



Federal Emergency Management Agency

Washington, D.C. 20472

AUG 11 1994

The Honorable Norman Abramowitz
Mayor of the City of Tamarac
7525 N.W. 88th Avenue
Tamarac, Florida 33321

IN REPLY REFER TO:
Case No.: 94-04-810C
Community: City of Tamarac, Florida
Community No.: 120058
Map Panel Affected: Broward County,
Florida and
Incorporated Areas
12011C 0185 F and
12011C 0205 F

T-218-65-CR

Dear Mayor Abramowitz:

This is in reference to a letter dated July 26, 1994, from [REDACTED],
[REDACTED], of Craig A. Smith & Associates, requesting that the Federal
Emergency Management Agency (FEMA) determine whether the property listed below
is located within a Special Flood Hazard Area (SFHA), an area that would be
inundated by the 100-year (one-percent annual chance) flood. This property
will be elevated by the placement of fill.

Property Description: Plum Harbor, Phases 1-4 and Plum Bay, Phases 2-4
being part of Land Section 8 as described in
Plat Book 154, Page 48 and recorded in the
Broward County Recorder's Office

Community: City of Tamarac

State: Florida

All fees necessary to process this conditional Letter of Map Revision (a total
of \$280) have been received.

On July 28, 1994, we received all of the information necessary to process
Mr. Smith's request. After comparing this information to the National Flood
Insurance Program (NFIP) map for the City of Tamarac, Florida, we determined
that portions of the property would be inundated by the 100-year flood, but
that the proposed structures on Lots 282-329 and Parcel R-2, Plum Harbor,
Phase 1; Lots 150-152, 187-193, 205-222, 227-242, 266-281, and 426-430, Plum
Bay, Phase 2; Lots 330-353, Plum Harbor, Phase 2; Lots 128-137, 153-169, and
183-193, Plum Bay, Phase 3; Lots 354-381 and 422-425, Plum Harbor, Phase 3;
Lots 1-15 and 74-127, Plum Bay, Phase 4; and Lots 382-421, Plum Harbor, Phase
4 would not be located within the SFHA if they were built and platted as
proposed.

This conditional determination is based on an Elevation Information and
Summary of Elevations - Individual Lot Breakdown Form prepared [REDACTED]
[REDACTED], dated July 26, 1994. Our final determination will be made
upon receipt of a copy of this letter and certified "as-built" information

showing the location of the structures, the lowest adjacent grade to the structures (the lowest ground touching each structure), and the elevation of the lowest floors (including basement). In addition, the enclosed form entitled "Certification of Fill Placement" must be returned, signed, and dated by a registered professional engineer, an accredited soils engineer, or the community's NFIP permit official. In addition to the required data, engineering and cartographic fees are charged for the review of LOMR requests. The initial (minimum) fee for a LOMR issued in follow-up to a conditional LOMR is \$225.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.

This response to the request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Florida or the City of Tamarac has adopted more restrictive and comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

If you have any questions or if we can be of further assistance, please contact Helen Cohn at (202) 646-3457, or by facsimile at (202) 646-4596.

Sincerely,



SDR Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: [REDACTED] P.L.S.
Ms. Susan Prillaman