



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION – COASTAL HIGH HAZARD AREA DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PANAMA CITY BEACH, BAY COUNTY, FLORIDA	Majestic Beach Tower II, a Condominium, as described in the Declaration of Condominium recorded as File No. 2006013991, in Official Records Book 2743, Pages 949 through 1042, in the Office of the Clerk of Circuit Court, Bay County, Florida
	COMMUNITY NO: 120013	
AFFECTED MAP PANEL	NUMBER: 12005C0312H	
	DATE: 6/2/2009	
FLOODING SOURCE: GULF OF MEXICO		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.180, -85.814 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Majestic Beach Tower II	10811 Front Beach Road	Structure	X (unshaded)	13.0 feet	17.1 feet	--

Special Flood Hazard Area (SFHA) -- 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).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below)

ZONE V

SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that the structure(s) on the property is/are not located in a Coastal High Hazard Area or 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 revises the effective NFIP map to remove the subject property from the Coastal High Hazard Area and 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.

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 (FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

ZONE V (This Additional Consideration applies to the preceding property(ies))

A portion of this property, but not the subject of the Determination/Comment Document, is located within a Coastal High Hazard Area (Zone V, VE or V1-30). Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. No construction using fill for structural support or that may increase flood damage to other property may take place in these areas.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-VZ DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 11/14/2008, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

July 21, 2011

THE HONORABLE GAYLE OBERST
MAYOR, CITY OF PANAMA CITY BEACH
110 S. ARNOLD ROAD
PANAMA CITY BEACH, FL 32413

CASE NO.: 11-04-6970A
COMMUNITY: CITY OF PANAMA CITY BEACH,
BAY COUNTY, FLORIDA
COMMUNITY NO.: 120013

DEAR MAYOR OBERST:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) V Zone Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property, and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

List of Enclosures

- LOMR-VZ DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Philip Krawczyk