



Federal Emergency Management Agency

Washington, D.C. 20472

October 9, 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.: 18-04-3740P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: February 19, 2019

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 panels 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/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 Jr., C.B.O.
Building Official
City of Sanibel

Mr. Steven Zarnowitz
Corporate Counsel
Dahlmann Apartments, LTD

Mr. Richard S. Tomasello, P.E., CFM
President
Tomasello Consulting Engineers, Inc.

RECEIVED BY
2018 OCT 16 AM 10:43
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	Song of the Sea and Sanibel Inn LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.440, -82.037 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0533F DATE: August 28, 2008 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 at approximately 460 feet southeast of the intersection of East Gulf Drive and Lindgren Boulevard

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 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



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 <https://www.fema.gov/national-flood-insurance-program>.

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 <https://www.fema.gov/national-flood-insurance-program>.

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

Patrick "Rick" F. Sacibit, 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: October 15, 2018 and October 22, 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 F. Sacbbit".

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



1 inch = 200 feet

Map prepared by Sanibel Planning

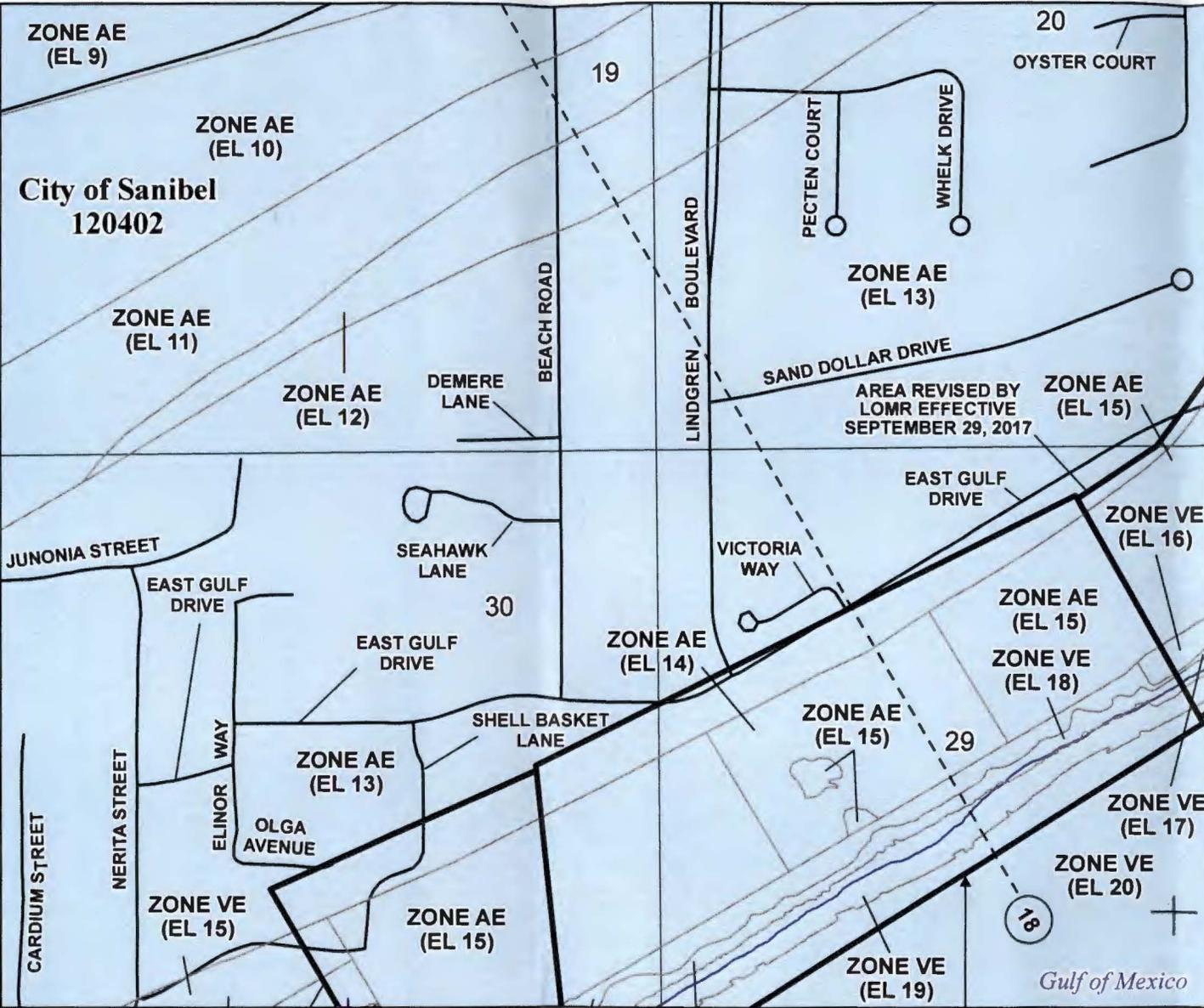
Map 1: Case No. 18-04-3740P Proposed Changes

