



Tomasello Consulting Engineers, Inc.

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September 5, 2017

Tom Torgerson
TPI Hospitality
4805 Tamiami Trail N.
Naples, Florida 34103
via e-mailtom@tpihospitality.com

RE: Ft. Myers Beach TPI Project- Helmerich Plaza

Dear Tom,

TCE conducted wave transformation modeling from the shoreline to inland of the subject property using FEMA's Wave Height Analysis for Flood Studies (WHAFIS) model. The WHAFIS model has been used in Flood Insurance Studies (FIS) since 1980 to incorporate the effects of wave action on Flood Insurance Rate Maps (FIRMs) for communities along the Atlantic and Gulf Coasts. The model uses a specified stillwater elevation (SWEL), the computed wave setup, and the starting wave conditions as input. This information is found in the effective FIS for Lee County. Once this information had been gathered, simulations of wave transformations were then conducted with WHAFIS taking into account the storm-induced erosion and overland features (dunes, buildings, vegetation, etc.) encountered along each transect. Output from the model includes the combined SWEL and wave height along each cross-shore transect allowing for the establishment of base flood elevations (BFEs) and flood zones from the shoreline to points inland within the study area.

The results of the analyses confirmed that due to the fact that the topography seaward of the subject property is low and with the exception of a small primary frontal dune and some vegetation, there are no obstructions to stop the propagation of 3-foot waves during a 1-Percent-Annual-Chance event. The location where the 3-foot wave can no longer exist is one of the determinations FEMA uses to delineate the VE zone on FIRMs. In order to remove the VE from the subject property a wave attenuation wall of some sort would need to be constructed approximately 4.5-feet above natural grade adjacent to the seaward property line on the subject property. The purpose of a wave attenuation wall is to cause storm induced waves to break, therefore losing size and energy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard S. Tomasello', written in a cursive style.

Richard S. Tomasello, P.E., CFM

From: [Tomasello Consulting Engineers, Inc.](#)
To: [Tom Torgerson](#)
Subject: Re: Ft. Myers Beach TPI Project
Date: Monday, August 7, 2017 9:49:47 PM

Tom,

As we discussed this afternoon, the Ft. Myers Beach parcels labelled 1 through 13 are all subject to direct wave attack and thereby identified as VE zones. There are no existing wave attenuating conditions that could be used to justify the conversion from VE to AE.

Please let me know if we can be of further assistance.

Thank you,
Richard (Dick) S. Tomasello, P.E., CFM
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-----Original Message-----

From: Tom Torgerson <tom@tpihospitality.com>
To: Dick Tomasello (dixietom@aol.com) <dixietom@aol.com>
Cc: John Hafner <jhafner@ramaker.com>; Chris Flagg <chris@tpihospitality.com>; John Gucciardo (John@JGucciardo.com) <John@JGucciardo.com>
Sent: Sun, Aug 6, 2017 10:00 am
Subject: Ft. Myers Beach TPI Project

Hello Dick~

I hope all is well as we haven't spoken for a good year now. At this point we are attempting to proceed with a revised project without the so called Coastal Protection System. A third party consultant for the Town, whom is doing a review of our proposed plan, has raised a question I would like to get your feedback on. That being that you have been successful in obtaining two LOMR's nearby our site, one for the Wind's store and the other for the Tiki Hut store. I realize that both of those have two layers of building structures between them and the beach whereas our property bayside of Estero Blvd. has minimal structures in front of it due to lying across from the wide open Crescent Beach Family Park.

Attached is a map of our properties and I am specifically directing my LOMR question to the parcel numbered as 6 "Helmerich Plaza". The VE line cuts across that property and the Town's consultant is asking if a LOMR could be successful at relocating the VE line up to Estero Blvd. Is that a possibility under our set of circumstances?

Thanks,

~Tom Torgerson