



Professional Civil Engineers Certified Floodplain Managers

Floodplain Management Flood Zone Modifications



9351 Corkscrew Road, Ste. 102 • Estero • FL 33928

O 239.405.9148 F 239.288.2537

www.jrevansengineering.com



CERTIFIED FLOODPLAIN MANAGEMENT

J.R. EVANS ENGINEERING's team of Certified Flood Plain Managers (CFMs) provide a full range of floodplain mapping services, specializing in revisions to FEMA's Flood Insurance Rate Maps which establish your flood insurance premiums. These revisions are known as Letter of Map Changes or LOMCs. Our firm specializes in modifications to FEMA Flood Zones. We are licensed Civil Engineers and Certified as Floodplain Managers by the State of Florida. We have performed flood zone modifications for numerous condominiums and properties throughout Florida. Our efforts have saved property owners over \$2.0 million dollars in annual premiums by modifying FEMA's flood maps. We are specifically certified to do this type of work and have been 100% successful with every submittal made to FEMA.

We also provide services related to infrastructure turnover or analysis for Community and Condominium Associations. Our team can analyze existing water management or storm drainage systems and prepare solutions for improving the systems operation and efficiency.

Flood Zone Modifications

Letter of Map Amendment (LOMA)

Letter of Map Revision (LOMR)

Floodway Revisions

Conditional Letter of Map Revision (CLOMR)

No Rise Certification

Flood Protection Analysis Services

Flood Venting Review and Implementation

Elevation Certificate Review

Flood Proofing Analysis and Certification

Community Rating System (CRS) Services

CRS Pre-Cycle Review and Training

Open Space Identification Mapping

Flood Warning Program Packaging

Outreach Strategies and Material Preparation

Elevation Certificate Audit (pre-visit)

Web Page Review (pre-visit)

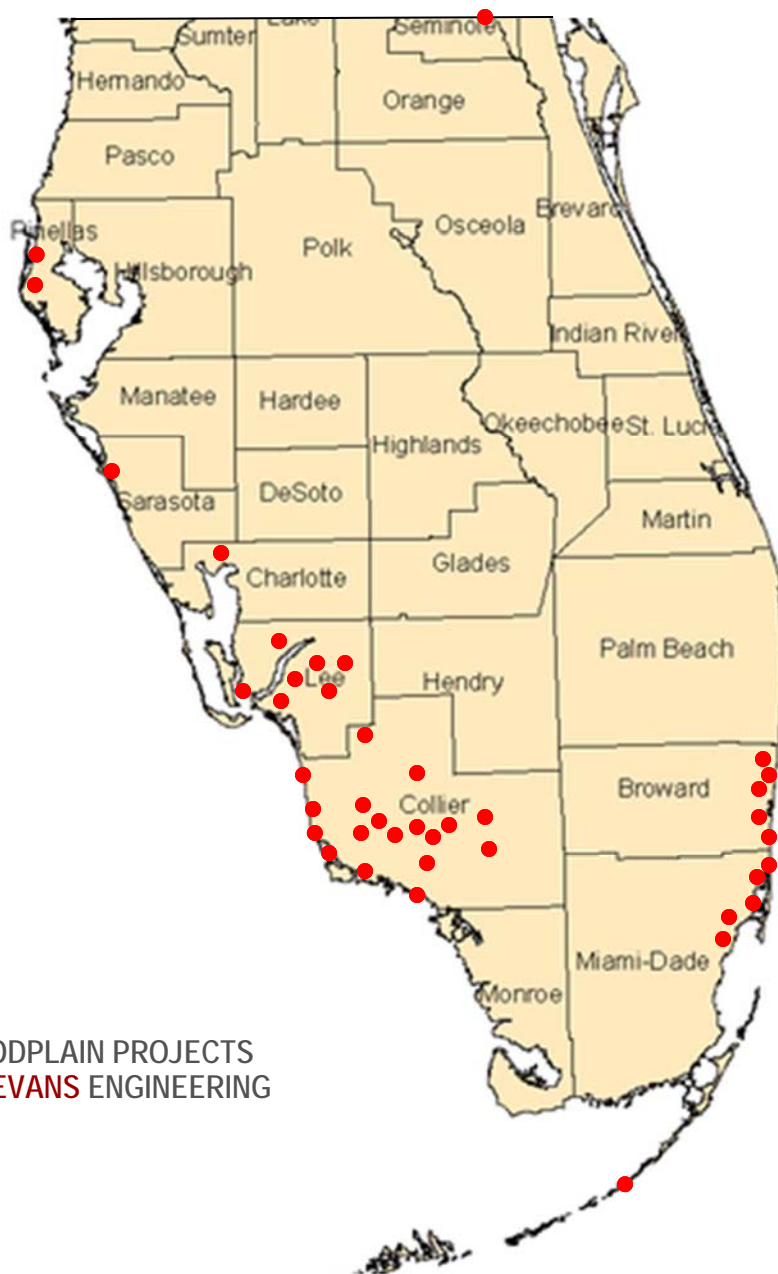
Coastal Special Hazards Assistance

Preparing Emergency Plans (CEMPs)

J.R. EVANS ENGINEERING, P.A. provides a preliminary analysis for property owners by a Certified Floodplain Manager (CFM). The purpose of our preliminary analysis is to review the property and determine if a Letter of Map Change is feasible to more accurately depict your property's potential risk designation on the FIRM with the intent of reducing flood insurance premiums. Amendments to the Flood Insurance Rate Maps (FIRM) do not eliminate your physical risk of flooding and the continued purchase of flood insurance is always recommended. For more information, please call 239.405.9148 or fax your request to 239.288.2537.

www.jrevansengineering.com

FEMA MAP REVISIONS



FLOODPLAIN PROJECTS
J.R. **EVANS** ENGINEERING

FEMA MAP REVISIONS



The Beach Tower at Moraya Bay LOMR

Naples, Florida

Description: J.R. Evans Engineering provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) for The Beach Tower at Moraya Bay in Naples, Florida to more accurately depict the property's flood zone designation. The LOMR revised the flood zone designation for the properties from a high risk "VE" zone to a much lower risk "AE" zone which resulted in a significant savings in their annual flood insurance premium of approximately \$180,000.

