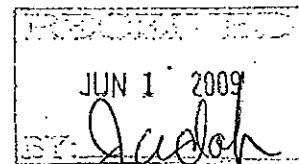




# Federal Emergency Management Agency

Washington, D.C. 20472

May 27, 2009



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Ray Judah  
Chairman, Lee County  
Board of Commissioners  
Post Office Box 398  
Fort Myers, FL 33902

IN REPLY REFER TO:

Case No.: 09-04-3111P  
Community Name: Lee County, FL  
Community No.: 125124  
Effective Date of  
This Revision: May 27, 2009

**RECEIVED**  
JUN 02 2009

Dear Mr. Judah:

**COMMUNITY DEVELOPMENT**

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(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 Assistance Center 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: William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map

cc: Mr. Robert Stewart  
Floodplain Manager  
Lee County

Mr. Richard S. Tomasello, P.E.  
Tomasello Consulting Engineers, Inc.



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	COASTAL ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Shadow Wood Preserve	APPROXIMATE LATITUDE & LONGITUDE: 23.120, -86.230 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 12071C0576 F DATE: August 28, 2008	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	
TYPE: FIRM*	NO.: 12071C0577 F DATE: August 28, 2008		
TYPE: FIRM*	NO.: 12071C0578 F DATE: August 28, 2008		
TYPE: FIRM*	NO.: 12071C0579 F DATE: August 28, 2008		

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)

Estero Bay - from approximately 3,100 feet northwest of the intersection of Shadow Creek Boulevard and Sandalwood Pointe to approximately 3,400 feet southeast

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Estero Bay	Zone VE BFEs*	Zone AE BFEs	NONE NONE	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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3801 Eisenhower Avenue, Alexandria, VA 22304. 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

112553 10.3.1.09043111 102-D-A



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 or local requirements to which the regulations apply.

**COMMUNITY REMINDERS**

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could 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 law have been obtained. State 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 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.

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

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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. 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

112553 10.3.1.09043111 102-D-A



Federal Emergency Management Agency  
Washington, D.C. 20472

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

**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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. 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

112553 10.3.1.09043111 102-D-A



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	
Estero Bay	Approximately 1,000 feet northeast of the intersection of Shadow Creek Boulevard and Sandalwood Pointe	12	11	12071C0576 F 12071C0577 F 12071C0578 F 12071C0579 F
	Approximately 500 feet southeast of the intersection of Shadow Creek Boulevard and Sandalwood Pointe	12	10	12071C0576 F 12071C0578 F 12071C0579 F
	Approximately 1,700 feet northeast of the intersection of Shadow Creek Boulevard and Sandalwood Pointe	13	11	12071C0576 F 12071C0577 F
	Approximately 2,300 feet east of the intersection of Shadow Creek Boulevard and Sandalwood Pointe	13	10	12071C0577 F 12071C0579 F
	Approximately 1,500 feet west of the intersection of Shadow Creek Boulevard and Sandalwood Pointe	11	10	12071C0577 F 12071C0579 F

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. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice 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: 06/08/2009 06/15/2009




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 Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. 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

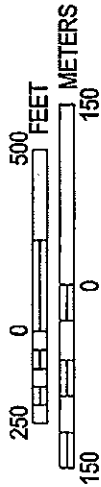
112553 10.3.1.09043111 102-D-A

Legend

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



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM  
 FIRM PANEL 0579F

**FIRM**  
FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 579 OF 685  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER 125124  
PANEL SUBFIX 0579

REVISED TO  
REFLECT LOMR  
EFFECTIVE: May 27, 2009

Map No. 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  
12071C0579F  
EFFECTIVE DATE  
AUGUST 28, 2008



