



FEMA

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COMMUNITY DEVELOPMENT

December 4, 2025

IN REPLY REFER TO: COMMENT RE

The Honorable Dave Harner
County Manager
Lee County
2115 Second Street
Fort Myers, FL 33901

Community: Lee County, FL Unincorporated Areas
Community No.: 125124

Dear County Manager Harner:

This letter acknowledges receipt of correspondence dated September 30, 2025, sent by Billie Jacoby (Lee County Floodplain Administrator), regarding the preliminary Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) for Lee County, FL issued July 25, 2024. This correspondence was initiated on behalf of the engineering firm J.R. Evans Engineering regarding floodplain mapping within the Westbrook Development residential area within Lee County Unincorporated Areas. The primary area of proposed change is located within the vicinity of Westbrook Development, located on preliminary FIRM panel 12071C0581G. Please note that only those submittals that relate to the addition or modification of the proposed flood hazard information (i.e., Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries, zone designations, or regulatory floodways) shown on the FIRM and in the FIS report that satisfy the data requirements defined in Title 44, Chapter I, Part 67 of the Code of Federal Regulations are considered appeals. Because your submittal did not meet these criteria, FEMA has processed it as a 'comment.'

After reviewing this submittal, FEMA agrees to accept and address the suggested zone changes from AH to AE, AH to X-Shaded and X-Shaded to X-Unshaded (and vice versa) as a comment to update the preliminary FIS and FIRMs issued July 25, 2024. Mapping revisions were applied to preliminary FIRM panel 12071C0581G. The changes to this panel impact the mapping of Special Flood Hazard Areas, but do not revise the modeling results.

As a result of the comments received, Compass conducted a thorough review of the FIRMs and incorporated additional changes to panels. The following list contains the revised preliminary FIRM panels within Lee County Unincorporated Areas:

12071C0576J
12071C0577J
12071C0578J
12071C0579H
12071C0581G
12071C0583H

Please review the enclosed preliminary FIRM panels and preliminary FIS report (available as a digital download) to verify that the updated flood hazard data for this resolution has been satisfactorily incorporated. Please submit any comments regarding the resolution within 30 days of the date of this letter to the following address:

Kristen Martinenza, P.E., Chief
Risk Analysis Branch
FEMA Region 4
3005 Chamblee-Tucker Road
Atlanta, GA 30341

At the end of the 30-day period, FEMA will address any additional comments that are submitted. FEMA will then finalize the FIRM and FIS report by issuing a Letter of Final Determination (LFD). The LFD will explain the adoption/compliance process and will state when the FIRM and FIS report will become effective.

We appreciate your community's comments and commitment to having the most accurate flood hazard information available reflected on the FIRM and in the FIS report. If you have any questions regarding this matter, please contact either Michael Taylor of Compass by telephone at 404-313-3714 or by email at Michael.Taylor@aecom.com or the Mitigation Division, FEMA Region IV by telephone at 202-304-5185.

Sincerely,



Kristen M. Martinenza, P.E., Chief
Risk Analysis Branch
FEMA Region 4

Enclosures:

Updated Preliminary FIRM Panel 12071C0576J
Updated Preliminary FIRM Panel 12071C0577J
Updated Preliminary FIRM Panel 12071C0578J
Updated Preliminary FIRM Panel 12071C0579H
Updated Preliminary FIRM Panel 12071C0581G
Updated Preliminary FIRM Panel 12071C0583H
Preliminary Flood Insurance Study (via download link)

cc: The Honorable Cecil Pendergrass, Board of Commissioners Chairperson, Lee County
Billie Jacoby, Floodplain Administrator, Lee County
Faleesha Mumford, J.R. Evans Engineering, P.A.
Jillian Kraynak, State NFIP Coordinator, Florida Division of Emergency Management
Christina McLean
Alyssa Wilkerson
Dominick Minogue
Felipe Fuiza
Asif Siddiqui
Jennifer Thomas
Abel Arce
Rachel Rango
Melissa Jaszczak