



**FEMA**

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**BY: \_\_\_\_\_**

May 25, 2012

The Honorable Carol Whitmore  
Chairperson, Manatee Board of County  
Commissioners  
1112 Manatee Avenue West  
Bradenton, Florida 34205

**Subject: Preliminary DFIRM Community Coordination Meeting for Manatee County, Florida**

**Dear Commissioner Whitmore:**

A meeting to discuss the preliminary countywide Flood Insurance Study (FIS) for your Community is scheduled for June 11, 2012 at 1:00 pm. The meeting will be held Manatee High School, 902 33rd Street Court West, Bradenton, FL 34205 Representatives from FEMA Region IV, the State and the Engineering Study Contractor will be present and conduct the meeting. All incorporated communities within Manatee County are invited to attend this important meeting. Copies of the preliminary Flood Insurance Rate Maps (FIRM) and associated FIS text were sent to the communities previously December 15, 2011.

The preliminary study will be subject to a 90-day review and appeal/protest period, which will begin approximately one month after this meeting. If any appeals/protests are received during that time, FEMA will review and resolve them prior to initiating the subsequent 180 day-Community compliance period. Therefore, it will take at least nine months, from the beginning of the 90-day review period to the end of the compliance period, before the preliminary FIRM/FIS becomes effective for lending and insurance purposes. The appeal/protests process will be discussed at the meeting.

The revised FIS is considered an update to the currently effective FIS. This revised study, when it becomes effective, may result in increases and/or decreases to the regulatory flood elevations and/or width of the floodplain boundaries, depending upon the identified flooding conditions. It will be the basis for your Community's continued application and enforcement of all local floodplain management regulations required in conjunction with the participating criteria of the National Flood Insurance Program (NFIP). Revisions to your existing floodplain management ordinance may be necessary to incorporate changes. In addition, when the new flood study and maps become effective the Community's ordinance must reference the effective date of the new study and associated maps.

It is important that your floodplain administrator and representatives of the building/permitting department, planning and engineering offices be in attendance at the meeting. You may also wish to consider inviting elected officials to the meeting so that they may be apprised of the forthcoming changes to the FIS.

The requirement of your local ordinance requires that any study data be used as "best available data". The study should be considered "best available data" in the following instance(s):

1. When development is proposed within any newly identified Special Flood Hazard Area (SFHA) on the preliminary maps but shown outside of a currently effective SFHA on the currently effective FIRM.
2. Where a base flood elevation (BFE) is shown on the preliminary maps, in areas presently shown as an unnumbered A Zone with no elevations on the currently effective FIRM.
3. Where a BFE on the preliminary maps exceed those identified on the currently effective FIRM, the elevation should be used for regulatory purposes.

We encourage you to visit the FEMA website, which may be accessed at [www.fema.gov](http://www.fema.gov). There is a great deal of information available regarding the many Agency programs, its structure, purpose, and operation.

We appreciate your cooperation in this matter, and look forward to meeting with you. If you have questions or need additional information please contact the Mitigation Division of FEMA Region IV at (770) 220-5406 and ask for the Regional Project Officer assigned to your community, for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Lowe", with a long horizontal flourish extending to the right.

Robert E. Lowe, Chief  
Risk Analysis Branch  
FEMA Region IV

cc: Mr. John Barnott, Community Floodplain Administrator  
Ms. Joy Duperrault, CFM, State NFIP Coordinator