FEMA MAP REVISIONS



Villas Raphael and The Sea House LOMR

City of Naples, Florida

Description: J.R. Evans Engineering provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) for the Villas Raphael and The Sea House located in the City of Naples, Florida to more accurately depict the property's flood zone designation. The LOMR revised the flood zone designation for the properties from a high risk "VE" zone to a much lower risk "AE" zone which resulted in a significant savings in their annual flood insurance premiums. The combined initial annual savings was over \$40,000!

FEMA MAP REVISIONS



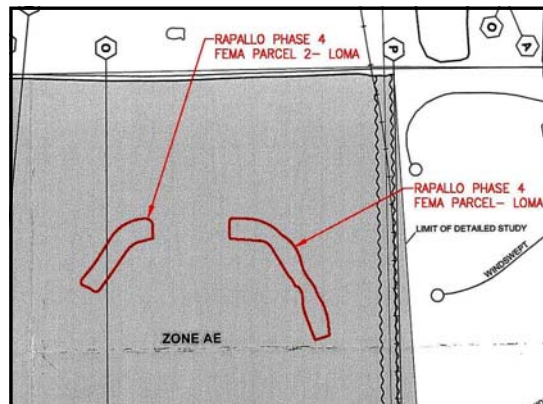
Villages of Monterey Community LOMA

Collier County, Florida

Description: J.R. Evans Engineering provided floodplain management services to map and facilitate a Letter of Map Amendment (LOMA). The effort included a total of 64 single-family structures, which were approved for removal from the Special Flood Hazard Area or flood zone, resulting in insurance savings for those residences that participated.



FEMA MAP REVISIONS



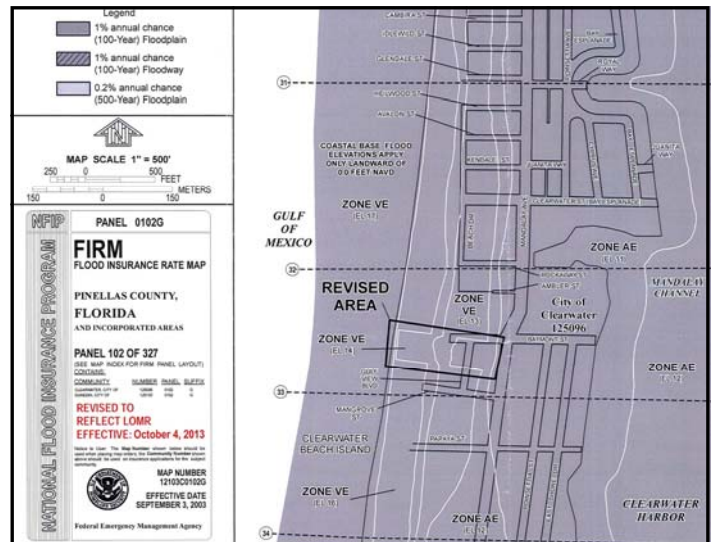
Rapallo at Coconut Point LOMAs

Lee County, Florida

Description: J.R. Evans Engineering provided floodplain management services to map and facilitate a Letter of Map Amendment (LOMA) for the five (5) Rapallo Condominium Associations located in Estero, Lee County, Florida to more accurately depict the property's flood zone designation. The effort included a total of 51 buildings/properties being converted from an AE flood zone designation to an X flood zone designation and now considered out of the Special Flood Hazard Area. The effort resulted in a significant savings in flood insurance for the Rapallo residences.



