

14. **NEW BUSINESS**

a. Reports from Planning Department

- i. Report from Planning Department regarding effective date for new Flood Insurance rate map



**City of Sanibel
Planning Department**

MEMORANDUM

DATE: March 12, 2008

TO: Judie Zimomra, City Manager

FROM: Robert J. Duffy, AICP, Planning Director

SUBJECT: **EFFECTIVE DATE FOR NEW FLOOD INSURANCE RATE MAP**

The City has been notified by the Federal Emergency Management Agency (FEMA) that the agency has determined that **the Base Flood Elevations for the City of Sanibel are considered final**. A copy of FEMA's letter to the Mayor, received by the City on February 28, 2008, is provided with this memo. FEMA's letter includes the Summary of Map Action for all of Lee County.

FEMA has also declared that the modified Base Flood Elevations, as presented on the map panels for the **new Flood Insurance Rate Map (FIRM)**, are effective as of **August 28, 2008**.

FEMA will publish the final Base Flood Elevations in the Federal Register as soon as possible. Final printed copies of the new FIRM and Flood Insurance Study (FIS) report will be sent to the City within the next 4 months.

NEXT STEPS

1. Release an announcement during the week of March 17, 2008 that the new Base Flood Elevations on the new Flood Insurance Rate Map are effective as of August 28, 2008 and where this information is available. Provide this information to any affected parties that contact the Planning or Building Departments.
2. The Planning and Building Departments will provide notice of the new BFE's and effective date to all permit applicants beginning the week of March 17, 2008.
3. Adopt amendments prior to August 28, 2008 to update and correct the City's flood regulations in Chapter 94 of the Land Development Code. These updates and corrections will include:
 - a. Revised definitions, such as reflecting that *mean sea level* is to be based on North American Vertical Datum (NAVD)

- b. Corrected references to new flood Zones, now that A-Zones are AE-Zones and V-Zones are VE-Zones
- c. Updated reference to the Flood Insurance Study (FIS) and the new Flood Insurance Rate Map
- d. Amended regulations, if required, to comply with the standards of *Section 60.3(e) of the National Flood Insurance Program*

Public hearings with the Planning Commission and the City Council for the required amendments to the Land Development Code will be scheduled during May and June.

Please contact me if you have any questions regarding the new final Flood Insurance Rate Maps and recommended next step.

C: City Council
Planning Commission
Planning Department
Harold Law, Building Official

ATTACHMENT

Copy of FEMA's letter to the Mayor, including the Summary of Map Actions, received by the City on February 28, 2008.



Federal Emergency Management Agency

Washington, D.C. 20472

FEB 28 2008

RECEIVED
MAR 03 2008

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A
PLANNING DEPT.
CITY OF SANIBEL

The Honorable Mick Denham
Mayor of the City of Sanibel
800 Dunlop Road
Sanibel, Florida 33957

Community No.: 120402
Community: City of Sanibel,
Lee County,
Florida

Map Panels Affected: See enclosed
Summary of Map Actions (SOMA)

Dear Mayor Denham:

On October 20, 2006, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Sanibel. The 90-day appeal period that was initiated on November 3, 2006, when the Federal Emergency Management Agency (FEMA) published a notice of proposed Base (1% annual chance) Flood Elevations (BFEs) for your community in The News-Press, has elapsed.

FEMA did receive appeals and protests during that 90-day period. The technical data submitted in support of the appeals and protests have been evaluated and resolved with the issuance of the January 10, 2008 revised preliminary FIRM and FIS report. Some follow up comments have been received following the issuance of the January 10, 2008, revised preliminary FIRM and FIS report. Those comments have been reviewed and will be addressed under separate cover.

The determination (copy enclosed) of the Agency as to the BFEs for your community is considered final. The final BFEs will be published in the Federal Register as soon as possible. The modified BFEs and revised map panels, as referenced on the enclosed SOMA, are effective as of August 28, 2008, and revise the FIRM which was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated on the maps and must be used for all new policies and renewals. Final printed copies of the FIRM and FIS report will arrive within the next four months.

Effective with the date of this letter, we encourage your community to use the BFE and floodway data presented on the preliminary FIRM and FIS report for regulating floodplain development in accordance with the guidance provided in the enclosed Floodplain Management Bulletin entitled Use of Flood Insurance Study (FIS) Data As Available Data.