Federal Emergency Management Agency

710000 FT

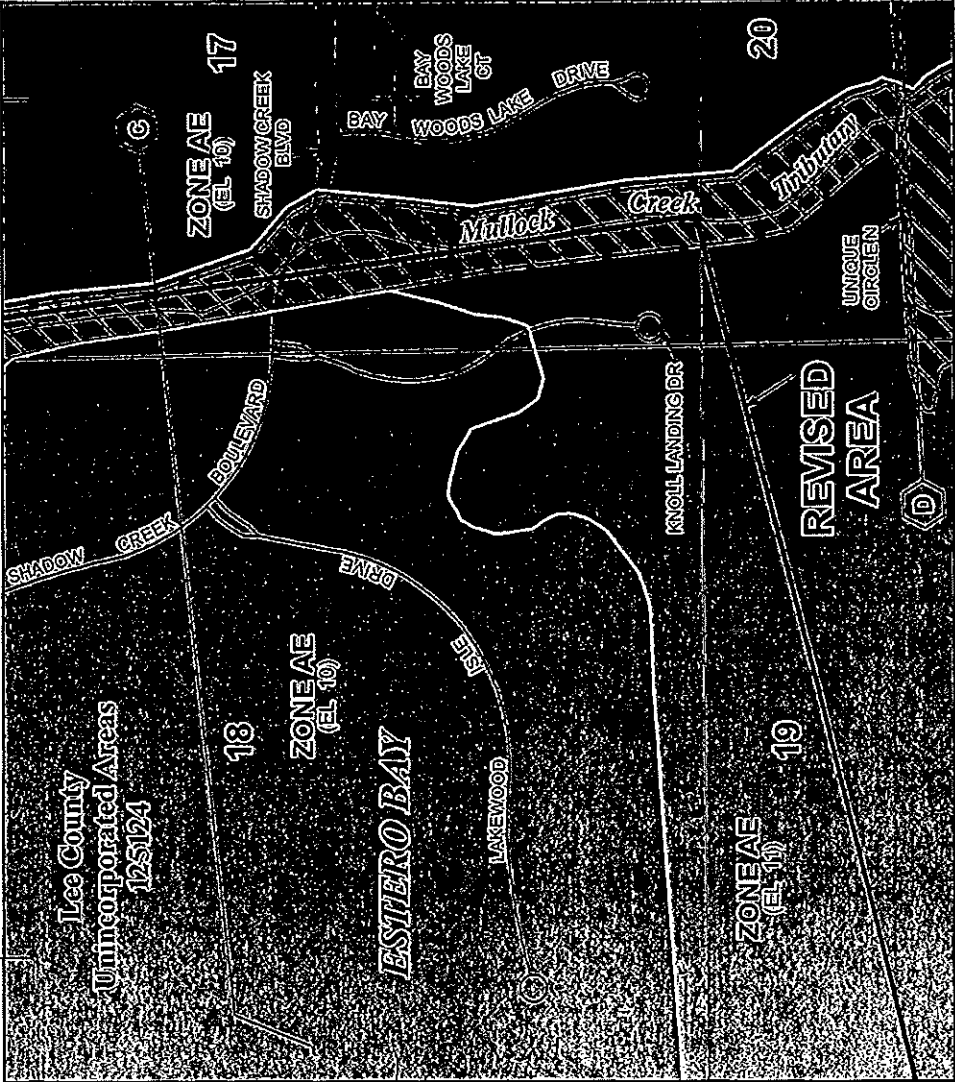
JOINS PANEL 0577

81°50'37.50"

26°28'07.50"

