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)	CHANNEL RELOCATION CHANNELIZATION CULVERT WEIR STRUCTURE	FLOODWAY 1D- HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Powell Bypass	APPROXIMATE LATITUDE AND LONGITUDE: 26.720, -81.884 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 12071C0260F	DATE: August 28, 2008	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: December 7, 2018
TYPE: FIRM*	NO.: 12071C0259F	DATE: August 28, 2008	PROFILES: 63P and 64P
TYPE: FIRM*	NO.: 12071C0095F	DATE: August 28, 2008	FLOODWAY DATA TABLE: 11

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

FLOODING SOURCE AND REVISED REACH

Powell Bypass - from approximately 5,700 feet downstream of Mellow Drive to approximately 10,500 feet upstream of Mellow Drive

SUMMARY OF REVISIONS

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

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and 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 https://www.fema.gov/flood-insurance.

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

22-04-1445P 102-I-A-C

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

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.

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

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:

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 are processing a revised FIRM and FIS report for Lee County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Lee County, were submitted to your community for review on February 11, 2022. We will incorporate the modifications made by this LOMR into the countywide FIRM and FIS report before they become effective.

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.

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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 https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The News-Press*

Dates: August 31, 2022 and September 7, 2022

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 https://www.fema.gov/flood-insurance.

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Engineering Services Branch
Federal Insurance and Mitigation Administration

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE [1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
POWELL BYPASS								
N	12,370	85	503	0.5	11.9	11.9	12.8	0.9
O	12,829	90	477	0.5	11.9	11.9	12.8	0.9
P	13,398	82	491	0.5	11.9	11.9	12.9	1.0
Q	14,787	79	511	0.4	11.9	11.9	12.9	1.0
R	16,187	80	394	0.5	12.0	12.0	12.9	0.9
S	17,606	38	422	0.5	12.0	12.0	12.9	0.9
T	19,308	117	233	0.7	12.1	12.1	13.0	0.9
U	21,432	105	296	0.3	14.4	14.4	14.4	0.0
V	22,732	94	86	1.0	14.7	14.7	14.7	0.0
W	24,682	91	76	1.1	15.8	15.8	15.8	0.0
X	25,702	95	94	0.9	16.3	16.3	16.3	0.0
Y	27,382	44	74	1.1	17.2	17.2	17.2	0.0
Z	29,982	39	57	0.7	18.0	18.0	18.0	0.0

[1] Feet above mouth

REVISED DATA

TABLE 11

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: January 5, 2023

FLOODING SOURCE: POWELL BYPASS

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE [1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
POWELL BYPASS (Continued)								
AA	32,632	46	58	0.7	18.5	18.5	18.5	0.0
AB	36,282	35	35	1.1	19.9	19.9	20.0	0.1
SIX MILE CYPRESS SLOUGH								
A	155	150	1,115	4.5	12.5	12.3[2]	12.8	0.5
B	1,390	1,500	5,865	0.7	12.9	12.9	13.4	0.5
C	2,690	900	3,859	1.1	13.1	13.1	13.6	0.5
D	4,003	889	2,902	1.4	13.7	13.7	14.5	0.8
E	5,517	700	3,197	1.3	14.3	14.3	15.1	0.8
F	7,855	1,200	4,348	0.9	14.9	14.9	15.5	0.6
G	8,743	922	3,111	1.3	15.3	15.3	15.8	0.5
H	10,703	1,700	5,967	0.7	16.0	16.0	16.3	0.3
I	11,403	1,700	6,083	0.7	16.0	16.0	16.3	0.3
J	12,413	1,900	7,363	0.6	16.5	16.5	16.7	0.2

REVISED DATA

[1] Feet above mouth

[2] Elevation computed without the consideration of bakwater effects from Estero River.

