



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-A

May 4, 2016

The Honorable James Hovland
Mayor, City of Edina
City Hall
4801 West 50th Street
Edina, Minnesota 55424

Community: City of Edina,
Hennepin County, Minnesota
Community No.: 270160
Map Panels Affected: See FIRM Index

Dear Mayor Hovland:

This is to formally notify you of the final flood hazard determination for the City of Edina, Hennepin County, Minnesota, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On September 2, 2004, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On December 31, 2005 and August 17, 2012, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community, including Base Flood Elevations (BFEs). The proposed flood hazard determinations (FHDs) for your community were published in the *Star Tribune* on March 29, 2013 and April 5, 2013, and in the *Federal Register*, at Part 67, Volume 78, Page 8180, on February 5, 2013.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. The proposed FHDs for your community were appealed during that time. All technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the FHDs for your community are considered final. The final notice for FHDs will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on November 4, 2016. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS establishing the FHDs for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to November 4, 2016, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the enclosed NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS and FIRM

to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

- Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);
- Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or
- Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS to manage development in the floodplain, FEMA will use the FIS to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified Special Flood Hazard Areas, the areas subject to inundation by the base flood. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the BFEs established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Hennepin County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and

distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Chicago, Illinois, at (312) 408-5500 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/ldf>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



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

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
Scott Neal, City Manager, City of Edina

FINAL SUMMARY OF MAP ACTIONS

Community: EDINA, CITY OF

Community No: 270160

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on November 4, 2016.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR	14-05-2615P	12/29/2014	2013 Edina Morningside LOMR	27053C0362E	27053C0362F

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	95-05-928A	03/15/1995	LOT 13, BLOCK 1 - HILLDALE	2701600001B	27053C0361F
LOMA	99-05-796A	02/23/1999	COUNTRY CLUB DISTRICT, SUNNYSLOPE SECT. - BLOCK 1, LOT 2 - 4804 E. SUNNYSLOPE RD	2701600002B	27053C0361F
LOMA	99-05-3560A	05/07/1999	5012 EDINBURGH LN.	2701600002B	27053C0361F
LOMA	99-05-4570A	07/02/1999	4304 WEST 58TH ST	2701600004B	27053C0364F
LOMA	02-05-2636A	08/16/2002	LOT 4, BLOCK 3, SUNNYSLOPE SECTION, COUNTRY CLUB DISTRICT-4909 E. SUNNYSLOPE RD.	2701600002B	27053C0361F
LOMA	04-05-1212A	03/08/2004	LOT 1, BLOCK 2, COLONIAL GROVE 5TH ADDITION--5516 WOODCREST DRIVE	2701600004B	27053C0364F
LOMR-F	05-05-0878A	12/16/2004	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, LOT 27 -- 5550 MALIBU DRIVE	27053C0344E	27053C0344F
LOMA	05-05-3773A	07/26/2005	TWO OAKS SUBDIV, BLOCK 2, LOT 5 -- 6101 HALIFAX AVENUE	27053C0364E	27053C0364F

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Community: EDINA, CITY OF

Community No: 270160

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	05-05-3728A	08/18/2005	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, LOT 22 -- 5528 MALIBU DRIVE	27053C0344E	27053C0344F
LOMA	05-05-5034A	11/16/2005	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, LOT 24 -- 5536 MALIBU DRIVE	27053C0344E	27053C0344F
LOMA	05-05-3694A	12/13/2005	4350 BROOKSIDE COURT	27053C0361E	27053C0361F
LOMA	06-05-B195A	02/16/2006	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, LOT 23 -- 5534 MALIBU AVENUE (MN)	27053C0344E	27053C0344F
LOMR-FW	06-05-BA24A	05/18/2006	NINE MILE NORTH 2ND ADDITION, BLOCK 1, LOTS 2 & 3 -- 6802 & 6804 DOVRE DRIVE (MN)	27053C0344E	27053C0344F
LOMA	06-05-BF30A	05/23/2006	BRUCEWOOD SUBDIV, BLOCK 1, LOTS 1 & 5 -- 5116 ARDEN AVENUE (MN)	27053C0362E	27053C0362F
LOMA	06-05-BB89A	05/31/2006	POINT OF FRANCE CONDOMINIUMS -- 6566 FRANCE AVENUE SOUTH (MN)	27053C0364E	27053C0364F
LOMR-F	07-05-1098A	01/04/2007	GRAMERCY EDINA, BLOCK 1, LOT 1 -- 7100 METRO BOULEVARD (MN)	27053C0363E 27053C0451E	27053C0363F 27053C0451F
LOMA	07-05-1792A	02/13/2007	MORNINGSIDE MANOR, BLOCK 1, LOT 1 -- 4004 42ND STREET WEST (MN)	27053C0362E	27053C0362F
LOMA	07-05-2845A	03/27/2007	MORNINGSIDE, LOT 29 -- 4208 SCOTT TERRACE (MN)	27053C0362E	27053C0362F
LOMA	08-05-0134A	10/23/2007	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, PORTION OF LOT 24 -- 5538 MALIBU DRIVE	27053C0344E	27053C0344F
LOMA	08-05-0893A	12/18/2007	LOT 2, BLOCK 1, DIETRICH'S BROOKSIDE COURT, APARTMENT OWNERSHIP NO. 67 -- 4360 BROOKSIDE COURT	27053C0361E	27053C0361F
LOMA	08-05-2436A	03/11/2008	MORNINGSIDE, LOT 29 -- 4212 SCOTT TERRACE	27053C0362E	27053C0362F
LOMA	09-05-0314A	12/30/2008	WHITE INVESTMENT COMPANY'S HIDDEN VALLEY, BLOCK 2, LOTS 4 - 5 -- 5407 ABBOTT PLACE	27053C0364E	27053C0364F
LOMR-FW	09-05-2376A	06/16/2009	TWO OAKS, BLOCK 2, PORTION OF LOT 3 -- 6016 HALIFAX AVENUE	27053C0364E	27053C0364F
LOMA	09-05-6071A	10/30/2009	4600 MEADOW ROAD	27053C0362E	27053C0362F
LOMA	10-05-4138A	06/09/2010	Lot 23, Block 1, Interlachen Hills Third Addition Subdivision - 5532 Malibu Avenue	27053C0344E	27053C0344F
LOMA	11-05-1549A	01/12/2011	LOT 1, BLOCK 2, COLONIAL GROVE SIXTH ADDITION -- 5601 WOODCREST DRIVE	27053C0364E	27053C0364F

