



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 OAKLAND PARK, BROWARD COUNTY, FLORIDA COMMUNITY NO.: 120050	Buildings A through H and J, and the Recreation Building, Oakland Shores Condominium #1, being located on Tract "A", Oakland Forest, as shown on the Plat thereof, Document No. 72-101012, recorded in Plat Book 76, Page 25, filed on June 13, 1972, by the Circuit Court Clerk, Broward County, Florida
AFFECTED MAP PANEL	NUMBER: 12011C0204F; 12011C0208F NAME: BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS DATE: 08/18/1992; 08/18/1992	
FLOODING SOURCE: UNNAMED PONDING AREA		
		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.167, -80.184 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0 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)
Tract A	—	Oakland Forest	3127 Oakland Shores Drive	Recreation Building	X (unshaded)	6.0 feet	8.0 feet	—

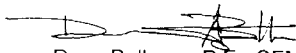
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

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, 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
 Emergency Preparedness and Response Directorate

Version 1.3.4
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**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)
Tract A	—	Oakland Forest	3129 Oakland Shores Drive	Building A	X (unshaded)	6.0 feet	8.0 feet	—
Tract A	—	Oakland Forest	3125 Oakland Shores Drive	Building B	X (unshaded)	6.0 feet	8.0 feet	—
Tract A	—	Oakland Forest	3119 Oakland Shores Drive	Building C	X (unshaded)	6.0 feet	8.0 feet	—
Tract A	—	Oakland Forest	3123 Oakland Shores Drive	Building D	X (unshaded)	6.0 feet	8.0 feet	—
Tract A	—	Oakland Forest	3115 Oakland Shores Drive	Building E	X (unshaded)	6.0 feet	8.1 feet	—
Tract A	—	Oakland Forest	3111 Oakland Shores Drive	Building F	X (unshaded)	6.0 feet	8.1 feet	—
Tract A	—	Oakland Forest	3109 Oakland Shores Drive	Building G	X (unshaded)	6.0 feet	8.1 feet	—
Tract A	—	Oakland Forest	3101 Oakland Shores Drive	Building H	X (unshaded)	6.0 feet	8.2 feet	—
Tract A	—	Oakland Forest	3105 Oakland Shores Drive	Building J	X (unshaded)	6.0 feet	8.2 feet	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 10 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/>.


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