Washington, D.C. 20472 June 1, 2021

**CERTIFIED MAIL** RETURN RECEIPT REQUESTED

Mr. Steven R. Sarkozy Village of Estero Manager 9401 Corkscrew Palms Circle Estero, FL 33928

IN REPLY REFER TO:

Case No.:

21-04-1477P

Community Name: Village of Estero, FL

Community No.:

120260

Effective Date of

This Revision:

October 20, 2021

Dear Mr. Sarkozy:

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

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures 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 ordination Officer for your community. If you have any technical questions regarding this LOMR, Director, Mitigation Division of the Department of Homeland Security's Federal Emergency ercy (FEMA) in Atlanta, Georgia, at (770) 220-5406, or the FEMA Mapping and Insurance at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on ps://www.fema.gov/flood-insurance.

Sincerely

Patrick "Rick" F. Sacbibit, P.E., Branch Chief

**Engineering Services 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: Mr. Roger Desjarlais County Manager Lee County

> Mr. Matt Noble, CFM Floodplain Manager Village of Estero

Mr. Shawn McNulty Floodplain Administrator Lee County

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

Mr. Paul Freeman Pan SWFL Investments, LLC



Washington, D.C. 20472

# LETTER OF MAP REVISION DETERMINATION DOCUMENT

	COMMUNITY AND REVISION INFORMATION	PROJECT DESCRIPTION	BASIS OF REQUEST			
COMMUNITY	Village of Estero Lee County Florida  COMMUNITY NO.: 120260	NO PROJECT	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA			
IDENTIFIER	SW Corner of Three Oaks & Estero Parkway	APPROXIMATE LATITUDE AND LONGITUDE: 26.446, -81.791 SOURCE: Other DATUM: NAD 83				
	ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES				
TYPE: FIRM*	NO.: 12071C0591G DATE: December 7, 2018	DATE OF EFFECTIVE FLOOD INSURAL PROFILES: 23P, 24P, 25P FLOODWAY DATA TABLE: 11 SUMMARY OF DISCHARGES TABL				

Enclosures reflect changes to flooding sources affected by this revision. \* FIRM - Flood Insurance Rate Map

#### FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

Estero River - from the confluence with Caloosahatchee River to approximately 500 feet upstream of Three Oaks Parkway

SUMMARY OF REVISIONS								
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases				
Estero River	BFEs* Zone AE Zone X (shaded) Floodway	BFEs Zone AE Zone X (unshaded) Floodway	YES YES NONE YES	YES YES 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 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration

21-04-1477P



Washington, D.C. 20472

# LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

#### OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

#### **FLOODING SOURCES AND REVISED REACHES**

South Branch - from the confluence with Estero River to just upstream of Corkscrew Road

	SUMMARY OF REVI	SIONS		
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Branch	Floodway	Floodway	NONE	YES
	Zone AE	Zone X (unshaded)	NONE	YES

\* BFEs - Base Flood Elevations

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance.">https://www.fema.gov/flood-insurance.</a>



NO.: 12071C0587F

## Federal Emergency Management Agency

Washington, D.C. 20472

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

## OTHER COMMUNITIES AFFECTED BY THIS REVISION

Name: Lee County, Florida **CID Number:** 125124 AFFECTED MAP PANELS AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT TYPE: FIRM\* DATE: August 28, 2008 DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 7, 2018 NO.: 12071C0579F TYPE: FIRM\* NO.: 12071C0583F DATE: August 28, 2008 PROFILE(S): 23P, 24P, 25P TYPE: FIRM\* DATE: August 28, 2008

FLOODWAY DATA TABLE: 11 SUMMARY OF DISCHARGES TABLE: 8

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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

> Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch



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 discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.

Issue Date: June 1, 2021

Effective Date: October 20, 2021

Case No.: 21-04-1477P

LOMR-APP



## 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:

Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

#### 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 panels 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch



Washington, D.C. 20472

# 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 <a href="https://www.floodmaps.fema.gov/fhm/bfe">https://www.floodmaps.fema.gov/fhm/bfe</a> status/bfe main.asp