FEMA MAP REVISIONS

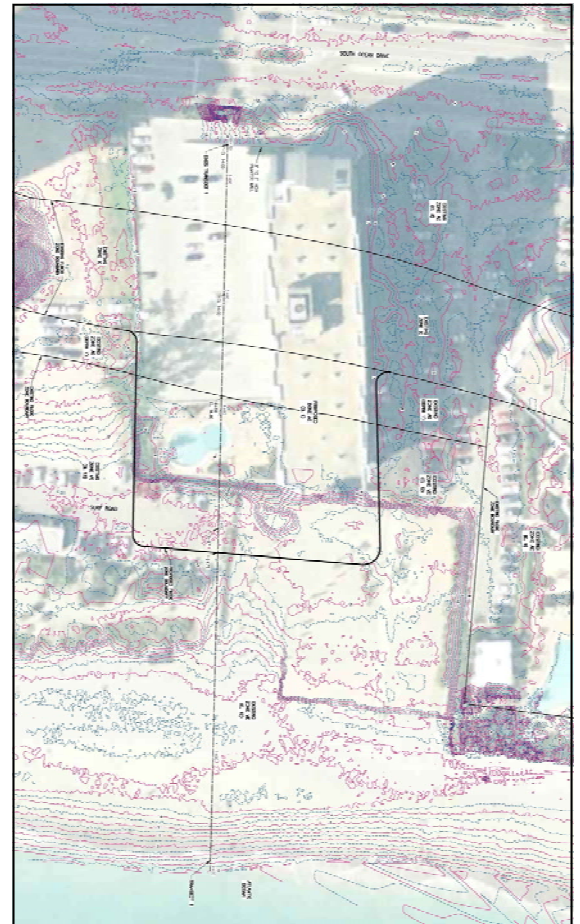


Sandpearl Condominium Coastal LOMR

Clearwater, Florida

Description: J.R. Evans Engineering provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) to more accurately depict the flood zone designation for a condominium property located in Clearwater, Florida. The LOMR revised the flood zone designation for the property from a high risk "VE" zone to a much lower risk "AE" zone, which resulted in a significant savings in flood insurance premium and building requirements.

FEMA MAP REVISIONS

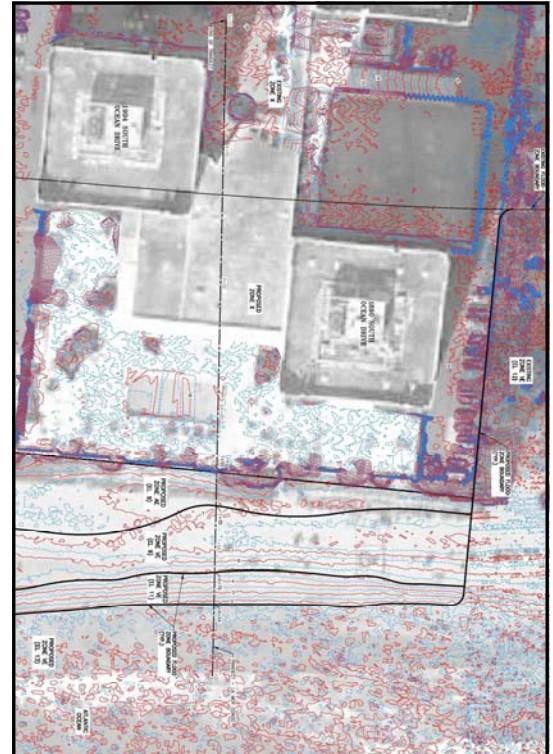


Sian Ocean Residences Condominium LOMR

Hollywood, Florida

Description: Provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) to more accurately depict the flood zone designation for Sian Ocean Residences Condo Association located in Hollywood, Florida, adjacent to the Atlantic Ocean. The LOMR revised the flood zone designation for the property from a high risk "VE" zone to a much lower risk "AE" zone which resulted in a significant savings in their annual flood insurance premium of approximately \$120,000.

FEMA MAP REVISIONS

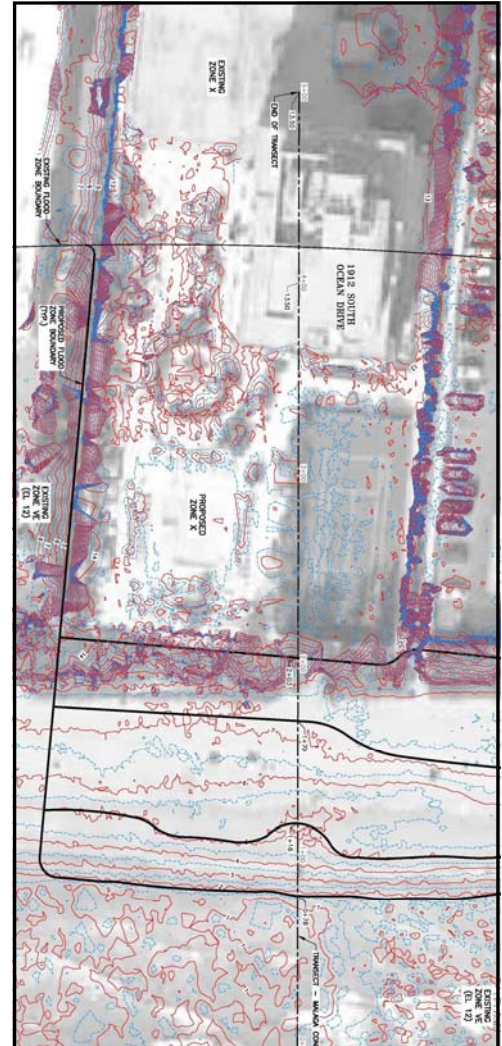


La Mer Condominium Coastal LOMR

Hallandale Beach, Florida

Description: Provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) to more accurately depict the flood zone designation for La Mer Condominium located in Hallandale Beach, Florida, adjacent to the Atlantic Ocean. The LOMR revised the flood designation for the property from a high risk "VE" zone to a much lower risk "X" zone (shaded) which resulted in a significant savings in their annual flood insurance premium.