775000 FT

JOINS PANEL 0578



**Legend**

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

**MAP SCALE 1" = 500'**

250 0 500 FEET  
150 0 150 METERS

**FIRM**  
FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

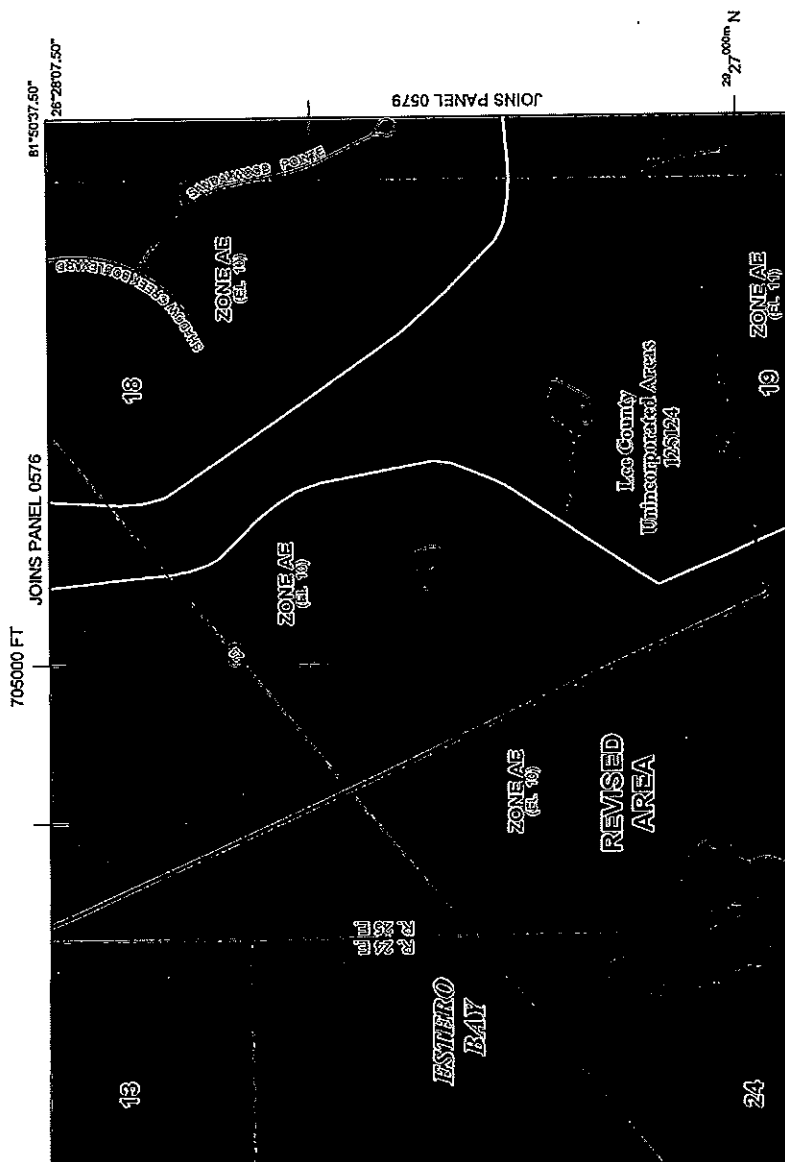
PANEL 578 OF 685  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT NUMBER: DANIEL SWEPEX  
DATE: 05/27/09

REVISED TO REFLECT LOMR  
EFFECTIVE: May 27, 2009

Map Number: 12071C0578F  
Effective Date: August 28, 2008

Federal Emergency Management Agency

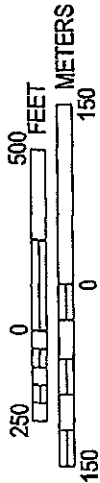


**Legend**

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



MAP SCALE 1" = 500'



PANEL 0577F

**FIRM**  
FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 577 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER PANEL SUBJECT  
LEE COUNTY 125124 007 F

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: May 27, 2009**

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



MAP NUMBER  
12071C0577F  
EFFECTIVE DATE  
AUGUST 28, 2008

Federal Emergency Management Agency

Lee County  
Unincorporated Areas  
125124

26°28'07.50"

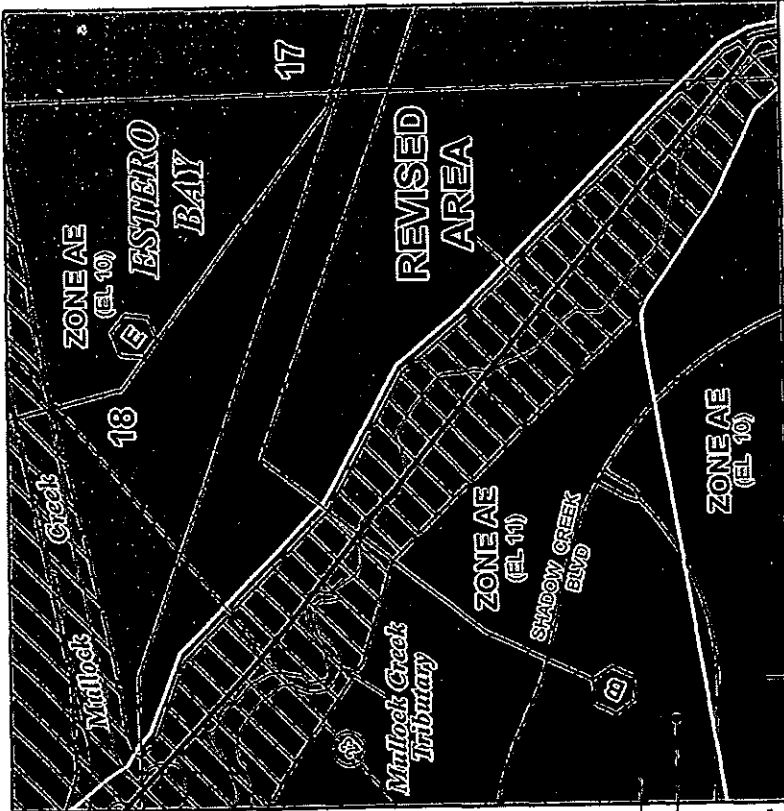
81°50'37.50"