TABLE 11

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR
EFFECTIVE: January 5, 2023

FLOODING SOURCE: POWELL BYPASS - SIX MILE CYPRESS SLOUGH

ELEVATION IN FEET (NAVD 88)

-5 5 10 15 20 25 30 35 40

13,000 14,000 15,000 16,000 17,000 18,000 19,000 20,000 21,000 22,000 23,000 24,000 25,000 26,000

STREAM DISTANCE IN IN FEET ABOVE MOUTH

ENVIRONMENTAL WEIR

LAUREL DRIVE

FOOTBRIDGE

WEIR

WEIR

MELLOW DRIVE

REVISED REACH

P Q R S T U V W X

LEGEND

0.2% ANNUAL CHANCE FLOOD

1% ANNUAL CHANCE FLOOD

4% ANNUAL CHANCE FLOOD

10% ANNUAL CHANCE FLOOD

STREAM BED

CROSS SECTION LOCATION

63P

FEDERAL EMERGENCY MANAGEMENT AGENCY

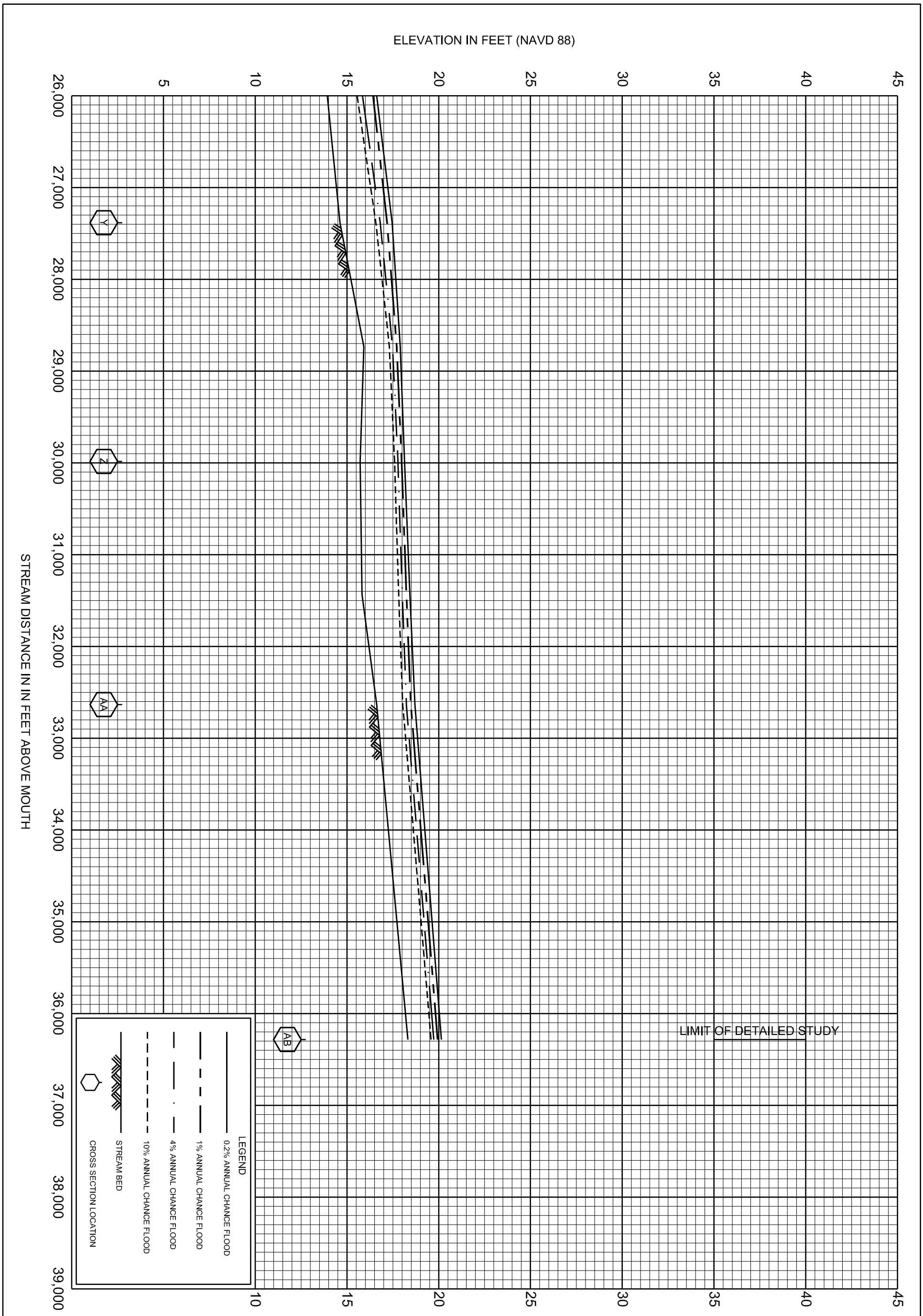
LEE COUNTY, FL

AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: January 5, 2023

POWELL CREEK / POWELL BYPASS



64P

FEDERAL EMERGENCY MANAGEMENT AGENCY

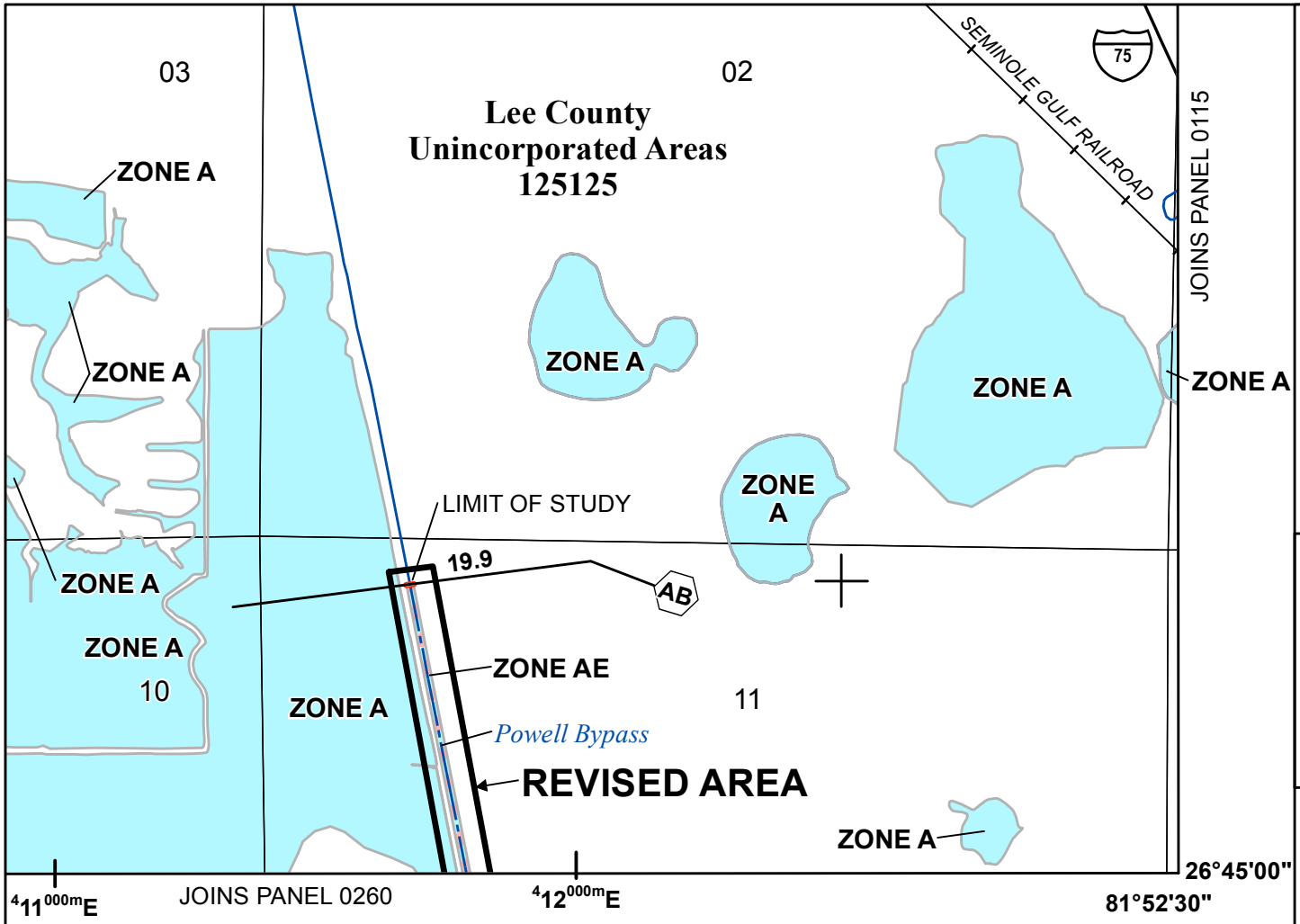
LEE COUNTY, FL

AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: January 5, 2023

POWELL CREEK / POWELL BYPASS



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

N

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

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 Feet

0 150 300 600 Meters

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 95 OF 685

Panel Contains:

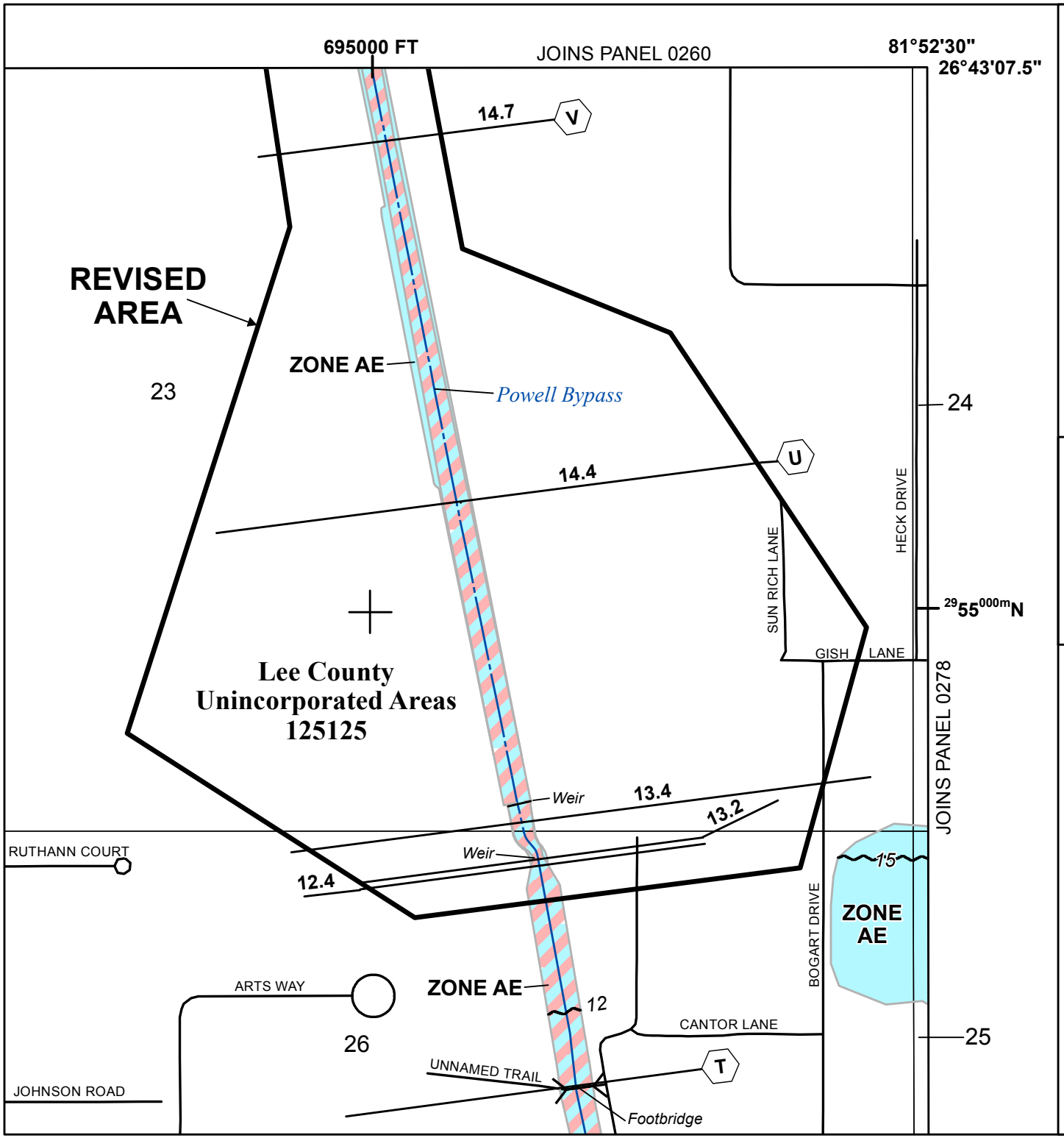
COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0095	F

REVISED TO REFLECT LOMR EFFECTIVE: January 5, 2023

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0095F

MAP REVISED
AUGUST 28, 2008



SPECIAL FLOOD HAZARD AREAS

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

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

N

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

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 259 OF 685

Panel Contains:

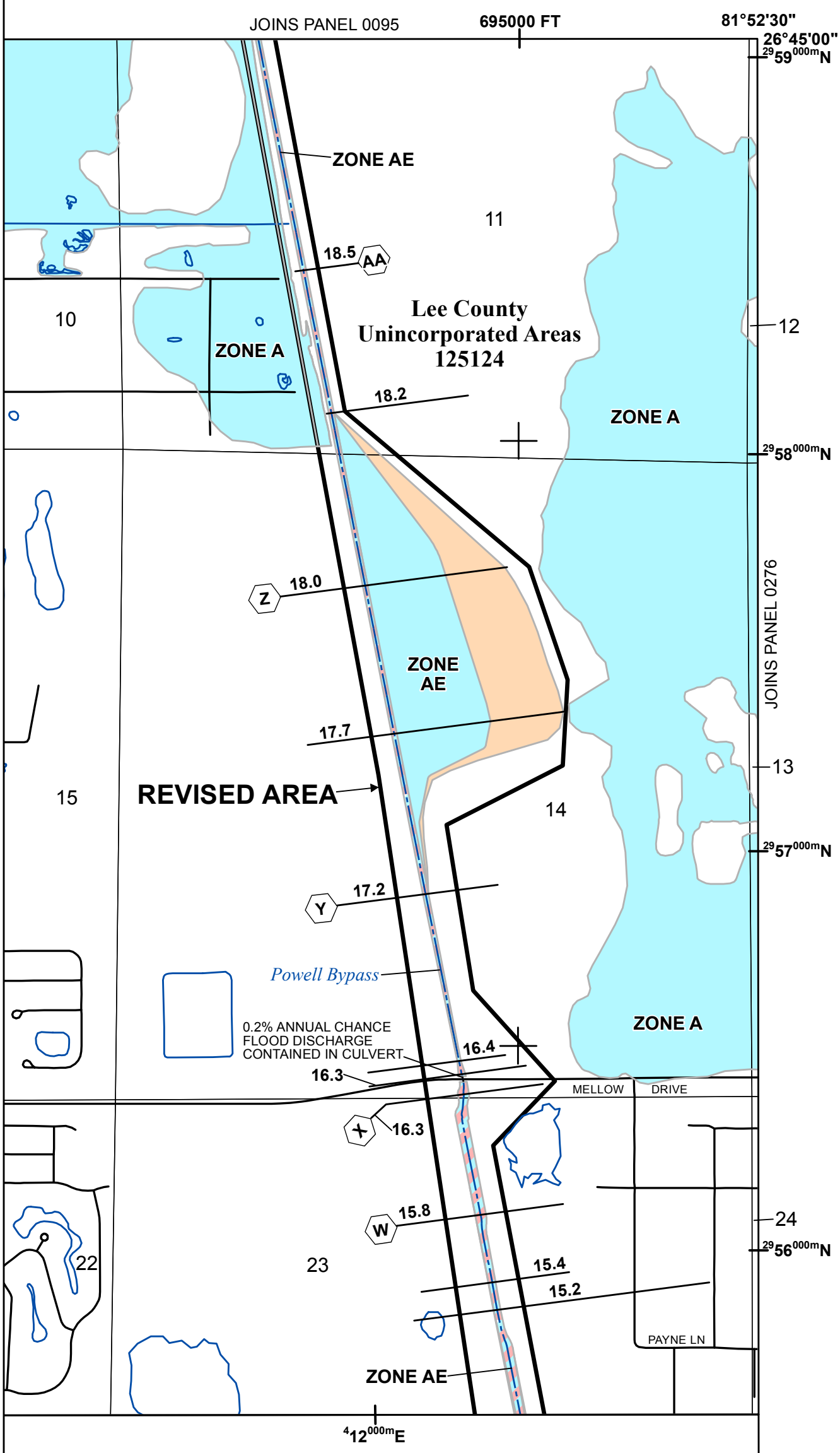
COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0259	F
LEE COUNTY	125124	0259	F

REVISED TO REFLECT LOMR EFFECTIVE: January 5, 2023

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0259F

EFFECTIVE DATE
AUGUST 28, 2008



THIS AREA SHOWN AT A SCALE
OF 1" = 500' ON MAP
NUMBER 12071C0259

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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 = 1,000 feet 1:12,000

0 500 1,000 2,000 Feet

0 150 300 600 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 260 OF 685

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0260	F
LEE COUNTY	125124	0260	F

REVISED TO
REFLECT LOMR
EFFECTIVE: January 5, 2023

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0260F

MAP REVISED
AUGUST 28, 2008