



Federal Emergency Management Agency

Washington, D.C. 20472

REC'D MAY 27 2004

May 20, 2004

MS. MARY-SUE WHITE
FLOOD ZONE CORRECTION, INC.
1601 BELVEDERE ROAD, SUITE 110-E
WEST PALM BEACH, FL 33406

CASE NO.: 04-04-5062A
COMMUNITY: PALM BEACH COUNTY, FLORIDA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 120192

DEAR MS. WHITE:

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 LOMAs. 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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	Lot 251, Jones-Parcel "D-3", as described in Warranty Deed, Document No. 01-154179, recorded in Official Record Book 12477, Page 509, filed on April 23, 2001, by the Clerk of Circuit Court, Palm Beach County, Florida Property Appraiser's Parcel ID No.: 00-42-45-33-11-000-2510
	COMMUNITY NO.: 120192	
AFFECTED MAP PANEL	NUMBER: 120192G200A	
	NAME: PALM BEACH COUNTY, FLORIDA (UNINCORPORATED AREAS)	
	DATE: 02/01/1979	
FLOODING SOURCE: UNNAMED PONDING AREA		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.502, -80.162 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0 DATUM: NAD 83

DETERMINATION

LOT	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)
251	—	Jones-Parcel "D-3"	7397 Chorale Road	Residential Structure	B	20.0 feet	20.2 feet	—

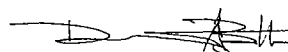
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

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

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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.

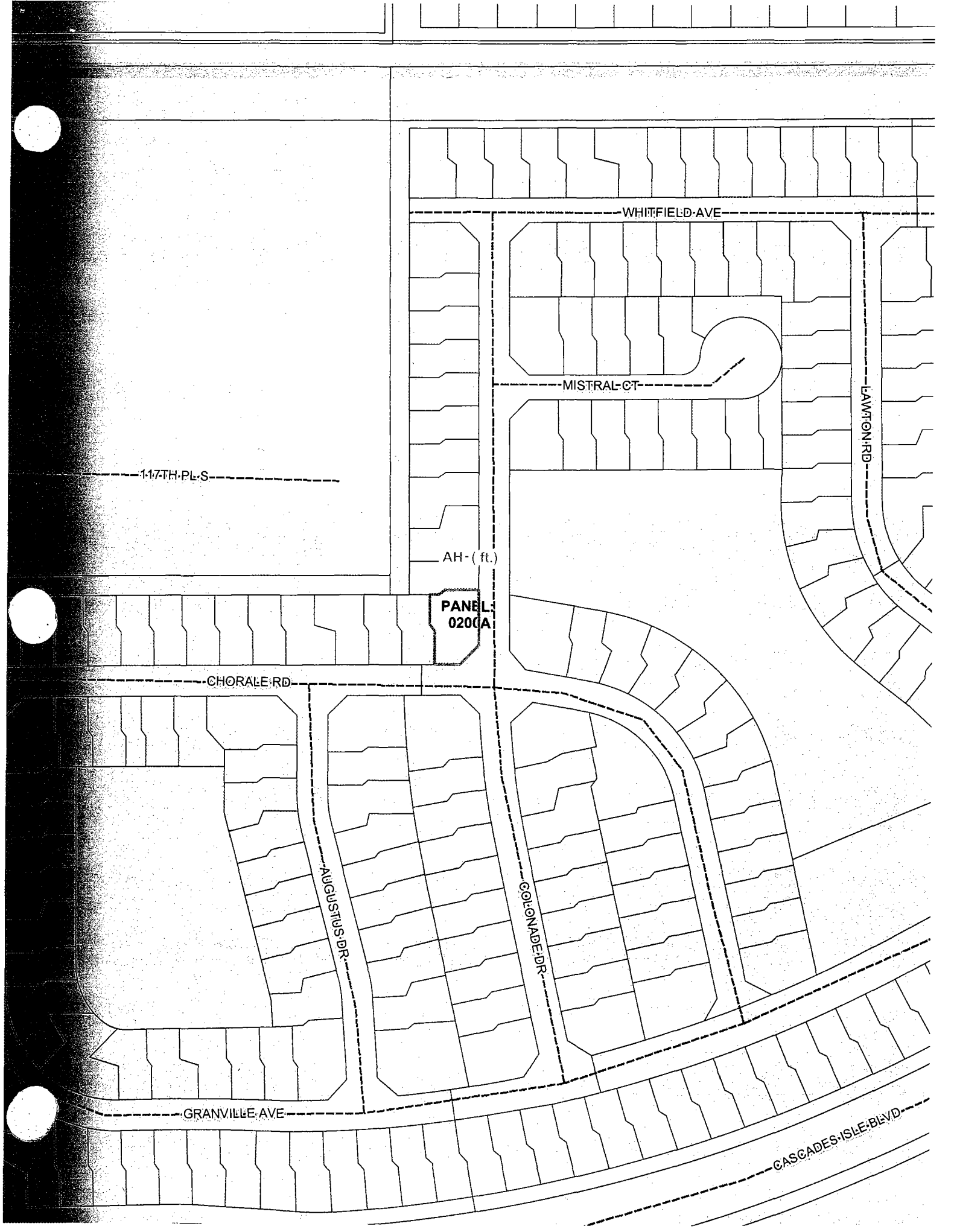
This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Fairfax,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

A handwritten signature in black ink, appearing to read "Doug Bellomo".

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

Version 1.3.4

62175103 0300959116Y0E00003009591



117TH PL S

WHITFIELD AVE

MISTRAL CT

LAMTON RD

AH - (ft.)

PANEL
0200A

CHORALE RD

AUGUSTUS DR

GOLONADE DR

GRANVILLE AVE

CASCADES ISLE BLVD



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

Property Information

Home	Location Address: 7397 CHORALE RD	NEW! Show Map..
Search	Municipality: COUNTY OF PALM BEACH	
Search Result	Parcel Control Number: 00-42-45-33-11-000-2510	
Property Information	Subdivision: JONES PAR D-3	
Owner Information	Official Records Book: 12477 Page: 509 Sale Date: Apr-2001	
Structural Detail	Legal Description: JONES PAR D-3 LT 251	

Extra Features

Land Detail

Tax Detail

Owner Information

	Name: LEVINE JUDITH
Print Information	Mailing Address: 2303 GATES CT MORRIS PLAINS NJ 07950 3433

Property Appraiser

2003 Certified Appraisal

Improvement Value:	\$160,545	Number of Units:	1	Structural...
Land Value:	\$0	* Total Sq. Ft:	1597	Extra...
Market Value:	\$160,545	Acres:	.13	Land...
Use Code:	0430	Description:	ZERO LOT LINE	

* in residential properties may indicate living area.

2003 Certified Tax

Ad Valorem:	\$3,139.13	NEW! Tax Calculator
Non ad valorem:	\$225.05	
Total:	\$3,364.18	Detail...

2003 Certified Assessed & Taxable Values

Assessed Value:	\$160,545
Exemption amount:	\$0 (2003 Exemption)
Taxable:	\$160,545

Exemption Information Unavailable.

Sales Information

Sales Date	Book	Page	Price	Instrument	Owner
Apr-2001	12477	509	\$170,000	WD	LEVINE JUDITH
Aug-1999	11302	1637	\$134,400	WD	BASS BERNARD & PHYLLIS

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