Sanibel Inn / Song of the Sea **Proposed vs. Approved and Effective** Letter of Map Revision (LoMR) Changes to Flood Insurance Rate Map (FIRM)



Sanibel Inn / Song of the Sea **Proposed vs. Approved and Effective** Letter of Map Revision (LoMR) Changes to Flood Insurance Rate Map (FIRM)

Map 2: Case No. 18-04-3740P Approved (Effective 2/19/2019)



ZONE AE (EL 9)

ZONE AE (EL 10)

City of Sanibel
120402

ZONE AE (EL 11)

ZONE AE (EL 12)

DEMERE LANE

BEACH ROAD

LINDGREN BOULEVARD

PECTEN COURT

WHELK DRIVE

ZONE AE (EL 13)

SAND DOLLAR DRIVE

AREA REVISED BY LOMR EFFECTIVE SEPTEMBER 29, 2017

ZONE AE (EL 15)

EAST GULF DRIVE

ZONE VE (EL 16)

JUNONIA STREET

EAST GULF DRIVE

SEAHAWK LANE

VICTORIA WAY

EAST GULF DRIVE

ZONE AE (EL 14)

ZONE AE (EL 15)

ZONE VE (EL 18)

SHELL BASKET LANE

ZONE AE (EL 15)

ZONE VE (EL 17)

ZONE AE (EL 13)

OLGA AVENUE

ZONE VE (EL 15)

ZONE AE (EL 15)

ZONE VE (EL 17)

ZONE VE (EL 20)

CARDIUM STREET

NERITA STREET

ELINOR WAY

396000m E

ZONE VE (EL 17)

ZONE VE (EL 17)

ZONE VE (EL 18)

ZONE VE (EL 19)

JOINS PANEL 0541

AREA REVISED BY LOMR EFFECTIVE JUNE 23, 2017

ZONE VE (EL 16)

REVISED AREA

18

Gulf of Mexico

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 533 OF 685

Panel Contains:

