



Federal Emergency Management Agency

Washington, D.C. 20472

August 2, 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.: 18-04-5183P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: December 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 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)-220-5406, 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 <https://www.fema.gov/business/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, Jr. C.B.O.
Building Official
City of Sanibel

Mrs. Elizabeth A. Fountain, P.E., CFM
Vice President
J.R. Evans Engineering, P.A.

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2018 AUG 10 PM 10:29
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	Snug Harbor Condominium LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.449, -82.021 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 - an area centered approximately 560 feet southwest of the intersection of Ferry Road and Periwinkle Way.

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 panel 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 <https://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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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 <https://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



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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 LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://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



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/flm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

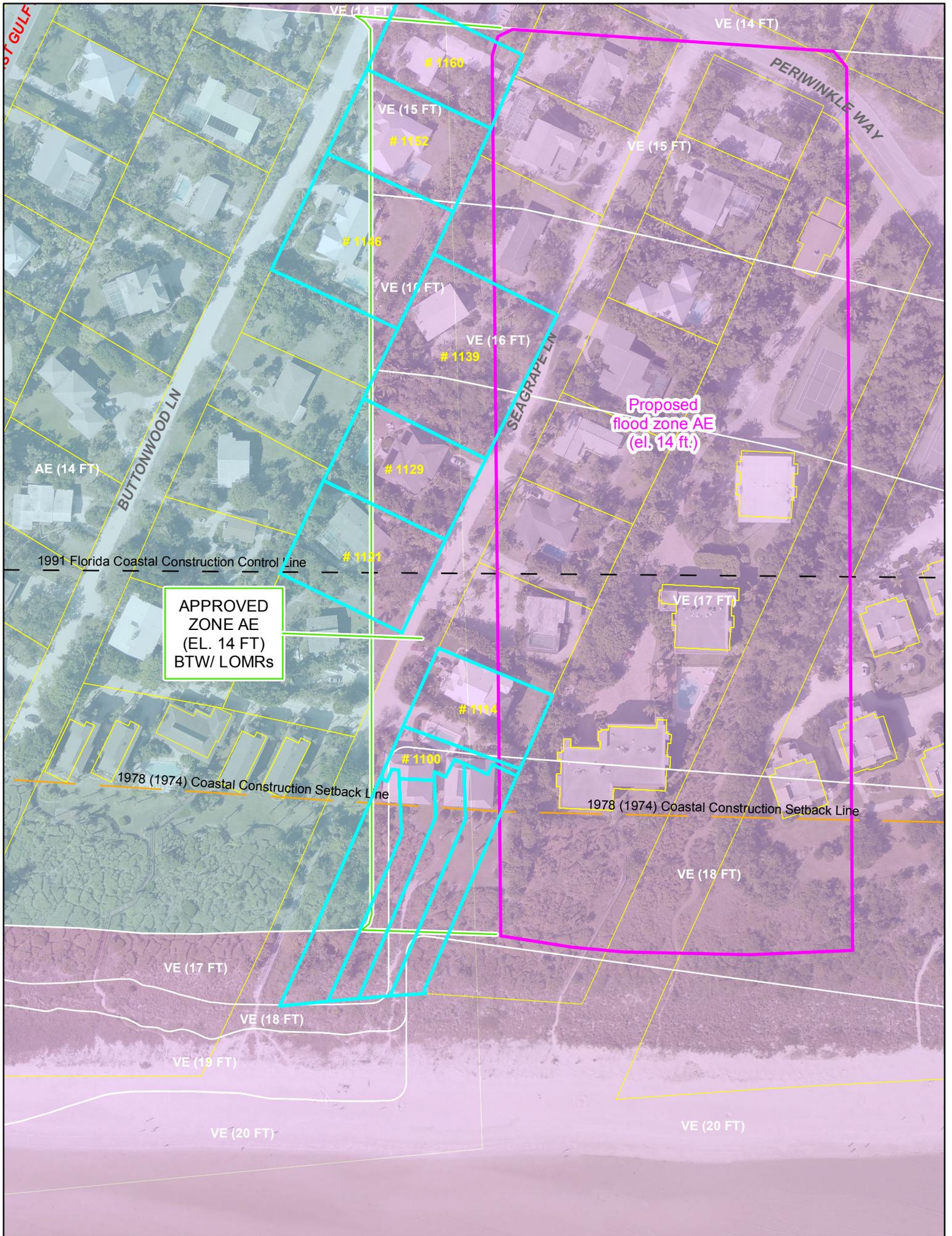
Dates: August 10, 2018 and August 17, 2018

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 <https://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



ST GULF

VE (14 FT)

VE (14 FT)

1180

PERWINKLE WAY

VE (15 FT)

1152

VE (15 FT)

1146

VE (16 FT)

1139

VE (16 FT)

SEAGRAPE LN

Proposed
flood zone AE
(el. 14 ft)

