





Environmental Planning & Consulting

Wetland Management  
Marine Construction & Permitting

Florida Land Use,  
Cover and Forms  
Classification System Map

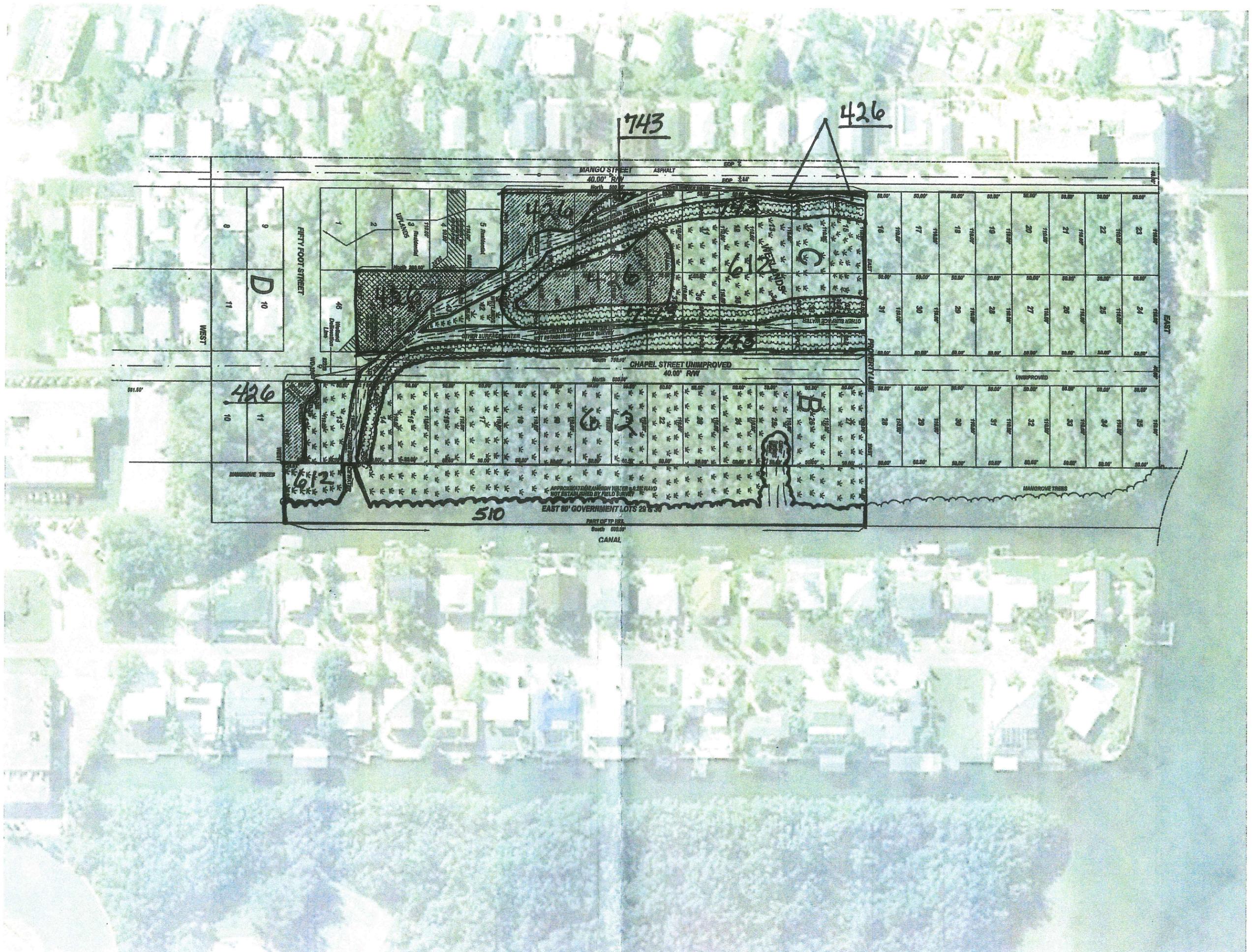
Seagrass Subdivision  
Strap# 19-46-24-W3-0120C.0060  
Strap# 19-46-24-W3-0120B.0120

#612 - Mangrove Swamps – This coastal hardwood community is composed of red and or black mangrove which is pure or predominant. The major associates include white mangrove, buttonwood, cabbage palm and sea grape.

