



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PASCO COUNTY, FLORIDA (Unincorporated Areas)	Lots 1, 11, 14, 16, 18, 29, 31 and 32, West Pasco Industrial Park, Phase I, as shown on the Plat recorded in Book 27, Page 53; Lots 4 and 7, West Pasco Industrial Park, Phase II, Unit 1 as shown on the Plat recorded in Book 40, Page 102; Lots 3 and 4, West Pasco Industrial Park, Phase II, Unit 2, as shown on
	COMMUNITY NO.: 120230	
AFFECTED MAP PANEL	NUMBER: 12101C0360F; 12101C0387F	
	DATE: 9/26/2014; 9/26/2014	
FLOODING SOURCE: LOCAL FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 28.195, -82.633 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)
32	--	West Pasco Industrial Park, Phase III	2517 Merchant Avenue	Structure	X (unshaded)	--	41.5 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.)

LEGAL PROPERTY DESCRIPTION ZONE A
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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.

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

the Plat recorded in Book 33, Page 66; Lots 25 and 32, West Pasco Industrial Park, Phase III, as shown on the Plat recorded as Book 45, Page 58; a parcel of land, as described in the General Warranty Deed recorded as Instrument No. 2002361080, in Official Records Book 12032, Page 1275; Lot 8, Gracewood at River Ridge, as shown on the Plat recorded in Book 25, Page 75, in the Office of the County Clerk, Pasco County, Florida

DETERMINATION TABLE (CONTINUED)

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)
25	--	West Pasco Industrial Park, Phase III	11140 Cargo Court	Structure	X (unshaded)	--	40.1 feet	--
32	--	West Pasco Industrial Park, Phase III	2240 Success Drive	Structure	X (unshaded)	--	41.7 feet	--
16	--	West Pasco Industrial Park, Phase III	2251 Destiny Way	Structure	X (unshaded)	--	41.6 feet	--
18	--	West Pasco Industrial Park, Phase III	2327 Destiny Way	Structure	X (unshaded)	--	41.9 feet	--
14	--	West Pasco Industrial Park, Phase III	2330 Success Drive	Structure	X (unshaded)	--	41.4 feet	--
4	--	West Pasco Industrial Park, Phase II, Unit 2	2549 Success Drive	Structure	X (unshaded)	--	41.8 feet	--
3	--	West Pasco Industrial Park, Phase II, Unit 3	2535 Success Drive	Structure	X (unshaded)	--	39.8 feet	--
1	--	West Pasco Industrial Park, Phase I	11345 State Road 54	Structure	X (unshaded)	--	42.1 feet	--
--	--	--	13744 Plainview Road	Structure	X (unshaded)	--	50.1 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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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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)
11	--	West Pasco Industrial Park, Phase I	2426 Success Drive	Structure	X (unshaded)	--	41.3 feet	--
31	--	West Pasco Industrial Park, Phase I	2220 Destiny Way	Structure	X (unshaded)	--	42.1 feet	--
24	--	West Pasco Industrial Park, Phase III	11148 Cargo Court	Structure	X (unshaded)	--	40.7 feet	--
4	--	West Pasco Industrial Park, Phase II, Unit 1	11528 Perpetual Drive	Structure	X (unshaded)	--	40.7 feet	--
29	--	West Pasco Industrial Park, Phase I	2250 □ 2300 Destiny Way	Structure	X (unshaded)	--	41.4 feet	--
7	--	West Pasco Industrial Park, Phase II, Unit 1	11607 Perpetual Drive	Structure	X (unshaded)	--	40.5 feet	--
8	--	Gracewood at River Ridge	10022 Highcrest Lane	Structure	X (unshaded)	--	27.4 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 17 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.

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ZONE A (This Additional Consideration applies to the preceding 17 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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

Luis Rodriguez, P.E., Chief
Engineering Management Branch
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