



# Federal Emergency Management Agency

Washington, D.C. 20472

August 23, 2010

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Ms. Tammy Hall  
Chair, Lee County Board of County  
Commissioners  
P.O. Box 398  
Ft. Myers, FL 33902-0398

IN REPLY REFER TO:

Case No.: 10-04-0289P  
Community Name: Lee County, FL  
Community No.: 125124  
Effective Date of  
This Revision: January 3, 2011

RECEIVED

AUG 30 2010

COMMISSIONER HALL

Dear Ms. Hall:

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

Additional documents are enclosed which 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 questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, 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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

*Beth A Norton*

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

For: Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map  
Annotated Flood Insurance Study Report

cc: Mr. Carl L. Schwing  
Department of Community Development

Mr. James E. Kinsey, Jr.  
Athyrio Development Associates, LLC

Mr. Robert W. Stewart  
Floodplain Manager  
Lee County

Mr. Alex Haptemariam, P.E., CFM  
Greenhorne & O'Mara

The Honorable John Sullivan  
Mayor, City of Cape Coral

RECEIVED  
AUG 31 2010

COMMUNITY DEVELOPMENT



# 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	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Diplomat Park	APPROXIMATE LATITUDE & LONGITUDE: 26.299, -81.908 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 12071C0259F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0258F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0267F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0270F DATE: August 28, 2008		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: August 28, 2008 PROFILE(S): 20P - 22P FLOODWAY DATA TABLE: 9	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map; \*\* FBFM - Flood Boundary and Floodway Map; \*\*\* FHBM - Flood Hazard Boundary Map

### FLOODING SOURCE(S) & REVISED REACH(ES)

East Branch Yellow Fever Creek - From approximately 1,530 feet downstream of Diplomat Parkway to approximately 100 feet upstream of US 41

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
East Branch Yellow Fever Creek	Floodway	Floodway	YES	YES
	BFEs	BFEs	YES	YES

\* 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 Flood Insurance Study (FIS) report and/or 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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

*Beth A. Norton*

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

60144130 PT202.AEC.10040289P.H05 102IAC



Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 125095      Name: City Of Cape Coral, Florida

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM*	NO.: 12071C0258F	DATE: August 28, 2008	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 28, 2008 PROFILE(S): 20P-22P FLOODWAY DATA TABLE: 9
TYPE: FIRM*	NO.: 12071C0259F	DATE: August 28, 2008	
TYPE: FIRM*	NO.: 12071C0267F	DATE: August 28, 2008	
TYPE: FIRM*	NO.: 12071C0270F	DATE: August 28, 2008	

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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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## Federal Emergency Management Agency

Washington, D.C. 20472

### 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.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

##### 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 permits required by Federal and/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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Beth A. Norton".

Beth A. Norton, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

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**Federal Emergency Management Agency**  
Washington, D.C. 20472

**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. Brad Loar  
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 and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report 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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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**Federal Emergency Management Agency**  
Washington, D.C. 20472

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

**PUBLIC NOTIFICATION OF REVISION**

**PUBLIC NOTIFICATION**

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NAVD 88)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
East Branch Yellow Fever Creek	Approximately 700 feet downstream of Diplomat Parkway	15	14	12071C0259F
	Just downstream of US 41	17	18	12071C0259F

Within 90 days of the second publication in the local newspaper, a citizen 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 BFEs presented in this LOMR may be changed.

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. Please refer to FEMA's website at [https://www.floodmaps.fema.gov/fhm/Scripts/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp) for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER      Name: *Fort Myers News-Press*  
Dates: 08/27/2010    09/03/2010

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 (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Engineering Management Branch  
Mitigation Directorate

