



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA	Parcel A, Spring Lake at Coral Springs (Citation Way Apartments), as shown on the Plat recorded as Instrument No. 88208777, in Plat Book 134, Page 43, in the Office of the County Administrator, Broward County, Florida
	COMMUNITY NO.: 120033	
AFFECTED MAP PANEL	NUMBER: 12011C0105F	
	NAME: BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS	
	DATE: 8/18/1992	
FLOODING SOURCE: PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.298, -80.257 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Citation Way Apartments	9977 Westview Drive	Structure (Building 1)	X (shaded)	12.0 feet	12.8 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)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on 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 amends 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. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., CFM, Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

Version 1.3.3

1029299.1LOMA-ML043650679



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Citation Way Apartments	9955 Westview Drive	Structure (Building 2)	X (shaded)	12.0 feet	12.5 feet	—
—	—	Citation Way Apartments	9901 Westview Drive	Structure (Building 3)	X (shaded)	12.0 feet	12.5 feet	—
—	—	Citation Way Apartments	9933 Westview Drive	Structure (Building 4)	X (shaded)	12.0 feet	12.6 feet	—
—	—	Citation Way Apartments	9899 Westview Drive	Structure (Building 5)	X (shaded)	12.0 feet	12.7 feet	—
—	—	Citation Way Apartments	9877 Westview Drive	Structure (Building 6)	X (shaded)	12.0 feet	12.6 feet	—
—	—	Citation Way Apartments	9855 Westview Drive	Structure (Building 7)	X (shaded)	12.0 feet	12.6 feet	—
—	—	Citation Way Apartments	9833 Westview Drive	Structure (Building 8)	X (shaded)	12.0 feet	12.4 feet	—
—	—	Citation Way Apartments	9811 Westview Drive	Structure (Building 9)	X (shaded)	12.0 feet	12.3 feet	—
—	—	Citation Way Apartments	9799 Westview Drive	Structure (Building 10)	X (shaded)	12.0 feet	12.7 feet	—
—	—	Citation Way Apartments	9777 Westview Drive	Structure (Building 11)	X (shaded)	12.0 feet	12.4 feet	—
—	—	Citation Way Apartments	9755 Westview Drive	Structure (Building 12)	X (shaded)	12.0 feet	12.5 feet	—
—	—	Citation Way Apartments	9845 Westview Drive	Structure (Clubhouse)	X (shaded)	12.0 feet	12.5 feet	—

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.


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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 13 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 600, Alexandria, VA 22304-6439.

A handwritten signature in black ink, appearing to read "Doug Bellomo".

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