



## CITY OF COCONUT CREEK

UTILITIES & ENGINEERING DEPARTMENT  
5295 JOHNSON ROAD  
COCONUT CREEK, FLORIDA 33063  
TELEPHONE (954) 973-6786

Date: August 18, 2014

To: Wynmoor Community Council  
1310 Avenue of the Stars  
Coconut Creek, FL 33063

NOTE: **THIS CERTIFICATION IS BASED ON  
THE CURRENT FEMA FLOOD  
INSURANCE RATE MAPS (FIRM),  
AUGUST 18, 2014.**

**RE: Flood Insurance Rate Map Information Request for Lucaya II, 2101 Lucaya Bend; 2102  
Lucaya Bend; 2103 Lucaya Bend; 2201 Lucaya Bend; 2202 Lucaya Bend**

The property located at the above referenced addresses are located on the City's Flood Insurance Rate Map (FIRM). The following information is provided:

City of Coconut Creek Community Number:	<u>120031</u>
FIRM Zone / Suffix:	<u>X</u>
Current Panel Number:	<u>12011C0170H</u>
FIRM Index Date:	<u>August 18, 2014</u>

The main building on the property:

is located in a Special Flood Hazard Area. The base flood elevation at the property is NAVD 1988. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. Flood insurance for the City is available at the above address.

**is not located** in a Special Flood Hazard Area. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at preferred rates. A flood insurance policy may be required by a lender.

A determination of the buildings exact location cannot be made on the FIRM. A copy of the FIRM is attached for your information.

*Note:* This information is based on the Flood Insurance Rate Map for the City dated August 18, 2014. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the City, or any officer or employee thereof, for any damage that results from reliance on this information.

Signed:

  
Osama Eishami, PE, CFM  
Director of Utilities & Engineering Department  
Floodplain Administrator

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CRS Compliance: Section 320 (Map Information)