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FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
EAST BRANCH DAUGHTREY CREEK (Continued)								
T	18,154	235	554	1.1	21.6	21.6	22.4	0.8
U	20,668	410	1,334	0.5	22.7	22.7	23.7	1.0
V	22,453	997	1,831	0.3	22.8	22.8	23.8	1.0
EAST BRANCH YELLOW FEVER CREEK								
A	0	212	256	4.7	6.8 <sup>2</sup>	3.2 <sup>3</sup>	3.9	0.7
B	1,130	212	673	1.8	6.8	6.8	7.8	1.0
C	1,780	238	994	1.2	7.4	7.4	8.4	1.0
D	2,180	249	800	1.5	11.0	11.0	11.9	0.9
E	3,359	61	291	3.5	13.7	13.7	14.5	0.8
F	3,820	69	561	1.8	14.2	14.2	15.0	0.8
G	5,089	160	519	2.0	14.6	14.6	15.4	0.8
H	7,950	86	461	1.9	15.1	15.1	16.1	1.0
I	10,429	237	531	1.4	15.6	15.6	16.5	0.9

<sup>1</sup>Feet above mouth.

<sup>2</sup>Elevation computed without consideration of wave effects.

<sup>3</sup>Elevation computed without consideration of backwater effects from Caloosahatchee River

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011**

**REVISED DATA**


**TABLE 9**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**LEE COUNTY, FL  
AND INCORPORATED AREAS**

## **FLOODWAY DATA**

**EAST BRANCH DAUGHTREY CREEK – EAST BRANCH YELLOW FEVER CREEK**

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
EAST BRANCH YELLOW FEVER CREEK (Continued)								
J	12,180	148	325	1.8	16.9	16.9	17.5	0.6
K	13,148	81	280	2.1	17.9	17.9	18.2	0.3
L	14,358	228	749	0.7	18.0	18.0	18.8	0.8
M	15,656	72	418	1.1	18.1	18.1	19.0	0.9
ESTERO RIVER					REVISED DATA 			
A	550	777	4,791	1.3	9.5 <sup>2</sup>	8.3 <sup>3</sup>	8.3	0.0
B	2,050	411	3,797	1.6	9.5 <sup>2</sup>	8.5 <sup>3</sup>	8.6	0.1
C	2,800	696	5,624	1.1	9.5 <sup>2</sup>	8.6 <sup>3</sup>	8.7	0.1
D	3,800	829	7,438	0.8	9.5 <sup>2</sup>	8.7 <sup>3</sup>	8.9	0.2
E	4,600	659	3,304	1.8	9.5 <sup>2</sup>	8.7 <sup>3</sup>	8.9	0.2
F	5,100	695	5,126	1.2	9.5 <sup>2</sup>	8.8 <sup>3</sup>	9.0	0.2
G	6,281	858	5,208	1.2	9.5 <sup>2</sup>	9.0 <sup>3</sup>	9.3	0.3
H	8,861	539	3,795	1.6	9.6	9.6	9.9	0.3

<sup>1</sup>Feet above mouth.

<sup>2</sup>Elevation computed without consideration of wave effects.

<sup>3</sup>Elevation computed without consideration of backwater effects from Caloosahatchee River

