LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION

City of Sunny Isles Beach
Miami-Dade County
Florida

COMMUNITY NO.: 120688

IDENTIFIER

Turnberry North & South Condominiums

PROJECT DESCRIPTION

NO PROJECT

BASIS OF REQUEST

BASE MAP CHANGES
COASTAL ANALYSIS
NEW TOPOGRAPHIC DATA

APPROXIMATE LATITUDE & LONGITUDE: 25.926, -80.121
SOURCE: USGS QUADRANGLE
DATUM: NAD 83

IDENTIFIER

NO.: 12086C0161L
DATE: September 11, 2009

ANNOTATED MAPPING ENCLOSURES

NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Atlantic Ocean - from approximately 160 feet east and 240 feet south of the intersection of Collins Avenue and Poincianna Drive to 1,000 feet east and 490 feet north

SUMMARY OF REVISIONS

See Page 2 for Additional Revisions

<table>
<thead>
<tr>
<th>Flooding Source</th>
<th>Effective Flooding</th>
<th>Revised Flooding</th>
<th>Increases</th>
<th>Decreases</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlantic Ocean</td>
<td>Zone VE</td>
<td>Zone VE</td>
<td>NONE</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>Zone AE</td>
<td>Zone X (shaded)</td>
<td>NONE</td>
<td>YES</td>
</tr>
<tr>
<td></td>
<td>BFEs*</td>
<td>BFEs</td>
<td>YES</td>
<td>NONE</td>
</tr>
<tr>
<td></td>
<td>Zone VE</td>
<td>Zone X (unshaded)</td>
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* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Beth A. Norton, Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration
LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH(ES)

Atlantic Ocean - from approximately 160 feet east and 240 feet south of the intersection of Collins Avenue and Poincianna Drive to 1,000 feet east and 490 feet north

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Beth A. Norton, Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration
COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community’s flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Brad Loar
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

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STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

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 Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Beth A. Norton, Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration
A notice of changes will be published in the Federal Register. This information also will be published in your local newspaper on or about the dates listed below and through FEMA’s Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER Name: The Miami Daily Business Review  
Dates: November 30, 2012 and December 7, 2012

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination information presented in this LOMR may be changed.

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Beth A. Norton, Program Specialist  
Engineering Management Branch  
Federal Insurance and Mitigation Administration
Legend
- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

Map Number 12086C0161L
Map Revised September 11, 2009

Federal Emergency Management Agency

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

Miami-Dade County
Unincorporated Areas
120635

Atlantic Ocean

City of Sunny Isles Beach
120688

Zone AE (EL 8)
Zone VE (EL 10)
Zone VE (EL 12)
Zone VE (EL 13)

PANEL 0161L
FIRM FLOOD INSURANCE RATE MAP
MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 161 OF 1031 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX
MIAMI-DADE COUNTY 120635 0161 L
SUNNY ISLES BEACH, CITY OF 120688 0161 L

Map Scale 1" = 500'
250 0 500 FEET
150 0 150 METERS

REVISED AREA