



Federal Emergency Management Agency

Washington, D.C. 20472

March 30, 2017

RECEIVED

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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.: 17-04-0705P
Community Name: City of Sanibel, FL
Community No.: 120402
Effective Date of
This Revision: **August 11, 2017**

BY: _____

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 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) 220-5400, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Sincerely,

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

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Harold Law
Building Official
City of Sanibel

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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Sanibel Lee County Florida	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120402		
IDENTIFIER	Island Inn LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.425, - 82.096 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0536F 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 500 feet southwest of the intersection of Island Inn Road and West Gulf Drive.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE BFEs*	Zone AE BFEs	NONE YES	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 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 <http://www.fema.gov/national-flood-insurance-program>.

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

17-04-0705P

102-I-A-C



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 LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

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



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 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)**

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*

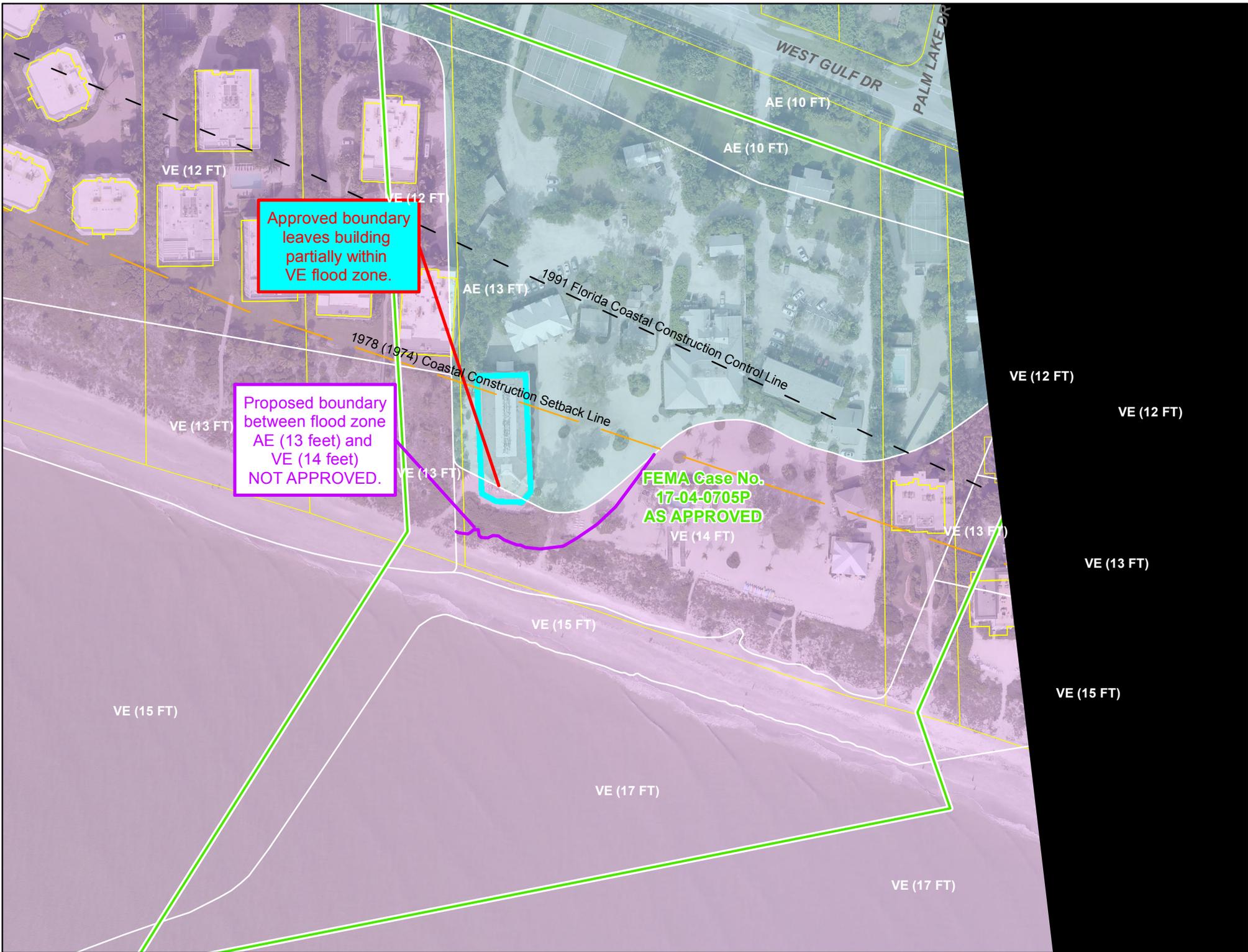
Dates: April 6, 2017 and April 13, 2017

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 Sacbbit".

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



Approved boundary leaves building partially within VE flood zone.

Proposed boundary between flood zone AE (13 feet) and VE (14 feet) NOT APPROVED.

