



Federal Emergency Management Agency

Washington, D.C. 20472

April 15, 2022

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Don Fisher
Osceola County Manager
1 Courthouse Square, Suite 4700
Kissimmee, FL 34741

IN REPLY REFER TO:

Case No.: 21-04-4047P
Community Name: Osceola County, FL
Community No.: 120189
Effective Date of
This Revision: September 2, 2022

Dear Mr. Fisher:

The Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770)220-5406, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

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

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Jose Gomez, P.E.
Floodplain Administrator
Osceola County

Mr. Carlos Castro, CFM
Floodplain Manager
Osceola County

Mr. Jeffry Fuqua
Manager, Fontana Lakes, LLC

Mr. James C. Nugent, P.E.
Donald W. McIntosh Associates, Inc.



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LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Osceola County Florida (Unincorporated Areas)	NO PROJECT	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120189		
IDENTIFIER	Fontana Lakes	APPROXIMATE LATITUDE AND LONGITUDE: 28.192, -81.308 SOURCE: OTHER DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12097C0255G DATE: June 18, 2013 TYPE: FIRM NO.: 12097C0260G DATE: June 18, 2013 TYPE: FIRM NO.: 12097C0270G DATE: June 18, 2013		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 18, 2013 SUMMARY OF DISCHARGES TABLE: 5 SUMMARY OF STILLWATER ELEVATIONS: 6	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

Gator Bay Branch - from approximately 1,510 feet upstream of the confluence with WPA Canal to just downstream of Florida's Turnpike

Ditch-1 - just west of Florida's Turnpike in an area centered approximately 2,300 feet southwest of the intersection of Waterfront Drive and Brant Street

SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gator Bay Branch	No BFEs*	BFEs	YES	NONE
	ZONE A	ZONE AE	YES	YES
Ditch-1	No BFEs	BFEs	YES	NONE
	ZONE A	ZONE AE	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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

21-04-4047P

102-I-A-C



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

W-3 - an area centered approximately 3,950 feet southwest of the intersection of Waterfront Drive and Brant Street
W-4A - an area centered approximately 2,500 feet southwest of the intersection of Waterfront Drive and Brant Street
W-4B - an area centered approximately 2,120 feet northwest of the intersection of Waterfront Drive and Brant Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
W-3	No BFEs*	BFEs	YES	NONE
	Zone A	Zone AE	YES	YES
W-4A	No BFEs	BFEs	YES	NONE
	Zone A	Zone AE	YES	YES
W-4B	No BFEs	BFEs	YES	NONE
	Zone A	Zone AE	YES	YES

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Engineering Services Branch
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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp.

LOCAL NEWSPAPER

Name: *Osceola News-Gazette*

Dates: April 28, 2022 and May 5, 2022

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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

21-04-4047P

102-I-A-C

Table 5: Summary of Discharges (continued)

Flooding Source and Location	Drainage Area (Square Miles)	Peak Discharge (Cubic Feet per Second)			
		10-percent- annual-chance	2-percent- annual-chance	1-percent- annual-chance	0.2-percent- annual-chance
WPA CANAL TRIBUTARY 1					
At confluence with WPA Canal	4.4	166	317	399	695
Just upstream of confluence of WPA Canal Tributary 1-1	3.4	138	265	334	584
Approximately 1.7 miles upstream of confluence of WPA Canal Tributary 1-1	1.7	84	162	205	363
WPA CANAL TRIBUTARY 1-1					
At confluence with WPA Canal Tributary 1	0.7	137	253	312	488
Gator Bay Branch Approximately 1,500 feet upstream of the confluence with WPA Canal	0.1	2	2	189	2

¹ Peak discharges computed with UNET (Reference 25)

² Data Not Available

³ Includes West Branch Shingle Creek Tributary listed separately in previous FIS report

REVISED DATA

Table 6: Summary of Stillwater Elevations (continued)

Flooding Source and Location	Elevation (feet NAVD88)			
	10-percent-annual-chance	2-percent-annual-chance	1-percent-annual-chance	0.2-percent-annual-chance
SARDINE LAKE	64.4	65.2	65.6	66.1
TROUT LAKE	64.5	65.3	65.6	66.2
DITCH-1	*	*	62.8	*
W3	*	*	62.8	*
W4A	*	*	60.9	*
W4B	*	*	59.5	*
*Data not available				

3.2 Hydraulic Analyses

REVISED DATA

Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations of floods of the selected recurrence intervals. Users should be aware that flood elevations shown on the FIRM represent rounded whole-foot elevations and may not exactly reflect the elevations shown on the Flood Profiles or in the Floodway Data tables in the FIS report. Flood elevations shown on the FIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS in conjunction with the data shown on the FIRM.

