



# Federal Emergency Management Agency

Washington, D.C. 20472

August 18, 2009

**RECEIVED**  
AUG 24 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

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

IN REPLY REFER TO:

**COMMUNITY DEVELOPMENT**

Case No.: 09-04-5099P  
Community Name: Lee County, FL  
Community No.: 125124  
Effective Date of  
This Revision: **January 4, 2010**

Dear Mr. Judah:

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 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: 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. Robert Stewart  
Floodplain Manager  
Lee County

Mr. Peter J. Pellerito, P.E.  
President, Draper Technology



# 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)	FILL	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Midtown Estero Village	APPROXIMATE LATITUDE & LONGITUDE: 26.530, -82.560 SOURCE: USGS QUADRANGLE      DATUM: NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 12071C0591 F      DATE: August 28, 2008 TYPE: FIRM*      NO.: 12071C0592 F      DATE: August 28, 2008 TYPE: FIRM*      NO.: 12071C0594 F      DATE: August 28, 2008		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: August 28, 2008 PROFILE(S): 71P 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)

South Branch - from approximately 300 feet downstream of Corkscrew Road to approximately 9,200 feet upstream

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Branch	Zone AE	Zone X (unshaded)	NONE	YES
	Floodway	Floodway	YES	YES
	BFEs*	BFEs	YES	NONE

\* 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, 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

1112553 10.3.1.09045099 102-I-A-C



# 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.

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

The post-project conditions hydraulic model for this LOMR does not include the structure for Three Oaks Parkway, as this structure was not included in the current effective model for South Branch Estero River. However, this structure will be included in the future restudy of South Branch Estero River conducted by Lee County.

We based this determination on the base (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 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.

This revision has met our criteria for removing an area from the base floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base Flood Elevation.

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 10.3.1.09045099 102-I-A-C



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 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 10.3.1.09045099 102-I-A-C



# 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	
South Branch	Just upstream of Corkscrew Road	15	16	12071C0591 F
	Approximately 1,000 feet downstream of Interstate Highway 75	16	17	12071C0591 F 12071C0594 F

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*. 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:   08/28/2009      09/04/2009

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 10.3.1.09045099 102-I-A-C

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
SOUTH BRANCH								
A	0	722	3,971	0.8	13.4	13.4	14.4	1.0
B	1,471	72	926	3.0	13.7	13.7	14.7	1.0
C	1,493	1,077	4,770	0.6	13.8	13.8	14.8	1.0
D	2,612	2,841	10,397	0.3	15.3	15.3	16.3	1.0
E	3,170	3,018	9,335	0.3	15.9	15.9	16.8	0.9
F	4,293	2,450 <sup>2</sup>	6,368	0.4	15.9	16.1	17.1	1.0
G	5,239	2,662 <sup>2</sup>	9,504	0.3	16.0	16.0	17.0	1.0
H	6,285	3,000 <sup>2</sup>	9,023	0.3	16.1	16.1	17.1	1.0
I	7,552	2,665	9,001	0.3	16.2	16.2	17.2	1.0
J	8,383	2,500	8,346	0.3	16.3	16.3	17.3	1.0
K	9,310	2,784	9,252	0.3	16.3	16.3	17.3	1.0
L	10,310	2,600	7,654	0.3	16.4	16.4	17.4	1.0
M	11,063	2,834	8,408	0.3	16.5	16.5	17.4	0.9
				↑				

