



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA	Buildings 1 through 27, and the Clubhouse, Royal Poinciana Condominiums (inclusive of all units), shown as a portion of Tract A, Palm Aire Cypress Course Estates 5th Section, on the Plat recorded as Instrument No. 83-003607, in Plat Book 115, Page 12, in the Office of the County Administrator, Broward County, Florida
	COMMUNITY NO.: 120055	
AFFECTED MAP PANEL	NUMBER: 12011C0205F DATE: 8/18/1992	
FLOODING SOURCE: PONDING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 28.215, -80.190 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

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)
ib ...ouse	-	Royal Poinciana Condos	1275 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.2 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.)

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 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.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Acting Chief
Engineering Management Section
Mitigation Division



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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)
Bldg. 1	-	Royal Poinciana Condos	1223 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.8 feet	-
Bldg. 2	-	Royal Poinciana Condos	1225 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	13.1 feet	-
Bldg. 3	-	Royal Poinciana Condos	1227 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 feet	-
Bldg. 4	-	Royal Poinciana Condos	1229 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.5 feet	-
Bldg. 5	-	Royal Poinciana Condos	1231 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.2 feet	-
Bldg. 6	-	Royal Poinciana Condos	1233 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.5 feet	-
Bldg. 7	-	Royal Poinciana Condos	1235 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.6 feet	-
Bldg. 8	-	Royal Poinciana Condos	1237 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.5 feet	-
Bldg. 9	-	Royal Poinciana Condos	1239 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 feet	-
Bldg. 10	-	Royal Poinciana Condos	1241 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	13.0 feet	-
Bldg. 11	-	Royal Poinciana Condos	1243 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.6 feet	-
Bldg. 12	-	Royal Poinciana Condos	1245 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	13.0 feet	-
Bldg. 13	-	Royal Poinciana Condos	1247 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	13.6 feet	-
Bldg. 14	-	Royal Poinciana Condos	1249 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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Bldg. 15	-	Royal Poinciana Condos	1251 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 feet	-
Bldg. 16	-	Royal Poinciana Condos	1253 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.5 feet	-
Bldg. 17	-	Royal Poinciana Condos	1255 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 feet	-
Bldg. 18	-	Royal Poinciana Condos	1257 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.7 feet	-
Bldg. 19	-	Royal Poinciana Condos	1259 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.6 feet	-
Bldg. 20	-	Royal Poinciana Condos	1261 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.3 feet	-
Bldg. 21	-	Royal Poinciana Condos	1263 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.3 feet	-
Bldg. 22	-	Royal Poinciana Condos	1265 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	13.7 feet	-
Bldg. 23	-	Royal Poinciana Condos	1267 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.4 feet	-
Bldg. 24	-	Royal Poinciana Condos	1269 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.3 feet	-
Bldg. 25	-	Royal Poinciana Condos	1281 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.0 feet	-
Bldg. 26	-	Royal Poinciana Condos	1283 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.1 feet	-
Bldg. 27	-	Royal Poinciana Condos	1285 S.W. 46th Avenue	Structure	X (shaded)	12.0 feet	12.2 feet	-

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 28 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) 338-2527 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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