



Federal Emergency Management Agency

Washington, D.C. 20472

February 28, 2020



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Kenneth G. Cassel
City of Westlake Manager
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

IN REPLY REFER TO:

Case No.: 19-04-3409P
Follows Conditional Case No.: 18-04-4375R
Community Name: City of Westlake, FL
Community No.: 120018
Effective Date of
This Revision: July 15, 2020

Dear Mr. Cassel:

The Flood Insurance Rate Map (FIRM) for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770)-220-5406, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

- Letter of Map Revision Determination Document
- Annotated Flood Insurance Rate Map

cc: Mr. Nelson Bennett
Minto Communities

Mr. Jesse J. Parrish IV, P.E.
Simmons and White, Inc.



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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Westlake Palm Beach County Florida	DETENTION BASIN FILL CULVERT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120018		
IDENTIFIER	Hammocks of Westlake/Westlake Phase 1 LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.762, -80.295 SOURCE: Google Earth DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12099C0345F DATE: October 5, 2017		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Lake 13 - area centered approximately 2,320 feet south of the intersection of Indian Trail Drive and 60th Street North

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Lake 13	Zone X (unshaded) BFEs*	Zone AE BFEs	YES NONE	NONE YES
	ZONE AE NO BFEs*	ZONE AE BFEs*	YES YES	YES NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

Lake 14 - area centered approximately 430 feet south of the intersection of Indian Trail Drive and 60th Street North
Lake Q1 - area centered approximately 1,910 feet southwest of the intersection of Indian Trail Drive and 60th Street North
Lake Q2 - area centered approximately 1,510 feet southwest of the intersection of Indian Trail Drive and 60th Street North
Lake Q3 - area centered approximately 1,640 feet south of the intersection of Indian Trail Drive and 60th Street North
Lake Q4 - area centered approximately 2,180 feet southeast of the intersection of Indian Trail Drive and 60th Street North
Lake Q5 - area centered approximately 1,160 feet south of the intersection of Indian Trail Drive and 60th Street North
Lake Q6 - area centered approximately 1,060 feet southeast of the intersection of Indian Trail Drive and 60th Street North
Unnamed Wetland - area centered approximately 1,380 feet southwest of the intersection of Indian Trail Drive and 60th Street North

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Handwritten signature of Patrick 'Rick' F. Sacibit.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Handwritten signature of Patrick 'Rick' F. Sacibit.



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Lake 14	Zone X (unshaded)	Zone AE	YES	NONE
	BFEs*	BFEs	NONE	YES
	Zone AE	Zone AE	YES	YES
Lake Q1	NO BFEs	BFEs	YES	NONE
	Zone AE	Zone AE	YES	YES
Lake Q2	BFEs	BFEs	NONE	YES
	Zone X (unshaded)	Zone AE	YES	NONE
	BFEs	BFEs	NONE	YES
Lake Q3	ZONE AE	Zone AE	NONE	YES
	NO BFEs	BFEs	YES	NONE
	Zone X (unshaded)	Zone AE	YES	NONE
Lake Q4	BFEs	BFEs	NONE	YES
	NO BFEs	BFEs	YES	NONE
Lake Q6	BFEs	BFEs	NONE	YES
	Zone AE	Zone AE	YES	YES
Lake Q5	NO BFEs	BFEs	YES	NONE
	Zone X (unshaded)	ZONE AE	YES	NONE
	BFEs	BFEs	NONE	YES
Unnamed Wetland	Zone X (unshaded)	ZONE AE	YES	NONE
	NO BFEs	BFEs	YES	NONE
	Zone AE	Zone X (unshaded)	NONE	YES

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and 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. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jesse Munoz
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770)-220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

The corporate limits for your community have changed because of annexations. The revision area is shown on the above-referenced FIRM panel, 12099C0345F, to be within the Unincorporated Areas of Palm Beach County; however, the City of Westlake has annexed this area. We have not reflected these corporate limits changes in this LOMR.

