The Hawley Team
(239) 420-9027
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teamhawley.com

The flood zone at 9483 Isla Bella Circle, in plain English

Bonita Springs, Florida 34135 · Bonita Isles, Lot 32 · Prepared November 2026

> **The house is not in the high-risk flood zone, and federal law does not require flood insurance on it.** FEMA's own paperwork saying so is attached to this sheet, and you can look it up yourself in about a minute.

Why the map and the house disagree

Look this address up on a flood map site and it comes back AE, the high-risk zone. That is the map for the raw land, and it is not the whole story.

1. When Bonita Isles was built, the developer raised the building pads with fill.
2. FEMA agreed. On **18 July 2013** it removed the raised part of these lots from the high-risk area, and the City of Bonita Springs certified the filled ground is reasonably safe from flooding. (Case 13-04-5641A, pages 2 to 10.)
3. New maps took effect on **17 November 2022**. FEMA reviewed every earlier decision and confirmed in writing that this one still stands. (Revalidation effective 18 November 2022, pages 11 and 12, listing our case against current panel 12071C0656G.)
4. A licensed Florida surveyor and mapper plotted this lot in October 2026 and confirmed the house sits entirely inside the area FEMA removed.

What that means for you as the buyer

- The home sits in **Zone X**, outside the Special Flood Hazard Area.
- FEMA's determination says it plainly: *"the Federal mandatory flood insurance requirement does not apply."*
- Your lender may still choose to require a policy. That is their decision, not a federal rule, so ask before you assume either way.
- Cover outside the high-risk zone is normally far cheaper. Get a quote rather than working from the AE figure a website gives you.

One thing you should hear from us first

The removal covers the built-up part of the lot, not every square foot. A strip about 20 feet deep at the front and 13.79 feet at the back is still in the high-risk area on FEMA's map. The house sits on neither. Better you hear that from us than find it later.

Check it yourself

At **msc.fema.gov**, choose Search All Products and enter **13-04-5641A-120680** for the determination, or **14-04-2182V-120680** for the revalidation. Public records, neither of them ours.

Each Keller Williams office is independently owned and operated. Information from FEMA public records and believed accurate; it is not warranted and is not a substitute for your own verification with your lender, insurer and surveyor.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA	Lots 107 through 110 and portions of Lots 1 though 104, and 111 through 127, Bonita Isles, as shown on the Plat, recorded as Instrument No. 2013000014601, in the Office of the Clerk of Circuit Court, Lee County, Florida. The portions of property are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120680	
AFFECTED MAP PANEL	NUMBER: 12071C0656F	
	DATE: 8/28/2008	
FLOODING SOURCE: SPRING CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.371, -81.798 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1-24	--	Bonita Isles	Isa Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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Federal Insurance and Mitigation Administration

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 1-24:
Commencing at the Westerly Most corner of said Lot 24 run N67°13'28"E along the Northwesterly line of said Lot 24 for 16.75 feet to the POINT OF BEGINNING. From said Point of Beginning continue along said Northwesterly line N67°13'28"E for 101.45 feet to a point on a non-tangent curve; thence run Southeasterly along an arc of a curve to the left of radius 1,095.00 feet (delta 24°38'51") (chord bearing 833°11'33"E) (chord 467-42 feet) for 471.05 feet to a point of tangency; thence run S45°30'58"E for 641.78 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 445.00 feet (delta 13°47'31") (chord bearing S52°24'44"E) (chord 106.86 feet) for 107.12 feet to an intersection with the Southeasterly line of said Lot 1; thence run S44°29'02"W along said Southeasterly line for 111.83 feet; thence run N45°30'58"W for 747.87 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 1,194.00 feet (delta 21°54'20") (chord bearing N34°33'48"W) (chord 453.72 feet) for 456.50 feet to a point of tangency; thence run N24°52'06"W for 53.87 feet to the POINT OF BEGINNING.

Lots 25-30:
Commencing at the Northerly Most corner of said Lot 30 run S75°41'18"W along the Northwesterly line of said Lot 30 for 19.37 feet to the POINT OF BEGINNING. From said Point of Beginning run Southerly along an arc of a curve to the left of radius 1,095.00 feet (delta 11°25'02") (chord bearing S13°58'22"E) (chord 217.84 feet) for 218.20 feet; thence run S71°53'34"W for 84.50 feet; thence run N18°06'26"W for 70-48 feet to an intersection with the Northwesterly line of said Lot 26; thence run N15°30'22"W for 75.20 feet to an intersection with the Northwesterly line of said Lot 28; thence run N13°41'52"W for 77.92 feet to an intersection with said Northwesterly line of Lot 30; thence run N75°41'18"E along said Northwesterly line for 91.00 feet to the POINT OF BEGINNING.