4,160,000m E

JOINS PANEL 0579

JOINS PANEL 0576

A





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



MAP SCALE 1" = 500'

0 500 FEET

0 150 METERS

PANEL 0576F

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

PANEL 576 OF 685  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

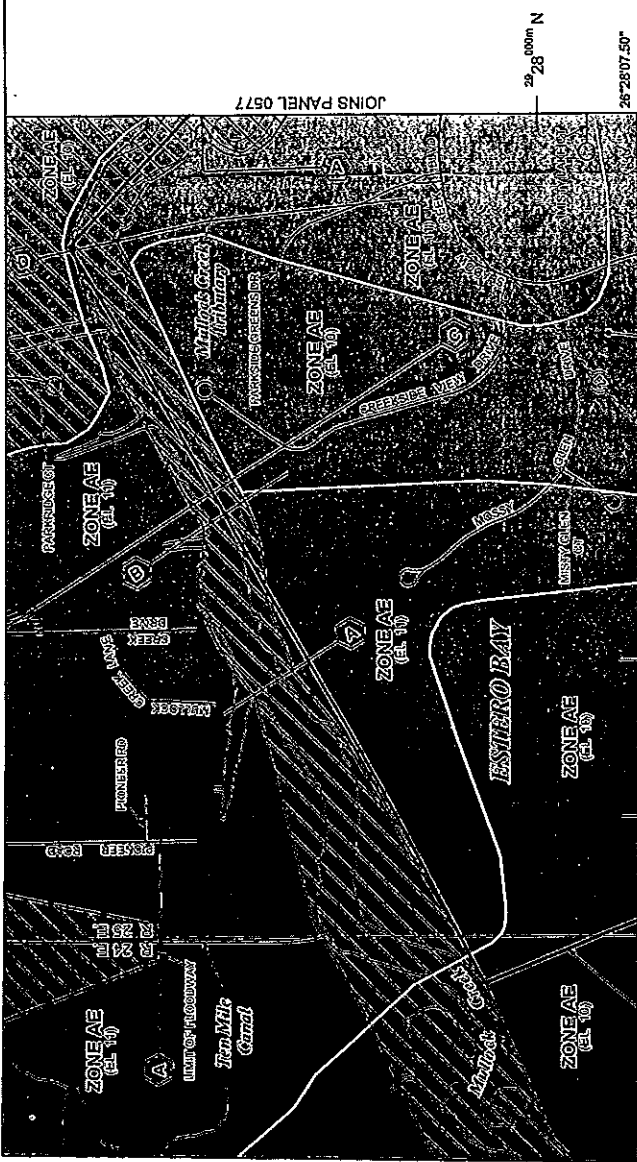
COMMUNITY: TAMPA BAY  
COUNTY: LEE COUNTY  
DATE: 08/28/08