#426 – Tropical Hardwood – This forest cover type is often referred to as tropical hammock. The common components of this community typically include some combination of gumbo limbo, mastic, stoppers, wild lime, strangler fig, lancewood, poison wood, sea grape, marlberry and wild tamarind.

#743 – Spoil Area

#510 – Streams and Waterways – This category includes rivers, creeks, canals and other linear water bodies.



743

426

MANGO STREET  
40.00' R/W

CHapel STREET UNIMPROVED  
40.00' R/W

FIFTY FOOT STREET

EAST 80' GOVERNMENT LOTS 28 & 30

PART OF TRAIL  
CANAL

426

510

D 10

B 25

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WEST

EAST

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Seagrape Subdivision  
Strap# 19-46-24-W3-0120C.0060  
Strap# 19-46-24-W3-0120B.0120  
Small Scale Comprehensive Plan Amendment

***Support Documentation: A map and description of the soils found on the property (identify the sources of the information).***

The Natural Resources Conservation Service Web Soil Survey 2.1 National Cooperative Soil Survey

The subject property soils are identified as #5, Captiva fine sand on the southern end and #24 Kesson fine sand on the area to the north towards Matanzas Pass.

***CAPTIVA FINE SAND*** is a nearly level poorly drained soil in sloughs. Slopes are smooth to concave and range from 0 to 1 percent.

Typically, the surface layer is black fine sand and about 6 inches thick. The underlying layers are fine sand mixed with shell fragments to a depth of 80 inches or more. The upper 9 inches is pale brown with light grey streaks, the next 11 inches is light grey with about 30 percent multicolored shell fragments, and the lower 50 inches is light grey.

*In most years, under normal conditions, this soil has a water table within a depth of 10 inches for 1 to 2 months. The water table is at a depth of 10 to 40 inches for 10 months during most years.*

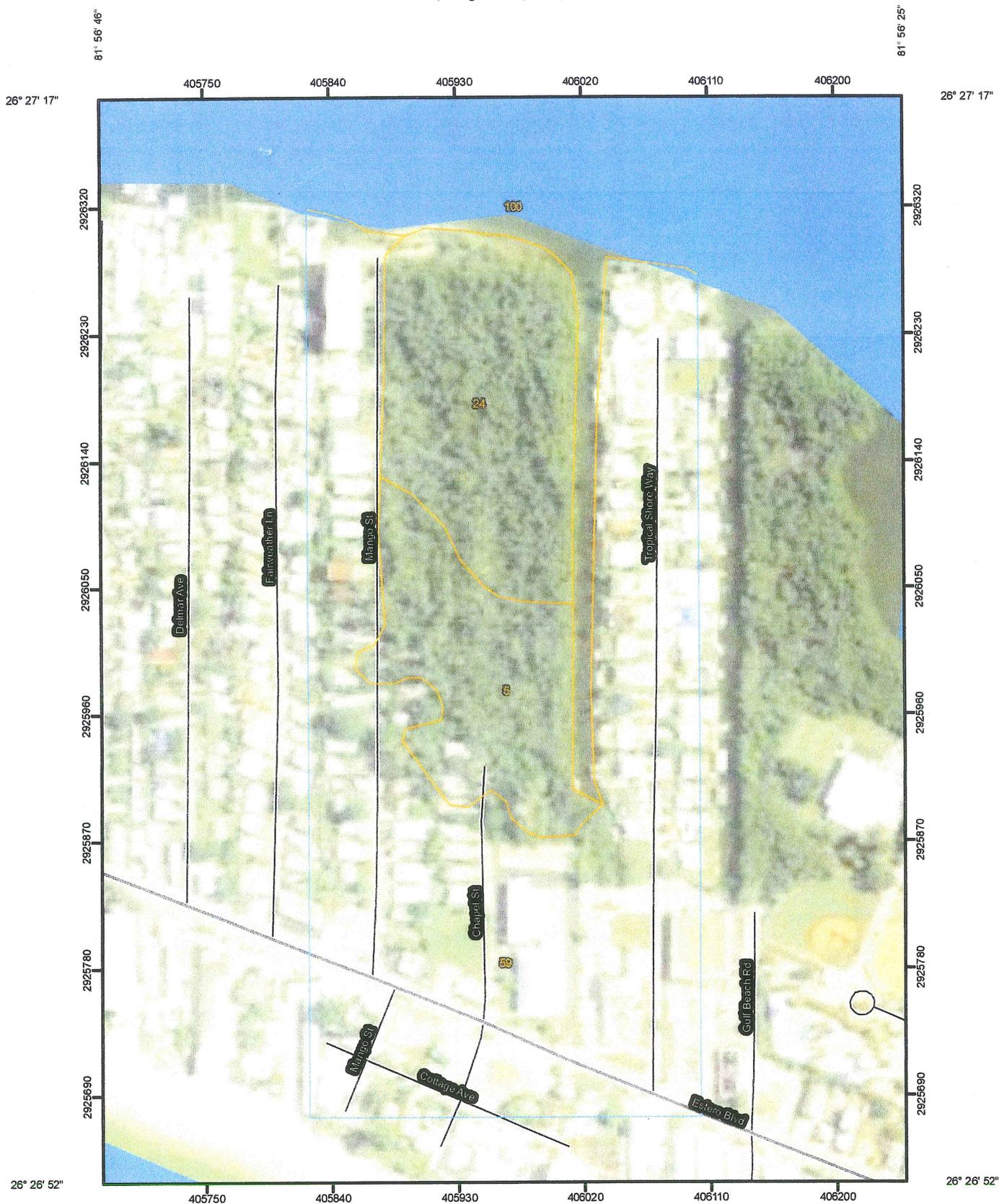
***KESSON FINE SAND*** is a nearly level, very poorly drained soil in broad tidal swamps. Areas are subject to tidal flooding. Slopes are smooth and range from 0 to 1 percent.