LOCAL NEWSPAPER

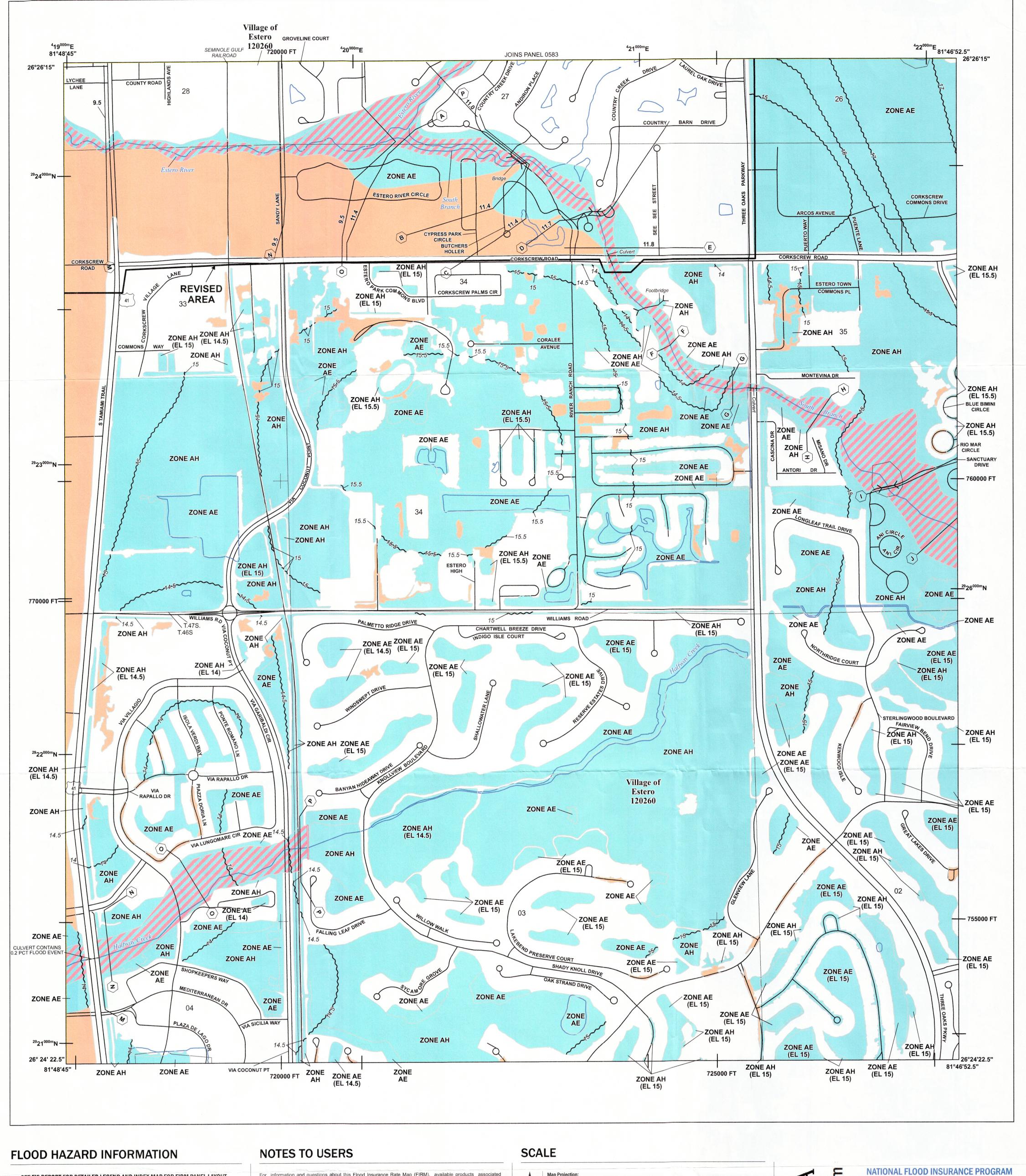
Name: The News-Press

Dates: June 15, 2021 and June 22, 2021

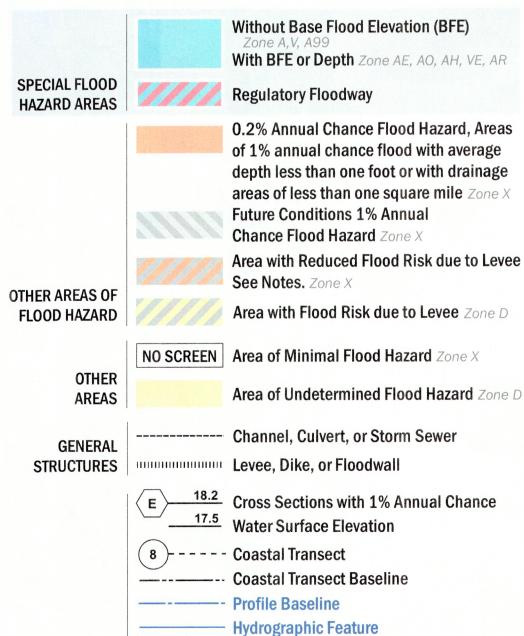
Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch



## SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING **DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT** HTTPS://MSC.FEMA.GOV Without Base Flood Elevation (BFE)



----- 513 ---- Base Flood Elevation Line (BFE)

**Jurisdiction Boundary** 

Limit of Study

OTHER

**FEATURES** 

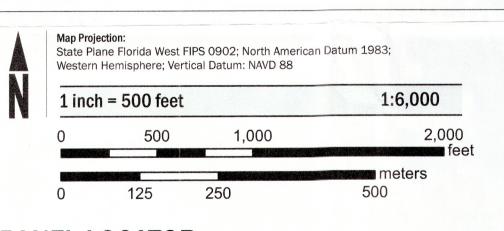
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed

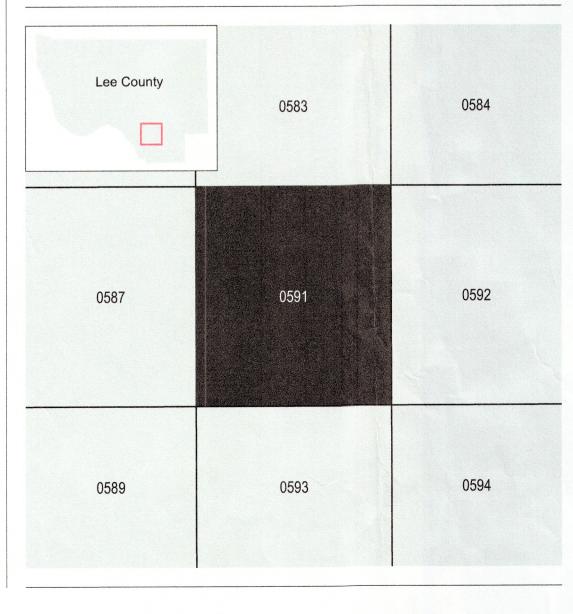
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthophotography produced at a scale of 1"=100" from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998.

Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit the website at http://www.ngs.noaa.gov/.



