



# Federal Emergency Management Agency

Washington, D.C. 20472

August 23, 2004

MS. KIMBERLY SPENCE  
FLOOD ZONE CORRECTION, INC.  
1601 BELVEDERE ROAD  
SUITE 110-E  
WEST PALM BEACH, FL 33406

CASE NO.: 04-04-8132A  
COMMUNITY: PALM BEACH COUNTY, FLORIDA  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 120192

DEAR MS. SPENCE:

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 [REDACTED]. 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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Sincerely,

Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section, Mitigation Division  
Emergency Preparedness and Response Directorate

**LIST OF ENCLOSURES:**

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository



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Washington, D.C. 20472

~~LETTER OF MAP AMENDMENT~~  
~~DATE: 10/15/1982~~

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	Lot 2, Block 13, Hypoluxo Village, Plat No. 1 (unrecorded), as described in Warranty Deed, Instrument No. 90-283622, recorded in Official Records Book 6598, Page 1742, filed on October 2, 1990, by the Clerk of Court, Palm Beach County, Florida  <i>00-43-45-06-01 -013-0020</i>
	COMMUNITY NO.: 120199	
AFFECTED MAP PANEL	NUMBER: 1201920175B	
	NAME: PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS)	
	DATE: 10/15/1982	
FLOODING SOURCE: LAKE OSBORNE; CANAL L-17		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.576, -80.091 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0 DATUM: NAD 83

## DETERMINATION

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)
<del>                    </del>	Hypoluxo Village (unrecorded)	<del>                    </del>	Residential Structure	B	11.0 feet	15.0 feet	—

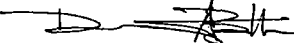
**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA  
STUDY UNDERWAY

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.

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
 Doug Bellomo, P.E., CFM, Acting Chief  
 Hazard Identification Section, Mitigation Division  
 Emergency Preparedness and Response Directorate

Version 1.3.4  
 62175103 0301231916Y0E00003012319



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

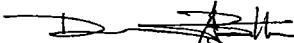
**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

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.

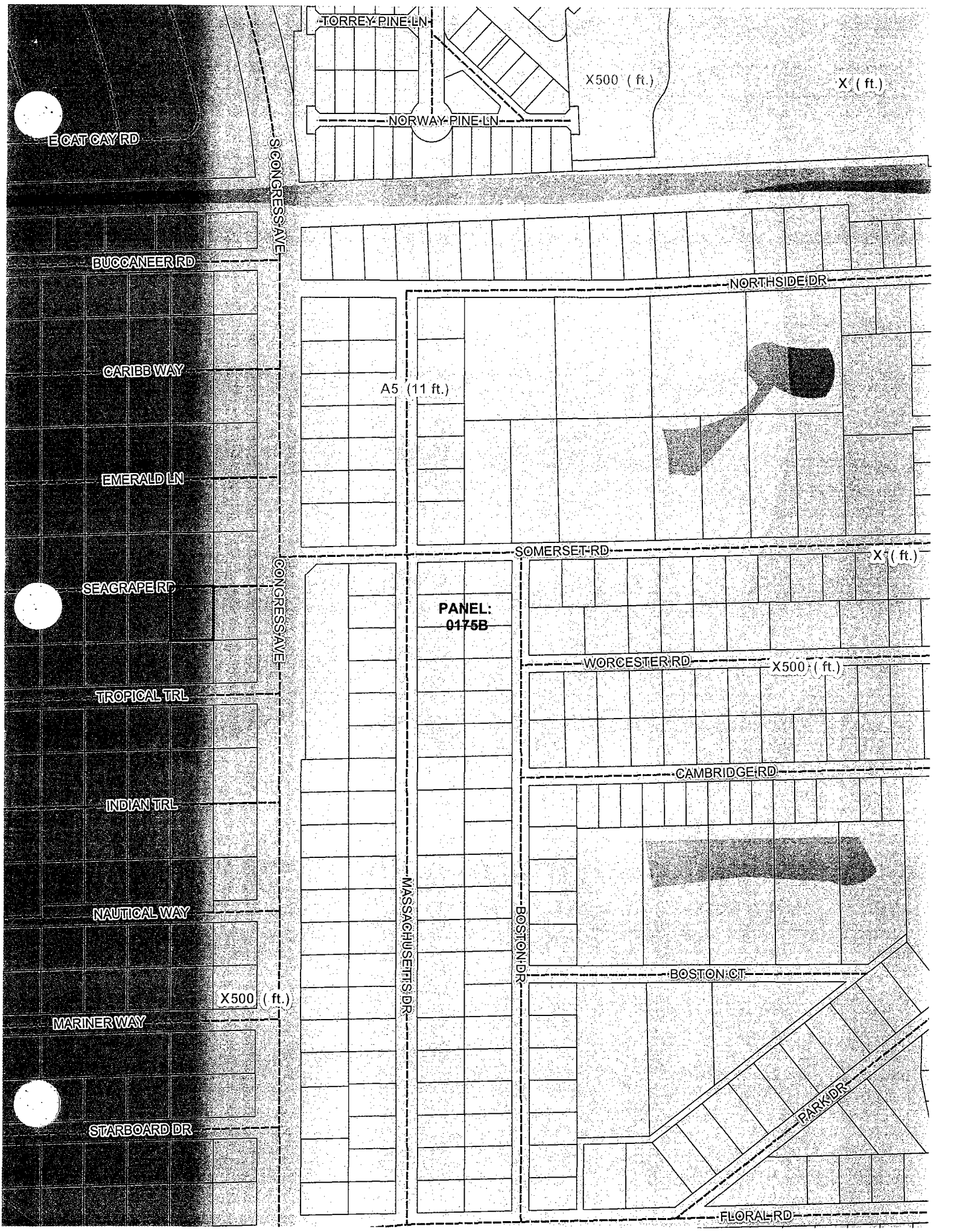
**STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Service Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, McLean, VA 22116-2210. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