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

<sup>2</sup> The computed floodway width includes the fill

Revised Data

REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 4, 2010

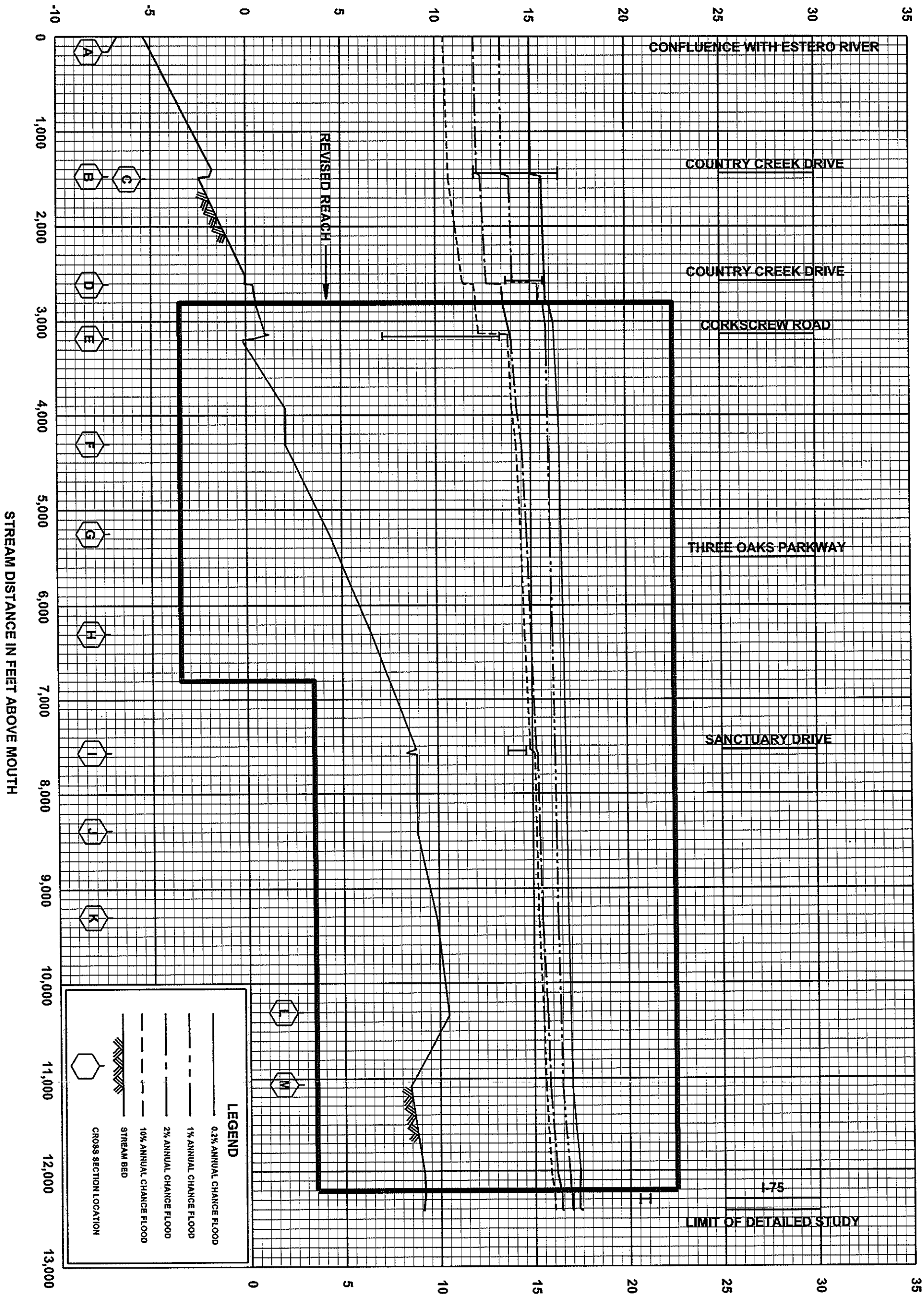
TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY  
LEE COUNTY, FL  
AND INCORPORATED AREAS

FLOODWAY DATA

SOUTH BRANCH

ELEVATION IN FEET (NAVD 88)



FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL  
AND INCORPORATED AREAS

REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 4, 2010

FLOOD PROFILES  
SOUTH BRANCH

81°46'52.50"  
26°24'22.50"

JOINS PANEL 0592

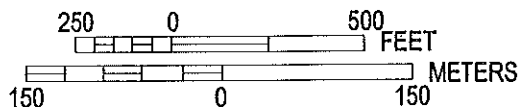
730000 FT

JOINS PANEL 0593

- 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 0594F

# FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 594 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0594	F
BONITA SPRINGS, CITY OF	120690	0594	F

REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 4, 2010

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  
12071C0594F

EFFECTIVE DATE  
AUGUST 28, 2008

Federal Emergency Management Agency

02

ZONE AE

COPPERLAKE DRIVE

11

COPPERLEAF BLVD

WISTERIA POINT DRIVE

SAGO POINTE DRIVE

EDDYSTONE ROAD

OLD PORT ROAD

REVISED  
AREA

HALFMOON SHOAL ROAD

CROOKED  
RIVER ROAD

Lee County Unincorporated Areas  
125124

ZONE X



# NEWS-PRESS

Published every morning - Daily and  
Sunday

Fort Myers, Florida

## Affidavit of Publication

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared

**Kathy Allebach**

who on oath says that he/she is the

**Legal Assistant**

of the News-Press, a  
daily newspaper, published at Fort Myers, in Lee County,  
Florida; that the attached copy of advertisement, being a

**Display**

In the matter of

**Notice of Floodway Revision South Branch  
Estero River**

In the court was published in said newspaper in the  
issues of

**August 14, 2009**

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee, Charlotte, Collier, Glades  
and Hendry Counties and published at Fort Myers, in said Lee  
County, Florida and that said newspaper has heretofore been  
continuously published in said Lee County, Florida, each day,  
and has been entered as a second class mail matter at the post  
office in Fort Myers in said Lee County, Florida, for a period of  
one year next preceding the first publication of the attached copy  
of the advertisement; and affiant further says that he/she has  
neither paid nor promised any person, firm or corporation any  
discount, rebate, commission or refund for the purpose of  
securing this advertisement for publication in the said  
newspaper.