REVISED TO REFLECT LOMR  
EFFECTIVE: May 27, 2009

MAP NUMBER  
1207100576F  
EFFECTIVE DATE  
AUGUST 28, 2008



Federal Emergency Management Agency



4,150m E

JOINS PANEL 0578

JOINS PANEL 0577

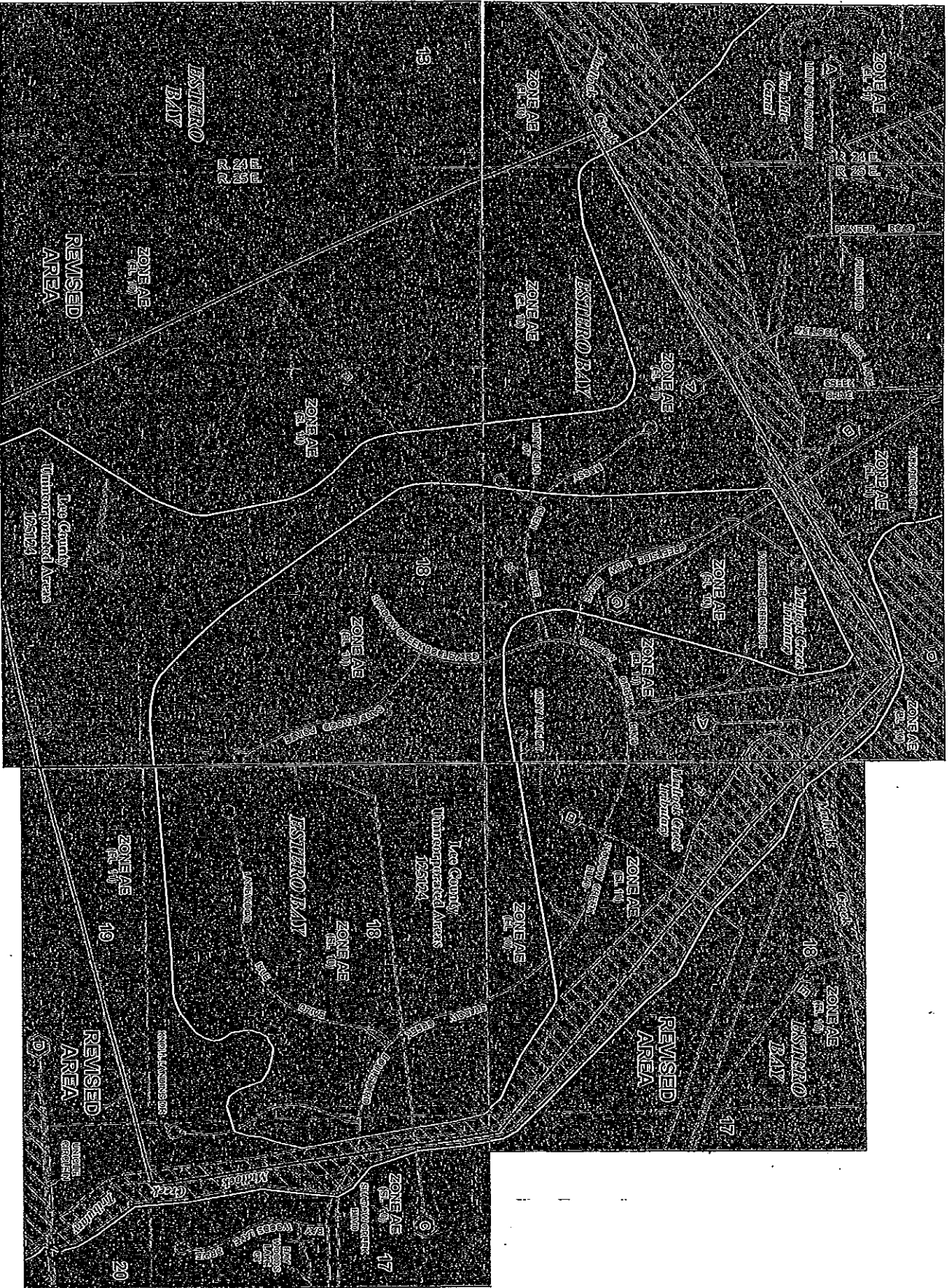
29,280m N

26,2807.50'

