



Federal Emergency Management Agency

Region IV
1371 Peachtree Street, NE, Suite 700
Atlanta, GA 30309

*Being revalidated
on 2007 maps*

April 28, 1995

Mr. Frederick B. Karl
Hillsborough County Administrator
P. O. Box 1110
Tampa, FL 33601

IN REPLY REFER TO:
RIV-218-65-S-REM
L-953-056

Dear Mr. Karl:

This is in response to a letter dated April 11, 1995, from Pulte Homes, West Florida Division, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located within the Special Flood Hazard Area (SFHA), an area which would be inundated by the 100-year (one-percent annual chance) flood. This property has been elevated by the placement of fill.

Property Description: Lots 1-10, Block I, Building I, Bayside Key, Phase 1, as recorded in Plat Book 75, page 4, of the public records of Hillsborough County, Florida
Street Address: Building I, Bayside Key Drive
Community: Hillsborough County
State: Florida

On April 24, 1995, we received all of the information necessary to process this request. After comparing this information to the National Flood Insurance Program (NFIP) map for the community referenced above, we have determined that, although portions of the property would be inundated by the 100-year flood, the existing structure would not. Therefore, this letter revises the map for Hillsborough County, NFIP Map Number 120112, Panel No. 0190D, dated August 3, 1992, to remove this structure from the SFHA. The structure is now located in Zone X (shaded), an area between the limits of the 100-year and 500-year flood. Because portions of the property are in the SFHA, any future construction or substantial improvements on this property remain subject to Federal, State and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is obtainable, at reduced costs, for properties located outside the SFHA. Also, although we have based our

-2-

L-953-056

determination on the flood information presently available, flood conditions may change or new information may be generated which would supersede this determination.

A copy of this Letter of Map Revision must be attached to your community's official NFIP map referenced above, in accordance with regulations adopted by your community when it made application to join the NFIP.


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

If you have questions or if you need further assistance, please contact Janice Mitchell at (404) 853-4446.

Sincerely,


Edward E. Sergent, Director
Mitigation Division

cc: Pulte Homes