# PANEL LOCATOR



# National Flood Insurance Program FEMA FLOOD INSURANCE RATE MAP LEE COUNTY, FLORIDA

and Incorporated Areas PANEL 591 OF 685



COMMUNITY NUMBER ESTERO, VILLAGE OF 120260 0591

**REVISED TO** REFLECT LOMR EFFECTIVE: October 20, 2021

**VERSION NUMBER** 2.3.3.2 MAP NUMBER 12071C0591G **MAP REVISED DECEMBER 7, 2018** 



Washington, D.C. 20472

June 1, 2021

**CERTIFIED MAIL** RETURN RECEIPT REQUESTED

Mr. Roger Desjarlais Lee County Manager 2115 Second Street Fort Myers, FL 33901 IN REPLY REFER TO:

Case No.:

21-04-1477P

Community Name: Lee County, FL

Community No.:

125124

Effective Date of

This Revision:

October 20, 2021

Dear Mr. Desjarlais:

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

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures 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) 220-5406, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief

**Engineering Services 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: Mr. Steven R. Sarkozy Village Manager Village of Estero

> Mr. Shawn McNulty Floodplain Administrator Lee County

Mr. Matt Noble, CFM Floodplain Manager Village of Estero

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

Mr. Paul Freeman Pan SWFL Investments, LLC



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  1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC		
IDENTIFIER	COMMUNITY NO.: 125124  SW Corner of Three Oaks & Estero Parkway	APPROXIMATE LATITUDE AND LONG SOURCE: Other DATUM: NAD	,	
	ANNOTATED MAPPING ENCLOSURES	ANNOTATED STU	IDY ENCLOSURES	
TYPE: FIRM* TYPE: FIRM* TYPE: FIRM*	NO.: 12071C0579F DATE: August 28, 2008 NO.: 12071C0583F DATE: August 28, 2008 NO.: 12071C0587F DATE: August 28, 2008	DATE OF EFFECTIVE FLOOD INSURAL PROFILES: 23P, 24P, 25P FLOODWAY DATA TABLE: 11 SUMMARY OF DISCHARGES: 8	NCE STUDY: December 7, 2018	

Enclosures reflect changes to flooding sources affected by this revision.

#### FLOODING SOURCE AND REVISED REACH

Estero River - from the confluence with Caloosahatchee River to approximately 500 feet upstream of Three Oaks Parkway

SUMMARY OF REVISIONS									
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases					
Estero River	BFEs* Zone AE Zone X (shaded) Floodway	BFEs Zone AE Zone X (unshaded) Floodway	YES YES NONE YES	YES YES 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 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.

<sup>\*</sup> FIRM - Flood Insurance Rate Map



Washington, D.C. 20472

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

## OTHER COMMUNITIES AFFECTED BY THIS REVISION

**CID Number:** 

TYPE: FIRM\*

120260

Name:

Village of Estero, Florida

**AFFECTED MAP PANELS** 

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

NO.: 12071C0591G

DATE: December 7, 2018

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 7, 2018

PROFILES: 23P, 24P, 25P

FLOODWAY DATA TABLE: 11

SUMMARY OF DISCHARGES TABLE: 8

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> Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration

21-04-1477P

102-I-A-C



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 discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist 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.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch



Washington, D.C. 20472

# LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

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Ms. Jacky Bell
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Rhodes Building, 3005 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

#### 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 panels 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 Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <a href="https://www.fema.gov/flood-insurance">https://www.fema.gov/flood-insurance</a>.



Washington, D.C. 20472

# 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 <a href="https://www.floodmaps.fema.gov/fhm/bfe">https://www.floodmaps.fema.gov/fhm/bfe</a> status/bfe main.asp

