W/IN 500 FT OF GULF
BUILDING 1 W/IN 500 FT OF GULF
PART BLDG 2 W/IN 500 FT OF GULF

PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
BUILDING 6 W/IN 500 FT OF GULF
BUILDING 1 W/IN 500 FT OF GULF
BUILDING 1 W/IN 500 FT OF GULF
PART BLDG 2 W/IN 500 FT OF GULF

PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
BUILDING 6 W/IN 500 FT OF GULF
BUILDING 1 W/IN 500 FT OF GULF
BUILDING 1 W/IN 500 FT OF GULF
PART BLDG 2 W/IN 500 FT OF GULF
PART BLDG 2 W/IN 500 FT OF GULF

BOLER COMPANY

30-46-23-T4-02700.3050	1605	MIDDLE GULF DR	305	JACOBS RANDALL N
30-46-23-T4-02700.3060	1605	MIDDLE GULF DR	306	GRUVER WILLIAM R TR
30-46-23-T4-02700.3070	1605	MIDDLE GULF DR	307	FLYNN-BARNETT KATHLEEN TR
30-46-23-T4-02700.3080	1605	MIDDLE GULF DR	308	VOORHEES JOHN III + BEVERLY F
30-46-23-T4-02700.3090	1605	MIDDLE GULF DR	309	JLS PARTNERS
30-46-23-T4-02700.3100	1605	MIDDLE GULF DR	310	EVANS JEAN C TR +
30-46-23-T4-02700.3110	1605	MIDDLE GULF DR	311	COMERICA BANK TR
30-46-23-T4-02700.3120	1605	MIDDLE GULF DR	312	MCREAVY WILLIAM + KATHLEEN TR
30-46-23-T4-02700.3130	1605	MIDDLE GULF DR	313	DEMATTEO DANIEL A TR +
30-46-23-T4-02700.3140	1605	MIDDLE GULF DR	314	LIDDY EILEEN M
30-46-23-T4-02700.3150	1605	MIDDLE GULF DR	315	MEHALIC MARILYN K TR +
30-46-23-T4-02700.3160	1605	MIDDLE GULF DR	316	MANGANO MARGARET E TR

Additional Affected Parcels

STRAP formatted	Street No	Street Name	Unit No	Owner 1
25-46-22-T3-01400.00CE	1610	MIDDLE GULF DR		BEL LAN APARTMENT OWNERS INC
25-46-22-T3-0140B.0010	1610	MIDDLE GULF DR	B1	SHUPE DONALD W +
25-46-22-T3-0140B.0020	1610	MIDDLE GULF DR	B2	SMITH DUANE H + REGINA
25-46-22-T3-0140B.0030	1610	MIDDLE GULF DR	B3	RUGGERI ROGER B JR + ANDREA TR
25-46-22-T3-0140B.0040	1610	MIDDLE GULF DR	B4	FEUERMAN RAE TR
25-46-22-T3-0140B.0050	1610	MIDDLE GULF DR	B5	IRELAND DENNIS J + SANDRA B
25-46-22-T3-0140B.0060	1610	MIDDLE GULF DR	B6	TENNILL WILLIAM R TR
25-46-22-T3-0140C.0010	1610	MIDDLE GULF DR	C1	GOODRICH NANCY N
25-46-22-T3-0140C.0020	1610	MIDDLE GULF DR	C2	UNKNOWN HEIRS OF
25-46-22-T3-0140C.0030	1610	MIDDLE GULF DR	C3	APPELL STUART + ILENE SYBIL
25-46-22-T3-0140C.0040	1610	MIDDLE GULF DR	C4	EVANS JOHN H + JUDITH F TR
25-46-22-T3-0140C.0050	1610	MIDDLE GULF DR	C5	DARBY PETER DOUGLAS +
25-46-22-T3-0140C.0060	1610	MIDDLE GULF DR	C6	WARNER WILLIAM A + SUSAN J
25-46-22-T3-0140D.0010	1610	MIDDLE GULF DR	D1	RAMSER MARK R TR
25-46-22-T3-0140D.0020	1610	MIDDLE GULF DR	D2	BAXTER JUNE A TR
25-46-22-T3-0140D.0030	1610	MIDDLE GULF DR	D3	GORZ KAREN B TR
25-46-22-T3-0140D.0040	1610	MIDDLE GULF DR	D4	PENNINGTON MARK G + ANGELA K
25-46-22-T3-0140D.0050	1610	MIDDLE GULF DR	D5	MARTIN N BROOKS TR +
25-46-22-T3-0140D.0060	1610	MIDDLE GULF DR	D6	VIOLETTE REBECCA J +
25-46-22-T3-0140E.0010	1610	MIDDLE GULF DR	E1	WUSCHKE JOANNE TR +
25-46-22-T3-0140E.0020	1610	MIDDLE GULF DR	E2	KJONAAS MERLE K + EILEEN M
25-46-22-T3-0140E.0030	1610	MIDDLE GULF DR	E3	CIUFFETTI PETER D L/E +
25-46-22-T3-0140E.0040	1610	MIDDLE GULF DR	E4	SPANOGLE HOWARD E + JUANITA L