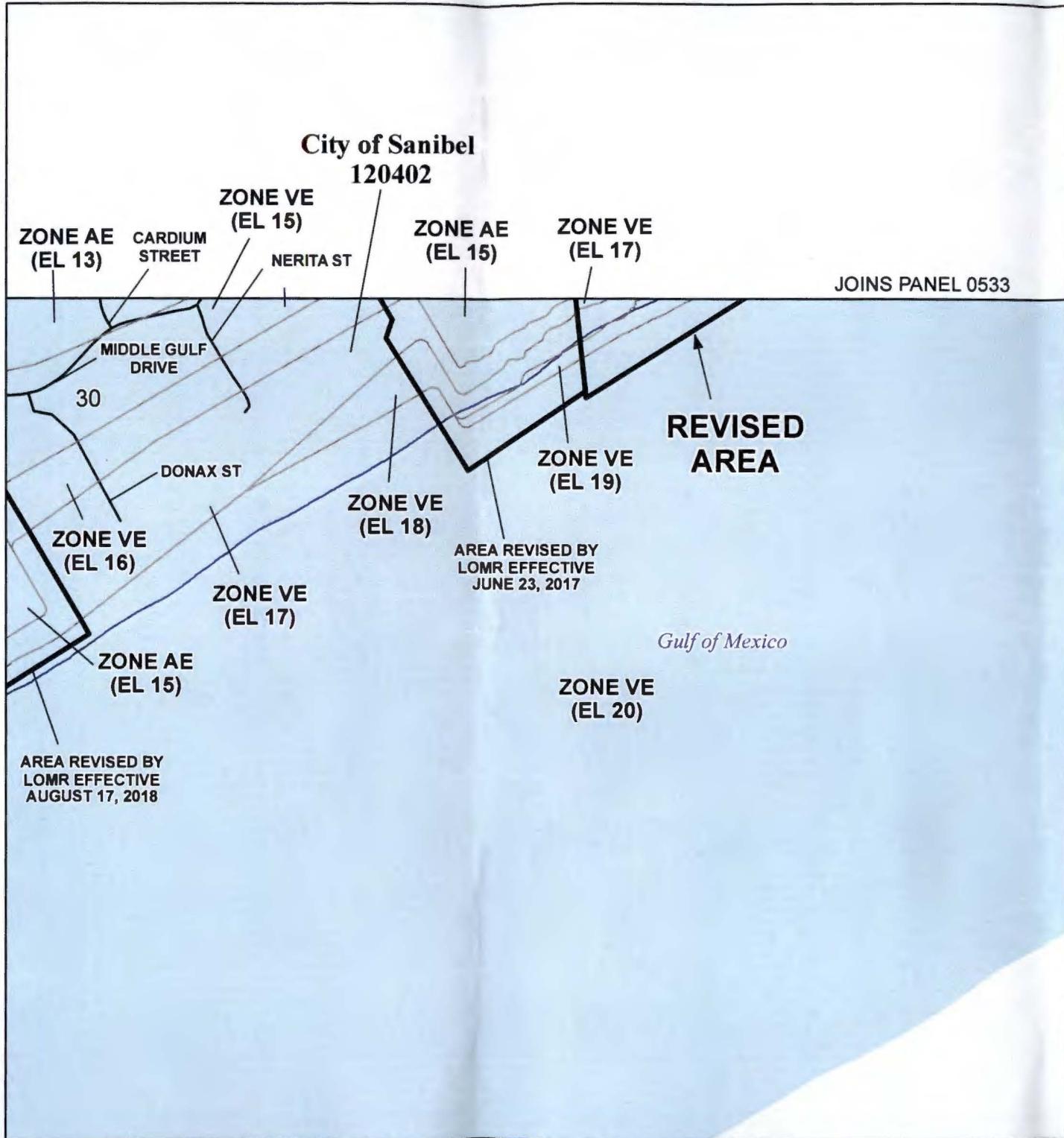
COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0533	F
SANIBEL, CITY OF	120402	0533	F

REVISED TO REFLECT LOMR EFFECTIVE: February 19, 2019

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0533F

EFFECTIVE DATE
AUGUST 28, 2008



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 541 OF 685

Panel Contains:
COMMUNITY NUMBER PANEL SUFFIX
SANIBEL, CITY OF 120402 0541 F

REVISED TO REFLECT LOMR EFFECTIVE: February 19, 2019

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0541F

EFFECTIVE DATE
AUGUST 28, 2008

Application Subject Parcel

STRAP_formatted	STREET NUMBER	STREET NAME	UNIT NO.
29-46-23-T1-00001.0060	937	EAST GULF DR	
29-46-23-T1-00001.0080	863	EAST GULF DR	
29-46-23-T1-01300.0010	937	EAST GULF DR	