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011**

**TABLE 9**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

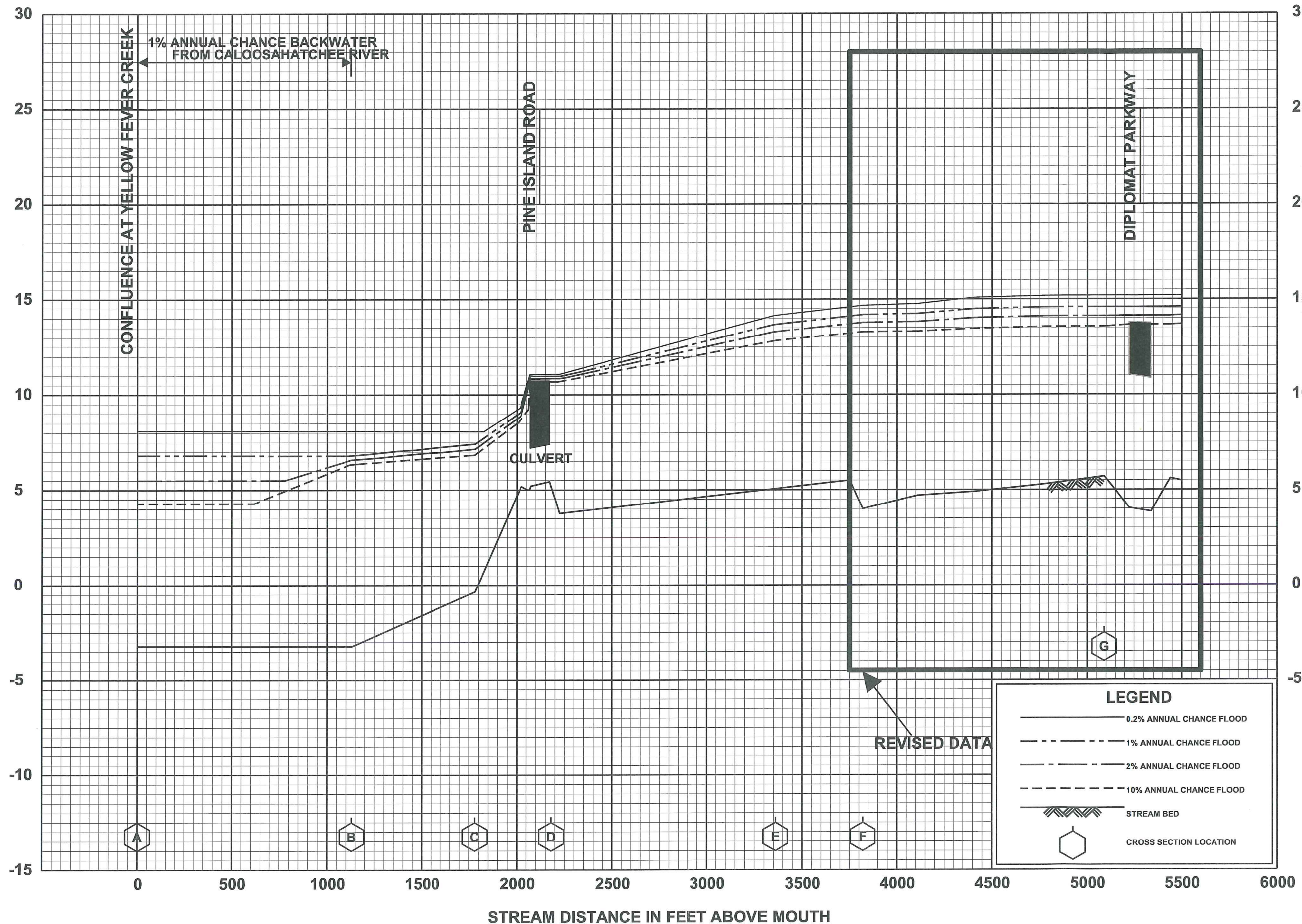
**LEE COUNTY, FL  
AND INCORPORATED AREAS**

**FLOODWAY DATA**

**EAST BRANCH YELLOW FEVER CREEK – ESTERO RIVER**



ELEVATION IN FEET (NAVD 88)



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REFLECT LOMR  
EFFECTIVE: January 3, 2011