Lots 31-68:
Commencing at the Southerly Most corner of said Lot 68 run N49°56'29"E along the Southeasterly line of said Lot 68 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning run N40003'31"W for 190.68 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 355.00 feet (delta 53°41'51") (chord bearing N13°12'35"W) (chord 320.66 feet) for 332.71 feet to a point of tangency; thence run N13°38'20"E for 215.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 195.00 feet (delta 59°07'48") (chord bearing N15°55'34"W) (chord 192-43 feet) for 201.24 feet to a point of tangency; thence run N45°29'28"W for 350.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 195.00 feet (delta 90°23'07") (chord bearing S89°18'59"W) (chord 276.70 feet) for 307.62 feet to a point of tangency; thence run S44°07'25"W for 12-49 feet; thence run N38°06'34"W for 87.54 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 282.21 feet (delta 83°35'54") (chord bearing N86°02'05"E) (chord 376.20 feet) for 411.77 feet; thence run S45°29'28"E for 380.07 feet to an intersection with the Northwesterly line of said Lot 49; thence run S57°31'48"E for 22.66

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

feet; thence run S35°26'55"E for 82-49 feet to an intersection with the Northeasterly line of said Lot 51; thence run S40002'44"E for 23.34 feet; thence run S14°42'34"E for 93.96 feet to an intersection with the Northeasterly line of said Lot 53; thence run S06°51'35"W for 92.07 feet to an intersection with the Northeasterly line of said Lot 55; thence run S63°55'11"W for 11.89 feet; thence run S13°38'20"W for 67.60 feet to an intersection with the Northeasterly line of said Lot 57; thence run S45°54'53"W for 8.99 feet; thence run S13°38'20"W for 67.60 feet to an intersection with the Northeasterly line of said Lot 59; thence run S52°50'47"W for 9.81 feet; thence run S13°38'20"W for 71.52 feet to an intersection with the Northeasterly line of said Lot 61; thence run S80024'30"E along said Northeasterly line for 15.85 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the left of radius 256.00 feet (delta 48°52'01") (chord bearing S15°37'31"E) (chord 211.78 feet) for 218.34 feet to a point to a point of tangency; thence run S40003'31"E for 190.68 feet to an intersection with said Southeasterly line of Lot 68; thence run S49°56'29"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 69-104:
Commencing at the Southerly Most corner of said Lot 69 run N61°49'55"E along the Southeasterly line of said Lot 69 for 18.00 feet to the POINT OF BEGINNING. From said Point of Beginning run Northerly along an arc of a curve to the right of radius 544.00 feet (delta 39°18'51") (chord bearing N08°30'40"W) (chord 365.99 feet) for 373.27 feet to an intersection with the Northeasterly line of said Lot 74; thence run S76°21'40"E along said Northeasterly line for 14.39 feet; thence run NI3°38'20"E for 176.61 feet; thence run N04°21'25"E for 59.61 feet; thence run N25°02'13"W for 67.22 feet; thence run N87°04'13"W for 8.42 feet to an intersection with the Northwesterly line of said Lot 82; thence run N45°29'28"W for 312.35 feet; thence run S44°07'25"W for 230-45 feet; thence run SlO016'42"E for 284.29 feet; thence run S79° 43'18"W for 84.65 feet; thence run NlO016'42"W for 274-42 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 54°24'07") (chord bearing NI6°55'22"E) (chord 95.99 feet) for 99.70 feet to a point of tangency; thence run N44°07'25"E for 198.88 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 105.00 feet (delta 90°23'07") (chord bearing N89°18'59"E) (chord 148.99 feet) for 165.64 feet to a point of tangency; thence run S45°29'28"E for 350.10 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 105.00 feet (delta 59°07'48") (chord bearing SI5°55'34"E) (chord 103.62 feet) for 108.36 feet to a point of tangency; thence run SI3°38'20"W for 215.34 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 445.00 feet (delta 41°48'26") (chord bearing S07°15'53"E) (chord 317.55 feet) for 324.70 feet to an intersection with the Southeasterly line of said Lot 69; thence run S61°49'SS"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 111-114:
Commencing at the Southerly Most corner of said Lot 114 run N54°52'34"E along the Southeasterly line of said Lot 114 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning run Northwesterly along an arc of a curve to the right of radius 1,005.00 feet (delta 12°44'56") (chord bearing N28°44'58"W) (chord 223.16