To assist your community in maintaining the FIRM, we have enclosed a SOMA to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM

panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard Area shown on the FIRM; (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMA or LOMR request and issue a new determination for the subject properties after the FIRM effective date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 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, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the National Insurance Flood Act of 1968, as amended, within 6 months from the date of this letter. Prior to August 28, 2008, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Section 60.3(e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all of the standards specified in Section 60.3(e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amend existing regulations to incorporate any additional requirements of Section 60.3(e);
2. Adopt all of the standards of Section 60.3(e) into one new, comprehensive set of regulations; or,
3. Show evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Section 60.3(e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Act as amended.

The FEMA Regional Compliance Specialist is available to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. In addition, a FEMA Regional Project Officer (RPO) has been designated to assist your community. Any questions may be directed to the following address:

FEMA Region IV
Federal Insurance and Mitigation Division
3003 Chamblee Tucker Road
Atlanta, Georgia 30341
(770) 220-5400

If you have any questions concerning mapping issues in general or ordinance adoption, please contact either the Regional Compliance Specialist assigned to your community, Mr. Prasad Innula, at (770) 220-5420, or the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627)

Sincerely,



William R. Blanton, Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

Enclosures:

Elevation Certificates
Final BFE Determination
Floodplain Management Bulletin
FEMA 495 brochure: Adoption of Flood Insurance Rate Maps
by Participating Communities
Final SOMA

cc: Mr. Robert J. Duffy, AICP, City of Sanibel Planning Director
Ms. Joan D. LaGuardia, Lee County Communications Manager
Ms. Laura Algeo, RPO, FEMA, Region IV
Mr. Prasad Innula, FEMA, Region IV Compliance Specialist
Mr. Jason Hunter, FEMA, Region IV
Mr. Sean Roche, P.E., Project Manager, Michael Baker Jr., Inc.

Billing Code 6718-03-M

DEPARTMENT OF HOMELAND SECURITY

Federal Emergency Management Agency

44 CFR Part 67

Final Flood Elevation Determinations

AGENCY: Federal Emergency Management Agency (FEMA), Department of Homeland Security.

ACTION: Final rule.

SUMMARY: Final Base (1% annual chance) Flood Elevations (BFEs) are determined for the communities listed below.

The BFEs are the basis for the floodplain management measures that each community is required either to adopt or to show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP).

EFFECTIVE DATES: The date of issuance of the Flood Insurance Rate Map (FIRM) showing BFEs for each community. This date may be obtained by contacting the office where the maps are available for inspection as indicated on the table below.

ADDRESSES: See table below.

FOR FURTHER INFORMATION CONTACT: William R. Blanton, Jr., CFM, Chief, Engineering Management Branch, Mitigation Directorate, FEMA, 500 C Street, S.W., Washington, DC 20472, (202) 646-3151.

SUPPLEMENTARY INFORMATION: FEMA gives notice of the final determinations of BFEs for each community listed. The proposed BFEs or proposed modified BFEs have

been published in the Federal Register for each community listed.

This final rule is issued in accordance with section 110 of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4104, and 44 CFR part 67. An opportunity for the community or individuals to appeal proposed determination to or through the community for a period of ninety (90) days has been provided.

FEMA has developed criteria for floodplain management in floodprone areas in accordance with 44 CFR part 60.

Pursuant to the provisions of 5 USC 605(b), the Administrator, to whom authority has been delegated by the Director, FEMA, hereby certifies for reasons set out in the proposed rule that the final flood elevation determinations, if promulgated, will not have significant economic impact on a substantial number of small entities. Also, this rule is not a major rule under terms of Executive Order 12291, so no regulatory analyses have been prepared. It does not involve any collection of information for purposes of the Paperwork Reduction Act.

List of Subjects in 44 CFR Part 67.

Flood Insurance, Floodplains.

The authority citation for Part 67 continues to read as follows:

Authority: 42 U.S.C. 4001 et seq.; Reorganization Plan No. 3 of 1978, 3 CFR, 1978 Comp., p. 329; E.O. 12127, 44 FR 19367, 3 CFR, 1979 Comp., p. 376.