FEMA MAP REVISIONS

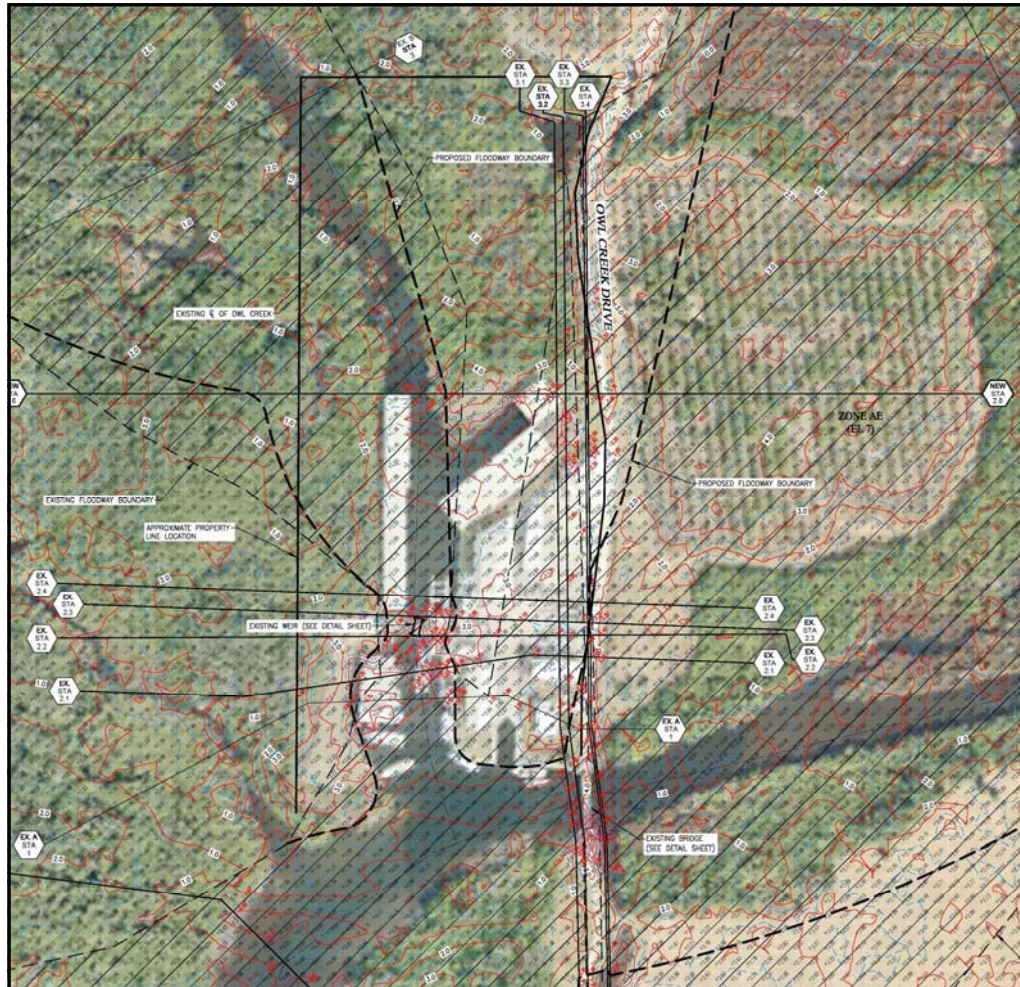


Malaga Condominium Coastal LOMR

Hallandale Beach, Florida

Description: Provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) to more accurately depict the flood zone designation for Malaga Condominium located in Hallandale Beach, Florida, adjacent to the Atlantic Ocean. The LOMR revised the flood zone designation for the property from a high risk "VE" zone to a much lower risk "X" zone (shaded) which resulted in a significant savings in their annual flood insurance premium.

FEMA MAP REVISIONS



Owl Creek & Trout Creek LOMR

Lee County, Florida

Description: The project involved conducting a detailed hydraulic model analysis for both the Owl Creek and Trout Creek tributaries to evaluate an adjustment to the floodway boundaries for each tributary. The project involved obtaining detailed topographic data, cross-section data, updating the current effective models with specific information, conducting floodway adjustment analysis and permitting through Lee County and FEMA. Per the results of the analysis, the FEMA maps were revised to reflect the new floodway boundaries. As a result, less of the subject property was encumbered by the floodway condition.

FEMA MAP REVISIONS

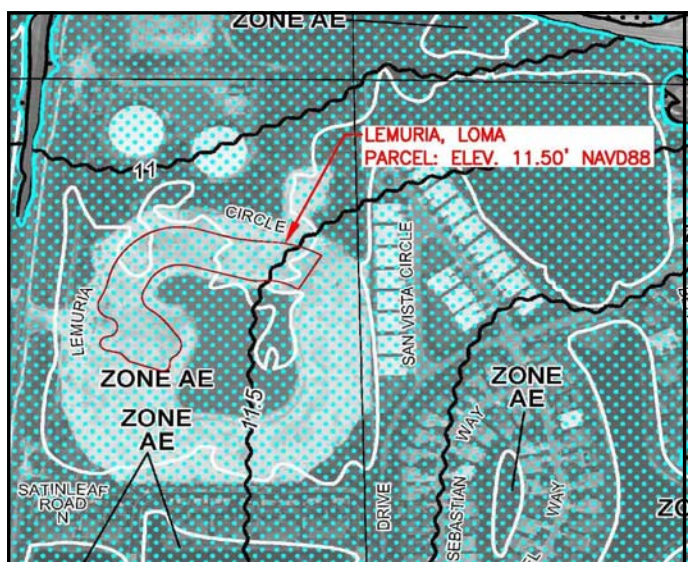
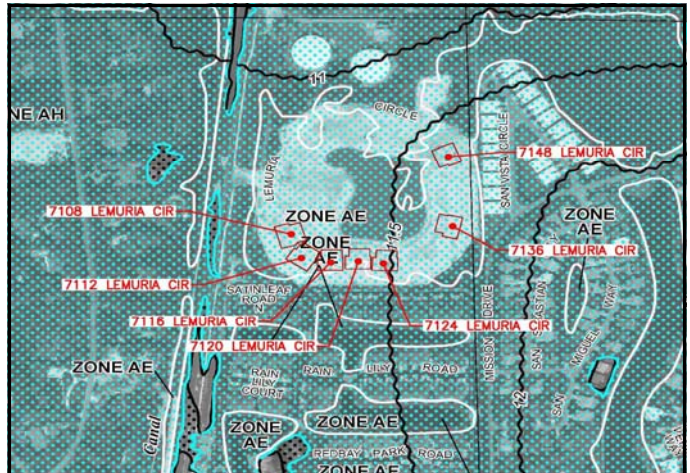