LOCAL NEWSPAPER

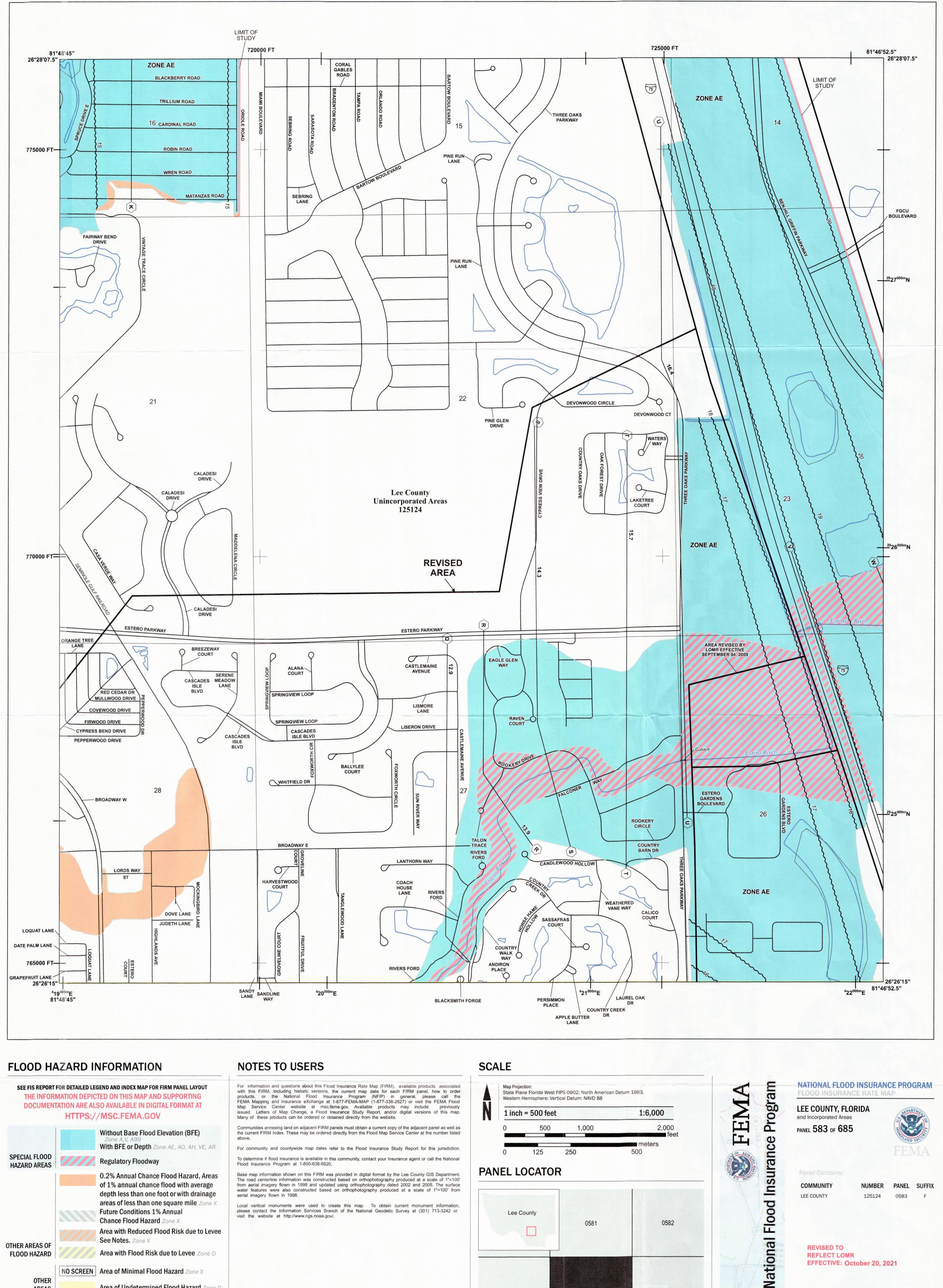
Name: The News-Press

Dates: June 15, 2021 and June 22, 2021

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

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration LOMR-APP



## HTTPS://MSC.FEMA.GOV Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD Regulatory Floodway HAZARD AREAS 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X **Future Conditions 1% Annual Chance Flood Hazard** Zone X Area with Reduced Flood Risk due to Levee See Notes. Zone X OTHER AREAS OF Area with Flood Risk due to Levee Zone D FLOOD HAZARD NO SCREEN | Area of Minimal Flood Hazard Zone X **OTHER** Area of Undetermined Flood Hazard Zone D **AREAS** ----- Channel, Culvert, or Storm Sewer **GENERAL** STRUCTURES Levee, Dike, or Floodwall 18.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation (8) ----- Coastal Transect ----- Coastal Transect Baseline - Profile Baseline - Hydrographic Feature ---- 513 ---- Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

OTHER

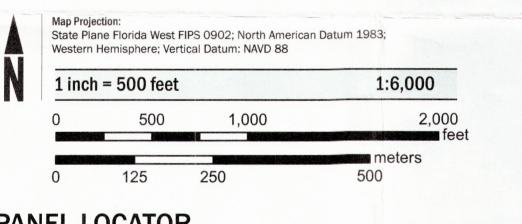
**FEATURES** 

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed

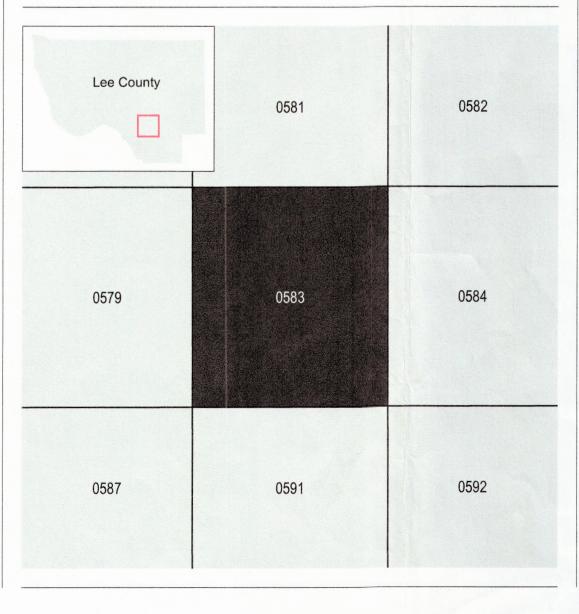
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. The road centerline information was constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface water features were also constructed based on orthophotography produced at a scale of 1"=100' from aerial imagery flown in 1998.

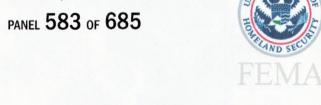
Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit the website at http://www.ngs.noaa.gov/.