FEMA Case No. 17-04-0705P AS APPROVED

VE (15 FT)

VE (13 FT)

VE (12 FT)

VE (12 FT)

AE (13 FT)

AE (10 FT)

AE (10 FT)

VE (12 FT)

VE (12 FT)

VE (13 FT)

VE (14 FT)

VE (13 FT)

VE (13 FT)

VE (15 FT)

VE (15 FT)

VE (17 FT)

VE (17 FT)

27 City of Sanibel
120402

LAKE MUREX CIRCLE

SAINT KILDA ROAD

TREE CIRCLE

BARRA CIRCLE

ST KILDA ROAD

ISLAND INN ROAD

POINCIANA CIRCLE

TWIN PONDS DRIVE

ZONE AE
(EL 9)

ZONE AE
(EL 10)

TURTLE GAIT LANE

PALM LAKE DRIVE

WEST GULF DR

34 ZONE VE
(EL 12)

AREA REVISED BY
LOMR EFFECTIVE
OCTOBER 17, 2016

ZONE AE
(EL 13)

ZONE VE
(EL 14)

ZONE VE
(EL 12)

ZONE VE
(EL 13)

ZONE VE
(EL 15)

ZONE VE
(EL 13)

ZONE VE
(EL 15)

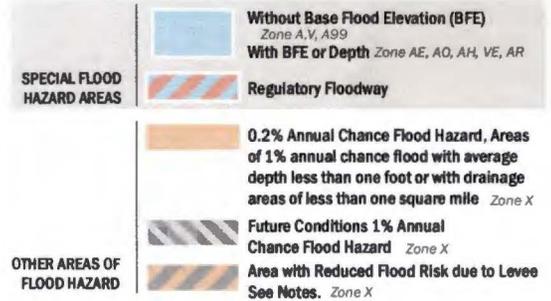
ZONE VE
(EL 17)

REVISED
AREA

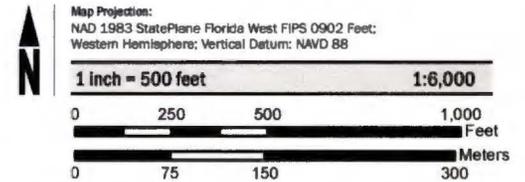
29°23'00"m N

JOINS PANEL 0537

Gulf of Mexico



SCALE



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 536 OF 685

Panel Contains:
COMMUNITY NUMBER PANEL SUFFIX
SANIBEL, CITY OF 120402 0536 F

REVISED TO REFLECT LOMR EFFECTIVE: August 11, 2017

VERSION NUMBER
2.1.3.0
MAP NUMBER
12071C0536F
EFFECTIVE DATE
AUGUST 28, 2008

Application Subject Parcels

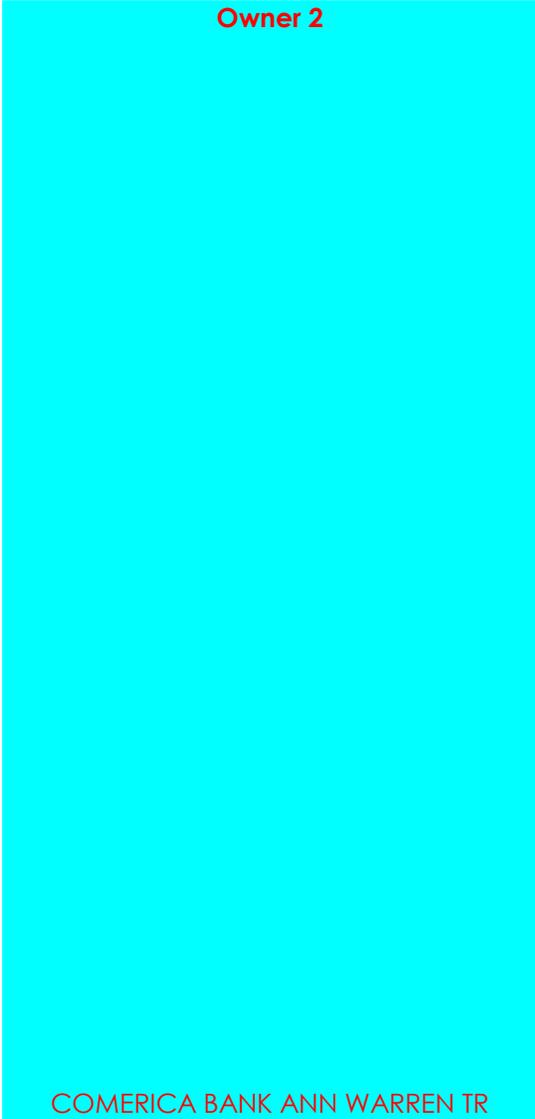
STRAP formatted	Street No	Street Name	Unit No	Owner 1
34-46-22-T1-00013.0000	3111	WEST GULF DR		ISLAND INN CO
Note: Spoonbill and Matthews Cottages and accessory swimming pool remain in VE flood zone				

