



Federal Emergency Management Agency

Washington, D.C. 20472

March 21, 2024

The Honorable Jerome Fletcher
City Manager, City of North Port
4970 City Hall Boulevard
North Port, FL 34286

Case No: 14-04-2183V
Community: City of North Port,
Sarasota County,
Florida

Community No.: 120279
Effective Date: March 28, 2024
LOMC-VALID

Dear City Manager Fletcher:

On March 27, 2024, 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 Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.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 LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.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revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM.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by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.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>.

Because these revalidated LOMCs will not be reprinted or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this information. We encourage you to disseminate the information reflected by this LOMC-VALID letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

Copies of previously issued LOMCs, if needed, may be obtained from your community's map repository, FEMA's Map Service Center website located at <https://msc.fema.gov>, or by contacting the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

For additional information or questions relating to LOMCs not listed on the enclosed table, or mapping in general, please contact the FMIX at the number provided above.

Sincerely,



Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Management Directorate | Resilience

cc: LOMC Subscription Service Subscribers
Community Map Repository
Elizabeth Wong, Stormwater Manager, City of North Port

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF NORTH PORT, FL
Case No: 14-04-2183V **Community No.: 120279**

March 28, 2024

Case No.	Date Issued	Identifier	FIRM Panel Number
97-04-870A	4/8/1997	18TH ADDITION - LOT 35, BLOCK 587 - 5461 SYLVANIA AVENUE	12115C0379F
99-04-1150A	2/12/1999	PORT CHARLOTTE SUBDIVISION, 18TH ADDITION - BLK 606, LOT 18 - 5320 SCHAFFER AVE.	12115C0379F
01-04-2366A	3/14/2001	PORT CHARLOTTE, 18TH ADD., LOT 13, BLOCK 606 - 5200 SHAFFER AVENUE	12115C0379F
04-04-7276A	6/30/2004	TRACT N, BLOCK 584, PORT CHARLOTTE S/D, 18TH ADDITION - 2655 MCTAGUE STREET	12115C0379F
05-04-2683A ¹	05/09/2005	TALON BAY, BLOCK A, LOTS 1-11; BLOCK B, LOTS 1-20; BLOCK C, LOTS 1-26; BLOCK D, LOTS 1-12; BLOCK E	12115C0370G
07-04-2121A	2/20/2007	18TH ADDITION TO PORT CHARLOTTE, BLOCK 609, LOT 29 -- 5679 KUMQUAT AVENUE	12115C0379F
08-04-2278A ¹	06/05/2008	GRAND PARADISO, PHASE 1, LOTS 68-120 & 126-409	12115C0361G 12115C0362G
12-04-1386A	1/26/2012	LAKE GERALDINE SUBDIVISION, PORTION OF LOT 18 -- 9083 WOODSTORK COURT	12115C0370G
13-04-1120A	2/5/2013	LAKE GERALDINE, LOT 25 -- 9150 DEER COURT	12115C0370G
14-04-5375A	8/14/2014	PORT CHARLOTTE, 29TH ADDITION, BLOCK 1425, LOT 1 -- 5078 LADY SLIPPER AVENUE	12115C0377F 12115C0379F
15-04-3669A	5/28/2015	LAKE GERALDINE, LOT 17 -- 9079 WOODSTOCK COURT	12115C0370G
16-04-0652A ¹	1/15/2016	GRAN PARADISO, PHASES 2-C-2-F	12115C0362G
17-04-1886A	2/6/2017	NORTH PORT CHARLOTTE ESTATES, SECOND ADDITION, BLOCK 25, LOT 8 -- 6354 MALTON STREET	12115C0381F
17-04-2115A	2/6/2017	PORT CHARLOTTE 7TH ADDITION, BLOCK 93, LOT 28 -- 1251 JOYCE AVENUE	12115C0391F
17-04-2158A	2/8/2017	FIFTY FIFTH ADDITION TO PORT CHARLOTTE, BLOCK 2766, LOT 24 -- 4519 MONGITE ROAD	12115C0387G

¹ This case was originally determined for the Unincorporated Areas of Sarasota County and is now shown within the City of North Port due to annexation

