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Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Community No.
120229

DEC 3 1985

Honorable Carol Roberts
Mayor, City of West Palm
Beach
P.O. Box 3366
West Palm Beach, Florida 33402

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Dear Mayor Roberts:

This is in response to a letter dated August 22, 1985, from Mr. Ronald W. Schutta, P.E., Director of Engineering for the City of West Palm Beach, to the Federal Emergency Management Agency (FEMA). In his letter, Mr. Schutta requested that FEMA revise the currently effective Flood Insurance Rate Map (FIRM) for the City of West Palm Beach, Palm Beach County, Florida, to remove the Villages of Palm Beach Lakes and Spencer Lakes, Plats 1, 2, and 3 from the Special Flood Hazard Area (SFHA) based on recent fill, improved drainage, and stormwater management ponds. To support his request, Mr. Schutta submitted a map entitled, "Flood Zone Map Revision Data, Villages of Palm Beach Lakes and Spencer Lakes, Plats 1, 2, and 3," dated August 22, 1985, and certified by Mr. Peter T. Kriek, P.L.S., of Robert E. Owen & Associates, Inc.

We have reviewed the data cited above and have determined that certain portions of the above property, primarily drainage easements and ponds, will be below the designated base flood elevation of 16 feet National Geodetic Vertical Datum of 1929 (NGVD).

However, we have also determined that any structure on these properties with the lowest adjacent grade and lowest floor elevations equal to or greater than 16 feet NGVD will be excluded from the SFHA and will be included within Zone B as areas not subject to inundation from the 100-year flood event (1-percent chance of annual occurrence).

This determination is made relative to the currently effective FIRM Panel 0015B dated March 1, 1979. If the Flood Insurance Study for the City of West Palm Beach should warrant a revision in the future, FEMA will also consider republishing the FIRM to reflect the altered topography and corresponding revised zone designations for this area.

Since a revision will not be printed and distributed to users, such as insurance agents and lenders, at this time, we encourage the community to serve as a repository for the new data.

This determination is based on minimum criteria established by FEMA for floodplain management regulation. Community officials, in response to local conditions and in the interest of human safety, may set higher standards for construction in the floodplain than the minimum criteria established by FEMA. If the State of Florida or the City of West Palm Beach has adopted more