Typically, the surface layer is about 6 inches of sand that contains shell fragments. The underlying layers are fine sand that contains shell fragments, and they extend to a depth of 80 inches or more. The upper 4 inches is pale brown, the next 3 inches is light brownish gray, the next 25 inches is light gray with dark gray streaks, and the lower 42 inches is white.

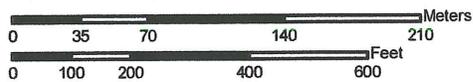
Water table fluctuates with the tide.

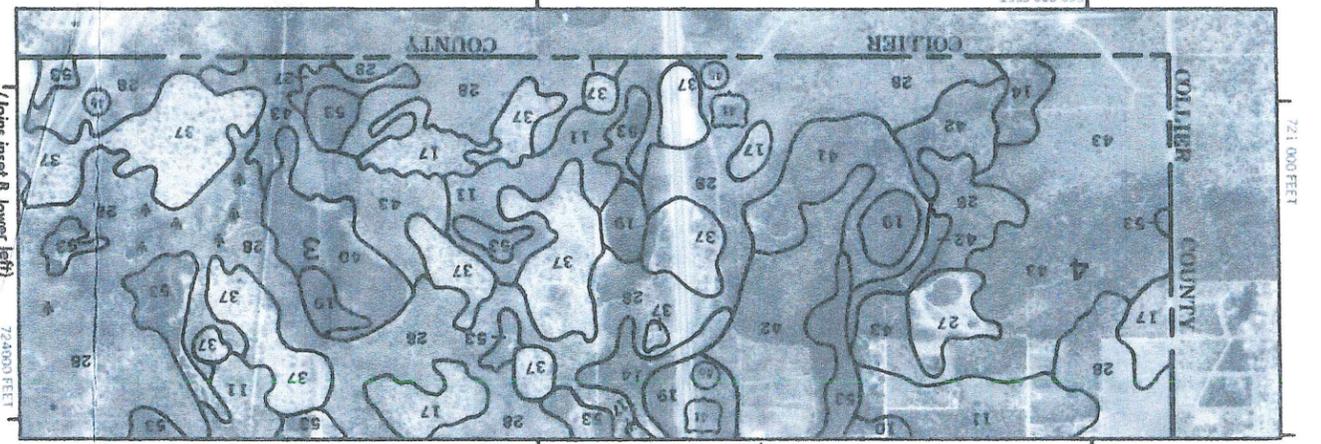
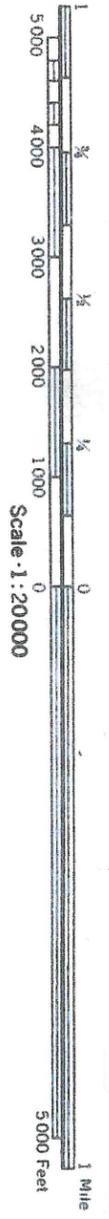
The property has been previously disturbed by the construction of a wide canal to the east and mosquito control ditches throughout the property.

