



Federal Emergency Management Agency

Washington, D.C. 20472

April 18, 2024

The Honorable Brook Thomas
Mayor, City of St. Joseph
700 Broad Street
St. Joseph, MI 49085

Case No: 13-05-4209V
Community: City of St. Joseph
Berrien County, Michigan

Community No.: 260044
Effective Date: April 26, 2024
LOMC-VALID

Dear Mayor Thomas:

On April 25, 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 Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.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 LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.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revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM.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by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.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>.

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF ST. JOSEPH, MI
Case No: 13-05-4209V

Community No.: 260044

April 26, 2024

Case No.	Date Issued	Identifier	FIRM Panel Number
04-05-3936A	7/23/2004	INDUSTRIAL ISLAND, SECTIONS 24 & 25; 434 ANCHORS WAY	26021C0101D
06-05-BW75A	8/17/2006	MARSH AND MCKALEB'S ADDITION, LOTS 26-28 -- 1117 BROAD STREET (MI)	26021C0101D
06-05-BW79A	8/29/2006	EDGEWATER DUNES CONDOMINIUM, UNIT 16 -- 484 DUNE RIDGE SOUTH (MI)	26021C0101D
06-05-C575A	10/20/2006	EDGEWATER DUNES CONDOMINIUM, UNIT 46 -- 529 SUMMER RIDGE PARK WAY (MI)	26021C0101D
06-05-C549A	10/24/2006	EDGEWATER DUNES CONDOMINIUM, UNIT 20 -- 520 DUNE RIDGE NORTH (MI)	26021C0101D
07-05-0594A	11/16/2006	EDGEWATER DUNS CONDOMINIUM, UNIT 15 -- 474 DUNE RIDGE SOUTH (MI)	26021C0101D
07-05-0746A	11/21/2006	HATFIELD'S ADDITION, PORTION OF LOT 14 -- 701 COMINGS AVENUE (MI)	26021C0103D
07-05-3681A	5/17/2007	FISKARS EDGEWATER CONDOMINIUM, UNIT 6 -- 511 RENAISSANCE DRIVE (MI)	26021C0101D
07-05-4373A	6/14/2007	MARSH AND MCKALEB'S ADDITION, LOTS 26-28 -- 1117 BROAD STREET (MI)	26021C0101D
07-05-5179A	7/31/2007	SHOREVIEW CONDOMINIUMS, UNITS 1-3 -- 249, 251, 253 SHOREVIEW DRIVE	26021C0101D 26021C0102D
09-05-5499A	10/16/2009	Units 1-30 of Fairways at Harbor Shores	26021C0101D 26021C0102D
12-05-1462A	2/7/2012	LASALLE'S SHOREVIEW CONDOMINIUMS, UNITS 1 THRU 10 --- 255 THROUGH 269 ODD, 275 & 273	26021C0101D 26021C0102D

REVALIDATED LETTERS OF MAP CHANGE FOR CITY OF ST. JOSEPH, MI
Case No: 13-05-4209V **Community No.: 260044**

April 26, 2024

Case No.	Date Issued	Identifier	FIRM Panel Number
13-05-3375A	4/2/2013	SHOREVIEW WAY 800 WHITWAM DRIVE	26021C0101D
14-05-0792A	11/29/2013	PART OF UNIVERSITY LOT 76 -- 701 KINGSLEY AVENUE	26021C0103D
15-05-0638A	11/18/2014	468 RIDGEWAY	26021C0101D
16-05-3197A	5/20/2016	LAKEVIEW PARK, LOT 13 -- 2618 BOTHAM COURT	26021C0103D
17-05-1243A	2/1/2017	HIGHCLIFFE TERRACE SUBDIVISION, LOTS 22-23 -- 2218 MOUNT CURVE AVENUE	26021C0101D
18-05-0942A	12/21/2017	SCHULTZ'S ADDITION, PORTION OF LOT 10 -- 1122 MICHIGAN AVENUE	26021C0101D
18-05-2714A	3/7/2018	285 Anchors Court	26021C0101D
21-05-2263A	4/16/2021	TAILWINDS CONDOMINIUMS, UNITS 1-11 -- 1221 BROAD STREET	26021C0101D
24-05-0811A	2/16/2024	LAKEVIEW PARK, LOT 14 -- 2616 BOTHAM COURT	26021C0103D

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., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

cc: LOMC Subscription Service Subscribers
Community Map Repository
Kristen Gundersen, Community Development Director/Zoning Administrator, City of St. Joseph