Additional Affected Parcels

STRAP_formatted	STREET NOUMBER	STREET NAME	UNIT NO.
29-46-23-T1-01200.00CE		SHELL HARBOR INN C/E	
29-46-23-T1-01202.01A0	937	EAST GULF DR	1A
29-46-23-T1-01202.01B0	937	EAST GULF DR	1B
29-46-23-T1-01202.01C0	937	EAST GULF DR	1C
29-46-23-T1-01202.01D0	937	EAST GULF DR	1D
29-46-23-T1-01202.01E0	937	EAST GULF DR	1E
29-46-23-T1-01202.02A0	937	EAST GULF DR	2A
29-46-23-T1-01202.02B0	937	EAST GULF DR	2B
29-46-23-T1-01202.02C0	937	EAST GULF DR	2C
29-46-23-T1-01202.02D0	937	EAST GULF DR	2D
29-46-23-T1-01202.02E0	937	EAST GULF DR	2E
29-46-23-T1-01202.03A0	937	EAST GULF DR	3A
29-46-23-T1-01202.03B0	937	EAST GULF DR	3B
29-46-23-T1-01202.03C0	937	EAST GULF DR	3C
29-46-23-T1-01202.03D0	937	EAST GULF DR	3D
29-46-23-T1-01202.03E0	937	EAST GULF DR	3E

Additional Affected Parcels AS APPROVED BY FEMA

STRAP_formatted	STREET NUMBER	STREET NAME	UNIT NO.
29-46-23-T1-00900.00CE	TORTUGA BEACH CLUB CONDO HDR		
29-46-23-T1-00900.1010	959	EAST GULF DR	101
29-46-23-T1-00001.00CE	(945)	EAST GULF DR	
29-46-23-T1-00400.00CE	845	E GULF DR	
29-46-23-T1-00400.0111	845	EAST GULF DR	111
29-46-23-T1-00400.0112	845	EAST GULF DR	112
29-46-23-T1-00400.0121	845	EAST GULF DR	121
29-46-23-T1-00400.0122	845	EAST GULF DR	122
29-46-23-T1-00400.0131	845	EAST GULF DR	131
29-46-23-T1-00400.0132	845	EAST GULF DR	132
29-46-23-T1-00400.0141	845	EAST GULF DR	141

OWNER NAME

BRE/SANIBEL INN OWNER LLC
BRE/SONG OF THE SEA OWNER LLC
BRE/SANIBEL INN OWNER LLC

CARE OF

SOME EXISTING BUILDINGS STILL LOCATED
W/IN 500 FEET OF GULF OF MEXICO M.H.W.
Restaurant > 500 FT FROM GULF

OWNER NAME

SHELL HARBOR INN RESORT + CLUB
SANIBEL HOLDINGS LLC
PURRONE ROBERT A TR
HARRISON KAREN A + WILLIAM F
STEPHEN R JUENGST FAMILY TRUST
ASGARALI FAZAL N + SHIRLEY B
RUTH JUST REAL ESTATE HOLDINGS
CAMPO ANTHONY S + ANGELA
KELLY KENNETH + LYNETTE
NELSON LIMITED PARTNERSHIP
LIVENGOOD CHARLES L
DETERS KELLY J
WELSH ROBERT E + CINDY J
DAHLMANN DENNIS A
DAHLMANN DENNIS A
MARGRAF DEBORAH L TR