Soil Map—Lee County, Florida  
(Mango / Chapel St)



Map Scale: 1:3,670 if printed on A size (8.5" x 11") sheet.

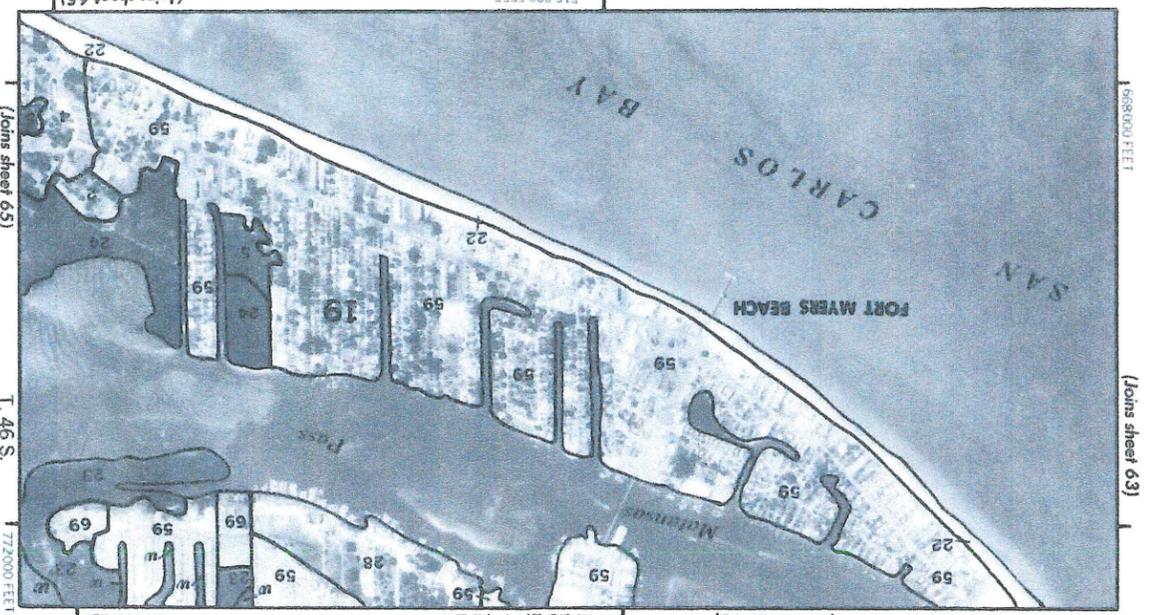




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LEE COUNTY, FLORIDA - SHEET NUMBER 64



