



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

February 18, 2014

The Honorable Joy Cooper
Mayor, City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

Community: City of Hallandale Beach, FL
Community No.: 125110
Map Panels Affected: See FIRM Index

Dear Mayor Cooper:

This is to formally notify you of the final flood elevation determination for the City of Hallandale Beach, Broward County, Florida, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood elevations shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On October 2, 1997, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas subject to inundation by the base (1-percent-annual-chance) flood, in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On September 30, 2011, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community. The proposed Flood Hazard Determinations (FHDs) for your community were published in the *Sun Sentinel* on August 24, 2012 and August 31, 2012; and in *Seminole Tribune* on August 31, 2012, and in the *Federal Register*, at Part 67, Volume 77, Page 47860 on August 10, 2012.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. FEMA did not receive any appeals of the proposed FHDs during that time. Accordingly, the FHDs for your community are considered final. The final rule for FHDs will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on August 18, 2014. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS report establishing the BFEs for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to August 18, 2014, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(e) of the NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(e) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(e);
2. Adopting all the standards of Paragraph 60.3(e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report and FIRM to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the BFEs established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Broward County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Atlanta, Georgia, at (770) 220-5200 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfid>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



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

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Antonio Gonzalez, Building Official, City of Hallandale Beach

FINAL SUMMARY OF MAP ACTIONS

Community: HALLANDALE BEACH, CITY OF

Community No: 125110

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 18, 2014.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR	05-04-0018P	03/09/2005	The Beach Club Condominium	12011C0319F	12011C0751H
LOMR	12-04-5196P	02/28/2013	Malaga and La Mer Condominiums	12011C0319F	12011C0751H

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	00-04-2914A	05/09/2000	900 S.W. 7TH TERRACE	12011C0318F	12011C0731H
LOMA	05-04-1684A	03/02/2005	SECOND GULFSTREAM GARDEN APARTMENTS CONDOMINIUM -- 329 SE 3RD STREET	12011C0319F	12011C0732H
LOMA	06-04-C632A	10/24/2006	CHAVES LAKE APARTMENTS, BUILDINGS 1-10 & THE CLUBHOUSE -- NW 8TH AVENUE (FZC, INC)	12011C0316F 12011C0318F	12011C0731H
LOMA	07-04-4242A	08/21/2007	BOULEVARD MANORS, BLOCK 1, LOTS 30 & A PORTION OF 31 -- 116 NE 2ND TERRACE	12011C0319F	12011C0732H
LOMA	08-04-2072A	03/13/2008	GLENDALE LAWNS, A PORTION OF TRACT 5 -- 605 SW 1ST COURT	12011C0318F	12011C0732H
LOMA	09-04-0004A	10/30/2008	BOULEVARD MANORS, BLOCK 1, LOTS 33 & A PORTION OF 32 -- 218 NE 2ND STREET	12011C0319F	12011C0732H
LOMA	12-04-3820A	04/03/2012	ATLANTIC SHORES, DIXIE HIGHWAY SECTION, BLOCK 10, LOTS 14 & 15 -- 932 MOFFETT STREET	12011C0317G	12011C0732H
LOMA	13-04-0571A	12/18/2012	APRIL BREEZE CONDOMINIUM -- 1333 HALLANDALE BEACH BOULEVARD	12011C0319F	12011C0732H

FINAL SUMMARY OF MAP ACTIONS

Community: HALLANDALE BEACH, CITY OF

Community No: 125110

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	13-04-1859A	01/17/2013	M.C. ESTATES, LOT 3 -- 107/109 SW 8TH COURT	12011C0318F	12011C0732H
LOMA	12-04-3243A	3/6/2012	Lot 106, Ro-Len Acres 2nd Addition Subdivision - 309 SW 7th Street	12011C0318F	12011C0732H

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	07-04-6116A	10/09/2007	SOFFER PLAT, PARCEL A -- 1000 SOUTH FEDERAL HIGHWAY	2
LOMA	12-04-3512A	03/27/2012	STAR PARADISE CONDOMINIUM APARTMENTS -- 415 NE 2ND STREET	2
LOMA	14-04-0450A	12/10/2013	PLAZA TOWERS SOUTH -- 1849 SOUTH OCEAN DRIVE	2
LOMA	14-04-2457A	01/07/2014	PLAZA TOWERS CONDOMINIUM NORTH -- 1833 SOUTH OCEAN DRIVE	2

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		