Interested lessees and owners of real property are encouraged to review the proof Flood Insurance Study and FIRM available at the address cited below for each community.

The BFEs are finalized in the communities listed below. Elevations at selected locations in each community are shown. Any appeals of the proposed BFEs which were received have been resolved by FEMA.

State	#Depth in feet above ground.
City/Town/County	Elevation in Feet
Source of Flooding and Location	*(NGVD)
	+(NAVD)

**Lee County, Florida and Incorporated Areas
Docket No.: FEMA-D-7680**

Flooding Source(s)	Location of Referenced Elevation	*Elevation in feet (NGVD) +Elevation in feet (NAVD) # Depth in feet above ground Modified	Communities Affected
Bayshore Creek	Approximately 600 feet downstream of Jamestown Circle At Nalle Grade Road	+7 +23	Lee County (Unincorporated Areas)
Bedman Creek/ Dog Canal	Approximately 700 feet downstream of Palm Beach Boulevard Approximately 2.6 miles upstream of Weir S-D-2	+8 +26	Lee County (Unincorporated Areas)
Billy Creek	At upstream side of Veronica Shoemaker Boulevard Approximately 0.4 mile upstream of Oritz Circle	+8 +17	Lee County (Unincorporated Areas), City of Fort Myers
Caloosahatchee River	At intersection of Cohn Road and Marsh Cove Lane Approximately 0.4 mile south of intersection of Tarpon Estates Boulevard and Tarpon Estates Court	+8 +11	Lee County (Unincorporated Areas), City of Cape Coral, City of Fort Myers
Carrell Canal	Approximately 900 feet upstream of confluence with Caloosahatchee River	+7	City of Fort Myers
Chapel Branch Creek	Approximately 375 feet upstream of Evans Avenue Approximately 600 feet downstream of Samville Road Approximately 650 feet upstream of Rich Road	+13 +7 +20	Lee County (Unincorporated Areas)
Charlotte Harbor	At intersection of Kismet Parkway and Burnt Stove Road Approximately 0.7 mile west from Old Burnt Stove Road and 48 th Terrace intersection (follow Yucca Creek)	+6 +10	Lee County (Unincorporated Areas), City of Cape Coral
Cypress Creek	Approximately 800 feet downstream of North River Road Approximately 3.0 miles upstream of North River Road	+8 +18	Lee County (Unincorporated Areas)
Daughtrey Creek	Approximately 0.4 mile downstream of Bayshore Road Approximately 0.9 mile upstream of Nalle Grade Road	+7 +24	Lee County (Unincorporated Areas)
East Branch Daughtrey Creek	At downstream side of Bayshore Road At Nalle Grade Road	+7 +23	Lee County (Unincorporated Areas)

East Branch Yellow Fever Creek	Approximately 0.2 mile downstream of Pine Island Road At upstream side of U.S. 41 Culvert	+7 +18	Lee County (Unincorporated Areas), City of Cape Coral
Estero Bay	Approximately 0.3 mile west of intersection of Baybridge Boulevard and Bridge Run Court Approximately 0.5 mile west of intersection of Redfish Street and Spring Creek Drive	+11 +15	Lee County (Unincorporated Areas), City of Bonita Springs, Town of Fort Myers Beach
Estero River	Approximately 0.4 mile downstream of South Tamiami Trail Approximately 0.4 mile upstream of I-75	+11 +21	Lee County (Unincorporated Areas)
Fichter Creek	Approximately 1,000 feet upstream of the confluence with Caloosahatchee River Approximately 50 feet upstream of Fichters Creek Lane	+7 +15	Lee County (Unincorporated Areas)
Ford Street Canal	At upstream side of Gallee Way Approximately 200 feet downstream of Hanson Street	+9 +18	City of Fort Myers
Gulf of Mexico	Approximately 1,000 feet west of the Pelican Pass and Charlotte Harbor Mouth (Cayo Costa Island) Approximately 500 feet west of intersection of Estero Boulevard and Hickory Boulevard	+8 +20	Lee County (Unincorporated Areas), City of Bonita Springs, City of Sanibel, Town of Fort Myers Beach
Halfway Creek	Approximately 0.6 mile downstream of U.S. Route 41 Approximately 100 feet upstream of Railroad	+11 +16	Lee County (Unincorporated Areas)
Halls Creek	Approximately 500 feet upstream of North River Road Approximately 0.6 mile upstream of North River Road	+7 +13	Lee County (Unincorporated Areas)
Hancock Creek	Approximately 100 feet upstream of Barrett Road Approximately 100 feet upstream of Diplomat Parkway	+7 +11	Lee County (Unincorporated Areas), City of Cape Coral
Hickey Creek	Approximately 1,000 feet upstream of Palm Beach Boulevard At the confluence of Hickey Creek Drainageway	+8 +10	Lee County (Unincorporated Areas)
Hickey Creek (upstream of Hickey Creek Drainageway)	At confluence of Hickey Creek Approximately 800 feet upstream of confluence of Hickey Creek	+10 +10	Lee County (Unincorporated Areas)
Hickey Creek Drainageway	At the confluence with Hickey Creek Approximately 1.1 miles upstream of 17 th Street	+10 +22	Lee County (Unincorporated Areas)
Kickapoo Creek	At upstream side of Bayshore Road Approximately 0.2 mile upstream of Old Bayshore Road	+8 +8	Lee County (Unincorporated Areas)