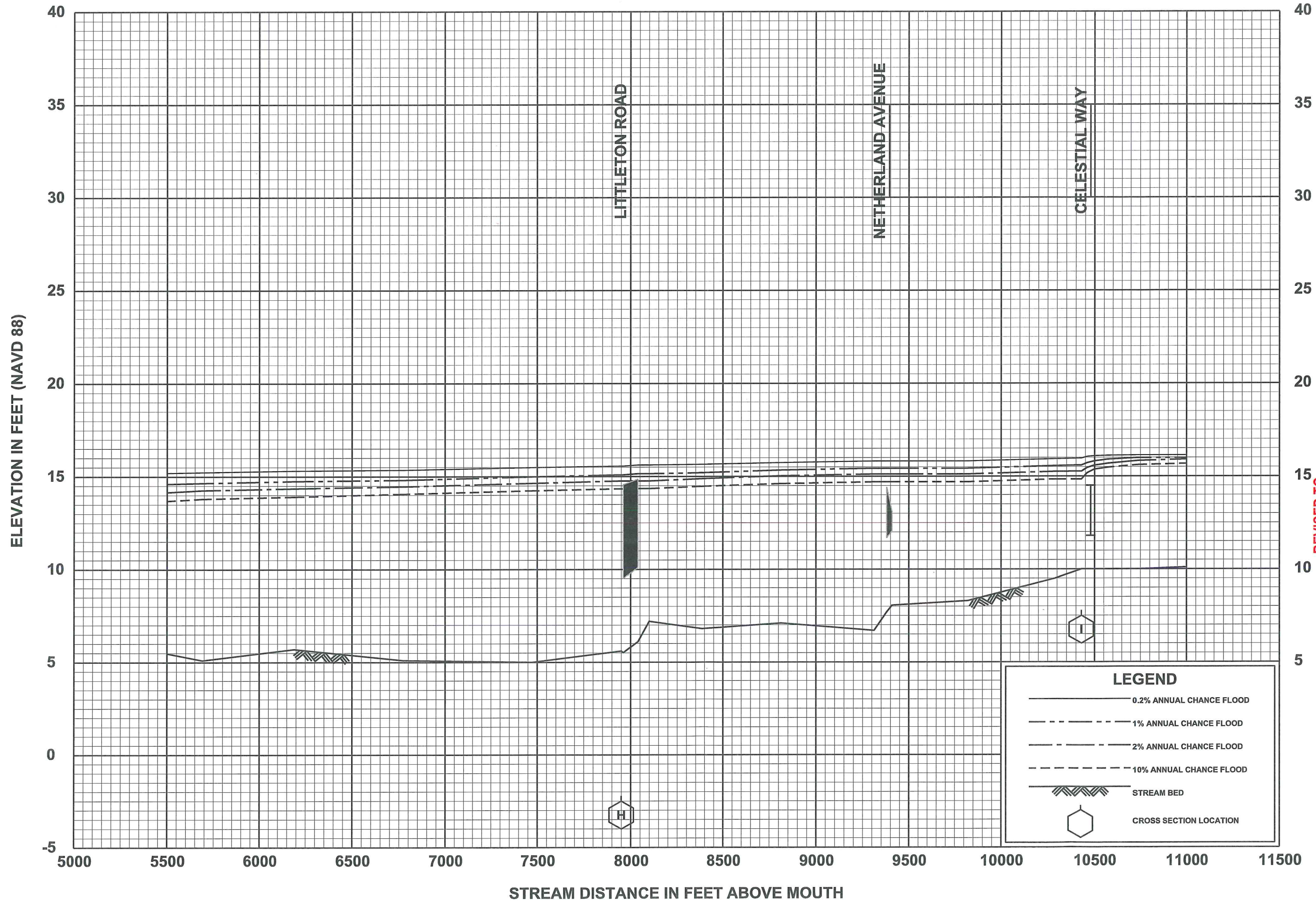
FEDERAL EMERGENCY MANAGEMENT AGENCY

## FLOOD PROFILES

LEE COUNTY, FL  
AND INCORPORATED AREAS

EAST BRANCH YELLOW FEVER CREEK





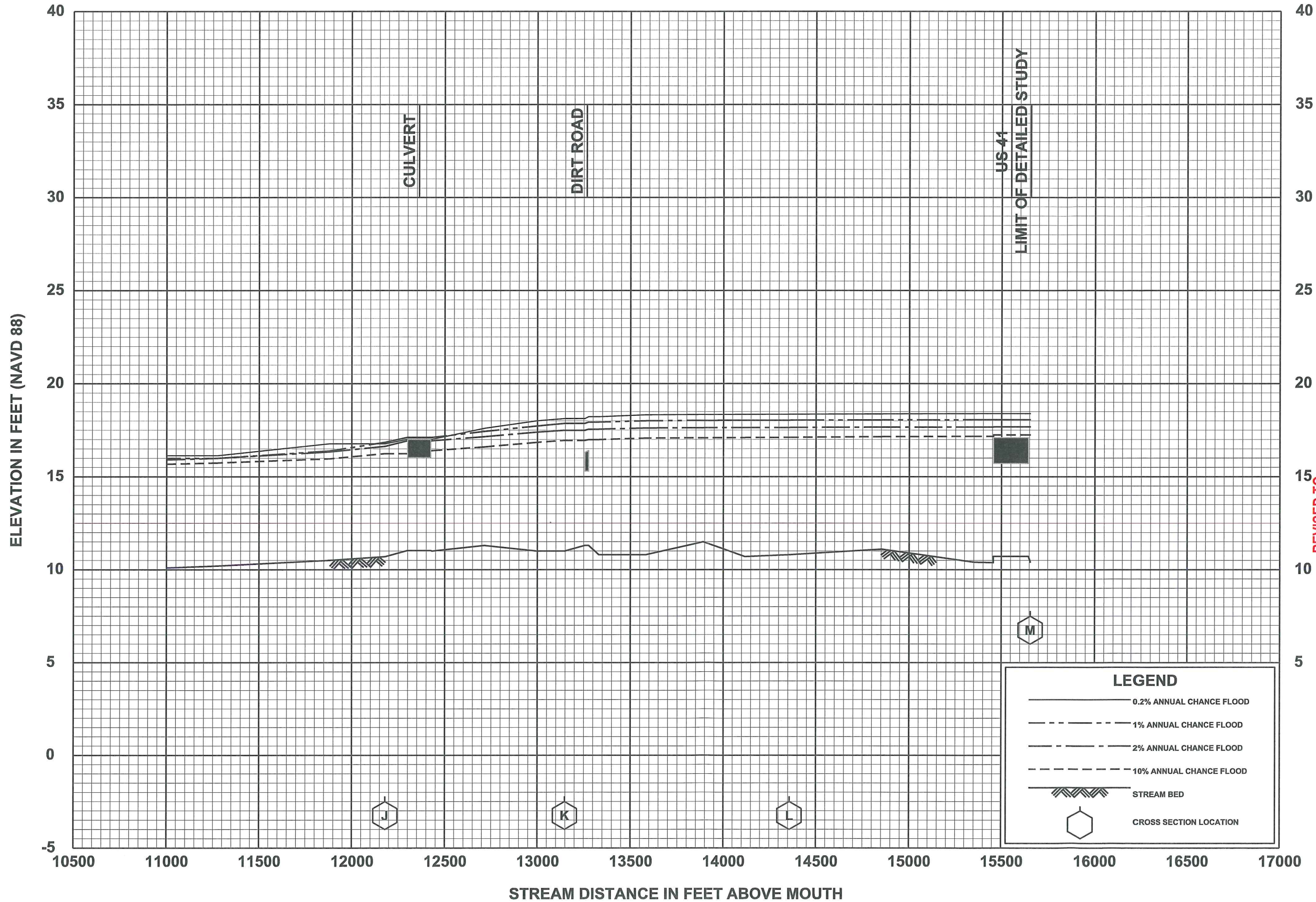
REVISIO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011

FLOOD PROFILES

EAST BRANCH YELLOW FEVER CREEK

LEE COUNTY, FL  
AND INCORPORATED AREAS





REVISED TO  
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# FLOOD PROFILES

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**LEE COUNTY, FL**  
AND INCORPORATED AREAS

EAST BRANCH YELLOW FEVER CREEK



# Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 500'



NFIP

PANEL 0267F

## FIRM FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 267 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0267	F
CAPE CORAL, CITY OF	125095	0267	F
FORT MYERS, CITY OF	125106	0267	F

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
12071C0267F

EFFECTIVE DATE  
AUGUST 28, 2008

Federal Emergency Management Agency

Lee County  
Unincorporated Areas  
125124

ZONE AE  
(EL 15)

JOINS PANEL 0259

CURT DRYE  
ROAD

81°54'22.5"  
26°41'15.0"

855000 FT

REVISED  
AREA

ZONE AE

JOINS PANEL 0270

City of  
Cape Coral  
125095

East Branch  
Yellow Fever  
Creek

ZONE AE  
(EL 7)

