



# Federal Emergency Management Agency

Washington, D.C. 20472

January 30, 2019

Town of Fort Myers Beach

**FEB 11 2019**

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Tracy Gore  
Mayor, Town of Fort Myers Beach  
2525 Estero Boulevard  
Fort Myers Beach, FL 33931

IN REPLY REFER TO:

Received By \_\_\_\_\_

Case No.: 18-04-6934P  
Community Name: Town of Fort Myers Beach, FL  
Community No.: 120673  
Effective Date of  
This Revision: June 13, 2019

Dear Mayor Gore:

The Flood Insurance Rate Map for your community has 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 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 <https://www.fema.gov/business/national-flood-insurance-program>.

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

cc: Mr. Robert Bogart  
Director of Building and Permitting  
Town of Fort Myers Beach

Mrs. Elizabeth A. Fountain, P.E., CFM  
Vice President  
J.R. Evans Engineering, P.A.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
<b>COMMUNITY</b>	Town of Fort Myers Beach Lee County Florida	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120673		
<b>IDENTIFIER</b>	Eden House Condominium LOMR	APPROXIMATE LATITUDE AND LONGITUDE: 26.407, -81.897 SOURCE: Precision Mapping Streets      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 12071C0567F      DATE: August 28, 2008	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	
TYPE: FIRM*	NO.: 12071C0569F      DATE: August 28, 2008		

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map

### FLOODING SOURCE AND REVISED REACH

Gulf of Mexico - an area centered approximately 300 feet southwest of the intersection of Buccaneer Drive and Estero Boulevard.

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE BFEs*	Zone AE BFEs	NONE YES	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 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 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/national-flood-insurance-program>.

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



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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.

**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/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.

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. Jesse Munoz  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IV  
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road  
Atlanta, GA 30341  
(770)-220-5406

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 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/national-flood-insurance-program>.

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Engineering Services Branch  
Federal Insurance and Mitigation Administration



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

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange 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/national-flood-insurance-program>.

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



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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/bfe\\_status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp)

**LOCAL NEWSPAPER**

Name: *Fort Myers News-Press*

Dates: February 6, 2019 and February 13, 2019

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 Map Information 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/national-flood-insurance-program>.

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



**Without Base Flood Elevation (BFE)**  
Zone A.V. A99  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

**SPECIAL FLOOD HAZARD AREAS**

**OTHER AREAS OF FLOOD HAZARD**

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

**SCALE**

Map Projection:  
NAD 1983 StatePlane Florida West FIPS 0902 Feet;  
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet