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17-04-2528A	2/22/2017	PORT CHARLOTTE, 27TH ADDITION, BLOCK 1211, LOT 13 -- 7424 MUNCEY ROAD	12115C0376F
17-04-2121A	2/24/2017	PORT CHARLOTTE, 8TH ADDITION, BLOCK 247, LOT 29 -- 2688 SADNET LANE	12115C0391F
17-04-2704A	2/24/2017	33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 1633, LOTS 43 & 44 -- 1935 NAMATKA AVENUE	12115C0392F
17-04-2221A	3/1/2017	PORT CHARLOTTE SEVENTH ADDITION, BLOCK 111, LOT 30 -- 4360 PEGGY TERRACE	12115C0391F
17-04-3063A	3/10/2017	31ST ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 1545, LOT 7 -- 5391 NOZZA TERRACE	12115C0377F
17-04-3564A	3/27/2017	2ND ADDITION TO NORTH PORT CHARLOTTE ESTATES, BLOCK 23, LOT 4 -- 3577 ELKREM AVENUE	12115C0381F
17-04-4004A	5/1/2017	LOT 20, BLOCK 1372, 28TH ADDITION TO PORT CHARLOTTE SUBDIVISION - 8216 TEPEE AVE	12115C0357G
17-04-4456A	6/12/2017	PARADISE SHOPS AT NORTH PORT, LOT 2 -- 1080 WEST PRICE BOULEVARD	12115C0383F
17-04-5493A	6/19/2017	55TH ADDITION TO PORT CHARLOTTE, BLOCK 2761, LOT 15 -- 5102 ESCALANTE DRIVE	12115C0387G
17-04-5749A	6/27/2017	HERON CREEK, UNIT 11, LOT 850 -- 5367 ROYAL POINCIANA WAY	12115C0379F
17-04-5379A	6/30/2017	THIRD ADDITION TO PORT CHARLOTTE, TRACT D -- 14287, 14291, 14293, 1495 SOUTH TAMiami TRAIL	12115C0386G
17-04-5712A	7/5/2017	2ND ADDITION TO PORT CHARLOTTE, BLOCK 181, LOTS 15-16 -- 2932 CRANE AVENUE	12115C0387G
17-04-5928A	7/13/2017	EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 565, LOT 44 -- 4215 HANSARD AVENUE	12115C0379F

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Case No.	Date Issued	Identifier	FIRM Panel Number
17-04-6893A	8/31/2017	FIRST ADDITION TO NORTH PORT CHARLOTTE ESTATES, BLOCK 11, LOT 8 -- 5547 TANEYTOWN STREET	12115C0377F
17-04-6137A	11/3/2017	(Verified) PRESERVE AT WEST VILLAGES, PH 1, LTS 1-12, 195-200 & TRACT 200 -- WEST BLAZING STAR DRIVE	12115C0362G
17-04-8078A	11/9/2017	PORT CHARLOTTE SUBDIVISION, 31ST ADDITION, BLOCK 1539, LOTS 27 & 28 -- 4577 LONGWELL LANE	12115C0377F
18-04-4577A	5/31/2018	5TH ADDITION TO PORT CHARLOTTEE SUBDIVISION, BLOCK 168, LOT 24 -- 2478 SAHARA LANE	12115C0387G
18-04-4576A	6/4/2018	6TH ADDITION TO PORT CHARLOTTE, BLOCK 202, LOT 10 -- 2867 AFAR AVENUE	12115C0387G
18-04-4637A	6/6/2018	5TH ADDITION TO PORT CHARLOTTEE SUBDIVISION, BLOCK 162, LOT 14 -- 2693 SALLY LANE	12115C0387G
18-04-6404A	9/18/2018	HERON CREEK, UNIT 11, LOT 849 -- 5359 ROYAL POINCIANA WAY	12115C0379F
19-04-0225A	11/14/2018	20TH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 914, LOT 36 -- 2295 BALTIMORE STREET	12115C0383F
19-04-0157A	1/23/2019	CYPRESS FALLS, PHASES 2A & 2B, LOTS 25-73, 96-127 & TRACT B-10 -- HYSSOP LOOP	12115C0384F
19-04-4703A	7/19/2019	PRESERVE AT WEST VILLAGES, PHASE 2, LOTS 99-121 & 139-173 -- LOVEGRASS STREET & FETTERBUSH PLACE	12115C0355G 12115C0362G
19-04-5830A	8/28/2019	CYPRESS FALLS PHASE 2D, LOTS 191-193, 197-207 & 222-224 -- BRASSICA DRIVE	12115C0384F
20-04-2811A	4/20/2020	PORT CHARLOTTE SUBDIVISION, 34TH ADDITION, BLOCK 1778, LOT 18 -- 3841 JOHANNESBERG ROAD	12115C0392F