Hidden Harbor LOMR

Lee County, Florida

Description: The project involved conducting a detailed hydraulic model analysis for the Ten Mile Canal to evaluate an adjustment to the floodway boundary affecting a specific property. The property had previously received development entitlement prior to the floodway designation. The project scope included obtaining site specific topographic data, cross-section information, updating the current effective models, conducting a floodway adjustment analysis and permitting the revision through FEMA and Lee County. As a result of the analysis and permitting, the floodway boundary are adjusted and the majority of the property is no longer encumbered by the floodway designation.

FEMA MAP REVISIONS



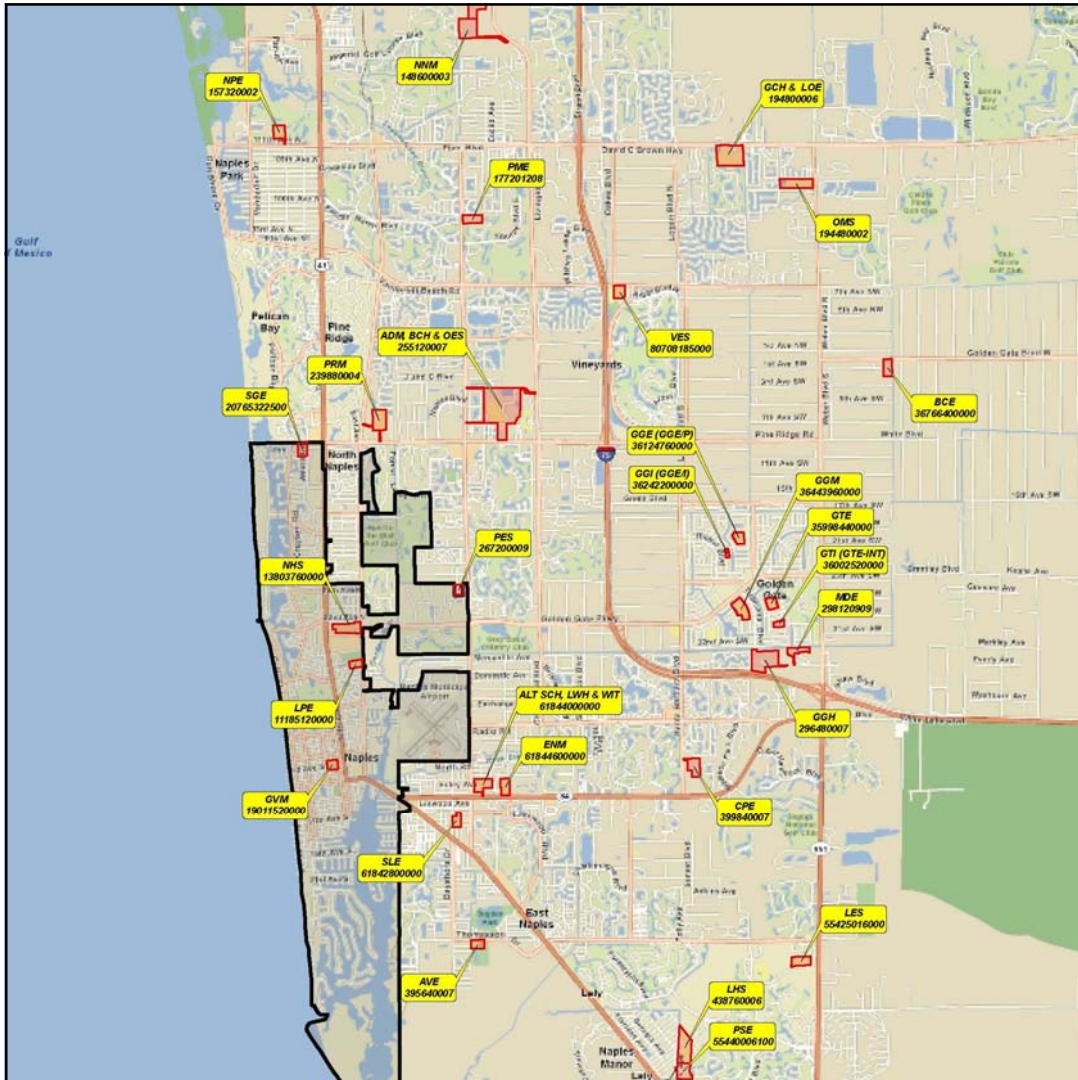
Lemuria Community LOMA

(18 Multi-family Buildings and Clubhouse)

Collier County, Florida

Description: Provided floodplain management services to map and facilitate a Letter of Map Amendment (LOMA). The effort included a total of 12 buildings being approved for removal from the Special Flood Hazard Area or flood zone, resulting in insurance savings for those residences.

