

FEB 22 1995



Federal Emergency Management Agency

RECEIVED

Region IV
1371 Peachtree Street, NE, Suite 700
Atlanta, GA 30309

FEB 28 1995

February 15, 1995

PZB-ITS

Mr. Edward B. Marmer
10080 Lexington Circle N.
Boynton Beach, FL 33436

IN REPLY REFER TO:
RIV-218-70-S-REM
L-944-138

Dear Mr. Marmer:

00-43-45-30-22-000-0910

This is in response to your letter dated August 20, 1994, requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located within the Special Flood Hazard Area (SFHA), an area which would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: Lot 91, Lexington Lakes, as recorded in Plat Book 68, Pages 17-20, in the public records of Palm Beach County, Florida
Street Address: 10080 Lexington Circle, N.
Community: Palm Beach County
State: Florida

On February 8, 1995, we received all of the information necessary to process your request. After comparing this information to the National Flood Insurance Program (NFIP) map for the community referenced above, we have determined that, although portions of the property would be inundated by the 100-year flood, the existing structure would not. Therefore, this letter amends the map for Palm Beach County, NFIP Map Number 120192, Panel No. 0190 B, dated October 15, 1982, to remove this structure from the SFHA. The structure is now located in Zone B, an area above the 100-year flood level, where flood insurance is available at low rates. Because portions of the property are in the SFHA, any future construction or substantial improvements on this property remain subject to Federal, State and local regulations for floodplain management.

Please note that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is obtainable, at reduced costs, for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood

conditions may change or new information may be generated which would supersede this determination.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by the community when it made application to join the NFIP, it will be attached to the community's official record copy of the NFIP map which is available for public inspection.


If any structure on this property is covered by a flood insurance policy, and if your mortgage company or lending institution agrees to waive the flood insurance requirements, the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive a refund, a written waiver or certificate must be obtained from the lending institution and presented to your insurance agent, who will process the premium refund. A copy of the certificate is enclosed for your lender's use.

Please be advised that the NFIP offers a policy designed for one-to-four family homes in areas which are not designated as SFHAs, but where flood exposure still presents a significant risk. This policy is the Preferred Risk Policy. It is a comprehensive policy that is available to property owners in B, C, and X zones only. Information about the Preferred Risk Policy and how one can qualify is enclosed.

This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of Florida or Palm Beach County have adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have questions or if you need further assistance, please contact Janice Mitchell at (404) 853-4446.

Sincerely,


Edward E. Sergent, Director
Mitigation Division

Enclosure

cc: Palm Beach County
Map Repository

X500 (ft.)

BOYNTON BEACH BLVD

PANEL:
0190B

10080

X (ft.)

AH (ft.)

LEXINGTON CIR N

Gary R. Nikolits, CFA
Palm Beach County Property Appraiser
Public Access System

Property Information

Location Address: 10080 LEXINGTON CIR N **New!** [Show Map..](#)
Municipality: COUNTY OF PALM BEACH
Parcel Control Number: 00-43-45-30-22-000-0910
Subdivision: LEXINGTON LAKES
Official Records Book: 08395 Page: 1826 Sale Date: Jul-1994
Legal Description: LEXINGTON LAKES LT 91 & W 15 FT ABND RD LYG E OF & ADJ
THERETO

Owner Information

Name: MARMER EDWARD B & JANICE
Mailing Address: 10080 LEXINGTON CIR N
BOYNTON BEACH FL 33436 4559

[All Owners...](#)**2003 Certified Appraisal**

Improvement Value: \$167,500 Number of Units: 1
Land Value: \$0 Total Sq. Ft: 2092
Market Value: \$167,500 Acres: .15
Use Code: 0430 Description: ZERO LOT LINE

[Structural...](#)[Extra...](#)[Land...](#)**2003 Certified Tax**

Ad Valorem: \$2,203.41
Non ad valorem: \$225.05
Total: \$2,428.46

New! [Tax Calculator](#)[Detail...](#)**2003 Certified Assessed & Taxable Values**

Assessed Value: \$137,700
Exemption amount: \$25,000 (2003 Exemption)
Taxable: \$112,700