PART BLDG 2 W/IN 500 FT OF GULF
PART BLDG 2 W/IN 500 FT OF GULF

PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
PART BLDG 5 W/IN 500 FT OF GULF
BUILDING 6 W/IN 500 FT OF GULF

Owner 2

25-46-22-T3-0140E.0050	1610	MIDDLE GULF DR	E5	OTTO CHARLES W + AUDREY S TR
25-46-22-T3-0140E.0060	1610	MIDDLE GULF DR	E6	KILLEN MICHAEL & BARBARA
25-46-22-T3-0140F.0010	1610	MIDDLE GULF DR	F1	SMITH MURRAY K +
25-46-22-T3-0140F.0020	1610	MIDDLE GULF DR	F2	BUNKER JAMES M JR + CYNTHIA D
25-46-22-T3-0140F.0030	1610	MIDDLE GULF DR	F3	FORSLUND KATHRYN M +
25-46-22-T3-0140F.0040	1610	MIDDLE GULF DR	F4	HOLLY JANICE E
25-46-22-T3-0140F.0050	1610	MIDDLE GULF DR	F5	ZEISS WILLIAM J JR + MARGARET
25-46-22-T3-0140F.0060	1610	MIDDLE GULF DR	F6	ZALEWSKI EDITH A + PAUL A
25-46-22-T3-0140F.0070	1610	MIDDLE GULF DR	F7	ENGDAHL DEAN A + KATHLEEN A
25-46-22-T3-0140F.0080	1610	MIDDLE GULF DR	F8	WASSERMAN MARTIN + LUCRETIA
25-46-22-T3-01300.00CE		SPANISH CAY C/E		SPANISH CAY CONDO PH-1
25-46-22-T3-01300.0010	1610	MIDDLE GULF DR	A1	CECALA BARBARA A TR
25-46-22-T3-01300.0020	1610	MIDDLE GULF DR	A2	DANKENBRINK ANDREA J
25-46-22-T3-01300.0030	1610	MIDDLE GULF DR	A3	JOHNSON CLAUDIA L
25-46-22-T3-01300.0040	1610	MIDDLE GULF DR	A4	MARTIN N BROOKS + SALLY V TR
25-46-22-T3-01300.0050	1610	MIDDLE GULF DR	A5	MEHLTRETTER CHARLES L JR +
25-46-22-T3-01300.0060	1610	MIDDLE GULF DR	A6	VONNAHMEN MICHAEL
25-46-22-T3-01300.0070	1610	MIDDLE GULF DR	A7	MURRAY PATRICK J + AMELIA M
25-46-22-T3-01300.0080	1610	MIDDLE GULF DR	A8	MAHONEY-MCDONALD WILMA +
25-46-22-T3-00020.0050	1656	MIDDLE GULF DR		DREW ELTON F + KATHLEEN E
25-46-22-T3-00020.005A	1646	MIDDLE GULF DR		ETHRIDGE E HUNTINGTON III TR +
25-46-22-T3-00020.0060	1686	MIDDLE GULF DR		HAYWOOD HARLAN A TR 50% INT +
25-46-22-T3-00020.006A	1696	MIDDLE GULF DR		1696 MIDDLE GULF LLC
25-46-22-T3-00020.0080	1676	MIDDLE GULF DR		WALKER EDWARD C + KAREN L
25-46-22-T3-00020.008A	1666	MIDDLE GULF DR		TAMBINI LAWRENCE J + VIRGINIA
25-46-22-T3-00020.0090	1710	MIDDLE GULF DR		CLAYPOOL DANNY RAY + KAREN E
25-46-22-T3-0120A.0260	1251	PAR VIEW DR		COGSWELL ANN
25-46-22-T3-0120A.0280	1255	PAR VIEW DR		BOTTOMLEY STEPHEN A + TRACEY J
25-46-22-T3-0120A.0300	1259	PAR VIEW DR		MCKENNY THOMAS C
25-46-22-T3-0120A.0310	1261	PAR VIEW DR		NEWMAN SARA TR
25-46-22-T3-0120A.0320	1263	PAR VIEW DR		KIMBALL PETER J + LUCIA M
25-46-22-T3-0120A.0330	1265	PAR VIEW DR		BERGER JOEL E
25-46-22-T3-0120A.0340	1267	PAR VIEW DR		ALINO MICHAEL + BARBARA M
25-46-22-T3-0120A.0350	1269	PAR VIEW DR		CLIFFORD FREDERICK Z JR + MARY
25-46-22-T3-0120A.0360	1271	PAR VIEW DR		MILLER DAVID L TR
25-46-22-T3-0120A.0370	1273	PAR VIEW DR		MORRISON MARY D
25-46-22-T3-0120A.0380	1275	PAR VIEW DR		GILLESPIE JOHN L TR
25-46-22-T3-0120A.0390	1277	PAR VIEW DR		OLSSON TORBJORN +

