Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Lee County Florida (Unincorporated Areas)	NO PROJECT	REISSUANCE
	COMMUNITY NO.: 125124		
IDENTIFIER	Powell Bypass (Reissuance of LOMR 22-04-1445P)	APPROXIMATE LATITUDE AND LONGITUDE: 26.720, -81.884 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 12071C0095F DATE: August 28, 2008 TYPE: FIRM NO.: 12071C0260G DATE: November 17, 2022 TYPE: FIRM NO.: 12071C0259G DATE: November 17, 2022	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: November 17, 2022 PROFILES: 62P AND 63P FLOODWAY DATA TABLE: 23

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

This Letter of Map Revision (LOMR) is a reissuance of the LOMR effective January 5, 2023 (Case No 22-04-1445P), which revised the Special Flood Hazard Area (SFHA), the area subject to inundation by the base (1-percent-annual-chance) flood, the regulatory floodway and the Base Flood Elevations (BFEs), along Powell Bypass. This LOMR reissues the January 5, 2023 LOMR based on the Lee County FIRM and Flood Insurance Study (FIS) report that became effective November 11, 2022. This LOMR does not revise the base floodplain, BFEs or floodway from the January 5, 2023 LOMR along Powell Bypass.

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

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/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

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.

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

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

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:

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 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 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

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

The flood hazard information along Powell Bypass, as presented in this LOMR, became effective on January 5, 2023 following a 90-day appeal period for Case No. 22-04-1445P. Therefore, we will not publish the flood hazard information in the local newspaper. This revision is effective as of the date of this letter. Any request to review or alter this determination should be made within 30 days and must be based on scientific data.

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

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
N	12,370	85	503	0.5	11.9[2]	11.9[3]	12.8	0.9
O	12,829	90	477	0.5	11.9[2]	11.9[3]	12.8	0.9
P	13,398	82	491	0.5	12.0[2]	11.9[3]	12.9	1.0
Q	14,787	79	511	0.4	12.0[2]	11.9[3]	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
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

REVISED DATA

[1]Feet above mouth
[2]Combined coastal and riverine effects from Caloosahatchee River and Powell Creek
[3]Elevation computed without consideration of backwater effects from Caloosahatchee River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

