



Federal Emergency Management Agency

Washington, D.C. 20472

July 21, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Kenneth G. Cassel
City of Westlake Manager
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

IN REPLY REFER TO:

Case No.: 19-04-3409P
Follows Conditional Case No: 18-04-4375R
Community Name: City of Westlake, FL
Community No.: 120018
FIRM Panel Affected: 12099C0345F

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Dear Mr. Cassel:

In a Letter of Map Revision (LOMR) dated February 28, 2020, you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Westlake, Palm Beach County, FL. These determinations were for Lake 13 - area centered approximately 2,320 feet south of the intersection of Indian Trail Drive and 60th Street North; Lake 14 - area centered approximately 430 feet south of the intersection of Indian Trail Drive and 60th Street North; Lake Q1 - area centered approximately 1,910 feet southwest of the intersection of Indian Trail Drive and 60th Street North; Lake Q2 - area centered approximately 1,510 feet southwest of the intersection of Indian Trail Drive and 60th Street North; Lake Q3 - area centered approximately 1,640 feet south of the intersection of Indian Trail Drive and 60th Street North; Lake Q4 - area centered approximately 2,180 feet southeast of the intersection of Indian Trail Drive and 60th Street North; Lake Q5 - area centered approximately 1,160 feet south of the intersection of Indian Trail Drive and 60th Street North; Lake Q6 - area centered approximately 1,060 feet southeast of the intersection of Indian Trail Drive and 60th Street North; and Unnamed Wetland - area centered approximately 1,380 feet southwest of the intersection of Indian Trail Drive and 60th Street North. The 90-day appeal period that was initiated on March 17, 2020, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *The Palm Beach Post* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on July 15, 2020, remains valid and revises the FIRM and FIS report that were in effect prior to that date.

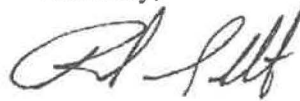
The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP. The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.



If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region IV, in Atlanta, Georgia either by telephone at (770) 220-5406, or in writing at 3003 Chamblee Tucker Road, Atlanta, Georgia, 30341. If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Map Information eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

cc: Mr. Nelson Bennett
Minto Communities

Mr. Jesse J. Parrish IV, P.E.
Simmons and White, Inc.