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20-04-3166A	5/20/2020	PORT CHARLOTTE SUBDIVISION, 28TH ADDITION, BLOCK 1398, LOT 13 -- 5473 WAGON WHEEL DRIVE	12115C0376F
20-04-3243A	5/22/2020	OASIS AT WEST VILLAGES, PHASE 2 & PHASE 2 REPLAT, LOTS 28-73, 93, 106-126, 137-139 -- BRIDGETOWN LP	12115C0370G
20-04-4199A	8/3/2020	THIRTY FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 1784, LOT 12 -- 3464 RUFUS ROAD	12115C0392F
20-04-4435A	8/7/2020	5TH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 168, LOT 23 -- 2450 SAHARA LANE	12115C0387G
21-04-2439A	4/15/2021	RENAISSANCE AT WEST VILLAGES, PHASE 2, MULTIPLE LOTS	12115C0362G 12115C0370G
21-04-3488A	6/16/2021	RENAISSANCE AT WEST VILLAGES, PHASE 2B & 2C, LOTS 531-578 & 583-588	12115C0362G
21-04-4889A	8/12/2021	SIXTH ADDITION TO PORT CHARLOTTE, BLOCK 205, LOT 18 -- 4701 REDWOOD TERRACE	12115C0391F
21-04-5211A	8/31/2021	RENAISSANCE AT WEST VILLAGES, PH. 2B & 2C, LOTS 446-449, 496-530, 589-646 -- SISTINE, OVID, GALILEO	12115C0362G
21-04-5429A	9/16/2021	CYPRESS FALLS PHASE 2E, LOTS 1-67 -- LAVANDULA COURT, RASPBERRY DRIVE, SORRELL WAY, CICELY COURT	12115C0384F
22-04-0985A	12/17/2021	FIFTY FIFTH TO PORT CHARLOTTE, BLOCK 2765, LOT 10 -- 4289 HOKAN AVENUE	12115C0387G
22-04-1053A	12/29/2021	SUNCOAST PLAZA II, TRACTS C-1 & C-2 -- SUN MARKET PLACE (BUILDINGS 1-9)	12115C0384F
22-04-4498A	7/29/2022	CEDAR GROVE PHASE 2B, LOTS 55-56, 59-60, 121-122 -- GABEL OAK & BEBB OAK DRIVE	12115C0384F

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22-04-4969A	7/29/2022	CEDAR GROVE PHASE 2B, LOTS 124-125 -- 2620, 2630 BEBB OAK DRIVE	12115C0384F
22-04-4874A	8/15/2022	33RD ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 1633, LOTS 41-42 -- 1947 NAMATKA AVENUE	12115C0392F
23-04-1505A	2/2/2023	PORT CHARLOTTE SUBDIVISION, 31ST ADDITION, BLOCK 1542, LOT 30 -- 4398 COBBLER LANE	12115C0377F
23-04-1589A	2/2/2023	FIFTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 2766, LOT 3 -- 5626 LINGLE STREET	12115C0387G
23-04-2227A	3/8/2023	PORT CHARLOTTE SUBDIVISION 34TH ADDITION, BLOCK 1778, LOT 24 -- 3771 JOHANNESBERG ROAD	12115C0392F
23-04-4987A	7/21/2023	WELLEN PARK DOWNTOWN PHASE 1, TRACT 3 -- MARKET WAY & SUNGLOW BOULEVARD	12115C0362G
23-04-6214A	10/4/2023	ARBOR OAKS AT THE WOODLANDS, LOTS 19-26, 29, 30, 46, 244, 245, 255, 332-337 -- DURWOOD, LAKESIDE	12115C0382F
24-04-0635A	11/30/2023	PORT CHARLES, 49TH ADDITION, BLOCK 2429, LOT 27 -- 2699 GRANDVIEW DRIVE	12115C0384F
24-04-0757A	1/12/2024	THE STRAND AT CEDAR GROVE, MULTIPLE LOTS	12115C0384F
24-04-0764A	1/26/2024	29TH ADDITION TO PORT CHARLOTTE SUBDIVISION, BLOCK 1437, LOT 12 -- 4290 BELLADONNA AVENUE	12115C0379F
24-04-2040A	3/04/2024	STRAND AT CEDAR GROVE, LOTS 57-59 & 214 -- 2544, 2553, 2556 & 2568 WINDING CREEK TRAIL	12115C0384F