# PANEL LOCATOR



and Incorporated Areas

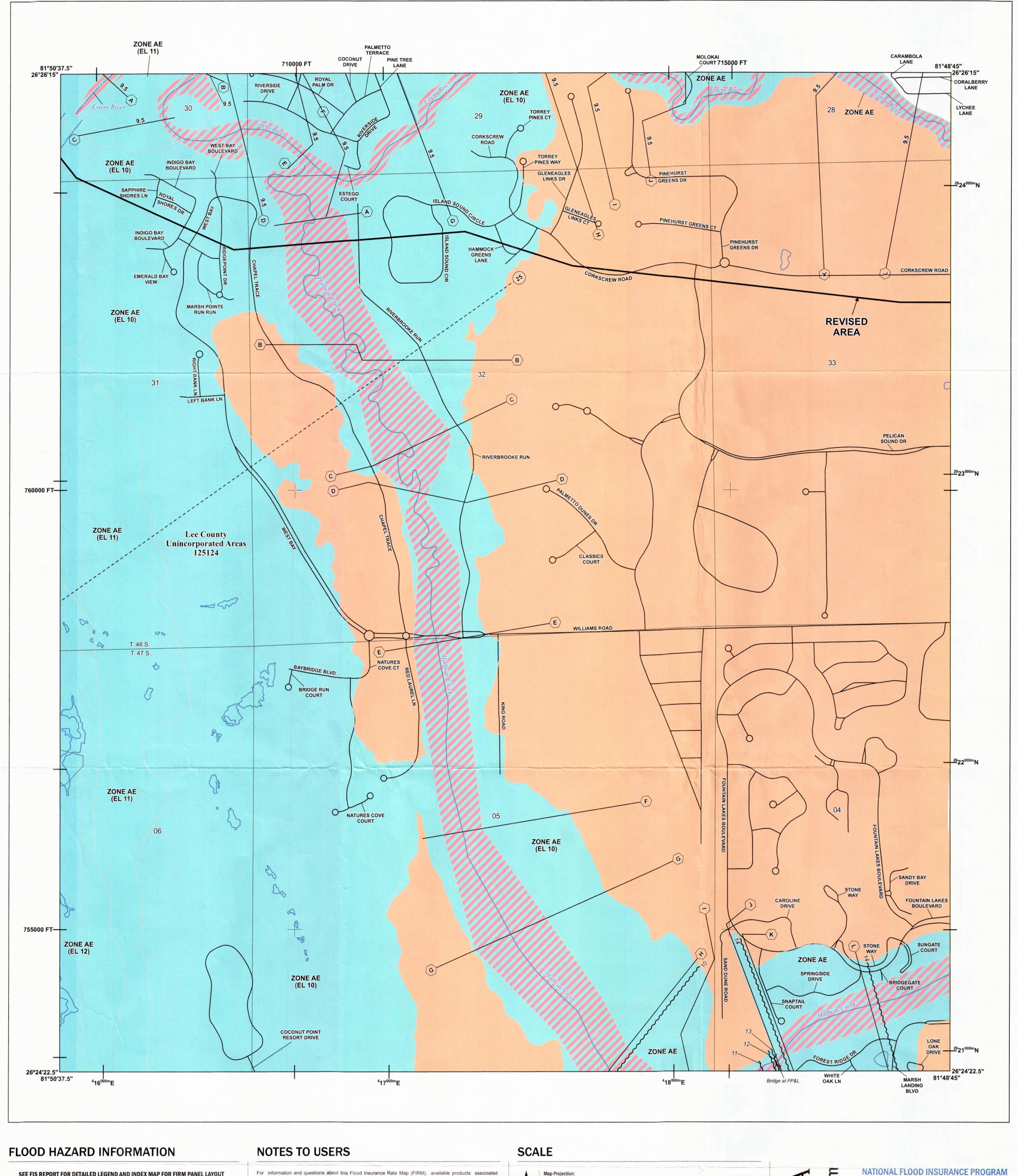




**REVISED TO** REFLECT LOMR EFFECTIVE: October 20, 2021

2.3.3.2 MAP NUMBER 12071C0583F **EFFECTIVE DATE AUGUST 28, 2008** 

**VERSION NUMBER** 



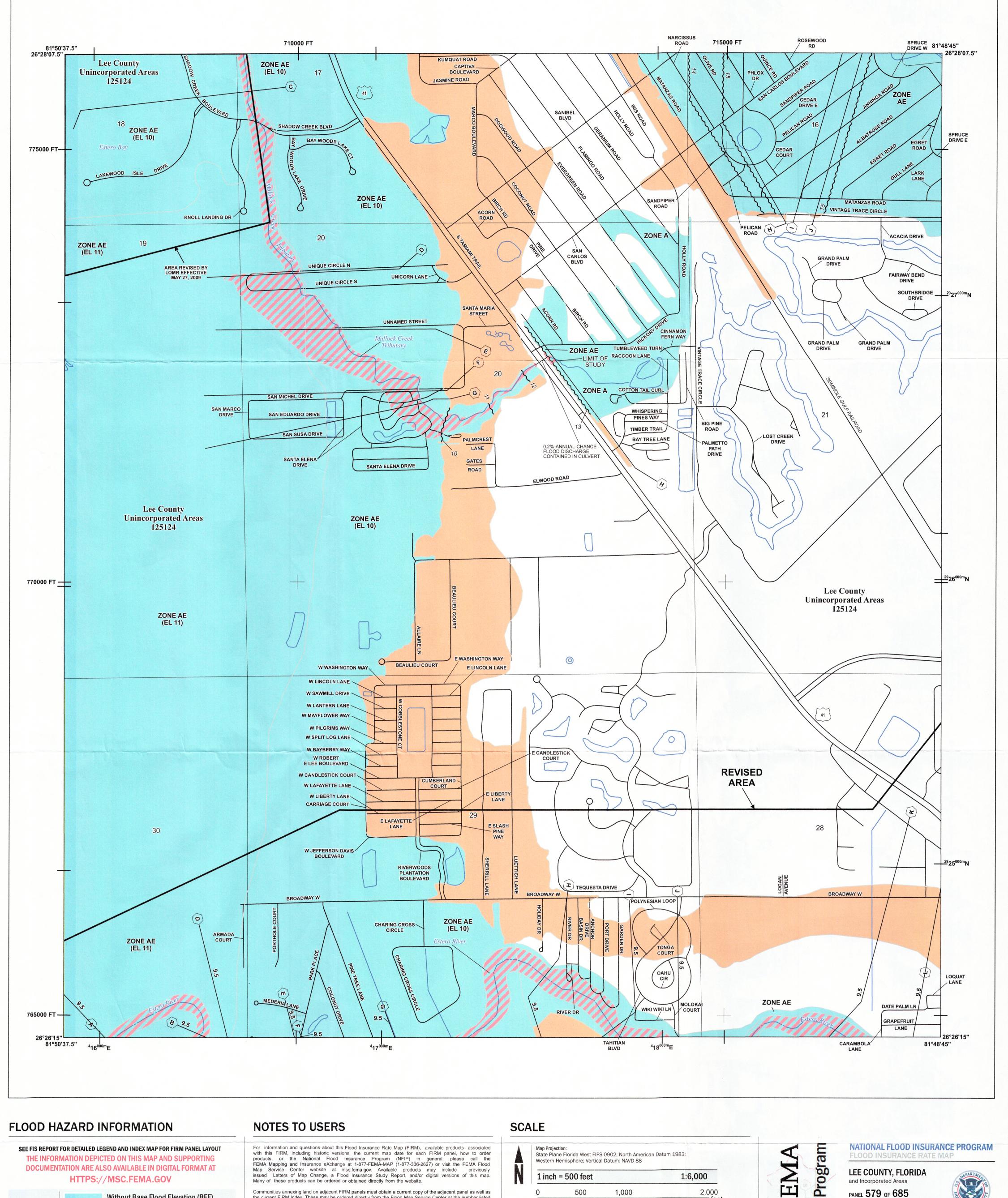
#### National Flood Insurance Program FEMA SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT with this FIRM, including historic versions, the current map date for each FIRM panel, how to order State Plane Florida West FIPS 0902; North American Datum 1983; FLOOD INSURANCE RATE MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING products, or the National Flood Insurance Program (NFIP) in general, please call the Western Hemisphere; Vertical Datum: NAVD 88 FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. **DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT** LEE COUNTY, FLORIDA 1:6,000 1 inch = 500 feet HTTPS://MSC.FEMA.GOV and Incorporated Areas Many of these products can be ordered or obtained directly from the website. 2,000 PANEL 587 OF 685 Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as 500 1,000 Without Base Flood Elevation (BFE) the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed With BFE or Depth Zone AE, AO, AH, VE, AR For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction. 500 250 SPECIAL FLOOD To determine if flood insurance is available in this community, contact your Insurance agent or call the National **Regulatory Floodway HAZARD AREAS** Flood Insurance Program at 1-800-638-6620. PANEL LOCATOR Base map information shown on this FIRM was provided in digital format by the Lee County GIS Department. 