Kimball Lodge not entirely removed from VE flood zone AS APPROVED BY FEMA				
STRAP formatted	Street No	Street Name	Unit No	Owner 1
34-46-22-T1-00100.00CE	KIMBALL LODGE CONDO C/E			KIMBALL LODGE CONDO
34-46-22-T1-00100.1110	3111	WEST GULF DR	111	ISLAND INN INC
34-46-22-T1-00100.1120	3111	WEST GULF DR	112	ISLAND INN INC
34-46-22-T1-00100.1130	3111	WEST GULF DR	113	ISLAND INN INC
34-46-22-T1-00100.1140	3111	WEST GULF DR	114	ISLAND INN INC
34-46-22-T1-00100.1150	3111	WEST GULF DR	115	ISLAND INN INC
34-46-22-T1-00100.1160	3111	WEST GULF DR	116	ISLAND INN INC
34-46-22-T1-00100.1170	3111	WEST GULF DR	117	ISLAND INN INC
34-46-22-T1-00100.1180	3111	WEST GULF DR	118	ISLAND INN INC
34-46-22-T1-00100.1190	3111	WEST GULF DR	119	ISLAND INN INC
34-46-22-T1-00100.1200	3111	WEST GULF DR	120	ISLAND INN INC
34-46-22-T1-00100.1210	3111	WEST GULF DR	121	ISLAND INN INC
34-46-22-T1-00100.1220	3111	WEST GULF DR	122	ISLAND INN INC
34-46-22-T1-00100.2440	3111	WEST GULF DR	123	KEJ II LLC
34-46-22-T1-00100.2630	3111	WEST GULF DR	211	DOWDAL BRIDGID
34-46-22-T1-00100.2130	3111	WEST GULF DR	213	ISLAND INN INC
34-46-22-T1-00100.2140	3111	WEST GULF DR	214	ISLAND INN INC
34-46-22-T1-00100.2150	3111	WEST GULF DR	215	ISLAND INN INC
34-46-22-T1-00100.2160	3111	WEST GULF DR	216	ISLAND INN INC
34-46-22-T1-00100.2170	3111	WEST GULF DR	217	ISLAND INN INC
34-46-22-T1-00100.2180	3111	WEST GULF DR	218	ISLAND INN INC
34-46-22-T1-00100.2190	3111	WEST GULF DR	219	ISLAND INN INC
34-46-22-T1-00100.2200	3111	WEST GULF DR	220	ISLAND INN INC
34-46-22-T1-00100.2210	3111	WEST GULF DR	221	ISLAND INN INC
34-46-22-T1-00100.2220	3111	WEST GULF DR	222	ISLAND INN INC
34-46-22-T1-00100.2640	3111	WEST GULF DR	223	BURKHARDT CLYDE A +
34-46-22-T1-00100.3010	3111	WEST GULF DR	301	PINE TREE LAND COMPANY
34-46-22-T1-00100.3020	3111	WEST GULF DR	302	SANSONE THOMAS + CHRISTINE
34-46-22-T1-00100.3030	3111	WEST GULF DR	303	GONZALEZ MARY ELISABETH
34-46-22-T1-00100.3040	3111	WEST GULF DR	304	PINE TREE LAND COMPANY
34-46-22-T1-00100.3050	3111	WEST GULF DR	305	WARREN ANN KIRK TR +

Owner 2



Owner 2



COMERICA BANK ANN WARREN TR

34-46-22-T1-00100.3060

3111

WEST GULF DR

306

KUCZMANSKI MICHAEL L +

Other Area Parcels (only accessory structures affected)

STRAP formatted	Street No	Street Name	Unit No	Owner 1
34-46-22-T2-01000.00CE		SANDY BEND C/E		SANDY BEND CONDO
34-46-22-T2-01500.00CE		SAYANA OF SANIBEL CONDO C/E		SAYANA OF SANIBEL CONDO



Owner 2
SOUTHGATE MGMT
ISLAND MANAGEMENT



Federal Emergency Management Agency

Washington, D.C. 20472

August 15, 2017

17 AUG 21 AM 10: 23

CITY OF SANIBEL
ADMIN./LEGIS.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

IN REPLY REFER TO:

Case No.: 17-04-0705P
Community Name: City of Sanibel, FL
Community No.: 120402
FIRM Panel Affected: 12071C0536F

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Dear Mayor Ruane:

In a Letter of Map Revision (LOMR) dated March 30, 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 at approximately 500 feet southwest of the intersection of Island Inn Road and West Gulf Drive. The 90-day appeal period that was initiated on April 13, 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 August 11, 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,



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

cc: Mr. Harold Law
Building Official
City of Sanibel

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

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



MT-RA-EM- (COMPASS)

FEMA

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0004650538 AUG 17 2017
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The Honorable Kevin Ruane
Mayor, City of Sanibel
800 Dunlop Road
Sanibel, FL 33957