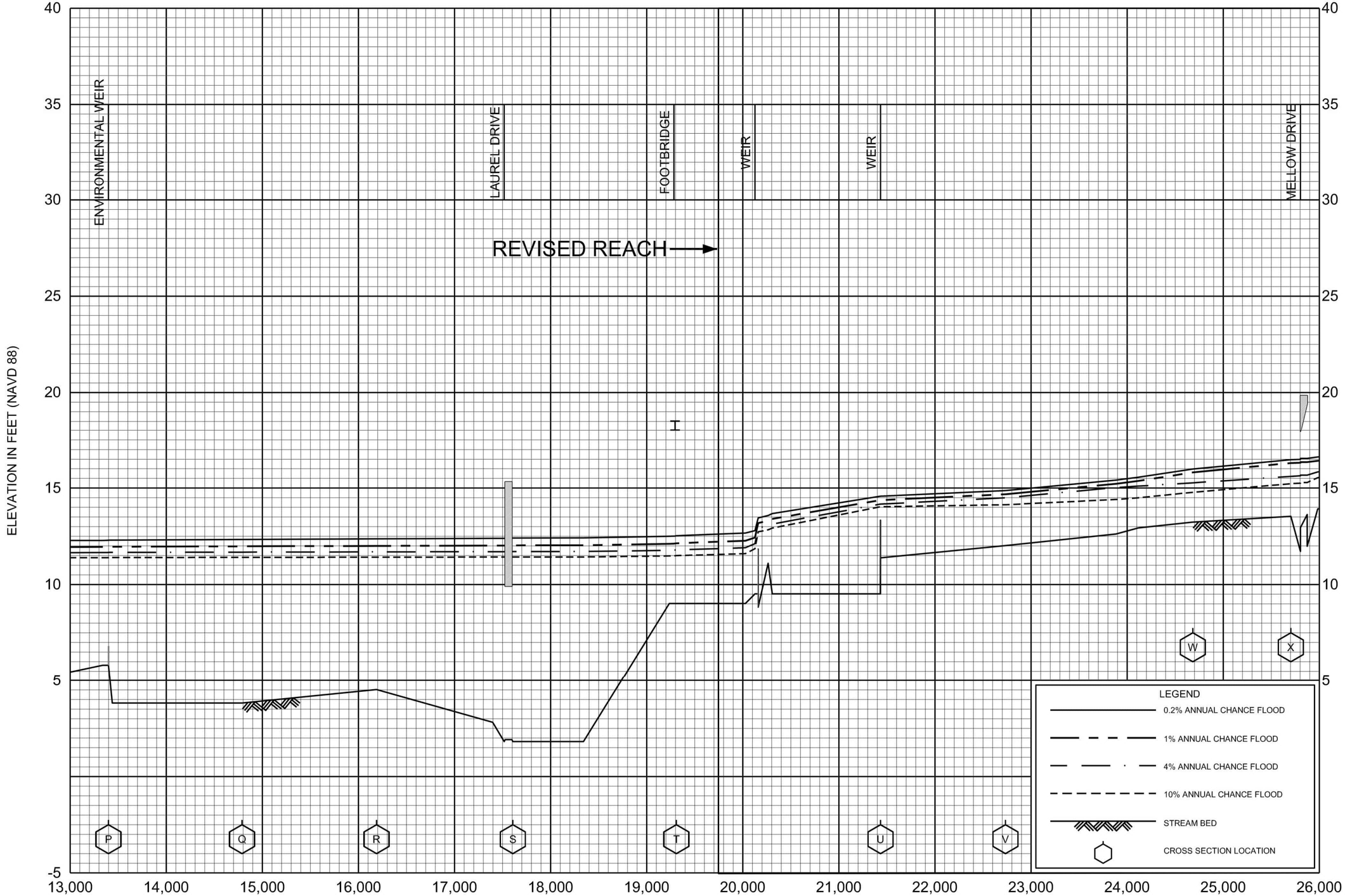
LEE COUNTY, FLORIDA

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: January 31, 2023

FLOODING SOURCE: POWELL BYPASS



REVISED TO
REFLECT LOMR
EFFECTIVE: January 31, 2023

FLOOD PROFILES

POWELL CREEK / POWELL BYPASS

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL
AND INCORPORATED AREAS

62P

ELEVATION IN FEET (NAVD 88)

45
40
35
30
25
20
15
10
5

LIMIT OF DETAILED STUDY

Y
Z
AA
AB

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 4% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

26,000 27,000 28,000 29,000 30,000 31,000 32,000 33,000 34,000 35,000 36,000 37,000 38,000 39,000