L-3 Canal	At the confluence with L Canal Approximately 0.4 mile upstream of Fowler Street	+8 +14	Lee County (Unincorporated Areas), City of Fort Myers
Leitner Creek	Approximately 800 feet upstream of Terry Street Approximately 0.3 mile upstream of I-75	+12 +14	City of Bonita Springs
Manuels Branch	At upstream side of McGregor Boulevard Approximately 975 feet upstream of Evans Avenue	+7 +12	City of Fort Myers
Marsh Point Creek	At upstream side of Bayshore Road At Payne Lane	+7 +14	Lee County (Unincorporated Areas)
Matlacha Pass	Approximately 0.5 mile east of intersection of Game Bird Lane and Ficus Tree Lane Approximately 0.7 mile east of intersection of Tropical Point Drive and Cove Street	+6 +11	Lee County (Unincorporated Areas), City of Cape Coral
Mullock Creek	Approximately 300 feet downstream of Constitution Circle At Oriole Road	+10 +15	Lee County (Unincorporated Areas)
Mullock Creek Tributary	Approximately 0.2 mile downstream of South Tamiami Trail Approximately 150 feet upstream of South Tamiami Trail	+11 +13	Lee County (Unincorporated Areas)
North Colonial Waterway	At the confluence with Ten Mile Canal Approximately 400 feet upstream of Milan Drive	+17 +17	City of Fort Myers
Oak Creek	At Imperial Street Approximately 1,000 feet upstream of Imperial Street	+11 +11	City of Bonita Springs
Orange River	Approximately 2.5 miles upstream of Palm Beach Boulevard Approximately 2.5 miles upstream of Buckingham Road	+8 +17	Lee County (Unincorporated Areas)
Owl Creek	Approximately 1,000 feet downstream of North River Road Approximately 0.2 mile upstream of Shirley Lane	+7 +20	Lee County (Unincorporated Areas)
Palm Creek	At downstream side of Bayshore Road Approximately 50 feet downstream of Sharon Drive	+7 +22	Lee County (Unincorporated Areas)
Pine Island Sound	Approximately 500 feet west of intersection of State Route 767 and Helen Road At intersection of Seair Lane and Sol Vista Drive on Captiva Island	+6 +12	Lee County (Unincorporated Areas), City of Sanibel
Popash Creek	Approximately 0.3 mile upstream of Bayshore Road At County boundary	+7 +25	Lee County (Unincorporated Areas)