FINAL SUMMARY OF MAP ACTIONS

Community: EDINA, CITY OF

Community No: 270160

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	11-05-7133A	07/14/2011	LOT 1, BLOCK 2, MORNINGSIDE MANOR -- 3912 WEST 42ND STREET	27053C0362E	27053C0362F
LOMR-FW	12-05-0671A	11/30/2011	LOT 1, BLOCK 5, COLONIAL GROVE THIRD ADDITION -- 80 WOODLAND CIRCLE	27053C0364E	27053C0364F
LOMR-F	12-05-2142A	02/07/2012	COLONIAL GROVE THIRD ADDITION, BLOCK 8, LOT 4 -- 5537 PARK PLACE	27053C0364E	27053C0364F
LOMA	12-05-8263A	10/11/2012	MORNINGSIDE, LOTS 25 & 26 -- 3919 WEST 42ND STREET	27053C0362E	27053C0362F
LOMR-FW	13-05-1988A	02/14/2013	LA BUENA VISTA, BLOCK 9, LOT 3 -- 6808 BROOK DRIVE	27053C0363E	27053C0363F
LOMA	13-05-6935A	08/01/2013	13 PADDOCK ROAD	27053C0361E	27053C0361F
LOMR-FW	13-05-7361A	10/10/2013	LOT 5, BLOCK 1, MEADOWBROOK OAKS -- 24 CIRCLE WEST	27053C0361E	27053C0361F
LOMR-FW	14-05-1376A	01/07/2014	LOT 1, BLOCK 1, JAMES M. WILSON'S FIRST ADDITION -- 3225 WEST 54TH STREET	27053C0364E	27053C0364F
LOMA	14-05-5475A	04/24/2014	PART OF TRACT H, REGISTERED LAND SURVEY NO. 651 -- 4124 FRANCE AVENUE SOUTH	27053C0362E	27053C0362F
LOMA	15-05-0785A	12/23/2014	5300 WEST 70TH STREET	27053C0363E	27053C0363F
LOMA	15-05-1338A	12/23/2014	LOT 3, WHITE OAKS 7TH ADDITION - 4545 MEADOW ROAD	27053C0362E	27053C0362F
LOMA	15-05-2282A	01/27/2015	LOT 1, BLOCK 1, LAKE EDINA VILLAGE REPLAT -- 4932 POPPY LANE	27053C0451E	27053C0451F
LOMA	15-05-2841A	03/27/2015	BROOKVIEW HEIGHTS 5TH ADDITION, BLOCK 1, LOT 10 -- 6632 LIMERICK DRIVE	27053C0363E	27053C0363F
LOMA	15-05-3033A	03/26/2015	MORNINGSIDE, LOTS 25-26 -- 3919 WEST 42ND STREET	27053C0362E	27053C0362F
LOMA	15-05-3035A	03/26/2015	MORNINGSIDE MANOR, BLOCK 1, LOT 1 -- 4004 42ND STREET WEST	27053C0362E	27053C0362F
LOMA	15-05-3103A	03/31/2015	MORNINGSIDE MANOR, BLOCK 2, LOT 1 -- 3912 WEST 42ND STREET	27053C0362E	27053C0362F
LOMR-FW	15-05-5960A	09/16/2015	BROOKVIEW HEIGHTS 5TH ADDITION, BLOCK 1, LOT 11 -- 6628 LIMERICK DRIVE	27053C0363E	27053C0363F
LOMR-FW	16-05-0460A	12/15/2015	COLONIAL GROVE THIRD ADDITION, BLOCK 6, LOT 5 -- 91 WOODLAND CIRCLE	27053C0364E	27053C0364F

FINAL SUMMARY OF MAP ACTIONS

Community: EDINA, CITY OF

Community No: 270160

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	16-05-1126A	12/24/2015	NEWBOY ADDITION, BLOCK 1, LOT 2 -- 7777 WASHINGTON AVENUE SOUTH	27053C0432E	27053C0432F

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	05-05-3214A	08/18/2005	INTERLACHEN HILLS 3RD ADDITION, BLOCK 1, LOT 22 -- 5530 MALIBU DRIVE	1
LOMR	07-05-4704P	09/28/2007	PARK NICOLLET LOMR (MN)	4
LOMA	08-05-0898A	12/18/2007	LOT 3, BLOCK 1, DIETRICH'S BROOKSIDE COURT, APARTMENT OWNERSHIP NO. 70 -- 4370 BROOKSIDE COURT	4
LOMA	10-05-3784A	06/11/2010	4350 BROOKSIDE COURT	4
LOMR-FW	13-05-2444A	05/07/2013	PORTION OF LOT 5, BLOCK 1, AND A PORTION OF OUTLOT A, GLEASON THIRD ADDITION -- 6412 ASPEN ROAD	2

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		