



Federal Emergency Management Agency

Washington, D.C. 20472

September 6, 2012

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SEP 14 2012

COMMUNITY DEVELOPMENT

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable John E. Manning
Chair, Lee County Board of
Commissioners
P.O. Box 398
Fort Myers, FL 33902

IN REPLY REFER TO:

Case No.: 12-04-3735P
Community Name: Lee County, FL
Community No.: 125124
Effective Date of
This Revision: **January 18, 2013**

Dear Mr. Manning:

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
Federal Insurance and Mitigation Administration

For: 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
Annotated Flood Insurance Study Report

cc: The Honorable Randy Henderson, Jr.
Mayor, City of Fort Myers

Mr. Robert Stewart, CFM
Building Official
Department of Community Development
Lee County

Mr. Brent T. Brewster, CFM
Floodplain Administrator
Building Plans Examiner/Inspector
City of Fort Myers

Mr. Timothy B. Gavin, P.E.
Project Engineer
Barraco and Associates, Inc.

Mr. Michael J. Henneman
Manager
Royal Fort Myers II, LLC



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	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Marbella	APPROXIMATE LATITUDE & LONGITUDE: 26.594, -81.808 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 12071C0433F	DATE: August 28, 2008	
TYPE: FIRM*	NO.: 12071C0431F	DATE: August 28, 2008	
		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: August 28, 2008 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)

Six Mile Cypress Slough – along the right overbank from approximately 5,385 feet downstream of I-75 to approximately 2,705 feet downstream

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Six Mile Cypress Slough	Floodway	Floodway	NONE	YES
	BFEs*	BFEs	NONE	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, 847 South Pickett Street, Alexandria, VA 22304-4605. 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
Federal Insurance and Mitigation Administration

125360 PT202.BKR.12043735P.H17 102-D-A



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 125106

Name: City of Fort Myers, Florida

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* NO.: 12071C0431F DATE: August 28, 2008
TYPE: FIRM* NO.: 12071C0433F DATE: August 28, 2008

DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: August 28, 2008
FLOODWAY DATA TABLE: 9

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, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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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.

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, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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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. 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.

Because this revision involves minor changes to the BFEs but does not change the whole-foot BFEs shown on the effective FIRM, we are not revising the Flood Profile; therefore, no annotated copies of the Flood Profile are enclosed.

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, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website 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 website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER

Name: *The Fort Myers News Press*

Dates: September 14, 2012 and September 20, 2012

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 flood hazard determination 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 (FMIX) 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 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Federal Insurance and Mitigation Administration

125360 PT202.BKR.12043735P.H17 102-D-A

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SIX MILE CYPRESS SLOUGH (Continued)								
K	13,677	1,757	6,659	0.6	16.6	16.6	16.8	0.2
L	14,977	371	1,396	2.9	17.4	17.4	17.8	0.4
M	16,507	1,250	5,762	0.7	17.7	17.7	18.2	0.5
N	21,317	1,100	5,729	0.7	18.5	18.5	19.2	0.7
O	24,000	1,863	9,257	0.4	18.6	18.6	19.3	0.7
P	26,785	1,600	6,868	0.5	18.6	18.6	19.3	0.7
Q	30,435	2,000	8,331	0.2	18.7	18.7	19.4	0.7
R	33,115	1,850	6,307	0.3	18.8	18.8	19.4	0.6
S	37,430	1,600	8,282	0.2	21.4	21.4	21.9	0.5
T	39,830	1,000	4,111	0.4	21.4	21.4	21.9	0.5
U	42,689	2,678	7,923	0.2	21.6	21.6	22.1	0.5
V	44,739	1,978	8,418	0.1	21.6	21.6	22.1	0.5
W	46,197	522	1,871	0.6	21.6	21.6	22.3	0.7
X	47,397	500	2,318	0.5	21.7	21.7	22.7	1.0

¹ Feet above mouth

Revised Data

Data revised by LOMR
dated August 29, 2008

REVISED TO

REFLECT LOMR

FLOODWAY DATA
EFFECTIVE: January 18, 2013

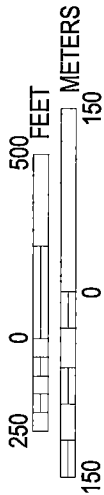
FEDERAL EMERGENCY MANAGEMENT AGENCY
LEE COUNTY, FL
AND INCORPORATED AREAS

SIX MILE CYPRESS SLOUGH

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



MAP SCALE 1" = 500'



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PANEL 0431F

FIRM

FLOOD INSURANCE RATE MAP

**LEE COUNTY,
FLORIDA
AND INCORPORATED AREAS**

PANEL 431 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
LEE COUNTY	125124	0431	F
FORT MYERS, CITY OF	125106	0431	F

REVISED TO
REFLECT LOMR

EFFECTIVE: January 18, 2013

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
12071C0431F

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

825000 FT

**City of
Fort Myers
125106**

33

AREA REVISED
BY LOMR DATED
AUGUST 29, 2008

JOINS PANEL 0427

BERNWOOD PLACE DRIVE

PACIFIC BEACH
DRIVE

REVISED
AREA

26°35'37.5"

81°48'45.0"

എം. 44. 1.

T. 45 S.




ZONE AE

4

JOINS PANEL 0433

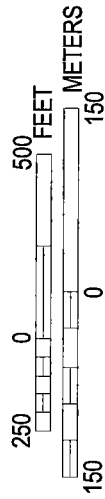
**Lee County
Unincorporated Areas
125124**

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 0433F

FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 433 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0433	F
FORT MYERS, CITY OF	125106	0433	F

REVISED TO

REFLECT LOMR

EFFECTIVE: January 18, 2013

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
12071C0433F

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

City of
Fort Myers
125106

720000 FT

JOINS PANEL 0431

81°48'45.0"

26°35'37.5"

REVISED
AREA

820000 FT

JOINS PANEL 0429

ZONE AE

Lee County
Unincorporated Areas
125124

City of
Fort Myers
125106