AE (14 FT)

BUTTONWOOD LN

1139

1991 Florida Coastal Construction Control Line

1121

APPROVED
ZONE AE
(EL. 14 FT)
BTW/LOMRs

VE (17 FT)

1114

1100

1978 (1974) Coastal Construction Setback Line

1978 (1974) Coastal Construction Setback Line

VE (18 FT)

VE (17 FT)

VE (18 FT)

VE (19 FT)

VE (20 FT)

VE (20 FT)

City of Sanibel
120402

ZONE VE
(EL 11)

ZONE VE
(EL 13)

ZONE VE
(EL 14)

BUTTONWOOD LANE

FERRY LANDING DRIVE

PERIWINKLE WAY

ZONE VE
(EL 16)

ZONE VE
(EL 15)

21

LIGHTHOUSE WAY

N YACHTSMAN DRIVE

SEAGRAPE LANE

ANHINGA LANE

EAST GULF DR

ZONE VE
(EL 17)

ZONE AE
(EL 14)

ZONE VE
(EL 18)

PERIWINKLE WAY

LAGOON DRIVE

SABAL STREET

ZONE VE
(EL 15)

LAGOON DRIVE

FERRY ROAD

ZONE VE
(EL 19)

20

S YACHTSMAN DRIVE

GLORY CIRCLE

BELLA VISTA WAY E

ZONE VE
(EL 16)

ZONE VE
(EL 17)

KINZIE ISLAND COURT

EAST GULF DRIVE

REVISED AREA

AREA REVISED BY LOMR EFFECTIVE OCTOBER 18, 2017

ZONE VE
(EL 20)

ZONE VE
(EL 18)

Gulf of Mexico

OTHERWISE PROTECTED AREA
11/16/1991

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

OTHER AREAS OF FLOOD HAZARD

- 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 534 OF 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0534	F
SANIBEL, CITY OF	120402	0534	F

**REVISED TO REFLECT LOMR
EFFECTIVE: December 17, 2018**

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0534F

EFFECTIVE DATE
AUGUST 28, 2008

Application Subject Parcels

STRAP_formatted	STREET NO.	STREET NAME	SITE UNIT	OWNER NAME
21-46-23-T1-00800.00CE		SNUG HARBOR C/E		SNUG HARBOR CONDO ASSOC
21-46-23-T1-00800.1110	303	PERIWINKLE WAY	111	ARMBRECHT GARY D + CHRISTINE B
21-46-23-T1-00800.1120	303	PERIWINKLE WAY	112	LAGUARDIA THOMAS S + VIRGINIA
21-46-23-T1-00800.1130	303	PERIWINKLE WAY	113	BROCKLEY THOMAS E
21-46-23-T1-00800.1140	303	PERIWINKLE WAY	114	ENGEN DONALD H + DEANNA M
21-46-23-T1-00800.1210	303	PERIWINKLE WAY	121	HRP SAN-CAP I LLC
21-46-23-T1-00800.1220	303	PERIWINKLE WAY	122	ZIMMER BROTHERS LTD
21-46-23-T1-00800.1230	303	PERIWINKLE WAY	123	THOMPSON RENOLD D JR TR
21-46-23-T1-00800.1240	303	PERIWINKLE WAY	124	PACALA VIRGINIA S
21-46-23-T1-00800.2110	303	PERIWINKLE WAY	211	MOZWECZ MARYBETH TR
21-46-23-T1-00800.2120	303	PERIWINKLE WAY	212	SCHAEFFER CANDACE J TR +
21-46-23-T1-00800.2210	303	PERIWINKLE WAY	221	HANNON SHARON K + EDWARD J
21-46-23-T1-00800.2220	303	PERIWINKLE WAY	222	DWYER A HOWARD
21-46-23-T1-00800.3110	303	PERIWINKLE WAY	311	KWIATEK SUSAN + JOHN
21-46-23-T1-00800.3120	303	PERIWINKLE WAY	312	312 SNUG HARBOR LLC

Area Parcels also affected by requested revision

STRAP_formatted	STREET NO.	STREET NAME	SITE UNIT	OWNER NAME
21-46-23-T1-00008.0000	315	PERIWINKLE WAY		DOLAHAR ANNE HARPER D
21-46-23-T1-00008.0060	1130	SEAGRAPE LN		KENNETH R WYLIE TRUST +
21-46-23-T1-00008.0070	1124	SEAGRAPE LN		PATTON LARRY E + ROBERTA L
21-46-23-T1-00008.0100	1150	SEAGRAPE LN		MARKS PHILLIP TR
21-46-23-T1-00008.0110	1136	SEAGRAPE LN		ANDERSON FRANK J + MARCIA C
21-46-23-T1-00008.0120	1166	SEAGRAPE LN		GENTINE JULIE A TR
21-46-23-T1-00008.0130	1148	SEAGRAPE LN		HADLEY JOHN W + CATHERINE M
21-46-23-T1-00018.0000	1163	SEAGRAPE LN		4 SEAGRAPE ASSOCIATES LLC
21-46-23-T1-00018.0010	1155	SEAGRAPE LN		SEAGRAPE COTTAGE LLC
21-46-23-T1-00018.0020	1171	SEAGRAPE LN		TUSING REAL ESTATE HOLDINGS LL
21-46-23-T1-00700.00CE		SHELL ISLAND BEACH CLUB C/E		SHELL ISLAND BEACH CLUB CONDO
21-46-23-T1-00701.00A0	255	PERIWINKLE WAY		SHELL ISLAND BEACH CLUB