PINEAPPLE LN  
Tributary L-2  
(Yellow Fever  
Creek Tributary)

41

N CLEVELAND AVE

BROWN RD

BROWN RD

RIVERSIDE  
AVENUE

WOODWARD  
AVENUE

34

CLARK ST

RIVERSIDE  
AVENUE  
ELLIS ST

ZONE A

SAN BERNARDINO ST

WOODWARD  
AVENUE  
REDLIN ST

PINE ISLAND RD

12

NE PINE ISLAND RD

Culvert

11

KUMQUAT ST

ZONE AE

W MARIANA AVE



*East Branch  
Yellow Fever  
Creek*

LEE COUNTY

**MAP SCALE 1" = 1000'**

NFIR

**PANEL 0270F**

## FIRM FLOOD INSURANCE RATE MAP

**LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS**

PANEL 270 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY

NUMBER PANEL SUFFIX

LEE COUNTY

125124 0270

CAPE CORAL, CITY OF

125095 0270

FORT MYERS, CITY OF

125106 0270

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011**

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
12071C0270F

**EFFECTIVE DATE**  
**AUGUST 28, 2008**

**Federal Emergency Management Agency**



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane west zone (FIPSZONE 0902). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

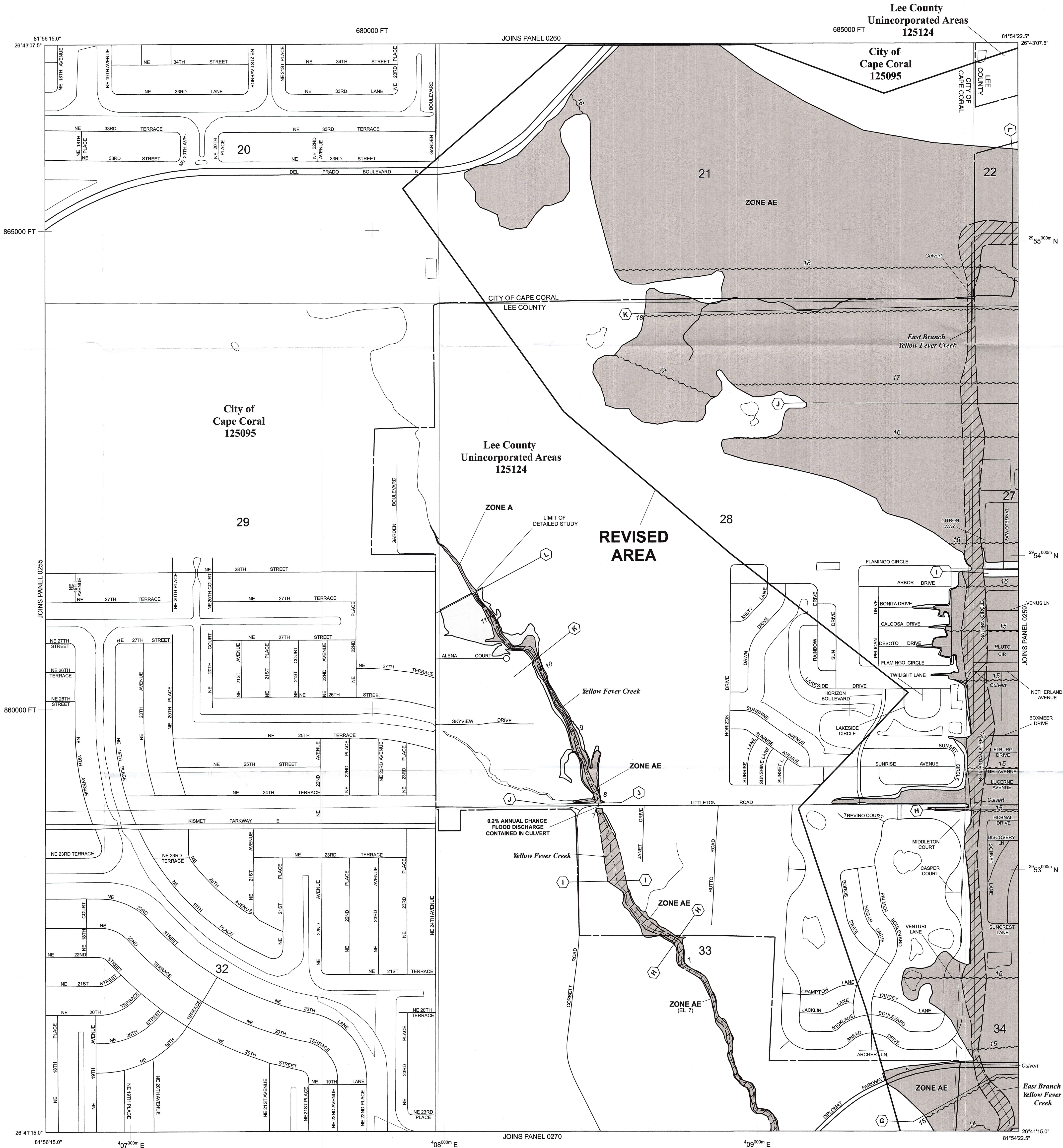
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO UNFLOODATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AP, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently declassified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AP** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