0.2% Annual Chance Flood Hazard, Areas The road centerline information was constructed based on orthophotography produced at a scale of 1"=100' of 1% annual chance flood with average from aerial imagery flown in 1998 and updated using orthophotography dated 2002 and 2005. The surface COMMUNITY NUMBER PANEL SUFFIX water features were also constructed based on orthophotography produced at a scale of 1"=100' from depth less than one foot or with drainage LEE COUNTY 125124 0587 areas of less than one square mile Zone X Local vertical monuments were used to create this map. To obtain current monument information, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or Future Conditions 1% Annual Lee County visit the website at http://www.ngs.noaa.gov/. **Chance Flood Hazard** Zone X 0583 0579 **REVISED TO** Area with Reduced Flood Risk due to Levee REFLECT LOMR See Notes. Zone X EFFECTIVE: October 20, 2021 OTHER AREAS OF Area with Flood Risk due to Levee Zone D FLOOD HAZARD NO SCREEN | Area of Minimal Flood Hazard Zone X OTHER Area of Undetermined Flood Hazard Zone D **AREAS** 0591 0586 0587 Channel, Culvert, or Storm Sewer **GENERAL** STRUCTURES Levee, Dike, or Floodwall 18.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation (8)----- Coastal Transect ----- Coastal Transect Baseline **VERSION NUMBER Profile Baseline** 2.1.3.0 0593 0588 0589 **Hydrographic Feature** MAP NUMBER \*\*\*\* 513 \*\*\*\* Base Flood Elevation Line (BFE) 12071C0587F Limit of Study OTHER