FEMA MAP REVISIONS

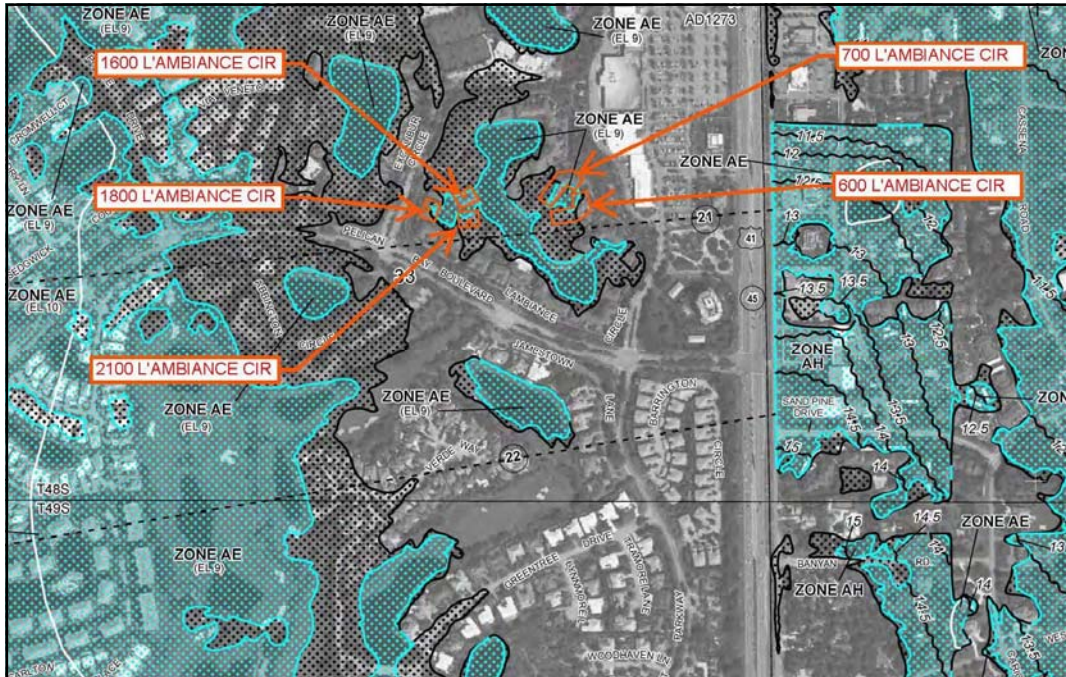


FEMA Hydrologic Analysis, Collier County School System, Collier County, Florida

Client: District School Board of Collier County

Description: Responsible for site data collection of 58 schools in Collier County to improve their rating from the FEMA Flood Insurance Rate Maps via a combination of Letters of Map Revisions and Appeals of the currently modified flood maps. The project included collection of topographic information, base flood elevations, elevation certificates, and LIDAR imagery. Geographic Information Systems (GIS) was used to validate our data and revise the Flood Insurance Rate Maps saving Collier County Schools over \$800,000 in flood insurance premiums.