0 250 500 1,000 Feet  
0 75 150 300 Meters

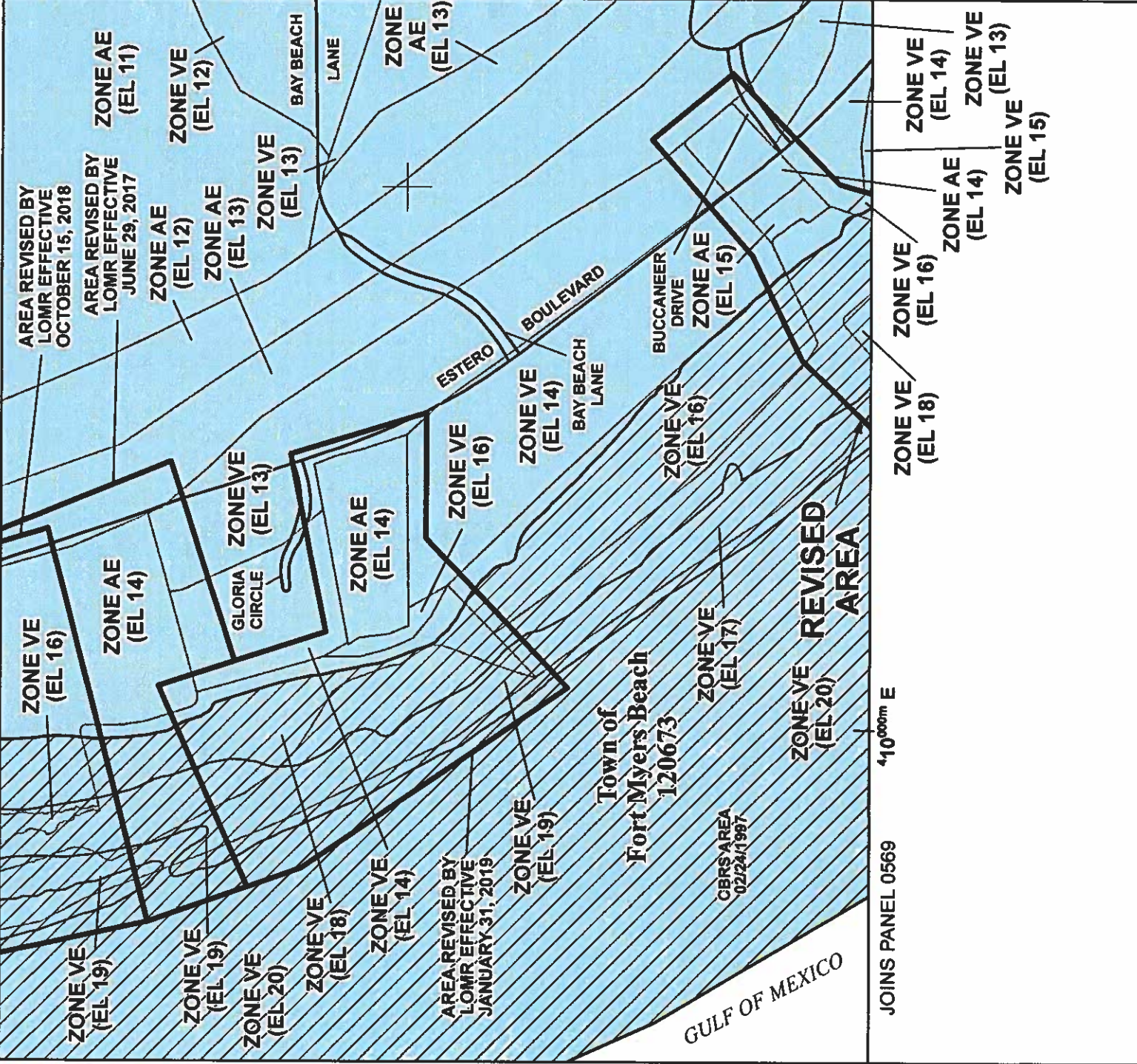
**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
and Incorporated Areas  
PANEL 567 of 685

Panel Contains:

COMMUNITY	NUMBER	PANEL SUFFIX
BONITA SPRINGS, CITY OF	120680	0667 F
BONITA SPRINGS, CITY OF	120673	0667 F
LEE COUNTY	125124	0667 F