STREAM DISTANCE IN IN FEET ABOVE MOUNTH

REVISED TO
REFLECT LOMR
EFFECTIVE: January 31, 2023

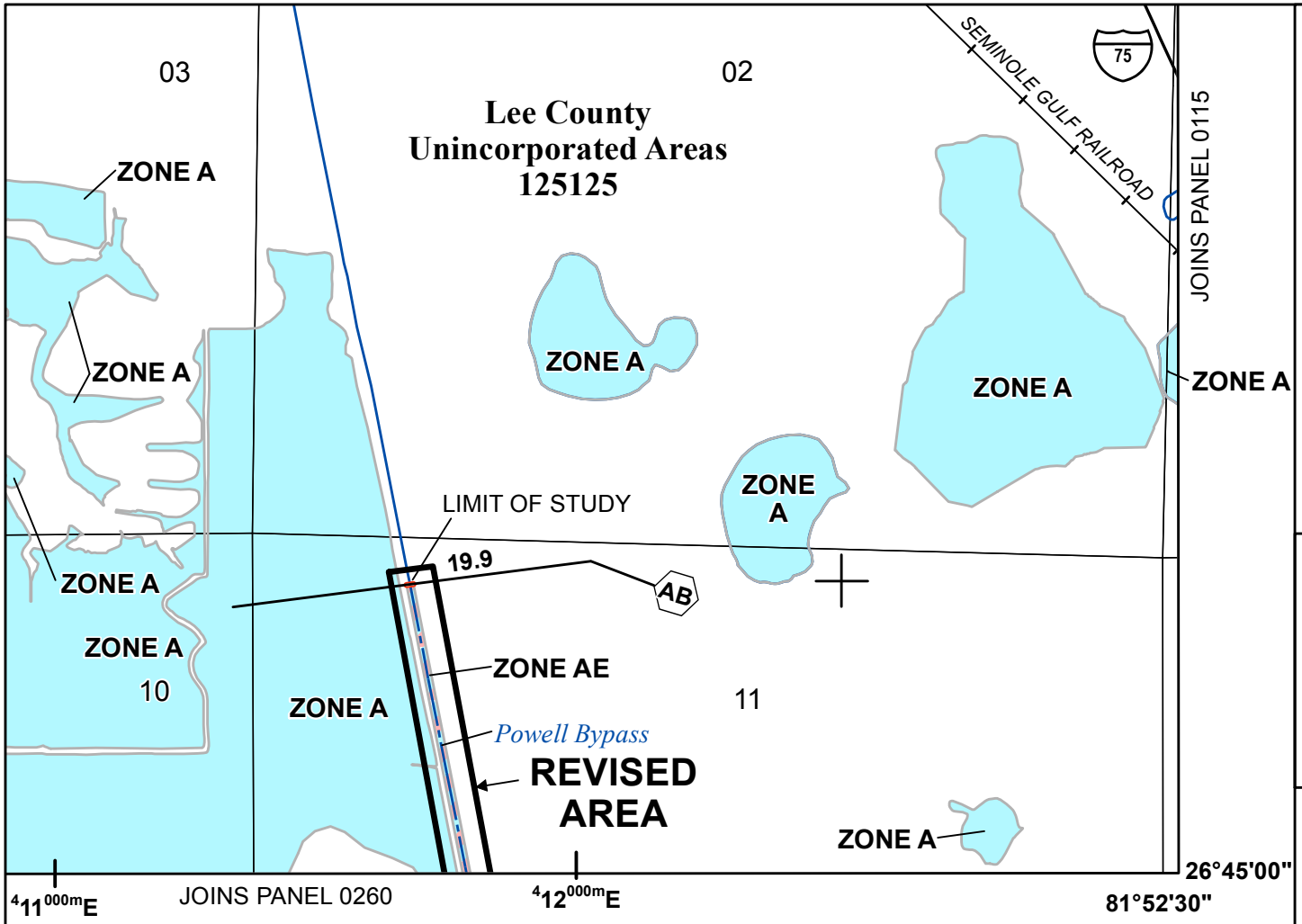
FLOOD PROFILES

POWELL CREEK / POWELL BYPASS

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL
AND INCORPORATED AREAS

63P



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

FEMA

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and Incorporated Areas

PANEL 95 OF 685

Panel Contains:

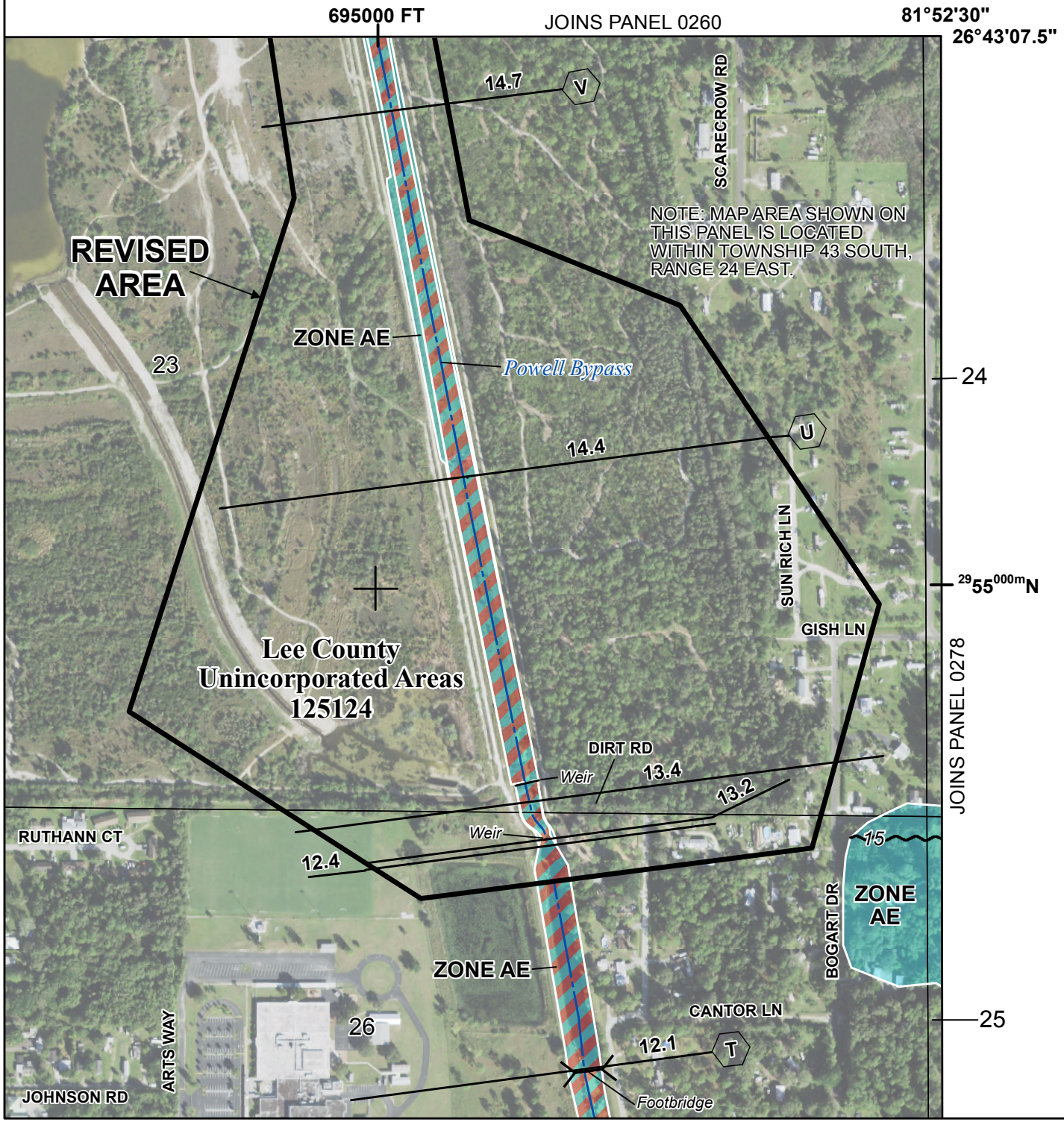
COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0095	F

REVISED TO
REFLECT LOMR
EFFECTIVE: January 31, 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

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2021.