FEMA MAP REVISIONS

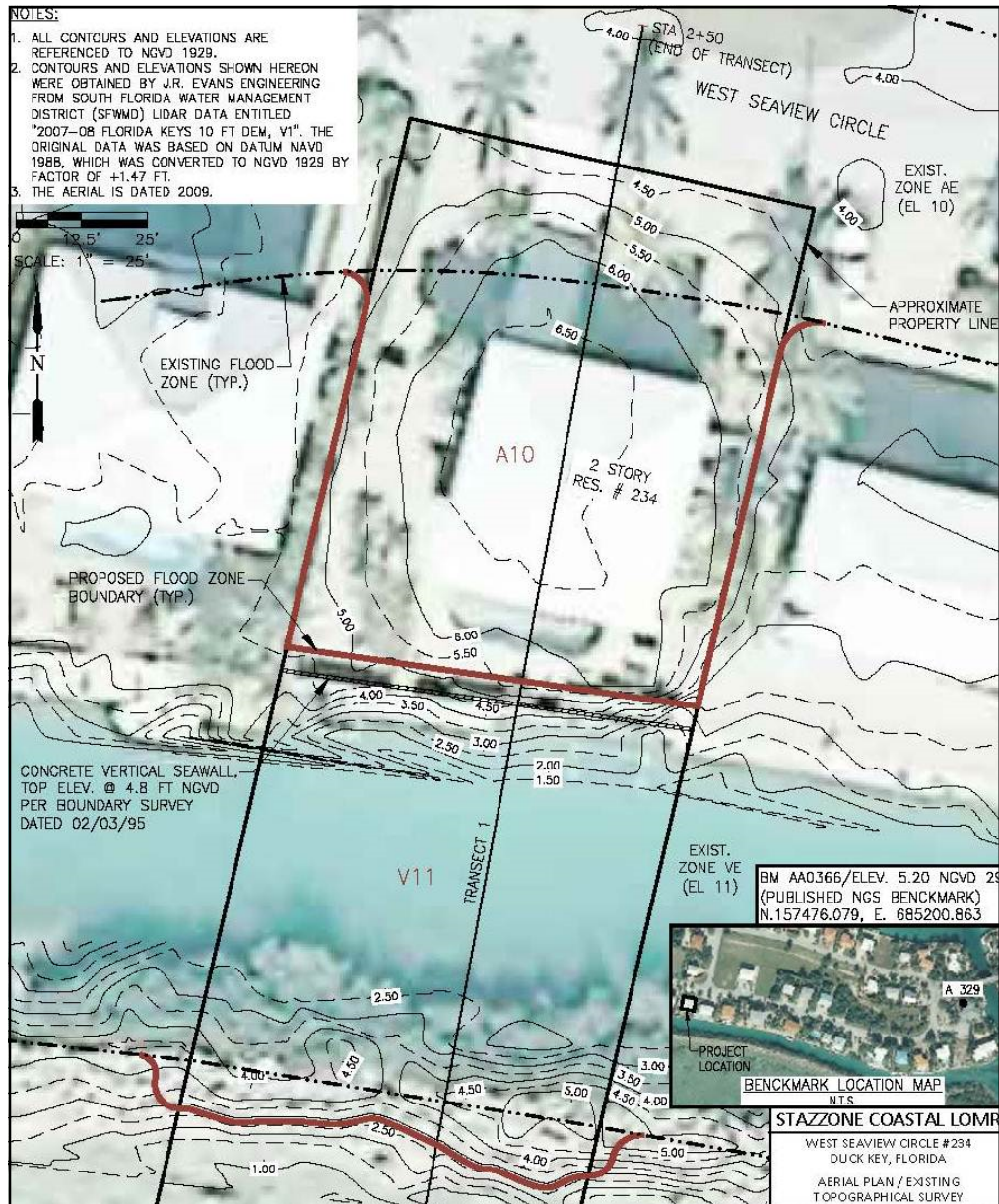


L'Ambiance at Pelican Bay Condominium LOMA

Collier County, Florida

Description: Provided floodplain management services to analyze and facilitate a Letter of Map Amendment (LOMA) to more accurately depict the flood zone designation for five (5) condominium buildings within the development. The LOMA revised the flood zone designation for the buildings from a high risk "A" zone to a much lower risk "X" zone, which resulted in over \$50,000 savings in flood insurance premiums.

FEMA MAP REVISIONS



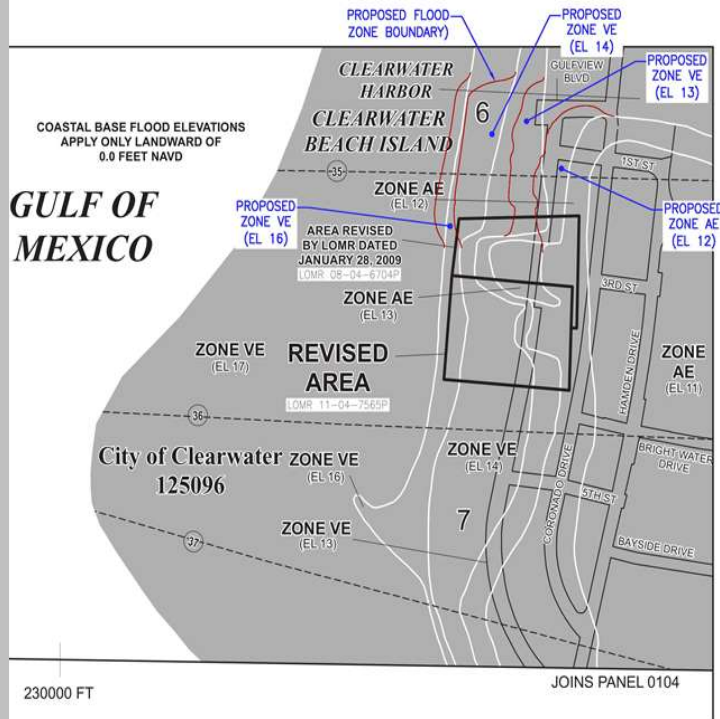
Stazzone Coastal LOMR

Duck Key, Florida

Description: Provided floodplain management services to map and facilitate a Letter of Map Revision (LOMR) to more accurately depict the flood zone designation for a property owner on the Florida Keys. The LOMR revised the flood zone designation for the property from a high risk "V" zone to a much lower risk "A" zone, which resulted in a significant savings in flood insurance premium and building requirements.



FEMA MAP REVISIONS



Wyndham Grand Resort CLOMR

Clear Water, Florida

Description: Provided floodplain management services to map, model and facilitate a Conditional Letter of Map Revision (CLOMR) for a proposed development project located along the gulf coast within the City of Clearwater, FL. The project included the design and hydraulic analysis of a proposed wave dissipating retaining wall for the purpose of withstanding 100-year wave forces associated with the high risk "VE" flood zone and with it's installation will result in an "AE" flood zone over the proposed development site. The implementation of the proposed wall provides for additional protection and mitigation of flood risks to the property and proposed building. By completing a CLOMR before construction, the savings in construction costs were \$0.5 Million dollars. Once the wall is constructed, a Letter of Map Revision (LOMR) shall be obtained to formalize the flood zone change. In addition, the building's owners will experience a significant savings in the annual flood insurance costs.



FLOOD PROTECTION ANALYSIS

In cases where a Letter of Map Change is not applicable, J.R. Evans Engineering will review individual properties and structures for opportunities to either correct or improve their flood risk assessment with FEMA based on certain criteria related to the building's construction specifications or type. In some cases, minor improvements can be implemented to the buildings, such as the installation of proper flood venting, which will result in a more favorable risk rating on the building's flood insurance policy.



Chateaumere Royale Condominium Pelican Bay, Florida

J.R. Evans Engineering provided flood protection analysis to evaluate the buildings' flood risk assessment and determine potential improvements for lowering the risk and insurance premium. Based upon our analysis, proper flood venting was designed, permitted and installed for the lower garage storage areas which allowed the building to be rated based upon the next highest floor. This resulted in a significant decrease in the flood insurance premium.