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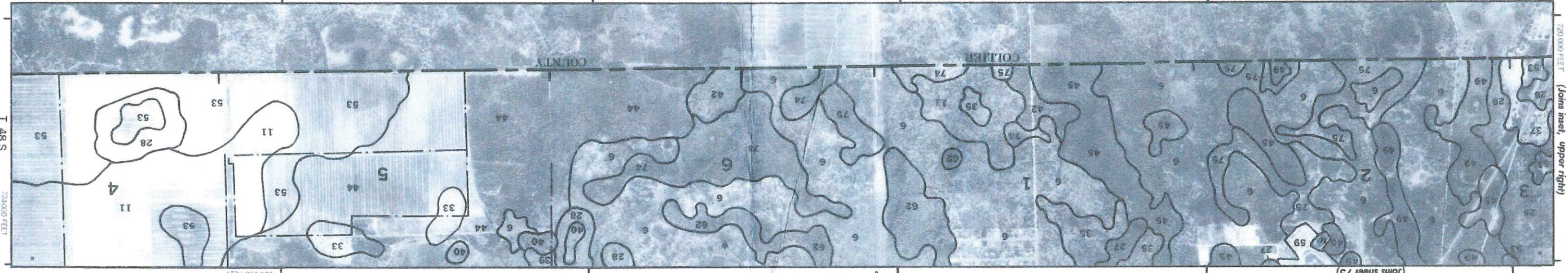
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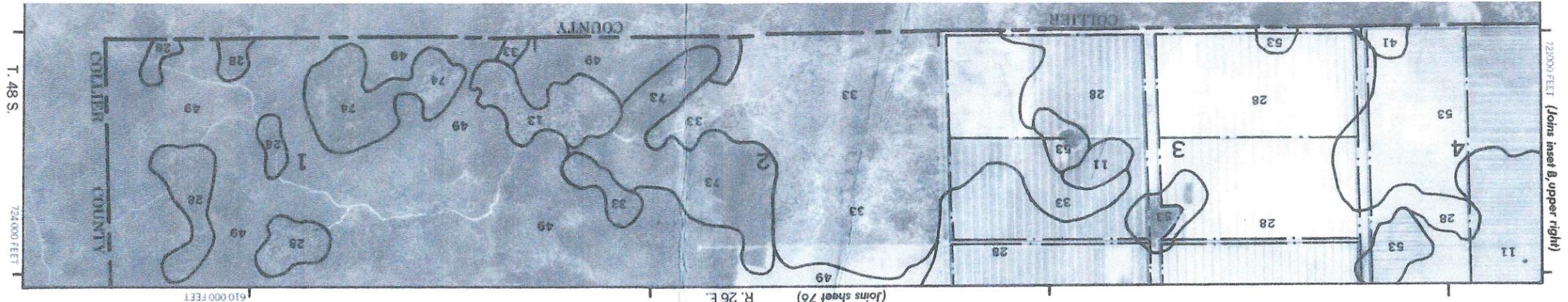
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(Joins inset B, upper right)

T. 48 S.

T. 48 S.

(Joins inset B, upper right)

This map is compiled on 1:25,000 aerial photographs by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies. Contour lines and grid ticks are from various sources. It shows the approximate positions.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Florida State Plane west zone (FIPSZONE 902). The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

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.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9816 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

### COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

**10-01-1983 CBRS Area**  
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER OCTOBER 1, 1983, IN DESIGNATED CBRS AREAS.

