
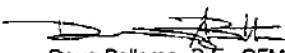


Page 1 of 3		Date: May 6, 2004	Case No.: 04-04-4554A	LOMA				
 <h2 style="margin: 0;">Federal Emergency Management Agency</h2> <p style="margin: 0;">Washington, D.C. 20472</p>								
<b>LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)</b>								
COMMUNITY AND MAP PANEL INFORMATION			LEGAL PROPERTY DESCRIPTION					
COMMUNITY	CITY OF TAMARAC, BROWARD COUNTY, FLORIDA		Buildings 1- 12 and Pool House, The Cypress at Woodmont, a Condominium, being located on Parcel "A", Woodmont- Tract 61, as shown on the Plat thereof, Document No. 78-22573, recorded in Plat Book 96, Page 42, Sheets 1 and 2, filed on January 27, 1978, by the Finance & Administrative Services Department, County Records Division-Recording Section, Broward County, Florida					
	COMMUNITY NO.: 120058							
AFFECTED MAP PANEL	NUMBER: 12011C0205F							
	NAME: BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS							
	DATE: 08/18/1992							
FLOODING SOURCE: UNNAMED PONDING AREA			APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.219, -80.272 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0 DATUM: NAD 83					
<b>DETERMINATION</b>								
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)
Par. A	—	Woodmont- Tract 61	8798 Holly Court	Building 1	X (shaded)	12.0 feet	12.6 feet	—
<p><b>Special Flood Hazard Area (SFHA) -</b> 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).</p>								
<p>ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)</p>								
<p>DETERMINATION TABLE (CONTINUED) PORTIONS REMAIN IN THE SFHA</p>								
<p>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.</p>								
<p>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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <a href="http://www.fema.gov/nfip/">http://www.fema.gov/nfip/</a>.</p>								
 Doug Bellomo, P.E., CFM, Acting Chief Hazard Identification Section, Mitigation Division Emergency Preparedness and Response Directorate				Version 1.3.4 62175103 0300933616Y0E00003009336				



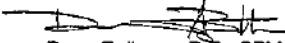
Federal Emergency Management Agency  
Washington, D.C. 20472

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)
Par. A	—	Woodmont- Tract 61	8790 Holly Court	Building 2	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8799 Holly Court	Building 3	X (shaded)	12.0 feet	12.6 feet	—
Par. A	—	Woodmont- Tract 61	8780 Holly Court	Building 4	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8791 Holly Court	Building 5	X (shaded)	12.0 feet	12.3 feet	—
Par. A	—	Woodmont- Tract 61	8770 Holly Court	Building 6	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8760 Holly Court	Building 7	X (shaded)	12.0 feet	12.5 feet	—
Par. A	—	Woodmont- Tract 61	8750 Holly Court	Building 8	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8761 Holly Court	Building 9	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8751 Holly Court	Building 10	X (shaded)	12.0 feet	12.2 feet	—
Par. A	—	Woodmont- Tract 61	8771 Holly Court	Building 11	X (shaded)	12.0 feet	12.3 feet	—
Par. A	—	Woodmont- Tract 61	8781 Holly Court	Building 12	X (shaded)	12.0 feet	12.4 feet	—
Par. A	—	Woodmont- Tract 61	8795 Holly Court	Pool House	X (shaded)	12.0 feet	13.0 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, P.O. Box 2210, Merrifield, VA 22115-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

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

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**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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section, Mitigation Division  
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