High Efficiency Insulated Flood Vent

Superior Automatic Flood Protection



COMPLETED FLOODPLAIN MANAGEMENT PROJECTS

COLLIER COUNTY:

- Lemuria Community LOMA
- L' Ambiance LOMA
- Milano Condominium DEMA Analysis
- Quarry LOMAs
- Spoonbill Cove LOMA
- District School Board of Collier County LOMAs
- The Enclave of Naples Condominium LOMA
- Avellino Isles in The Vineyards LOMA
- Calusa Bay LOMA
- Sapphire Lakes LOMAs
- Forest Lakes LOMAs
- Seagate Drive LOMR (Villas Raphael & The Seahouse)
- Villages of Monterrey Community LOMA
- Verona Walk LOMAs
- The Beach Tower at Moraya Bay
- The Royal Seafarer LOMR

LEE COUNTY:

- Owl Creek LOMR— Floodway
- Arroyal Place No Rise Certification
- North Colonial Waterway LOMR– Floodway
- The Sater Companies– No Rise Certification
- Midtowne Estero Village No Rise Certification
- Mediterranea III No Rise Certification
- Hidden Harbor Development LOMA
- Hidden Harbor LOMR– Floodway
- Estero Place CLOMR– Floodway
- Rapallo Condominium Association LOMAs
- Williams Farm LOMAs
- Plantation Pines LOMA

EAST COAST:

- Sian Condominium Coastal LOMR
- Le Mer Condominium Coastal LOMR
- Malaga Condominium Coastal LOMR
- Stazzone Coastal LOMR
- Ocean Palms LOMR
- Jade IV LOMR
- Sea Air Towers Condo LOMR
- Residences on Hollywood Beach LOMR
- Wyndham Grand Resort CLOMR

WEST COAST:

- Sandpearl Coastal LOMR
- Bella Costa Condo LOMR
- Peace River LOMR
- Lands End Condo LOMR
- Marina Jack CLOMR
- Wyndham Grand CLOMR



GOT FLOOD ZONES?

The Federal Emergency Management Agency (FEMA) works with local municipalities to evaluate flood risk by a combination of computer modeling and topographic surveys. The resulting maps designate whether your property is (or is not) in a special flood hazard risk area (i.e. flood zone). These maps are known as the Flood Insurance Rate Maps or FIRMs. Insurance companies use these maps to verify your designated flood risk which sets your premium for Federal Flood Insurance. The premiums are dictated by FEMA and the National Flood Insurance Program and are the same between insurance agents. If you are in a special flood hazard area and have a federally backed mortgage, then you are mandated by federal law to have flood insurance! In the face of no possibilities there are options that most people are not aware of. FEMA has a designated process to modify the FIRMs and potentially update your risk designation based on more accurate information. In most cases, the FIRM maps were created with topographical information that is in some cases up to 20 years old or taken via aerial imagery with limited accuracy.

J.R. Evans Engineering, a hydrologic engineering firm based in Estero, Florida, has developed a process to efficiently modify the maps where existing conditions support a change. The firm first performs a preliminary review of the existing data, maps, etc.; then utilizing this information, along with years of experience of working within the FEMA regulatory paradigm and sound engineering judgment, they are able to determine the potential success of a map modification.

J.R. Evans Engineering has a proven 100% approval record for FEMA map modifications, and is equally as successful in letting their clients know when it doesn't make sense to spend their money pursuing a change. It should be noted that amendments to the Flood Insurance Rate Maps (FIRMs) do not eliminate your physical risk of flooding and the continued purchase of flood insurance is always recommended. The firm's intention is to more accurately depict your property's risk designation on the FIRM.

J.R. Evans Engineering provides comprehensive flood zone mapping services, in addition to revisions to Flood Insurance Rate Maps. The firm is recognized by the State of Florida as **Certified Floodplain Managers (CFM)**. Specifically, specializing in revising properties erroneously located within higher risk "V" or "AE" flood zones to a lower risk flood zone or relocation of floodway boundaries where supported by onsite survey data and computer modeling. The result of these revisions substantially reduces flood insurance premiums. They also provide civil engineering services related to land development design & permitting, drainage studies, & regulatory compliance. Their professionals have extensive experience in establishing multi-disciplinary teams as necessary to include planning, surveying, landscape architecture, GIS, geological, and hydrogeological services as the projects warrant matching the needs of the project.

Their team of engineers is led by Josh Evans, P.E. as President of **J.R. Evans Engineering**. Mr. Evans, has been practicing in Florida since 1998, and received his Florida Professional Engineer Registration in 2001. He is a published author in the subject of water resource engineering and holds an undergraduate engineering degree from the University of Kentucky and a Master's Degree from the University of Florida in Hydrological Sciences Engineering.

Elizabeth Fountain, P.E., CRM as Vice President of **J.R. Evans Engineering**, heads up the Floodplain Management Division. Ms. Fountain has been practicing in Florida since 2001 and received her Florida Professional Engineer Registration in 2003. She is also certified by the Association of State Floodplain Managers, Inc. (ASFPM) as a Certified Floodplain Manager and holds a Civil Engineering degree from the University of Tennessee.

Please contact Elizabeth Fountain at 239-405-9148, 1-844-573-8267 (toll free), or elizabeth@jreng.com for more information about how they can help.

www.jrevansengineering.com