**Floodplain boundary**  
**Floodway boundary**  
**Zone D boundary**  
**CBRS and OPA boundary**  
**Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.**  
**Base Flood Elevation line and value; elevation in feet\***  
**Base Flood Elevation value where uniform within zone; elevation in feet\***

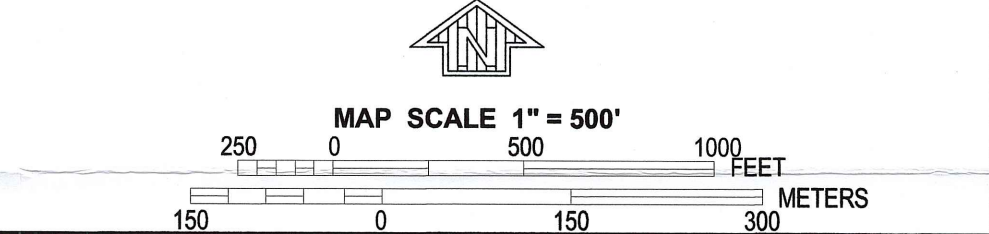
\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

**Cross section line**  
**Transect line**  
**Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)**  
**1000-meter Universal Transverse Mercator grid ticks, zone 17**  
**5000-foot grid ticks: Florida State Plane coordinate system, west zone (FIPSZONE 0902), Transverse Mercator**  
**Bench mark (see explanation in Notes to Users section of this FIRM panel)**  
**River Mile**

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index  
**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0258F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**LEE COUNTY,**  
**FLORIDA**  
**AND INCORPORATED AREAS**

**PANEL 258 OF 685**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**  
**COMMUNITY** NUMBER PANEL SUFFIX  
LEE COUNTY 125124 0258 F  
CAPE CORAL CITY OF 125095 0258 F

**REVISED TO REFLECT LOMR**  
**EFFECTIVE: January 3, 2011**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**12071C0258F**  
**EFFECTIVE DATE**  
**AUGUST 28, 2008**

**Federal Emergency Management Agency**



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was the Florida State Plane west zone (FIPSZONE 0902). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report* (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

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**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet\*

Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid ticks, zone 17

5000-foot grid ticks: Florida State Plane coordinate system, west zone (FIPSZONE 0902), Transverse Mercator

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

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MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0259F

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**LEE COUNTY,**  
**FLORIDA**  
**AND INCORPORATED AREAS**

**PANEL 259 OF 685**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
**CONTAINS:**  
**COMMUNITY** **NUMBER** **PANEL** **SUFFIX**  
125124 0259 F  
LEE COUNTY 125095 0259 F  
CAPE CORAL, CITY OF

REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 3, 2011

Notes to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**12071C0259F**

**EFFECTIVE DATE**  
**AUGUST 28, 2008**

Federal Emergency Management Agency