CARE OF

OWNER NAME	CARE OF	
TORTUGA BEACH CLUB CONDO		Buildings A, B, F, G, and pool area remain w/in 500 ft of Gulf
TORTUGA BEACH CLUB	HILTON GRAND VACATIONS CO	Distance Bldg C to Gulf unclear
SHELL HARBOR 1ST-3RD ADDN	HOMEOWNERS ASSOC INC	Access parcel-no known structures
SANIBEL MOORINGS CONDO		Some common element bldgs remain w/in 500 ft of Gulf
SHEPPERDSON PETER A + ANGELA		Building 1 remains within 500 ft of Gulf
STAFFORD E M + KATHI ANN		Building 1 remains within 500 ft of Gulf
YOUNG STANLEY A TR +		Building 1 remains within 500 ft of Gulf
SNOBEL PROPERTIES LLC		Building 1 remains within 500 ft of Gulf
CROCE RICHARD C + DONNA A		Building 1 remains within 500 ft of Gulf
MCMANAMON PAUL F + LAURA S		Building 1 remains within 500 ft of Gulf
VENTRESCA PAUL &		Building 1 remains within 500 ft of Gulf

29-46-23-T1-00400.0142	845	EAST GULF DR	142
29-46-23-T1-00400.0211	845	EAST GULF DR	211
29-46-23-T1-00400.0212	845	EAST GULF DR	212
29-46-23-T1-00400.0221	845	EAST GULF DR	221
29-46-23-T1-00400.0222	845	EAST GULF DR	222
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29-46-23-T1-00400.0242	845	EAST GULF DR	242
29-46-23-T1-00400.0311	845	EAST GULF DR	311
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29-46-23-T1-00400.0332	845	EAST GULF DR	332
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29-46-23-T1-00400.0432	845	EAST GULF DR	432
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29-46-23-T1-00400.0541	845	EAST GULF DR	541
29-46-23-T1-00400.0542	845	EAST GULF DR	542
29-46-23-T1-00400.0611	845	EAST GULF DR	611
29-46-23-T1-00400.0612	845	EAST GULF DR	612
29-46-23-T1-00400.0621	845	EAST GULF DR	621
29-46-23-T1-00400.0622	845	EAST GULF DR	622
29-46-23-T1-00400.0631	845	EAST GULF DR	631

29-46-23-T1-00400.0632	845	EAST GULF DR	632
29-46-23-T1-00400.0641	845	EAST GULF DR	641
29-46-23-T1-00400.0642	845	EAST GULF DR	642
29-46-23-T1-00400.0711	845	EAST GULF DR	711
29-46-23-T1-00400.0712	845	EAST GULF DR	712
29-46-23-T1-00400.0721	845	EAST GULF DR	721
29-46-23-T1-00400.0722	845	EAST GULF DR	722
29-46-23-T1-00400.0731	845	EAST GULF DR	731
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29-46-23-T1-00400.0741	845	EAST GULF DR	741
29-46-23-T1-00400.0742	845	EAST GULF DR	742
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29-46-23-T1-00400.0821	845	EAST GULF DR	821
29-46-23-T1-00400.0822	845	EAST GULF DR	822
29-46-23-T1-00400.0831	845	EAST GULF DR	831
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29-46-23-T1-00400.0912	845	EAST GULF DR	912
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29-46-23-T1-00400.0931	845	EAST GULF DR	931
29-46-23-T1-00400.0932	845	EAST GULF DR	932
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29-46-23-T1-00400.1041	845	EAST GULF DR	1041
29-46-23-T1-00400.1042	845	EAST GULF DR	1042
29-46-23-T1-00400.1111	845	EAST GULF DR	1111
29-46-23-T1-00400.1112	845	EAST GULF DR	1112
29-46-23-T1-00400.1121	845	EAST GULF DR	1121