Except where noted, cross sections were obtained from field surveys. All bridges, dams, and culverts were field surveyed to obtain elevation data and structural geometry. Cross sections were located at close intervals upstream and downstream of bridge and culverts to compute the significant backwater effects of these structures.

Locations of selected cross sections used in the hydraulic analyses are shown on the Flood Profiles (Exhibit 1). For stream segments for which a floodway was computed (Section 4.2), selected cross section locations are also shown on the FIRM (Exhibit 2).

Table 7, "Manning's 'n' Values," contains the channel and overbank "n" values for the streams studied by detailed methods.

Table 7: Manning's "n" Values

Flooding Source	Channel "n"	Overbank "n"
Bass Slough	0.025	0.025-0.10
Bass Slough Tributary	0.025	0.035-0.075
Big Wateree Creek Tributary 4	*	*
Boggy Creek	0.030	0.020
C-33 Canal	0.025-0.17	0.03-0.18
Canoe Creek (C-34 Canal)	0.025-0.17	0.03-0.18
Davenport Creek	0.025-0.17	0.03-0.18
Davenport Creek Tributary No. 1	0.025-0.17	0.03-0.18



JOINS PANEL 0255

31°19'00"N

28°11'15"

81°18'45"

ZONE AE
(EL 60.7)

JOINS PANEL 0270

560000 FT ZONE A

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 26 SOUTH, RANGE 30 EAST AND TOWNSHIP 26 SOUTH, RANGE 31 EAST.

**Osceola County
Unincorporated Areas
120189**



SCALE
NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2019.

Map Projection:
NAD 1983 StatePlane Florida East FIPS 0901 Feet;
Western Hemisphere; Vertical Datum: NAVD 88



FEMA

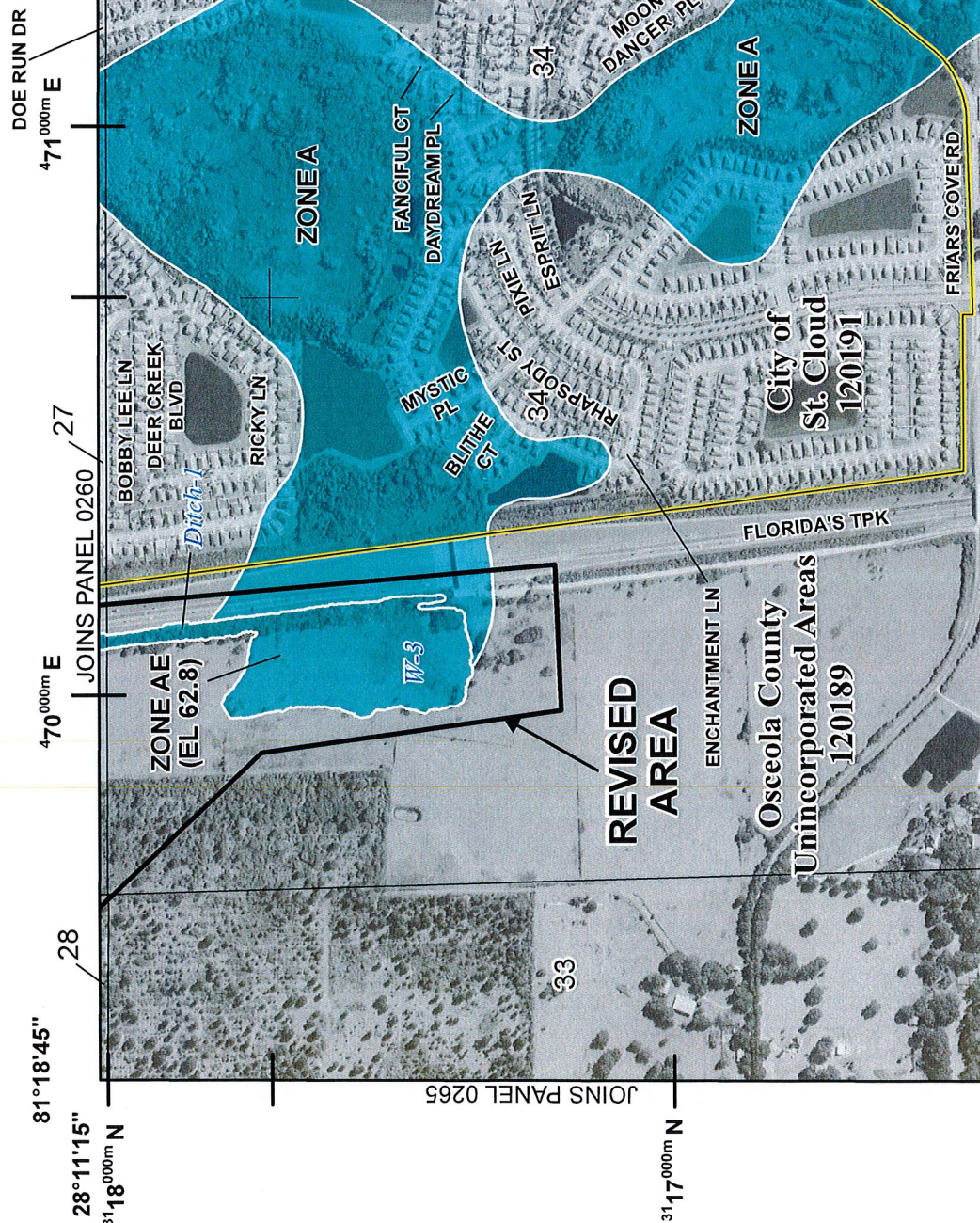
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
OSCEOLA COUNTY, FLORIDA
and Incorporated Areas
PANEL 260 OF 900