ISLAND MANAGEMENT

LIVERTON HOUSE

MARKUS HAMMARBERG

30-46-23-T4-00009.0100	1544	MIDDLE GULF DR	CONLEY THOMAS J TR +
30-46-23-T4-00009.010A	1564	MIDDLE GULF DR	YELENICH MARC G + MELISSA C
30-46-23-T4-0190A.0240	1247	PAR VIEW DR	PERRYMAN MARGARET EILEEN
30-46-23-T4-0190A.0250	1249	PAR VIEW DR	DEBOLT ROBERT T TR
30-46-23-T1-0340B.0000	1100	PAR VIEW DR	THE END GOLF MANAGEMENT LLC
25-46-22-T3-0330B.0010		RIGHT OF WAY	THE END GOLF MANAGEMENT LLC

Additional Affected Parcel(s) **AS APPROVED BY FEMA**

STRAP formatted	Street No	Street Name	Unit No	Owner 1
30-46-23-T4-0190A.0230	1245	PAR VIEW DR		LEVINE ERIC + BARBARA

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

STRAP formatted	Street No	Street Name	Unit No	Owner 1
25-46-22-T3-00020.001A	1715	MIDDLE GULF DR		THE END GOLF MANAGEMENT LLC
25-46-22-T3-00020.009B	1720	MIDDLE GULF DR		SKOCZEN RITA S TR
25-46-22-T3-01900.00CE		CHELSEA PLACE C/E		CHELSEA PLACE CONDO ASSN INC
30-46-23-T4-00009.009A	1510	MIDDLE GULF DR		HUNGELING WILLIAM + DONNA M
30-46-23-T4-02100.00CE		SUNDIAL OF SANIBEL CONDO C/E		SUNDIAL OF SANIBEL PH 1 CONDO

Tract B part south of Par View Dr

Owner 2

Owner 2

ISLAND MANAGEMENT

Part only
Part only
Part / land only
Part only
Part only



Federal Emergency Management Agency

Washington, D.C. 20472

January 23, 2018

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.: 17-04-4409P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0541F

116

Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated September 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 - an area centered approximately 2,180 feet southeast of the intersection of Atlanta Plaza Drive and Piedmont Road. The 90-day appeal period that was initiated on September 19, 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 January 17, 2018, 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
Vice President
J.R. Evans Engineering, P.A.

RECEIVED BY
2010 JAN 29 AM 10: 35
CITY OF SANIBEL
ADMIN./LEGIS.

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



MT-RA-EM- (COMPASS)
FEMA

CERTIFIED MAIL



02 1P \$ 006.67⁰
7017 2400 0000 0925 4897 732131 JAN 24 2018
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

