

Date: Fri, 05 Sep 2008

## Official FEMA Flood Zone Map For Sun City Center.

New, revised Flood Zone Maps became effective August 28, 2008. If you receive a notice from your mortgage company that you must purchase Flood Insurance, check at the Information Center (642-2044, 1002 Cherry Hills Drive) to determine whether your property address is on a list with a letter from FEMA approving "Letters of Map Amendment-Out As Shown".

Properties listed are not required by the government to have flood insurance for government-backed mortgages. If you wish to purchase flood insurance, and this is advised, your premium should be lower due to the X-Zone classification which is low to medium risk.

Copies of the FEMA letter will be mailed to affected property owners in October. These should be kept with your property deed for future transfer to a buyer when you sell your home, to show that your home is not in a flood plain, as well as for flood insurance currently. The official FEMA cover letter and list of LOMA-OAS's are also available on the internet at [www.suncitydave.info](http://www.suncitydave.info), click on "Official FEMA LOMA-OAS flood plain list".

Obtaining these LOMAs from FEMA was accomplished through the cooperative efforts of CA members Dave Brown and Joye Gasser with County staff and the Board of County Commissioners. Dave and Joye have attended "Floodmap Stakeholder" meetings for over five years pushing the staff to perform beyond FEMA procedures for more accurate maps and to provide the out-as-shown condition based on County data. The Commissioners agreed with their presentation to delay an earlier set of inaccurate maps and to approve additional staff effort. The results are digitized data being used across County departments for multiple purposes.

If the LOMA-OAS approval from FEMA had not been approved for our owners, we would be required to purchase insurance or would be paying \$500 to \$750 to a surveyor company for a survey and LOMA application following FEMA usual procedures. The County's efforts to seek LOMA-OAS's for our community was because we are an older development and the precise location of the house slabs were not part of their digitized data base. Consequently, they did extensive research, examined aerial photographs and made on-site visits to compile the list of "Out As Shown" homes. We thank the county's Hazard Mitigation Department for making this extra effort on behalf of our community.

Contact: Dave Brown - 634-6048