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

feet) for 223.62 feet to an intersection with the Northwesterly line of said Lot 111; thence run N68°03'09"E along said Northwesterly line for 99.00 feet; thence run Southeasterly along an arc of a curve to the left of radius 906.00 feet (delta 12°42'08") (chord bearing S28°46'22"E) (chord 200-44 feet) for 200.85 feet to an intersection with said Southeasterly line of Lot 114; thence run S54°52'34"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 115-127:
Commencing at the Westerly Most corner of said Lot 115 run N44°29'02"E along the Northwesterly line of said Lot 115 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning continue N44°29'02"E along said Northwesterly line for 99.00 feet; thence run S4So30'S8"E for 566.91 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 256.00 feet (delta 20°48'33") (chord bearing SSSoSS'1S"E) (chord 92-47 feet) for 92.98 feet to an intersection with said Southeasterly line of said Lot 127; thence run S29°18'oS"W along said Southeasterly line of Lot 127 for 99.35 feet; thence run Northwesterly along an arc of a curve to the right of radius 355.00 feet (delta 19°14'13") (chord bearing NSSo08'oS"W) (chord 118.63 feet) for 119.19 feet to a point of tangency; thence run N4So30'S8"W for 566.91 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
25-30	--	Bonita Isles	Isla Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet
31-68	--	Bonita Isles	Isla Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet
69-104	--	Bonita Isles	Isla Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet
111-114	--	Bonita Isles	Isla Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet
115-127	--	Bonita Isles	Isla Bella Circle	Portion of Property	X (shaded)	13.4 feet	--	13.5 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 6 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 6 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA	Lots 107 through 110 and portions of Lots 1 though 104, and 111 through 127, Bonita Isles, as shown on the Plat, recorded as Instrument No. 2013000014601, in the Office of the Clerk of Circuit Court, Lee County, Florida. The portions of property are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120680	
AFFECTED MAP PANEL	NUMBER: 12071C0656F	
	DATE: 8/28/2008	
FLOODING SOURCE: SPRING CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.371, -81.798 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
107	--	Bonita Isles	9008 Isla Bella Circle	Structure (Residence)	X (shaded)	13.4 feet	13.5 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 1-24:
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Lots 25-30:
Commencing at the Northerly Most corner of said Lot 30 run S75°41'18"W along the Northwesterly line of said Lot 30 for 19.37 feet to the POINT OF BEGINNING. From said Point of Beginning run Southerly along an arc of a curve to the left of radius 1,095.00 feet (delta 11°25'02") (chord bearing S13°58'22"E) (chord 217.84 feet) for 218.20 feet; thence run S71°53'34"W for 84.50 feet; thence run N18°06'26"W for 70-48 feet to an intersection with the Northwesterly line of said Lot 26; thence run N15°30'22"W for 75.20 feet to an intersection with the Northwesterly line of said Lot 28; thence run N13°41'52"W for 77.92 feet to an intersection with said Northwesterly line of Lot 30; thence run N75°41'18"E along said Northwesterly line for 91.00 feet to the POINT OF BEGINNING.

Lots 31-68:
Commencing at the Southerly Most corner of said Lot 68 run N49°56'29"E along the Southeasterly line of said Lot 68 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning run N40003'31"W for 190.68 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 355.00 feet (delta 53°41'51") (chord bearing N13°12'35"W) (chord 320.66 feet) for 332.71 feet to a point of tangency; thence run N13°38'20"E for 215.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 195.00 feet (delta 59°07'48") (chord bearing N15°55'34"W) (chord 192-43 feet) for 201.24 feet to a point of tangency; thence run N45°29'28"W for 350.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 195.00 feet (delta 90°23'07") (chord bearing S89°18'59"W) (chord 276.70 feet) for 307.62 feet to a point of tangency; thence run S44°07'25"W for 12-49 feet; thence run N38°06'34"W for 87.54 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 282.21 feet (delta 83°35'54") (chord bearing N86°02'05"E) (chord 376.20 feet) for 411.77 feet; thence run S45°29'28"E for 380.07 feet to an intersection with the Northwesterly line of said Lot 49; thence run S57°31'48"E for 22.66