KROCKA OPAL M TR
CREMEANS BARBARA A
GULFSIDE RESORT GROUP
RICHARDSON ELLEN D +
TORTO THOMAS + DIANNE
LOCKE SUSAN S TR
ARNOULD RICHARD J TR +
HALLBERG W C + KATHRYN J TR
WARE JUDITH A TR
BLUMENTHAL KURT O + KARIN A TR
TAYLOR LESLIE O TR +
KOPSKY PAUL W & ALICE J TR
DADDARIO PETER F TR
GOODSITT ALAN M TR +
PAGEAU ROBERT D & MARCIE L
METCALF BRYAN J +
WILGING PAMELA A
ROBERT PINHEIRO TRUST +
KELLY JAMES E III &
BOWER DELLA R TR 50%INT TR +
WILGING ALICE D
COSTANZO CHARLENE A
KALLMAN JAMES R + BARBARA J
NADEN SI 931 LLC
MORITZ GEORGE E
TYLER ENTERPRISES LLC
GERSTENBERGER SHIRLEY K TR
RICHARDSON FRANKLIN S +
WARE THOMAS R TR
RICHARDSON HOLDINGS LLC
HANK WILLIAM J + JOAN M
LUKS ERIC + CYNTHIA
ANDERSEN DOLORES E TR
ULRICH BETTY A
MCDERMOTT MICHAEL J +
1111 GULF DRIVE LLC
ORDEMAN RICHARD L TR +
SMITH ARCHIBALD A IV +

LINDA MILLER TTEE

A A SMITH

TODD GERSTENBERGER

DAVID RICHARDSON

Building 7 remains within 500 ft of Gulf
Building 7 remains within 500 ft of Gulf

Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 10 remains within 500 ft of Gulf
Building 11 remains within 500 ft of Gulf
Building 11 remains within 500 ft of Gulf

29-46-23-T1-00400.1122	845	EAST GULF DR	1122
29-46-23-T1-00400.1131	845	EAST GULF DR	1131
29-46-23-T1-00400.1132	845	EAST GULF DR	1132
29-46-23-T1-00400.1141	845	EAST GULF DR	1141
29-46-23-T1-00400.1142	845	EAST GULF DR	1142

Other Area Parcels unchanged from previous LoMR (Case 10-04-5333P)

STRAP_formatted	STREET NUMBER	STREET NAME	UNIT NO.
29-46-23-T1-01100.00CE		SHELL HARBOR INN C/E	
29-46-23-T1-01101.01A0	937	EAST GULF DR	1A
29-46-23-T1-01101.01B0	937	EAST GULF DR	1B
29-46-23-T1-01101.01C0	937	EAST GULF DR	1C
29-46-23-T1-01101.01D0	937	EAST GULF DR	1D
29-46-23-T1-01101.01E0	937	EAST GULF DR	1E
29-46-23-T1-01101.02A0	937	EAST GULF DR	2A
29-46-23-T1-01101.02B0	937	EAST GULF DR	2B
29-46-23-T1-01101.02C0	937	EAST GULF DR	2C
29-46-23-T1-01101.02D0	937	EAST GULF DR	2D
29-46-23-T1-01101.02E0	937	EAST GULF DR	2E
29-46-23-T1-01101.03A0	937	EAST GULF DR	3A
29-46-23-T1-01101.03B0	937	EAST GULF DR	3B
29-46-23-T1-01101.03C0	937	EAST GULF DR	3C
29-46-23-T1-01101.03D0	937	EAST GULF DR	3D
29-46-23-T1-01101.03E0	937	EAST GULF DR	3E



Federal Emergency Management Agency

Washington, D.C. 20472

February 22, 2019

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.: 18-04-3740P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0533F,
12071C0541F

116

Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated October 9, 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 at approximately 460 feet southeast of the intersection of East Gulf Drive and Lindgren Boulevard. The 90-day appeal period that was initiated on October 22, 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 February 19, 2019, 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 Jr., C.B.O.
Building Official
City of Sanibel

Mr. Steven Zarnowitz
Corporate Counsel
Dahlmann Apartments, LTD

Mr. Richard S. Tomasello, P.E., CFM
President
Tomasello Consulting Engineers, Inc.

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CITY OF SANIBEL
ADMIN./LEGIS.
DP

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

MT-RA-EM- (COMPASS)



FEMA



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

33957-402100

