



Federal Emergency Management Agency

Washington, D.C. 20472

MAY 23 1996

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

IN REPLY REFER TO:
Case No.: 96-04-802A
Community: City of Tamarac,
Broward County, Florida
Community No.: 120058
Map Panel Affected: Broward County,
Florida and Incorporated Areas,
Number: 12011C0205 F

T-218-65-CR-RS

Dear Mayor Abramowitz:

This is in reference to a letter dated March 15, 1996, from Mr. Richard H. Smith, P.L.S., of Craig A. Smith & Associates, Inc., requesting that the Federal Emergency Management Agency determine whether the property listed below is located within a Special Flood Hazard Area (SFHA), an area that would be inundated by the 1% annual chance flood. This property has been and will be elevated by the placement of fill. The determination made in this letter supersedes our previous determination dated August 11, 1994, for the following properties:

Units 426-430, Plum Bay, Phase 2
Units 330-353, Plum Harbor, Phase 2
Units 128-137, Plum Bay, Phase 3
Units 354-381, Plum Harbor, Phase 3
Units 422-425, Plum Harbor, Phase 3
Units 74-127, Plum Bay, Phase 4
Units 382-421, Plum Harbor, Phase 4

Property Description: Units 401-642 (Buildings 1-39), Plum Harbor, Phases II, III, and IV, being a part of Parcel A, Land Section 8, recorded in Plat Book 154, Page 48, Sheets 1 and 2, filed in the Public Records of Broward County, Florida

Community: City of Tamarac, Broward County

State: Florida

On April 25, 1996, 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 Broward County, Florida and Incorporated Areas, we determined that portions of the property would be inundated by the 1% annual chance flood, but that the proposed structures on Units 401-407, 412-414, and 443-642 (Buildings 1 and 7-39) would not be located within the SFHA if they were built as proposed.

Plum Harbor
Phase II

LOMR
May 23, 1996

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This conditional determination is based on a Paving & Drainage Plan, prepared by Craig A. Smith & Associates, Inc., revised March 1, 1996, and an Elevation Information - Summary of Elevations - Individual Lot Breakdown form, prepared by Mr. Smith, dated March 15, 1996. 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 or attached garage). 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 Letter of Map Revision (LOMR) requests. The initial (minimum) fee for a LOMR issued in follow-up to a conditional LOMR is \$225.

We have also determined that although portions of the property would be inundated by a 1% annual chance flood, the existing structures on Units 408-411 and 415-442 (Buildings 2-6) would not. Therefore, this letter revises the map for Broward County, Florida and Incorporated Areas (NFIP Map Number 12011C0205 F, dated August 18, 1992), to remove these structures from the SFHA. These structures are located in Zone X (unshaded), an area above the 0.2% annual chance flood level, where flood insurance is available at low rates. Because portions of the property are located within the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than a 1% annual chance 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.

If a flood insurance policy has been issued under the NFIP covering the buildings on Units 408-411 and 415-442 and that policy was required by the mortgage company in conjunction with Federal flood insurance requirements, then flood insurance coverage is no longer required under those Federal requirements.

Accordingly, if a lender imposed the flood insurance requirement, that lender will have to determine whether or not to continue that requirement. The lender may determine, as a business decision, that it wishes to continue the flood insurance requirement in order to protect its collateral security on the loan.

Even though the structures on Units 408-411 and 415-442 are not located in an SFHA, as mentioned above, they could be flooded by a flooding event of greater magnitude than a 1% annual chance flood. In fact, more than twenty-five percent of all losses in the NFIP occur to buildings located outside the SFHA in Zone B, C, or X. More than one fourth of all policies purchased under the NFIP protect buildings located in these zones. That risk is just not as great as the flood risk to buildings located in SFHAs. In order to offer flood

insurance protection to owners of such buildings, the NFIP offers two types of flood insurance policies: the Standard Policy and a policy for flood insurance at low rates. The low-rate policy is available for buildings located outside the SFHA with little or no loss history. The Standard Policy is available for all other buildings. Individual flood risk situations and insurance needs should be discussed with an insurance agent or company before making a final decision regarding flood insurance coverage.

A copy of this LOMR is being forwarded to your community's official NFIP map repository where, in accordance with regulations adopted by your community, it should be attached to the community's official record copy of the NFIP map, which is available for public inspection.

To ensure continued eligibility to participate in the NFIP, your community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on your community's NFIP map, including the revision made effective by this letter. This response to the request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of Florida or your community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

This revision has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and is 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.

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.

This revision is effective as of the date of this letter. However, a request for reconsideration must be made within 30 days. Any requests for reconsideration must be based on scientific or technical data.

This LOMR will not be printed and distributed at this time to primary map users such as local insurance agents and mortgage lenders; therefore, the community will serve as a repository for these new data. We also encourage you to disseminate the information reflected by this LOMR throughout the community in order that interested persons such as property owners, insurance agents and mortgage lenders may benefit from this information. We also encourage you to consider preparing an article for publication in the community's local newspaper. This article should describe the changes that have been made and the assistance the community will provide in serving as a clearinghouse for these data and interpreting NFIP maps.

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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,



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

cc: State Coordinator
Mr. Richard H. Smith, P.L.S.
Ms. Susan Prillaman, Pulte Home Corporation
Community Map Repository
Region