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feet; thence run S35°26'55"E for 82-49 feet to an intersection with the Northeasterly line of said Lot 51; thence run S40002'44"E for 23.34 feet; thence run S14°42'34"E for 93.96 feet to an intersection with the Northeasterly line of said Lot 53; thence run S06°51'35"W for 92.07 feet to an intersection with the Northeasterly line of said Lot 55; thence run S63°55'11"W for 11.89 feet; thence run S13°38'20"W for 67.60 feet to an intersection with the Northeasterly line of said Lot 57; thence run S45°54'53"W for 8.99 feet; thence run S13°38'20"W for 67.60 feet to an intersection with the Northeasterly line of said Lot 59; thence run S52°50'47"W for 9.81 feet; thence run S13°38'20"W for 71.52 feet to an intersection with the Northeasterly line of said Lot 61; thence run S80024'30"E along said Northeasterly line for 15.85 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the left of radius 256.00 feet (delta 48°52'01") (chord bearing S15°37'31"E) (chord 211.78 feet) for 218.34 feet to a point to a point of tangency; thence run S40003'31"E for 190.68 feet to an intersection with said Southeasterly line of Lot 68; thence run S49°56'29"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 69-104:
Commencing at the Southerly Most corner of said Lot 69 run N61°49'55"E along the Southeasterly line of said Lot 69 for 18.00 feet to the POINT OF BEGINNING. From said Point of Beginning run Northerly along an arc of a curve to the right of radius 544.00 feet (delta 39°18'51") (chord bearing N08°30'40"W) (chord 365.99 feet) for 373.27 feet to an intersection with the Northeasterly line of said Lot 74; thence run S76°21'40"E along said Northeasterly line for 14.39 feet; thence run NI3°38'20"E for 176.61 feet; thence run N04°21'25"E for 59.61 feet; thence run N25°02'13"W for 67.22 feet; thence run N87°04'13"W for 8.42 feet to an intersection with the Northwesterly line of said Lot 82; thence run N45°29'28"W for 312.35 feet; thence run S44°07'25"W for 230-45 feet; thence run SlO016'42"E for 284.29 feet; thence run S79° 43'18"W for 84.65 feet; thence run NlO016'42"W for 274-42 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 54°24'07") (chord bearing NI6°55'22"E) (chord 95.99 feet) for 99.70 feet to a point of tangency; thence run N44°07'25"E for 198.88 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 105.00 feet (delta 90°23'07") (chord bearing N89°18'59"E) (chord 148.99 feet) for 165.64 feet to a point of tangency; thence run S45°29'28"E for 350.10 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 105.00 feet (delta 59°07'48") (chord bearing SI5°55'34"E) (chord 103.62 feet) for 108.36 feet to a point of tangency; thence run SI3°38'20"W for 215.34 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 445.00 feet (delta 41°48'26") (chord bearing S07°15'53"E) (chord 317.55 feet) for 324.70 feet to an intersection with the Southeasterly line of said Lot 69; thence run S61°49'SS"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 111-114:
Commencing at the Southerly Most corner of said Lot 114 run N54°52'34"E along the Southeasterly line of said Lot 114 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning run Northwesterly along an arc of a curve to the right of radius 1,005.00 feet (delta 12°44'56") (chord bearing N28°44'58"W) (chord 223.16

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

feet) for 223.62 feet to an intersection with the Northwesterly line of said Lot 111; thence run N68°03'09"E along said Northwesterly line for 99.00 feet; thence run Southeasterly along an arc of a curve to the left of radius 906.00 feet (delta 12°42'08") (chord bearing S28°46'22"E) (chord 200-44 feet) for 200.85 feet to an intersection with said Southeasterly line of Lot 114; thence run S54°52'34"W along said Southeasterly line for 99.00 feet to the POINT OF BEGINNING.

Lots 115-127:
Commencing at the Westerly Most corner of said Lot 115 run N44°29'02"E along the Northwesterly line of said Lot 115 for 20.00 feet to the POINT OF BEGINNING. From said Point of Beginning continue N44°29'02"E along said Northwesterly line for 99.00 feet; thence run S4So30'S8"E for 566.91 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 256.00 feet (delta 20°48'33") (chord bearing SSSoSS'1S"E) (chord 92-47 feet) for 92.98 feet to an intersection with said Southeasterly line of said Lot 127; thence run S29°18'oS"W along said Southeasterly line of Lot 127 for 99.35 feet; thence run Northwesterly along an arc of a curve to the right of radius 355.00 feet (delta 19°14'13") (chord bearing NSSo08'oS"W) (chord 118.63 feet) for 119.19 feet to a point of tangency; thence run N4So30'S8"W for 566.91 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
108	--	Bonita Isles	9010 Isla Bella Circle	Structure (Residence)	X (shaded)	13.4 feet	13.5 feet	--
109	--	Bonita Isles	9014 Isla Bella Circle	Structure (Residence)	X (shaded)	13.4 feet	13.6 feet	--
110	--	Bonita Isles	9018 Isla Bella Circle	Structure (Residence)	X (shaded)	13.4 feet	13.5 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 4 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