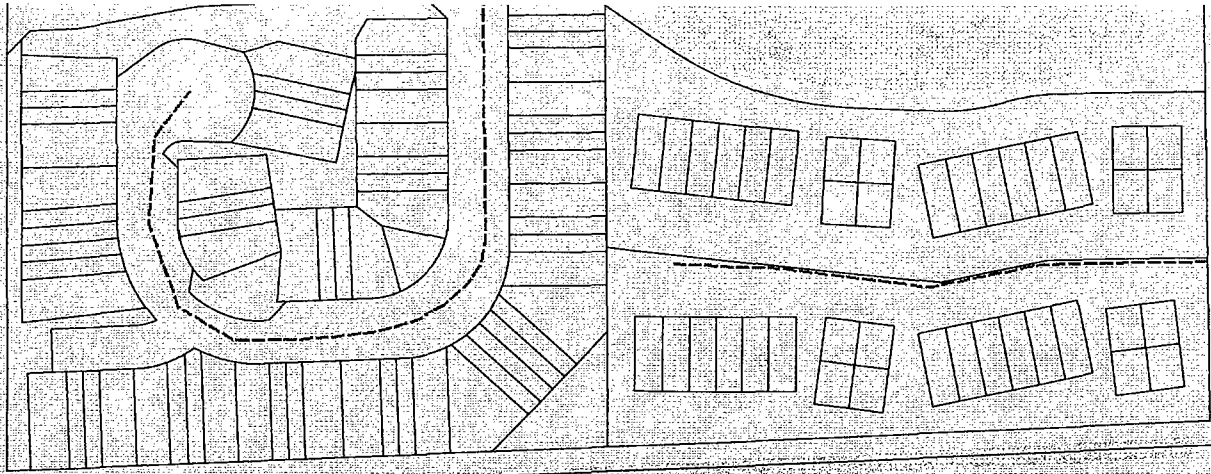
2004 Exemption(s)

Homestead Receipt#: 0143729 Exemption Address:
Regular Homestead: \$25,000
TOTAL: \$25,000

[Detail...](#)**Sales Information**

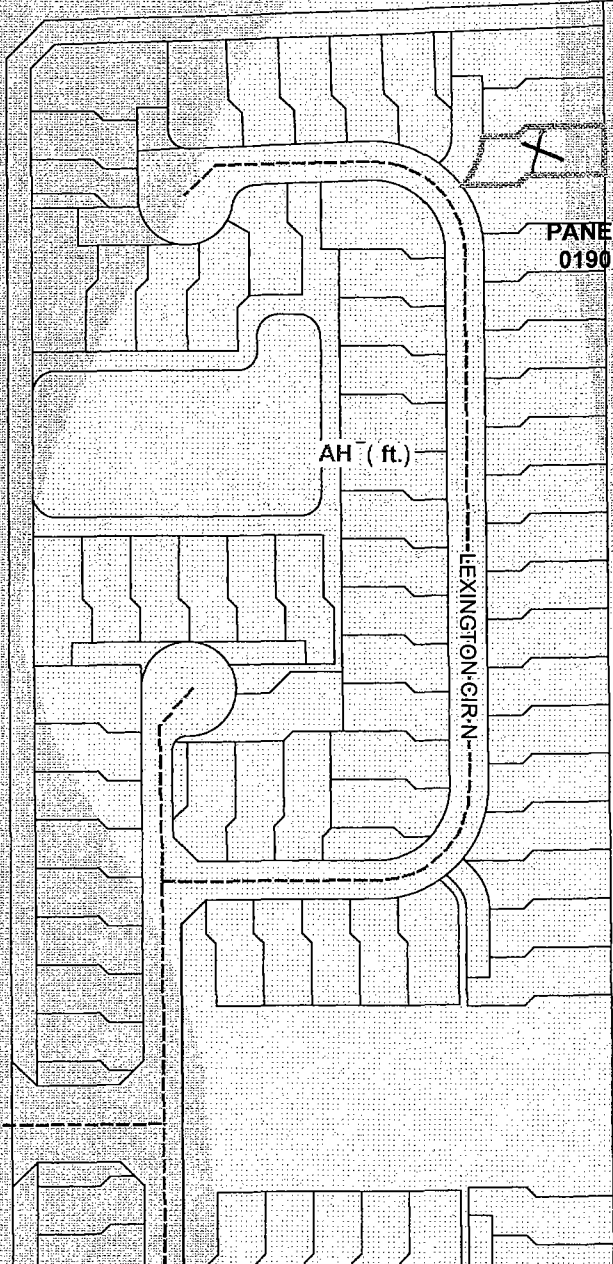
Sales Date	Book	Page	Price	Instrument	Owner
Jul-1994	08395	1826	\$100	QC	
Jun-1994	08309	1595	\$127,400	WD	

[Print Information](#)



X500' (ft.)

BOYNTON-BEACH-BLVD



PANEL:
0190B

AH' (ft.)

LEXINGTON-CIR-N

X' (ft.)