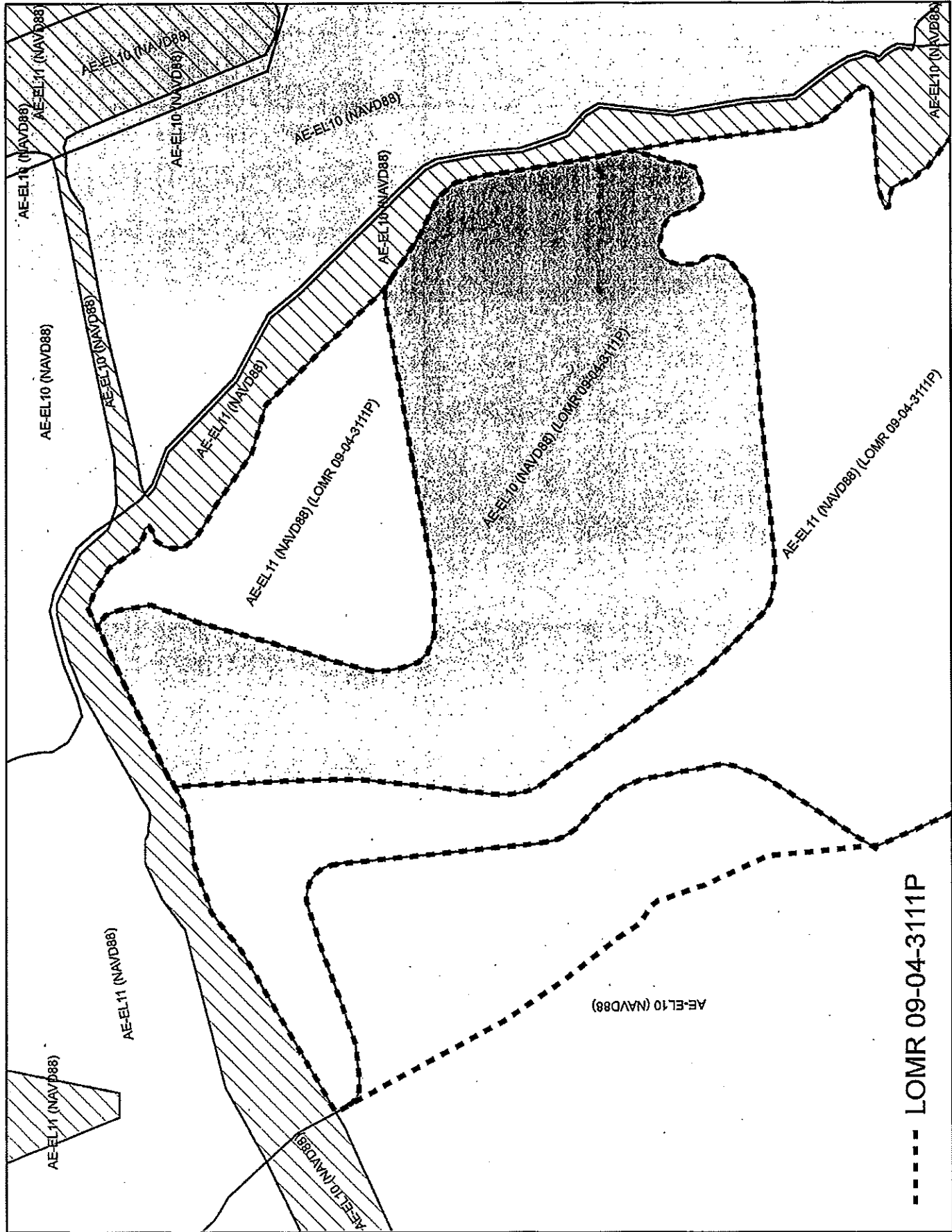
81,5037.50'

Lee County  
Unincorporated Areas  
125124

REVISED  
AREA







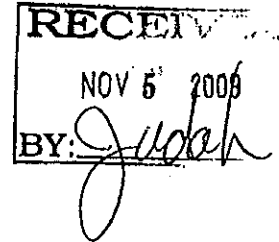
AFTER Edits 6/4/09



# Federal Emergency Management Agency

Washington, D.C. 20472

November 2, 2009



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 09-04-3111P

The Honorable Ray Judah  
Chairman, Lee County  
Board of Commissioners  
Post Office Box 398  
Fort Myers, FL 33902

Community: Lee County, FL  
Community No.: 125124  
FIRM Panel Affected: 12071C0576 F  
12071C0577 F  
12071C0578 F  
12071C0579 F

116

Dear Mr. Judah:

In a Letter of Map Revision (LOMR) dated May 27, 2009, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) for Lee County, Florida. These determinations were for Estero Bay - from approximately 3,100 feet northwest of the intersection of Shadow Creek Boulevard and Sandalwood Pointe to approximately 3,400 feet southeast. The 90-day appeal period that was initiated on June 15, 2009, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Base Flood Elevations (BFEs) in the *News Press*, has elapsed.

FEMA received no valid requests for changes to the modified BFEs. Therefore, the modified BFEs that became effective on May 27, 2009, remain valid and revise the FIRM that was in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified BFEs to carry out the floodplain management regulations for the NFIP. The modified BFEs will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please call the Director, Mitigation Division of FEMA in Atlanta, Georgia, at (770) 220-5400.

**RECEIVED**  
NOV 06 2009

COMMUNITY DEVELOPMENT

If you have any questions regarding the LOMR, the proposed modified BFEs, or mapping issues in general, please call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,

A handwritten signature in cursive script that reads "Kevin C. Long".

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

cc:

Mr. Robert Stewart  
Floodplain Manager  
Lee County

Mr. Richard S. Tomasello, P.E.  
Tomasello Consulting Engineers, Inc.