**11-16-1990 CBRS Area**  
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

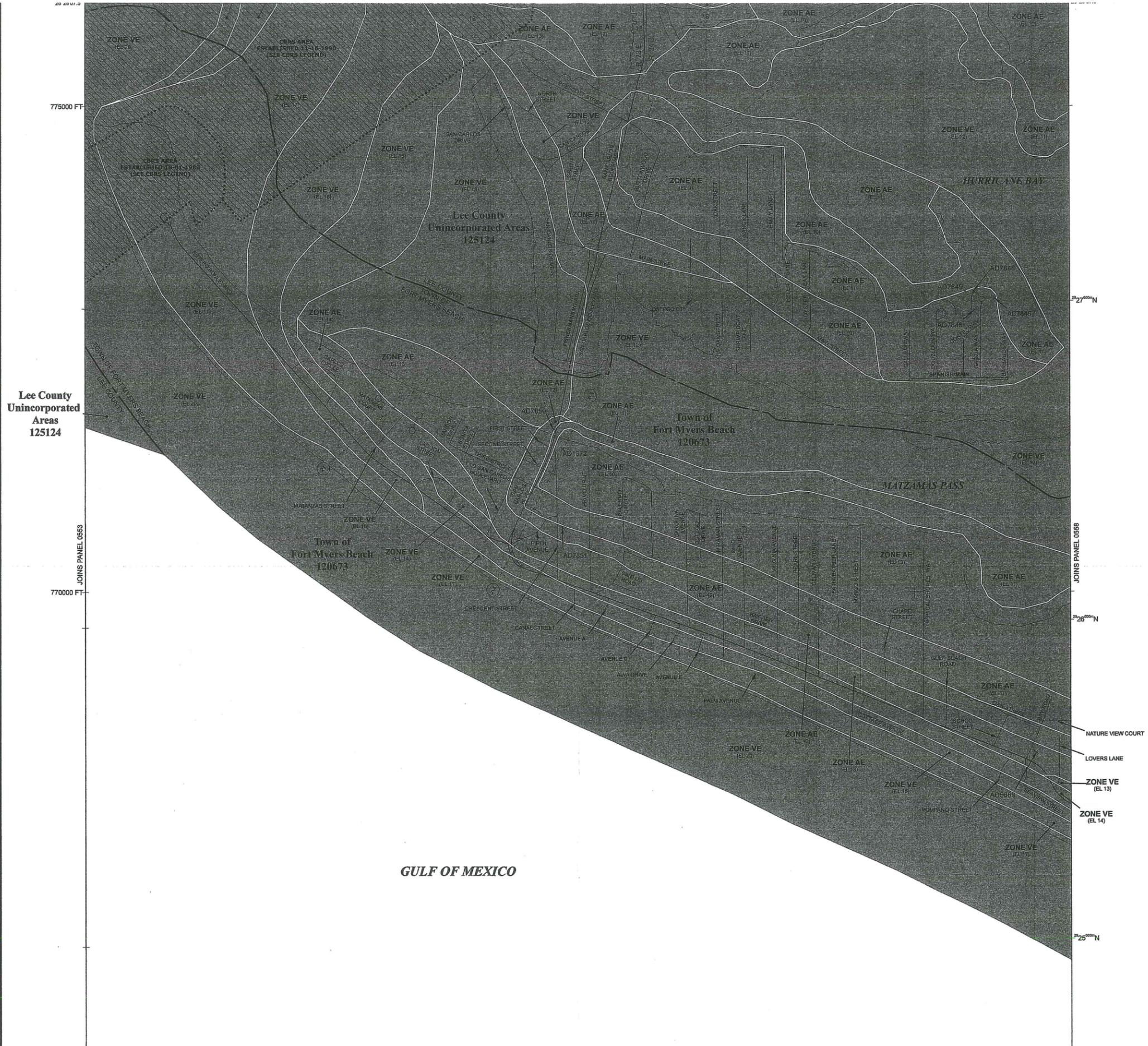
**11-16-1991 Otherwise Protected Area (OPA)**  
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.

**2-24-1997 CBRS Area**  
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER FEBRUARY 24, 1997, IN DESIGNATED CBRS AREAS.

**10-27-2000 Otherwise Protected Area (OPA)**  
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER OCTOBER 27, 2000, IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (772) 562-3909.

765000 FT



1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**  
**OTHERWISE PROTECTED AREAS (OPAs)**  
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet

- \* Referenced to the North American Vertical Datum of 1988
- Cross section Line
- Transsect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 176°00'N 1000-meter Universal Transverse Mercator grid values, zone 17
- 600000 FT 5000-foot grid ticks: Florida State Plane coordinate system, West zone (FIPSZONE 0902), Transverse Mercator projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

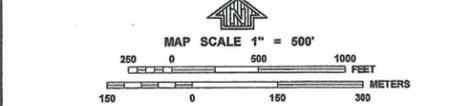
**MAP REPOSITORY**  
Refer to listing of Map Repositories on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
August 28, 2008

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in 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.



PANEL 0554F

## FIRM

### FLOOD INSURANCE RATE MAP

**LEE COUNTY, FLORIDA AND INCORPORATED AREAS**

**PANEL 554 OF 685**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT MYERS BEACH, TOWN OF	120673	0554	F
LEE COUNTY	125124	0554	F

- NOTE -  
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
12071C0554F

EXHIBIT 11

# FLOOD INSURANCE RATE MAP



## SPECIAL FLOOD HAZARD AREAS

### FLOOD ZONE

- VE
- AE
- A
- FLOODWAY AREAS IN ZONE AE

### OTHER FLOOD AREAS

- ZONE X (Areas of 0.2% annual chance flood)

