



Federal Emergency Management Agency

Washington, D.C. 20472

November 16, 2015

RECEIVED
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COMMUNITY DEVELOPMENT

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Brian Hamman
Chairman, Lee County Board of Commissioners
P. O. Box 398
Fort Myers, FL 33902

IN REPLY REFER TO:

Case No.: 15-04-9971X
Community Name: Lee County, FL
Community No.: 125124
Effective Date of
This Revision: **March 30, 2016**

Dear Mr. Hamman:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any general questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP), please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5400, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our Web site at <http://www.fema.gov/nfip>.

Sincerely,

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

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Robert Stewart, CFM
Building Official
Lee County

Mr. Todd F. Helt, GISP
Project Manager
Weiler Engineering Corporation



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Lee County Florida (Unincorporated Areas)	NO PROJECT	UPDATE
	COMMUNITY NO.: 125124		
IDENTIFIER	300 Gulf Blvd (Correction of Case No.10-04-7794P)	APPROXIMATE LATITUDE AND LONGITUDE: 26.737, - 82.263 SOURCE: Precision Mapping Streets DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURE		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0182 F DATE: August 28, 2008		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Gulf of Mexico - area centered at the intersection of Bailey Street and Gulf Boulevard

SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is being issued to update the revised area and Zone designation/elevation in the effective Flood Insurance Rate Map (FIRM) for the Unincorporated Areas of Lee County, Florida based on the LOMR (Case No.: 10-04-7794P) that became effective October 27, 2010. The revised area and Zone designation/BFEs* are shown incorrectly within the Unincorporated Areas of Lee County on the FIRM Panel Number 12071C0182F. Therefore, this LOMR represents the correct revised area box and revises the Zone designation/BFEs within the revision area.

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/nfip>.

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



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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that any permits required by Federal or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/nfip>.

A handwritten signature in black ink, appearing to read "Luis Rodriguez".

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



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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jesse Munoz
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/nfip>.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping Web site at

https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER

Name: *Fort Myers News-Press*

Dates: November 24, 2015 and December 1, 2015

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard information presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/nfip>.

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Engineering Management Branch
Federal Insurance and Mitigation Administration

Lee County
Unincorporated Areas
125124

Gulf of Mexico

ZONE VE
(EL 15)

WHEELER ROAD

SEABREEZE
COURT

REVELS
COURT

PILOT
STREET

ZONE AE
(EL 10)

GASPARILLA
STREET

BAILY STREET

BARBAROSA
ST

ZONE VE
(EL 13)

REVISED
AREA

ZONE AE
(EL 12)

LAFITTE STREET

KIDD STREET

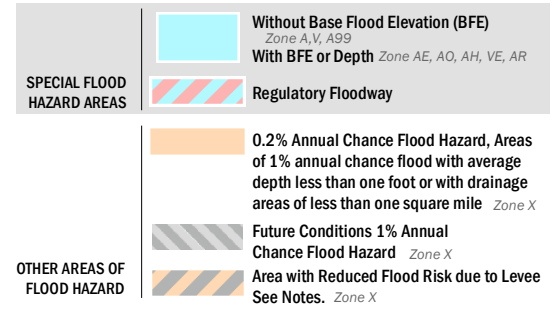
LUKE STREET

ZONE AE
(EL 11)

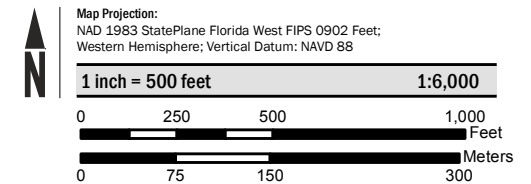
GASPARILLA
ISLAND

OTHERWISE PROTECTED AREA
11/16/1991

ZONE AE
(EL 9)



SCALE



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 182 OF 685

Panel Contains:
COMMUNITY NUMBER PANEL SUFFIX
LEE COUNTY 125124 0182 F

REVISED TO REFLECT LOMR DATED: March 30, 2016

VERSION NUMBER 2.1.3.0
MAP NUMBER 12071C0182F
EFFECTIVE DATE AUGUST 28, 2008

LOMR 15-04-9971X



LOMR 15-04-9971X replaces



LOMR 10-04-7794P

0 30 60 120 Feet

GULF BLVD

BAILY ST