Powell Bypass	At Weir Valencia	+12	Lee County
	Approximately 2.0 miles upstream of Mellow Drive	+20	(Unincorporated Areas)
Powell Creek	Approximately 0.3 mile upstream of Brooks Road	+7	Lee County (Unincorporated Areas)
	At Weir Valencia	+12	Lee County (Unincorporated Areas)
Powell Creek Tributary No. 1	At confluence with Powell Creek	+7	Lee County (Unincorporated Areas)
	Approximately 0.4 mile upstream of the confluence with Powell Creek	+10	Lee County (Unincorporated Areas)
San Carlos Bay	At intersection of Sanibel Boulevard and Bay View Avenue	+7	Lee County (Unincorporated Areas), City of Cape Coral, City of Sanibel, Town of Fort Myers Beach
	Approximately 500 feet south of intersection of Punta Rassa Road and McGregor Boulevard	+20	
Six Mile Cypress Slough	At confluence with Ten Mile Canal	+13	Lee County (Unincorporated Areas), City of Fort Myers
	At State Route 82	+22	Lee County (Unincorporated Areas)
South Branch	At confluence with Estero River	+13	Lee County (Unincorporated Areas)
	At upstream side of I-75	+17	Lee County (Unincorporated Areas)
Spanish Canal	At confluence with Spanish Creek	+13	Lee County (Unincorporated Areas)
	Approximately 0.8 mile upstream of confluence with Spanish Creek	+18	Lee County (Unincorporated Areas)
Spanish Creek	Approximately 900 feet upstream of confluence with Caloosahatchee River	+8	Lee County (Unincorporated Areas)
	Approximately 0.2 mile upstream of Persimmon Ridge Road	+19	
Spring Creek	Approximately 500 feet downstream of Railroad	+11	City of Bonita Springs
	Approximately 0.4 mile upstream of Railroad	+13	
Stricklin Gully	At confluence with Trout Creek/ Curry Lake Canal	+13	Lee County (Unincorporated Areas)
	Approximately 1.4 miles upstream of confluence with Trout Creek/ Curry Lake Canal	+18	
Stroud Creek	Approximately 100 feet upstream of Bayshore Road	+7	Lee County (Unincorporated Areas)
	Approximately 0.2 mile upstream of St. Paul Road	+23	
Telegraph Creek	Approximately 1,000 feet upstream of confluence with Caloosahatchee River	+8	Lee County (Unincorporated Areas)
	Approximately 1.5 miles upstream of Telegraph Creek Lane	+18	
Ten Mile Canal	Approximately 1,500 feet downstream of Briarcliff Road	+11	Lee County (Unincorporated Areas), City of Fort Myers
	At Hanson Street	+17	Lee County (Unincorporated Areas)
Trout Creek/ Curry Lake Canal	At downstream side of North River Road	+8	Lee County (Unincorporated Areas)
	At County boundary	+23	

Winkler Canal	Approximately 700 feet upstream of the confluence with Caloosahatchee River	+7	City of Fort Myers
	Approximately 125 feet upstream of Evans Avenue	+14	
Yellow Fever Creek	Approximately 1,000 feet downstream of Pine Island Road	+7	Lee County (Unincorporated Areas), City of Cape Coral
	Approximately 0.5 mile upstream of Littleton Road	+11	

Depth in feet above ground

*National Geodetic Vertical Datum

+North American Vertical Datum

ADDRESSES:

City of Bonita Springs:

Maps are available for inspection at the City of Bonita Springs Administration Office, 9101 Bonita Beach Road, Bonita Springs, Florida.

City of Cape Coral:

Maps are available for inspection at the City of Cape Coral Community Development Department, 1015 Cultural Park Boulevard, Cape Coral, Florida

City of Fort Myers:

Maps are available for inspection at the City of Fort Myers Community Development Department, 1825 Hendry Street, Suite 101, Fort Myers, Florida.

Town of Fort Myers Beach:

Maps are available for inspection at the Town of Fort Myers Beach Council Chambers, 2523 Estero Boulevard, Fort Myers Beach, Florida.

City of Sanibel:

Maps are available for inspection at the Sanibel City Hall, Planning Department, 800 Dunlop Road, Sanibel, Florida.

Unincorporated Areas of Lee County:

Maps are available for inspection at the Lee County Community Development Department, 1500 Monroe Street, 2nd Floor, Fort Myers, Florida.

FINAL SUMMARY OF MAP ACTIONS

Community: SANIBEL, CITY OF

Community No: 120402

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 28, 2008.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	197200061D&D	09/06/1995		1

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

FINAL SUMMARY OF MAP ACTIONS

Community: SANIBEL, CITY OF

Community No: 120402

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

MAP PANELS REVISED:

12071C: 0370, 0502, 0506, 0507, 0508, 0509, 0517, 0530, 0531, 0533, 0534, 0536, 0537, 0541.