

MAR-11-2008 09:39 FROM: EAST COAST PLASTICS 9549688165

TO: 9547531417

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MAR-8-2008 12:05P FROM:

TO: 9543441198

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Federal Emergency Management Agency

Washington, D.C. 20472

February 29, 2008

MS. C.J. CHIARENZA
SOUTHEAST CONDOMINIUM
MANAGEMENT
2855 UNIVERSITY DRIVE, SUITE 310
CORAL SPRINGS, FL 33065

CASE NO.: 08-04-1868A
COMMUNITY: CITY OF CORAL SPRINGS, BROWARD
COUNTY, FLORIDA
COMMUNITY NO.: 120033

DEAR MS. CHIARENZA:

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 Amendment (LOMA) 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 LOMAs. 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 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.

Sincerely,

Handwritten signature of William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

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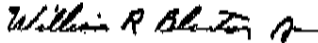
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		Federal Emergency Management Agency Washington, D.C. 20472						
		LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)						
COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA			Buildings 1, 2, and 3, University Club (inclusive of all units), shown as Lots 4, 5, and 6, Block W, Ramblewood South, on the Plat recorded in Plat Book 78, Page 19, in the Office of the Clerk of Circuit Court, Broward County, Florida				
	COMMUNITY NO.: 120033							
AFFECTED MAP PANEL	NUMBER: 12011C0118F							
	DATE: 8/18/1992							
FLOODING SOURCE: PONDING				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.247, -80.251 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)
-	-	University Club	1335-1348 NW 84th Way	Structure (Building 1)	X (shaded)	12.0 feet	12.3 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								
<p>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.</p> <p>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.</p>								
 William R. Blanton Jr., CFM, Chief Engineering Management Branch Mitigation Directorate								

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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)
-	-	University Club	1351-1365 NW 94th Way	Structure (Building 2)	X (shaded)	12.0 feet	12.2 feet	-
-	-	University Club	1367-1385 NW 94th Way	Structure (Building 3)	X (shaded)	12.0 feet	12.3 feet	-
<p>PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 Properties.)</p> <p>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.</p>								
<p>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) 336-2827 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-8438.</p> <p style="text-align: center;"><i>William R. Blanton Jr.</i></p> <p style="text-align: center;">William R. Blanton Jr., CFM, Chief Engineering Management Branch Mitigation Directorate</p>								

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Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA is *not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAENC-1

University Club Condominium Association, Inc.
PO Box 8463
Coral Springs, Florida 33075

March 11, 2008

Steve Sauer
The Plastridge Agency-CSO
9660 W Sample Road #103
Coral Springs, Florida 33065
Fax: 954-344-8621

Re: University Club Condominium Association, Inc.
1335-49 NW 94th Way
Coral Springs, Florida 33071


Dear Steve:

Please be advised that we request our Flood Insurance policy be cancelled effective this date. This cancellation request is based on the evaluation of our association's property by FEMA and the correspondence removing all three building of University Club Condo from the flood zone map.

Also, could you let us know how much of our annual premium will be credited to our account.

Should you have any questions please feel free to call me at any of the numbers below.

Sincerely,
University Club Condominium Association, Inc.


Philip T Radziwon, Vice President
Days 954-968-1655 ext208
Eves 954-755-1398
Cel 954-729-9114

Cc: Lion Property Management
Board of Directors

Post-It® Fax Note	7671	Date	# of pages
To	Steve Sauer	From	5
			Phil Radziwon