### OTHER AREAS

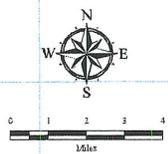
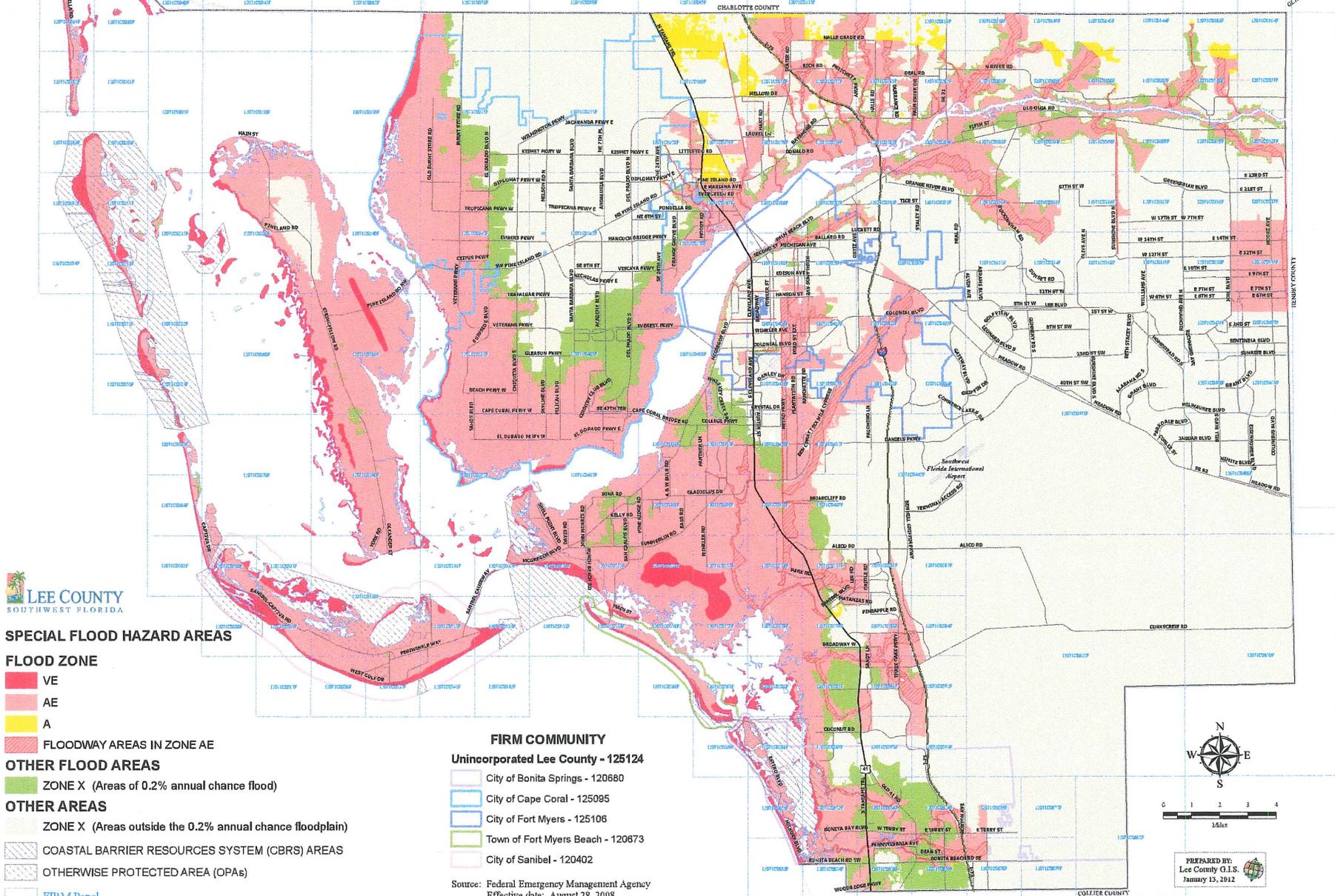
- ZONE X (Areas outside the 0.2% annual chance floodplain)
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREA (OPAs)
- FIRM Panel

### FIRM COMMUNITY

#### Unincorporated Lee County - 125124

- City of Bonita Springs - 120680
- City of Cape Coral - 125095
- City of Fort Myers - 125106
- Town of Fort Myers Beach - 120673
- City of Sanibel - 120402

