

Open House to Highlight Changes to Flood Risk and Introduce Proposed New Flood Maps

If you live or do business in the following areas, your flood risk may have changed.

Cities of Bushnell, Center Hill, Coleman, Webster, Wildwood and the Unincorporated Areas of Sumter County

Learn about your risk of flooding, what the new flood maps mean to you, and steps you can take to protect yourself from the extensive damage that floods often cause.

Public Outreach Open House

Wednesday, March 21, 2012, 4:30 PM to 7:30 PM

Sumter County Fairgrounds Expo Center

7620 S.R. 471

Bushnell, Florida 33513

Community officials, FEMA representatives, the Engineering Study Contractor and insurance representatives will be on hand to answer your questions. Contact Sue Farnsworth at sue.farnsworth@sumtercountyfl.gov to learn more.

U.S. Department of Homeland Security
Region IV
3003 Chamblee-Tucker Road
Atlanta, Georgia 30341



FEMA

MAR 02 2012

Mr. Bradley Arnold
Sumter County Administrator
7375 Powell Road, Suite 211
Wildwood, Florida 34785

Subject: Preliminary DFIRM Community Coordination Meeting /Public Outreach Open House for Sumter County, Florida

Dear Mr. Arnold:

A final coordination and open house meeting to discuss the preliminary countywide Flood Insurance Study (FIS) for your Community is scheduled for Wednesday, March 21, 2012. Representatives from FEMA Region IV, the State and the Engineering Study Contractor will be present and conduct the meeting. All incorporated communities within Sumter County are invited to attend this important meeting.

On January 31, 2012, copies of the preliminary Flood Insurance Rate Maps (FIRM) and associated FIS text were sent to you, which identified the flood risk in Sumter County and Incorporated Areas. An important and necessary component of this process is to offer an opportunity for you, local officials, and your citizens to review the FIS and FIRM. Please compare your current map with the preliminary map and make note of any changes which may affect your citizens. This will enable you to make appropriate notifications to residents. We have scheduled the following two sessions, the first to be attended by local officials, and the second for the general public.

| <u>Sumter County Local Official's Meeting</u> | <u>Sumter County Public Outreach Open House</u> |
|---|---|
| When: Wednesday, March 21, 2012 | When: Wednesday, March 21, 2012 |
| Time: 10:00 AM EST | Time: 4:30 PM - 7:30 PM EST |
| Where: Sumter County Fairgrounds Expo Center 7620 S.R. 471 Bushnell, Florida 33513 | Where: Sumter County Fairgrounds Expo Center 7620 S.R. 471 Bushnell, Florida 33513 |

Residents and business owners of Sumter County, Florida and Incorporated Areas are invited to attend an open house to learn how and why the local risk of flooding has changed, how the proposed new flood maps will be used, and steps they can take to protect themselves from the extensive damage that floods often cause.

At the open house, community officials, FEMA representatives, the Engineering Study Contractor and insurance representatives will be on hand to answer questions about flood risk changes and review the proposed new flood maps. They will also help residents and businesses determine if their property may be subject to any related insurance requirements and explain how property owners affected by the change may be able to reduce future insurance costs. The format of the Public Outreach Open House is very informal. No presentations are made and there are no formal questions or statements from the public. We encourage you to publicize this event to reach homeowners, insurance agents, developers, and representatives of lending institutions or anyone who may be impacted by the proposed flood maps. A sample Open House advertisement is enclosed for your use.

The preliminary study will be subject to a 90-day review and appeal/comment period. If any appeals/comments 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 local official's 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. 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 Mr. Michael Taylor, AECOM, at 404-965-9601 ext. 4907, Joy Duperrault, Florida NFIP Coordinator, at 850-922-4518 or the FEMA Region IV Project Officer assigned to your community at 770-220-5200.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Lowe". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

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

Enclosure
Open House Sample Advertisement

cc: Sue Farnsworth, Planner, Sumter County
David Casto, Emergency Management Director, Sumter County
Joy Duperrault, State NFIP Coordinator
Henrietta Williams, FEMA Region IV NFIP Outreach Specialist
Mark Vieira, FEMA Region IV Project Engineer

bcc: Jason Hunter, FEMA Region IV Floodplain Management and Insurance Specialist
Sean Roche, RSC 4

90Day Review Required