Additional Affected Parcels AS APPROVED BY FEMA

STRAP_formatted	STREET NO.	STREET NAME	SITE UNIT	OWNER NAME
21-46-23-T1-00011.0040	1160	BUTTONWOOD LN		CENTURY LUCAS J + SHERINE
21-46-23-T1-00019.0000	1152	BUTTONWOOD LN		FRENCH CHRISTOPHER B &
21-46-23-T1-00020.0000	1146	BUTTONWOOD LN		RLP SANIBEL LLC

CARE OF
ISLAND MANAGEMENT

Notes

Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico
Building 1 units within 500 feet of Gulf of Mexico

CARE OF

Notes

KENOYER REAL ESTATE CORP **Phase I, Timeshare Building 1 only** affected and is located within 500 feet of the Gulf of Mexico.

CARE OF

Notes

Area revised between adjacent LOMRs to AE flood zone
Area revised between adjacent LOMRs to AE flood zone
Area revised between adjacent LOMRs to AE flood zone

21-46-23-T1-00021.0000	1139	SEAGRAPE LN		MORGAN CHARLETTE TR
21-46-23-T1-00008.0030	1129	SEAGRAPE LN		FVSKC CORP
21-46-23-T1-00023.0000	1121	SEAGRAPE LN		COOK BRUCE HARRISS &
21-46-23-T1-00008.0090	1114	SEAGRAPE LN		CRISTO ANNE
21-46-23-T1-01100.00CE		SEAGRAPE VILLAGE C/E		SEAGRAPE VILLAGE PROPERTY
21-46-23-T1-01108.00A0	1100	SEAGRAPE LN	1	SEAGRAPE PROPERTIES INC
21-46-23-T1-01108.00B0	1100	SEAGRAPE LN	2	WALTERS KATE B TR +
21-46-23-T1-01108.00C0	1100	SEAGRAPE LN	3	CIPERA EVA D +
21-46-23-T1-01108.00D0	1100	SEAGRAPE LN	4	NUEMAN LARRY JOSEPH +

Other Area Parcels not completely removed from VE flood zone(s)

STRAP_formatted	STREET NO.	STREET NAME	SITE UNIT	OWNER NAME
21-46-23-T1-0080D.0000	303	PERIWINKLE WAY		CHALETZKY STEPHEN E

DR FRANZ KASPAR

Area revised between adjacent LOMRs to AE flood zone
Area revised between adjacent LOMRs to AE flood zone
Area revised between adjacent LOMRs to AE flood zone
Additional revised AE flood zone area within 500 ft of Gulf
Additional revised AE flood zone area within 500 ft of Gulf
Additional revised AE flood zone area within 500 ft of Gulf
Additional revised AE flood zone area within 500 ft of Gulf
Additional revised AE flood zone area within 500 ft of Gulf
Additional revised AE flood zone area within 500 ft of Gulf

CARE OF

Notes

Proposed line appears to leave portion of building in VE zone.
Part of Snug Harbor Condominium!



Federal Emergency Management Agency

Washington, D.C. 20472

December 18, 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.: 18-04-5183P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0534F

116

Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated August 2, 2018, 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 560 feet southwest of the intersection of Ferry Road and Periwinkle Way. The 90-day appeal period that was initiated on August 17, 2018, 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 December 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. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

cc: Mr. Harold Law, Jr. C.B.O.
Building Official
City of Sanibel

Ms. Elizabeth A. Fountain, P.E., CFM
Vice President
J.R. Evans Engineering, P.A.

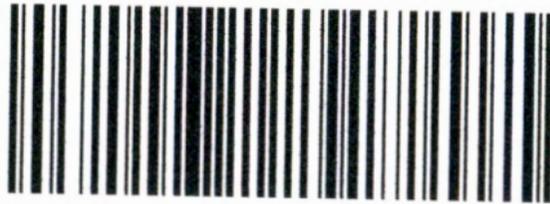
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CITY OF SANIBEL
ADMIN./LEGIS.

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



MT-RA-EM- (COMPASS)
FEMA

CERTIFIED MAIL®



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0004732131 DEC 17 2018
MAILED FROM ZIP CODE 22201

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

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