**FEATURES** 

**Jurisdiction Boundary** 

**EFFECTIVE DATE** 

**AUGUST 28, 2008** 



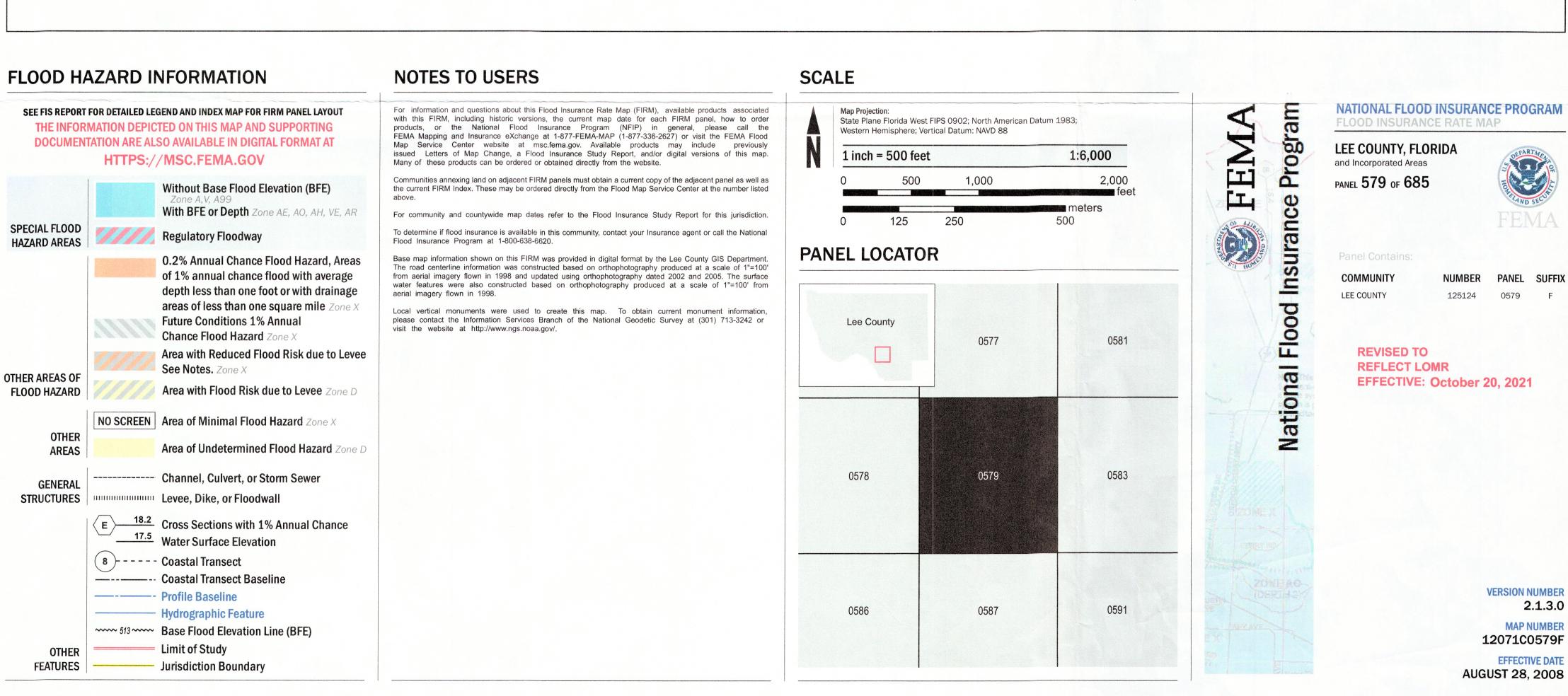


Table 8 – Summary of Discharges (continued)

Flooding Source and Location	Drainage Area (Square Miles)	10-Percent- Annual-Chance	PEAK DISCHAR 4-Percent-Annual- Chance	1-Percent-	0.2-Percent- Annual-Chance
BILLY CREEK At mouth	12.88	2,522	3,186	4,227	5,374
At Marsh Avenue	6.87	1,175	1,536	2,156	2,868
	0.87	1,173	1,550		
CARRELL CANAL					
At mouth	1.68	359	441	564	704
Cleveland Avenue	0.997	212	260	331	413
CHAPEL BRANCH CREEK					
At mouth	1.88	386	532	883	984
At Bayshore Road	1.22	288	386	524	657
CYPRESS CREEK					
At mouth	20.97	1,517	2,124	3,123	4,141
DAUGHTREY CREEK					
At mouth	34.26	1,582	2,001	2,607	3,232
At Bayshore Road	33.61	1,078	1,368	1,726	2,073
At I-75	30.82	836	1,100	1,552	2,044
EAST BRANCH DAUGHTREY CREEK					
At mouth	4.79	538	783	807	2,041
At I-75	3.45	392	518	709	952
At Nalle Grade Road	2.06	337	444	606	799
EAST BRANCH YELLOW FEVER CREEK					
At Pine Island Road	3.91	747	968	1,197	1,555
At US 41	1.35	266	349	473	617
ESTERO RIVER					
At mouth	47.21	451	608	887	980
At South Tamiami Trail At I-75	53.48	772	1,172	1,391	1,577
At 1-73	58.47	1,993	2,408	3,025	3,497
FICHTER CREEK			/	\	1
At mouth	5.65	712	947	1,310	1,716
FORD STREET CANAL					
At mouth	1.36	376	439	660	853
At Dr. Martin Luther King	0.99	305	387	510	651
Jr. Boulevard	0.99	303	301	510	651
HALFWAY CREEK					
At mouth	6.45	545	638	761	897

REVISED DATA

REVISED TO REFLECT LOMR

EFFECTIVE: October 20, 2021

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION DISTAN		WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
EAST BRANCH YELLOW FEVER CREEK (Continued)								
J	10,514	135	244	3.1	15.6	15.6	16.6	1.0
K	11,798	587	978	0.6	16.6	16.6	17.5	0.9
L	13,368	828	1,643	0.4	17.0	17.0	17.8	0.8
M	14,528	475	1,281	0.4	17.1	17.1	17.9	0.8
N	15,658	36	186	2.6	17.7	17.7	18.4	0.7
ESTERO RIVER	-							
A	550	165	1,352	2.2	9.5 ²	4.43	4.4	0.0
В	2,050	170	1,286	2.4	9.5 ²	4.7 <sup>3</sup>	4.8	0.1
С	2,800	80	783	3.9	9.5 ²	4.83	5.1	0.3
D	3,800	195	1,963	1.4	9.5 <sup>2</sup>	4.9 <sup>3</sup>	5.4	0.5
E	4,600	130	1,148	2.3	9.5 <sup>2</sup>	5.0 <sup>3</sup>	5.5	0.5
F	5,100	150	1,143	1.9	9.5 <sup>2</sup>	5.1 <sup>3</sup>	5.6	0.5
G	6,281	120	1,226	2.2	9.5 ²	5.3 <sup>3</sup>	5.8	0.5
н	8,861	231	1,497	1.6	9.52	6.1 <sup>3</sup>	6.5	0.4

<sup>&</sup>lt;sup>1</sup>Feet above mouth.