  
Doug Bellomo, P.E., CFM, Acting Chief  
Hazard Identification Section, Mitigation Division  
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E CAT CAY RD

BUCCANEER RD

CARIBB WAY

EMERALD LN

SEAGRAPE RD

TROPICAL TRL

INDIAN TRL

NAUTICAL WAY

MARINER WAY

STARBOARD DR

TORREY PINE LN

NORWAY PINE LN

CONGRESS AVE

CONGRESS AVE

MASSACHUSETTS DR

BOSTON DR

NORTH SIDE DR

SOMERSET RD

WORCESTER RD

CAMBRIDGE RD

BOSTON CT

PARK DR

FLORAL RD

X500 (ft.)

X (ft.)

A5 (11 ft.)

X (ft.)

X500 (ft.)

X500 (ft.)

PANEL:  
0175B



**Property Information**

Location Address: 3040 SEAGRAPE RD

[View Map](#)

Municipality: UNINCORPORATED

Parcel Control Number: 00-43-45-06-01-013-0020

Subdivision: HYPOLUXO VILLAGE PL 1 UNREC ON

Official Records Book: 06598 Page: 1742 Sale Date: Sep-1990

Legal Description: HYPOLUXO VILLAGE PL 1 LOT 2 BLK 13

**Owner Information**

Name: HULL DAVID L & ALICE F

[All Owners](#)

Mailing Address: 3040 SEAGRAPE RD

LAKE WORTH FL 33462 3732

**Sales Information**

Sales Date	Book	Page	Price	Sale Type	Owner
Sep-1990	06598	1742	\$83,000	WARRANTY DEED	
Jan-1977	02675	1827	\$39,900	NO DATA FOUND	

**Exemptions**

Regular Homestead \$25,000

Year of Exemption: 2004

Total: \$25,000

**Appraisals**

Tax Year:	2004 P	2003	2002
Improvement Value:	\$85,737	\$72,896	\$70,523
Land Value:	\$55,085	\$48,576	\$30,360
Total Market Value:	\$140,822	\$121,472	\$100,883

Tax Year 2004  
 Number of Units: 1  
 \*Total Square Feet: 2036  
 Acres: 0.29

Use Code: 0100

Description: RESIDENTIAL

\* in residential properties may indicate living area.

P = Preliminary Values

**Assessed and Taxable Values**

Tax Year:	2004 P	2003	2002
Assessed Value:	\$86,418	\$84,807	\$82,819
Exemption Amount:	\$25,000	\$25,000	\$25,000
Taxable Value:	\$61,418	\$59,807	\$57,819

[Structure Detail](#)

**Tax Values**

Tax Year:	2004 P	2003	2002
Ad Valorem:	\$1,198	\$1,169	\$1,137
Non Ad Valorem:	\$214	\$215	\$223
Total Tax:	\$1,412	\$1,384	\$1,360

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**Building Structural Data and Drawing are for the Current Tax Roll.**

**BUILDING 1** | **BUILDING 2** | **BUILDING 3** | **BUILDING 4**

Structural Element for Building 1		Subarea and Sq. Footage for Building 1	
1. Exterior Wall 1	CB STUCCO	No. Code	Description
2. Year Built	1976	1.	BAS BASE AREA
3. Air Condition Desc.	HTG & AC		Sq. Footage
4. Heat Type	FORCED AIR DUCT	2.	FGR FINISHED GARAGE
5. Heat Fuel	ELECTRIC		336
6. Bed Rooms	3	3.	SFB SEMI FINISHED
7. Full Baths	2		BASE AREA
8. Half Baths	0	4.	FOP FINISHED OPEN
9. Exterior Wall 2	N/A		112
10. Roof Structure	GABLE/HIP	<b>Total Square Footage : 2036</b>	
11. Roof Cover	ASPH/COMP. SHG.	<b>Total Area Under Air : 1588</b>	
12. Interior Wall 1	DRYWALL	<a href="#">Drawing/Map</a>	
13. Interior Wall 2	N/A		
14. Floor Type 1	CARPETING		
15. Floor Type 2	N/A		
16. Stories	1		

Extra Feature		
Description	Year Built	Units
No Extra Feature Available		

Detailed Land Information				
Land Line #	Description	Zoning	Units	Acres
1.	SFR	RS	1	0

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