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:

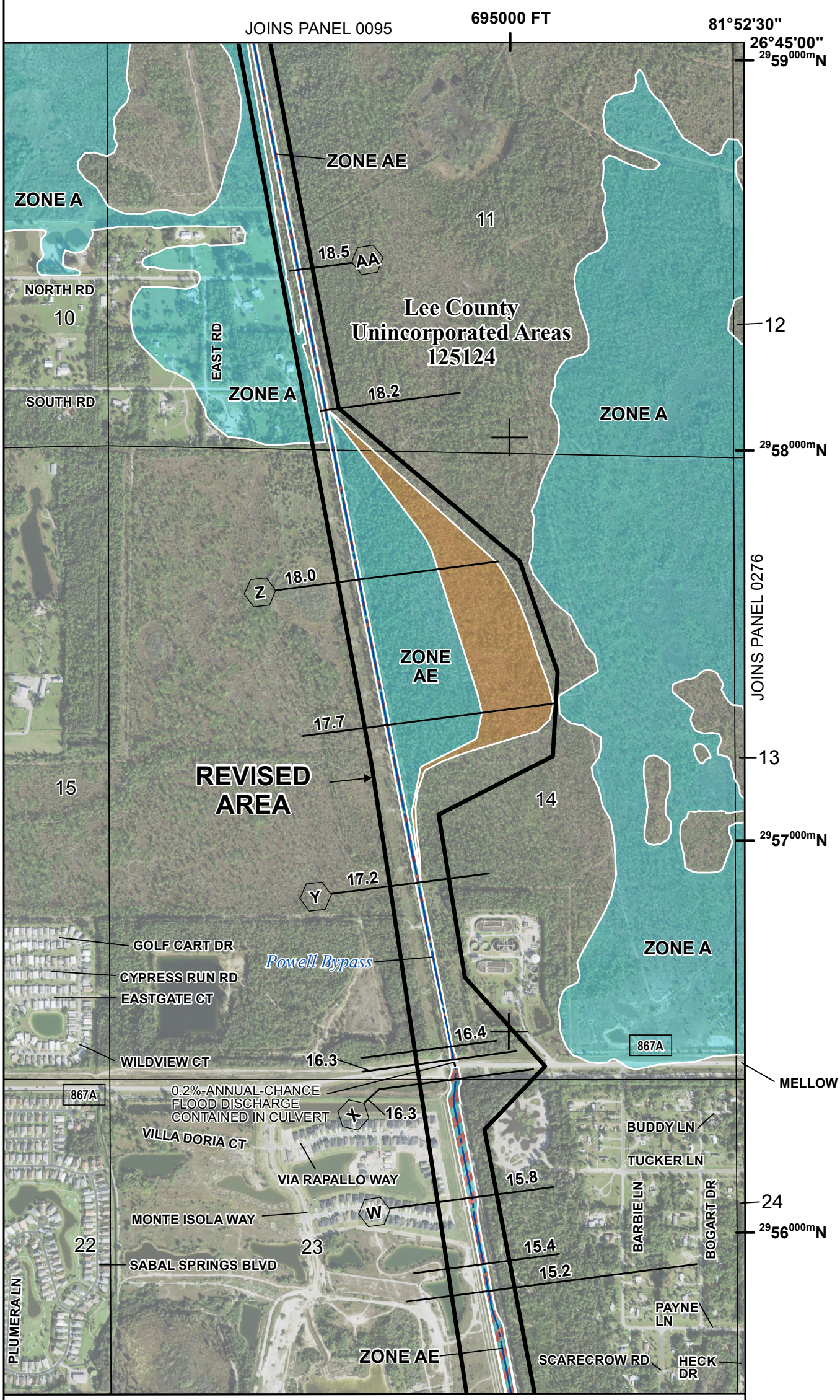
COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0259	G
LEE COUNTY	125124	0259	G

REVISED TO
REFLECT LOMR
EFFECTIVE: January 31, 2023

VERSION NUMBER
2.1.3.0

MAP NUMBER
12071C0259G

MAP REVISED
NOVEMBER 17, 2022



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

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2021.

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	G
LEE COUNTY	125124	0260	G

REVISED TO
REFLECT LOMR
EFFECTIVE: January 31, 2023

VERSION NUMBER
2.4.3.5

MAP NUMBER
12071C0260G

MAP REVISED
NOVEMBER 17, 2022