Panel Contains:
COMMUNITY
OSCEOLA COUNTY
ST. CLOUD, CITY OF

NUMBER PANEL SUFFIX
120189 0260 G
120191 0260 G

REVISED TO
REFLECT LOMR
EFFECTIVE: September 2, 2022

VERSION NUMBER
2.1.3.0
MAP NUMBER
12097C0260G
MAP REVISED
JUNE 18, 2013



Fontana Lakes, LLC
2405 W. Princeton Street, Unit 2
Orlando, Florida 32804
June 8, 2022



Richard S. Lott P.E.
South Florida Water Management District
1707 Orlando Central Parkway, Suite 200
Orlando, FL 32809

Re: Edgewater East Ed5 Roadway Phase 1
Application No. 211202-32340

Dear Mr. Lott:

We received a courtesy copy of the Environmental Resource Permit (ERP) application for the referenced project and as an interested party who owns the adjacent Fontana project, we have had our civil engineering consultant review the supporting information available on the District website. During review of that information, the following items were noted:

The pre-development basin mapping and related drainage calculations in the Edgewater East Master Conceptual Drainage Report prepared by Hanson, Walter & Associates, Inc. (dated November 2021), which are the basis for the Ed5 stormwater system, are not consistent with the those approved by the District for the Fontana project under SFWMD Permit No. 49-100503-P, Application No. 210308-5538. The Fontana project is located immediately adjacent to the south boundary of Edgewater East and thus the drainage calculations for Edgewater East should include consideration of the those reviewed, approved and permitted by the District for the Fontana project.

The floodplain maps included in Appendix 3 of the Edgewater East (Edgewater) Conceptual ERP calculations show the future relocation of the Gator Bay Branch along the south boundary of the Edgewater property adjacent to the north boundary of Fontana. The relocation of Gator Bay Branch is not included in the FEMA CLOMR report or calculations submitted in support of the Edgewater Conceptual ERP application. Further to this, the proposed relocation of Gator Bay Branch does not take into consideration the Fontana FEMA LOMR which includes the reach of Gator Bay Branch proposed for relocation. The Fontana LOMR has been approved by Osceola County and FEMA (LOMR Case Number 21-04-4047P).

We respectfully request that the District take these concerns into consideration during review of the Edgewater Ed5 Roadway Phase 1 permit application to preclude any potential adverse effects to our Fontana project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Fuqua".

Jeffrey Fuqua
Manager, Fontana Lakes, LLC