Source: Federal Emergency Management Agency  
Effective date: August 28, 2008



PREPARED BY:  
Lee County G.I.S.  
January 13, 2012



**TABLE OF PLANT COMMUNITIES BY FLUCCS WITH THE POTENTIAL TO  
CONTAIN SPECIES (PLANT AND ANIMALS) LISTED AS PROTECTED.**

**#426 TROPICAL HARDWOOD**

Eastern indigo snake, *Drymarchon corais couperi*  
Gopher Tortoise, *Gopherus polyphemus*  
Gopher Frog, *Rana areolata*  
Iguana hackberry, *Celtis iguanaea*  
Spiny hackberry, *Celtis pallid*  
Prickly-apple, *Cereus gracillis*  
Satinleaf, *Chrysophyllum olivaeforme*  
Joewood, *Jacquina keyensis*  
Twisted air plant, *Tillandsia flexuosa*  
Florida coontie, *Zamia floridana*

**#612 MANGROVE SWAMP**

Roseate spoonbill, *Ajaia ajaja*  
Florida black bear, *Ursus americanus floridanus*

**#743 SPOIL AREA**

**#510 STREAMS AND WATERWAYS**

American Alligator, *Alligator mississippiensis*  
Roseate spoonbill, *Ajaia ajaja*  
Limpkin, *Aramus guarauna*  
Little blue heron, *Egretta caerulea*  
Reddish egret, *Egretta rufescens*  
Snowy egret, *Egretta thula*  
Tricolored heron, *Egretta tricolor*  
Brown pelican, *Pelecanus occidentalis*  
Everglades mink, *Mustela vison evergladensis*



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### PUBLIC FACILITIES IMPACTS

The proposed amendment, if approved, would authorize the applicant to shift units from platted lots within the Seagrape Subdivision to other urbanized locations within the Town of Fort Myers Beach. The specific location of the areas to which the units will be transferred will depend on the market. Since the applicant is not requesting to increase the number of units permitted within the Town as a whole, the amendment will have no impacts to public facilities, including potable water, sewer, surface water management, parks, schools, or roads.



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**IMPACTS TO POPULATION PROJECTIONS AND ADJOINING LOCAL GOVERNMENTS**

The proposed amendment will simply give the owner of the 40 platted lots within Seagrape Subdivision the legal right to transfer those units to other parcels within Fort Myers Beach upon the conveyance of the lots in question to the Town. As a result, the amendment will have no effect on the capacity of the FLUM, or on the adjoining local government (Lee County).



**CONSISTENCY WITH STATE, REGIONAL, AND LOCAL PLANS**

1. The amendment will be consistent with the following provisions of the state comprehensive plan:
  - a. Goal 8, Policy (b)1: the amendment will accelerate the public acquisition of coastal land to protect marine resources.
  - b. Goal 8, Policy (b)4: The shifting of units from wetlands to upland areas within the Town will protect coastal and marine resources from the adverse effects of development.
  - c. Goal 9, Policies (b)1 and (b)7: The amendment will encourage the preservation of wetlands.
  - d. Goal 14, Policy (b)3: The amendment promotes the acquisition of land by a local government where regulation will severely limit the practical use of the subject property.
  - e. Goal 16, Policy (b)12: The amendment will promote infill development.
2. The amendment will be consistent with the following provisions of the SRPP:
  - a. Goal 2, Strategy 1, Actions 7, 8, and 9: The amendment will assist in the acquisition of wetlands that are not currently included on a list for public purchase.
3. The amendment will be consistent with the following provisions of the Town's comprehensive plan:
  - a. Policy 4-A-5: The amendment will promote the protection of natural resources within the Town.
  - b. Policy 6-B-1: The amendment will protect natural resources.
  - c. Policy 6-B-9: The amendment promotes the acquisition of additional areas within the Town.
  - d. Objective 6-D: The amendment will protect wetlands within the Town



**Environmental Planning & Consulting**

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### **PLANNING RATIONALE FOR AMENDMENT**

The applicant is requesting an amendment to authorize the transfer of units from platted lots in the Seagrape Subdivision in areas that are predominantly (but not exclusively) wetlands to upland areas within the Town of Fort Myers Beach in which higher densities and intensities are encouraged. The amendment will consequently promote the protection of natural resources and a more compact growth pattern within the Town.