November 16, 2022

The Honorable Rick Steinmeyer
Mayor, City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Case No:	14-04-2182V
Community:	City of Bonita Springs, Lee County, Florida
Community No.:	120680
Effective Date: LOMC-VALID	November 18, 2022

Dear Mayor Steinmeyer:

On November 17, 2022, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued new or revised Flood Insurance Rate Map (FIRM) panels within your community. This letter identifies the Letter of Map Change (LOMC) actions [i.e., Letters of Map Amendment (LOMAs) and Letters of Map Revision-based on Fill (LOMR-Fs)] for properties and/or structures located in your community that are still valid as of the effective date shown above. Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.

All effective LOMCs within your community have been reviewed, including LOMCs located in areas not revised during this FIRM update. LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.

The enclosed table lists the FEMA case number, issue date, project identifier, and FIRM panel number for the LOMCs revalidated by this letter. Please refer to the original determination document to obtain the details of the outcome for the properties and/or structures included in the determination (such as flood zone, base flood elevations, property elevations, etc).

Letters of Map Revision (LOMRs) previously issued for FIRM panels that were revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM. LOMRs issued for FIRM panels that were not revised by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.

If there is a LOMC not on the enclosed list that you feel should have been revalidated, we encourage you to submit the LOMC for re-determination. When requesting a re-determination, we ask that a cover letter be sent along with a copy of the original determination letter to: LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Re-determinations may also be requested online at https://www.fema.gov/online-lomc.

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF BONITA SPRINGS, FL
Case No: 14-04-2182V **Community No.: 120680**
November 18, 2022

Case No.	Date Issued	Identifier	FIRM Panel Number
13-04-1986A	4/2/2013	VILLAGES AT OLD CYPRESS, PHASE I- MONTE CARLO BOULEVARD, ST ROMAN WAY AND PRINCE PIERRE WAY	12071C0657G
13-04-4276A	5/21/2013	SPANISH WELLS UNIT TWO, BLOCK I, LOT 4 -- 9918 EL GRECO CIRCLE	12071C0658G
13-04-5012A	6/25/2013	RENAISSANCE AT ROSEMARY PARK, LOT 10 -- 11009 TORCH FIRE TRAIL	12071C0657G
13-04-6245A	6/27/2013	SUDBURY ESTATES, LOT 19 -- 3701 SUDBURY LANE	12071C0654G
13-04-5641A	7/18/2013	BONITA ISLES, LOTS & PORTIONS OF LOTS 1-104 & 107-127 -- ISLA BELLA CIRCLE	12071C0656G
13-04-7671A	8/22/2013	PORTION BLOCK B, VANDERBILT LAKES -- 28772 CARMEL WAY	12071C0654G
13-04-6765A	8/27/2013	RENAISSANCE AT ROSEMARY PARK, LOTS 4-9 -- ARROW COURT & TORCHFIRE TRAIL	12071C0657G
13-04-5338A	9/12/2013	SECTION 22, T47S, R25E -- 25380 BERNWOOD DRIVE	12071C0656G
14-04-1774A	12/3/2013	LOT 35, BLOCK H, SPANISH WELLS, UNIT TWO SUBDIVISION - 9895 EL GRECO CIRCLE	12071C0658G
14-04-1705A	12/31/2013	PARADISE VILLAGE ON THE IMPERIAL RIVER SUBDIVISION, LOT 32 -- 27080 FLAMINGO DRIVE	12071C0656G
14-04-1375A	2/11/2014	PALOMA PHASE ONE, BLOCKS C & D -- MONTE CARLO BOULEVARD	12071C0657G
14-04-4218A	3/18/2014	SUDBURY ESTATES,LOT 20 -- 3685 SUDBURY LANE	12071C0654G
14-04-3715A	4/15/2014	BONITA ISLES, PHASE 2, PORTIONS OF LOTS 128-175 & 182-225 -- ISLA BELLA CIRCLE	12071C0656G