**REVISSED TO REFLECT LOMR EFFECTIVE: June 13, 2019**

VERSION NUMBER 2.1.3.0  
MAP NUMBER 12071C0567F  
EFFECTIVE DATE AUGUST 28, 2008





**Without Base Flood Elevation (BFE)**  
Zone A, V, A99

**With BFE or Depth** Zone AE, AO, AH, VE, AR

**Regulatory Floodway**

**SPECIAL FLOOD HAZARD AREAS**

**OTHER AREAS OF FLOOD HAZARD**

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

**SCALE**



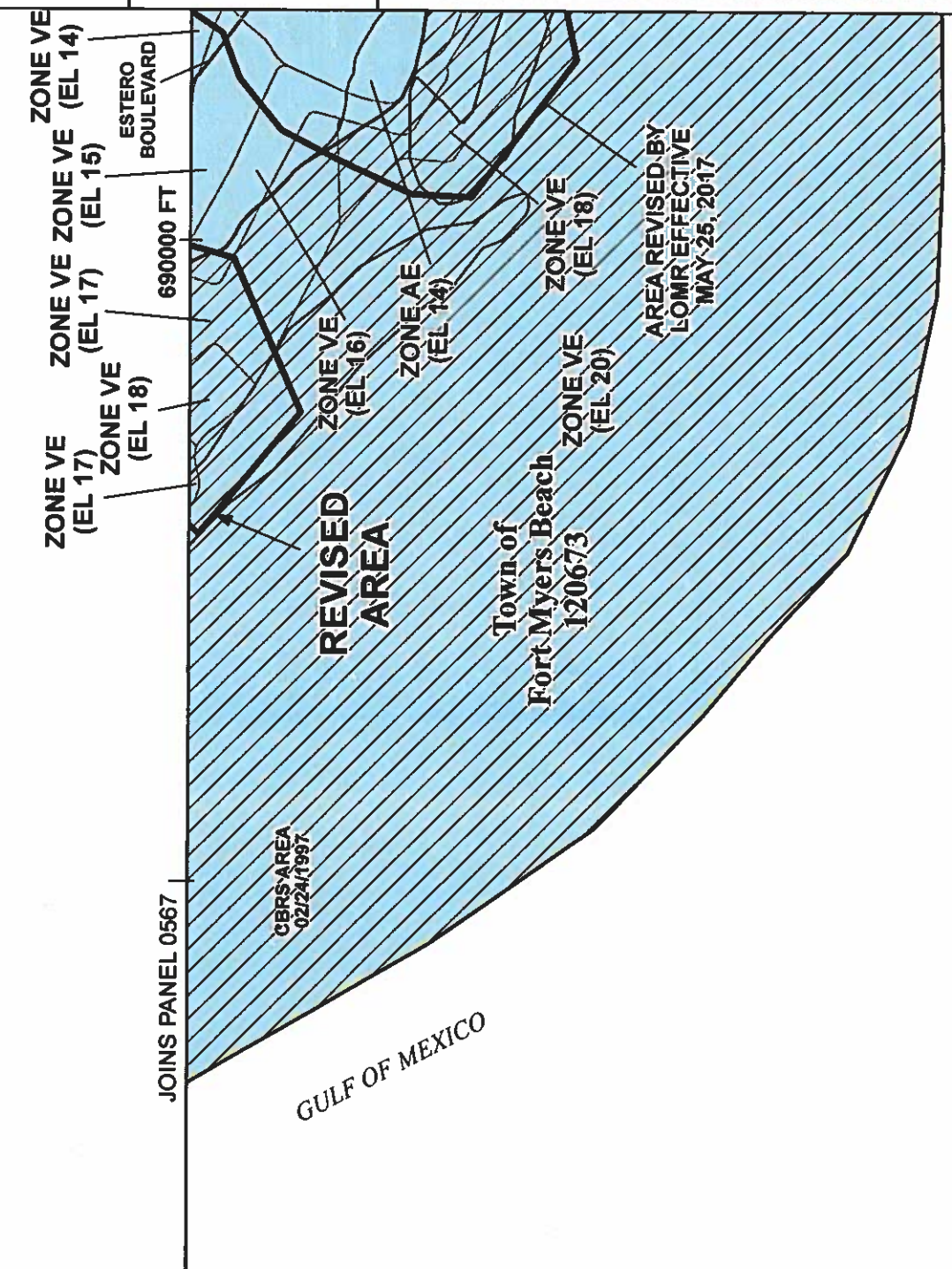
**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
and Incorporated Areas  
PANEL 569 of 685

Panel Contains:

COMMUNITY	NUMBER	PANEL SUFFIX
BONITA SPRINGS, CITY OF	120680	F
FORT MYERS BEACH, TOWN OF	120673	F
LEE COUNTY	125124	F

**REVISED TO REFLECT LOMR EFFECTIVE: June 13, 2019**

VERSION NUMBER 2.1.3.0  
MAP NUMBER 12071C0569F  
EFFECTIVE DATE AUGUST 28, 2008



JOINS PANEL 0567

CBRS AREA  
02/24/1997

GULF OF MEXICO

Town of  
Fort Myers Beach  
120673

AREA REVISED BY  
LOMR EFFECTIVE  
MAY 25, 2017