**REVISED DATA** 

TABLE

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL AND INCORPORATED AREAS

**FLOODWAY DATA** 

EFFECTIVE: October 20, 2021

EAST BRANCH YELLOW FEVER CREEK - ESTERO RIVER

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

<sup>&</sup>lt;sup>3</sup>Elevation computed without consideration of backwater effects from Estero Bay.

FLOODING SOUR	FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)				
CROSS SECTION DISTANCE		WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
ESTERO RIVER (Continued)								
1	9,911	200	1,505	1.6	9.5 <sup>2</sup>	6.3 <sup>3</sup>	6.7	0.4
J	11,024	94	1,018	2.4	9.5 <sup>2</sup>	6.4 <sup>3</sup>	6.8	0.4
к	13,511	325	1,874	1.3	9.5 <sup>2</sup>	6.9 <sup>3</sup>	7.3	0.4
L	14,511	185	1,020	2.4	9.52	7.2 <sup>3</sup>	7.6	0.4
М	15,817	90	915	2.7	9.5 <sup>2</sup>	7.73	8.0	0.3
N	17,811	64	557	3.4	9.52	8.3 <sup>3</sup>	8.6	0.3
0	19,207	653	1,972	1.0	9.52	8.9 <sup>3</sup>	9.1	0.2
Р	20,221	137	412	4.6	11.0	11.0 <sup>3</sup>	11.0	0.0
Q	21,134	200	763	1.8	12.9	12.9 <sup>3</sup>	13.2	0.3
R	23,267	750	1,966	0.7	13.9	13.9 <sup>3</sup>	14.7	0.8
S	23,996	469	1,328	0.8	14.3	14.3 <sup>3</sup>	14.9	0.6
т	24,946	265	700	1.5	15.7	15.7 <sup>3</sup>	16.3	0.6
U	25,692	781	175	5.5	16.4	16.4 <sup>3</sup>	16.4	0.0
V	27,820	2,670	9,667	0.5	18.5	18.5	↑ 19.1	0.6

<sup>&</sup>lt;sup>1</sup>Feet above mouth.

**REVISED DATA** 

TABLE 11

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL AND INCORPORATED AREAS **FLOODWAY DATA** 

REVISED TO REFLECT LOMR

EFFECTIVE: October 20, 2021

**ESTERO RIVER** 

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

<sup>&</sup>lt;sup>3</sup> Elevation computed without consideration of backwater effects from Estero Bay.

SC	SOUTH BRANCH			FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
1		CROSS SECTION DISTANCE <sup>1</sup>		SECTION MEAN VELOCITY (FEET) (SQUARE FEET) SECOND)		VELOCITY (FEET PER	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
							(S2DMM)	HEC-RAS	HEC-RAS	
7072(4,77) 7072(4,77) 6932(4,79) 6931(4,80) 6930(4,81) 6928(4,83) 6927(4,84) 6925(4,86) 6924(4,87) 6923(4,88) 6922(4,89)		A В С D Е F G H – J К	0 1,471 1,493 2,629 3,009 4,373 5,333 6,393 7,673 8,505 9,432	317 196 237 329 120 173 150 411 634 659 534	757 546 294 207 446 574 395 862 702 546 534	1.0 1.4 2.6 3.7 1.7 0.6 0.9 0.5 0.7 0.9 0.8	11.4 <sup>4</sup> 11.4 <sup>4</sup> 11.4 <sup>4</sup> 11.7 <sup>4</sup> 11.8 <sup>4</sup> 13.4 <sup>2</sup> 14.5 <sup>2</sup> 14.9 <sup>2</sup> 15.3 <sup>2</sup> 15.4 <sup>2</sup> 15.4 <sup>2</sup>	11.4 <sup>3</sup> 11.4 <sup>3</sup> 11.4 <sup>3</sup> 11.7 <sup>3</sup> 11.8 <sup>3</sup> 11.8 <sup>3</sup> 12.1 <sup>3</sup> 12.5 <sup>3</sup> 13.7 13.9 14.4	12.4 12.4 12.6 12.7 12.7 12.9 13.2 14.3 14.4 15.0	1.0 1.0 1.0 0.9 0.9 0.8 0.7 0.6 0.5 0.6
6921(4,90) 6921(4,90)		L M	10,432 11,185	686 584	1,257 749	0.4 0.6	15.4 <sup>2</sup>	14.8 14.9	15.3 15.4	0.5 0.5

<sup>&</sup>lt;sup>1</sup> Feet above confluence with Estero River.

Elevation computed from the HEC-RAS 1D model.

- REVISED DATA

TABLE 11

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL
AND INCORPORATED AREAS

**FLOODWAY DATA** 

REVISED TO REFLECT LOMR

EFFECTIVE: October 20, 2021

**SOUTH BRANCH** 

The regulatory elevations were defined with the S2DMM 2D model and should be used for flood insurance and flood plain management decisions. The HEC-RAS 1D model was used to define the floodway width and the "Without Floodway" elevations do not agree with S2DMM model.

Elevation computed without consideration of backwater effects from Estero River.