*Kathy Allebach*

Sworn to and subscribed before me this

14th day of August, 2009 by

**Kathy Allebach**

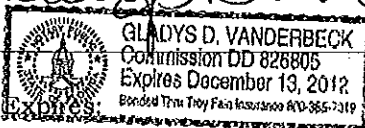
personally known to me or who has produced

as identification, and who did or did not take an  
oath.

Notary Public

Print Name

My commission



**NOTICE OF FLOODWAY  
REVISION  
SOUTH BRANCH  
ESTERO RIVER**

LEE COUNTY  
SOUTHWEST FLORIDA

The Lee County Department of Community Development, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the County's intent to revise the floodway along South Branch, generally located southwest of the intersection of Corkscrew Road and Three Oaks Parkway. Specifically, the floodway shall be revised from a point approximately 3,500 feet upstream of the confluence with Estero River to a point approximately 12,200 feet upstream of the confluence with Estero River. As a result of the floodway revision, the floodway shall widen with a maximum widening of 700 feet at a point approximately 4,000 feet upstream of the confluence with Estero River. As a result of the floodway revision, the floodway will also narrow with a maximum narrowing of 6300 feet at a point approximately 10,500 feet upstream of the confluence with Estero River. Due to the fill placement, part of developed portions of the prior floodway will no longer lie within the floodway and will cause a maximum reduction of approximately 1,000 feet in the floodway at approximately 4,300 feet upstream of the confluence with Estero River.

Additionally, the fill placement in the floodway resulted in a change to the published 1% annual chance water surface elevations for the South Branch with a maximum increase of 0.6 feet at a point approximately 7,800 feet upstream of the confluence with the Estero River.

Maps and detailed analysis of the floodway revision can be reviewed at the Lee County Department of Community Development located at 1500 Monroe St., Fort Myers, Florida or online at [www.lee-county.com/dcd](http://www.lee-county.com/dcd). Interested persons may call Jean LaRocca at (202) 883-8205 for additional information.

**RECEIVED**  
AUG 17 2009

COMMUNITY DEVELOPMENT




81°46'52.50"  
28°24'22.50"

JOINS PANEL 0592

730000 FT

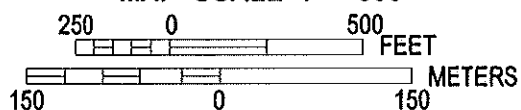
JOINS PANEL 0593

### 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 0594F

## FIRM FLOOD INSURANCE RATE MAP

LEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 594 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0594	F
BONITA SPRINGS, CITY OF	120630	0594	F

REVISED TO  
REFLECT LOMR  
EFFECTIVE: January 4, 2010

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  
12071C0594F  
EFFECTIVE DATE  
AUGUST 28, 2008

Federal Emergency Management Agency

02

ZONE AE

COPPER LAKE DRIVE

11

COPPER LEAF BLVD

WISTERIA POINT DRIVE

SAGO POINTE DRIVE

EDDYSTONE ROAD

OLD PORT ROAD

REVISED  
AREA

HALEMOON SHOAL ROAD

CROOKED  
RIVER ROAD

Lee County Unincorporated Areas  
125124

ZONE X

75

# NOTES TO USERS

This map is for use in determining the National Flood Insurance Program's flood insurance rates. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map inventory 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 Profile and Floodway Data and/or Summary of Damaged Structures (FSDS) data contained within the Flood Insurance Study (FIS) report that accompanies the FIS. Users should be aware that BFEs shown on the FIS are not intended for use in determining flood insurance rates. 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 FIS for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map may only be used for the purpose of determining flood insurance rates. Users of this FIS should be aware that coastal flood elevations are also provided in the Summary of Damaged Structures (FSDS) data contained within the FIS. Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Damaged Structures (FSDS) data should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIS.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic computations 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 (NAD83) 2002. The horizontal datum was NAD83. Elevation information, determined by datums, projections or state plane zones used in the preparation of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIS.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations may 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 Division  
NOAA, NGS-212  
National Geodetic Survey  
Stop 5, 80027  
1315 East-West Highway  
Silver Spring, MD 20910-2002

To obtain current elevation, description, and/or location information for local water bodies shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (202) 713-2500, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on the FIS was provided in digital format by Lee County GIS Department. The map coordinate information was computed based on orthorectification provided at a scale of 1:100,000 from aerial imagery flown in 1999 and updated using orthorectification data 2002 and 2005.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIS for this jurisdiction. The floodways and floodways data were transferred from the previous FIS. They have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profile and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel alterations 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 disannexations have occurred after this map was published, users should contact appropriate community officials to verify current corporate line locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map inventory address; map is listing all communities with National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-356-5018 for information on additional products associated with the FIS. 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 1-800-356-5002 and its website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-NAP (1-877-366-2627) or visit the FEMA website at <http://www.fema.gov>.