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 Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

Within 6 months from the date of this letter, your community must adopt floodplain management ordinances that meet the standards of Paragraph 60.3(c) of the NFIP regulations as a condition of eligibility in the NFIP. These standards are the minimum requirements for NFIP participation and do not supersede more stringent State or local requirements. Your community must enact all of the standards specified in Paragraph 60.3(c) of the NFIP regulations in a legally enforceable document, including adopting the revisions made by this LOMR. Your community must meet the requirements by either:

- amending existing ordinances to incorporate any additional requirements of Paragraph 60.3(c); or
- adopting all of the standards of Paragraph 60.3(c) into one new, comprehensive set of ordinances; or
- showing evidence that ordinances already exist that meet or exceed the minimum requirements of Paragraph 60.3(c).

Use the map panels listed above and revised by this letter for flood insurance policies and renewals issued for property located on this panel after the effective date of this LOMR. This revision will be effective 6 months from the date of this letter. However, you may accelerate the effective date by submitting to your CCO earlier than the 6-month requirement evidence that the aforementioned actions have been taken.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

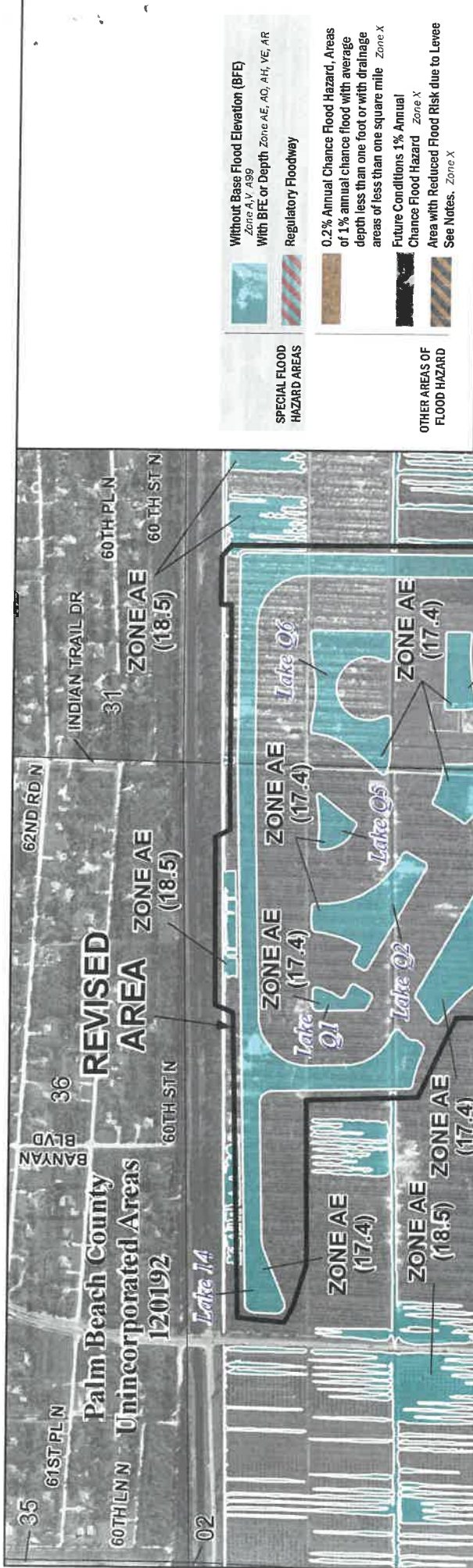
LOCAL NEWSPAPER

Name: *Palm Beach Post*

Dates: March 10, 2020 and March 17, 2020

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Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard - Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2016.

Map Projection:
NAD 1983 StatePlane Florida East FIPS 0901 Feet
Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 1,000 feet

1:12,000

0 500 1,000 2,000 Feet
0 150 300 600 Meters

FEMA

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

PALM BEACH COUNTY, FLORIDA
and Incorporated Areas

PANEL 345 OF 1200

Panel Contains:
COMMUNITY PALM BEACH COUNTY, PALM BEACH GARDENS, CITY OF
NUMBER 120192
PANEL SUFFIX 0345 F

REVISED TO REFLECT LOMR EFFECTIVE: July 15, 2020

VERSION NUMBER 2.1.3.0
MAP NUMBER 12099C0345F
MAP REVISED OCTOBER 5, 2017