



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	SARASOTA COUNTY, FLORIDA (Unincorporated Areas)	Lots 5040, 5044 through 5047, 5052 through 5067, 5074, 5076, 5078 through 5081, 5084 through 5088, 5144, 5145, 5148, 5149, 5150, 5156 and 5157, Skye Ranch Neighborhood 5, as shown on the Plat recorded as Instrument No. 2022143962, in Plat Book 56, Page 371 through 593, in the Office of the Clerk of Circuit Court, Sarasota County, Florida
	COMMUNITY NO.: 125144	
AFFECTED MAP PANEL	NUMBER: 12115C0235F	
	DATE: 11/4/2016	
FLOODING SOURCE: COW PEN SLOUGH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 27.234272, -82.400531 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5040	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.2 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION
ZONE A

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5044-5045	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.7 feet
5046-5047	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.2 feet
5052-5057	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.3 feet
5058-5067	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.2 feet
5074	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.2 feet
5076	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.2 feet
5078-5081	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.3 feet
5084-5088	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	19.8 feet
5144-5145	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	19.8 feet
5148-5150	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.0 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
5156- 5157	--	Skye Ranch Neighborhood 5	--	Property	X (unshaded)	--	--	20.3 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 12 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

ZONE A (This Additional Consideration applies to the preceding 12 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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