



U. S. Department of Homeland Security
Region IV
3003 Chamblee Tucker Road
Atlanta, GA 30341



FEMA

December 27, 2019

Mr. Greg Veliz
City Manager, City of Key West
1300 White Street
Key West, Florida 33040

Prelim-EAP
Community Name: City of Key West,
Monroe County,
Florida
Community No.: 120168

Dear Mr. Veliz:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Monroe County, Florida and Incorporated Areas for your review and comment. The enclosed FIS report for Monroe County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, Federal Emergency Management Agency (FEMA) has posted digital copies of the revised FIRM and FIS report material and supporting database on the following page of the Map Service Center: <https://www.fema.gov/preliminaryfloodhazarddata>.

We will contact you shortly to schedule a formal Consultation Coordination Officer (CCO) meeting to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report.

Comments may be sent to:

Mapping Partner
c/o Michael Taylor
AECOM
1360 Peachtree Street Northeast, Suite 500
Atlanta, Georgia 30309

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Areas (SFHA) as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of “mappable” LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office at 3003 Chamblee-Tucker Road, Atlanta, Georgia 30341 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Monroe County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second newspaper publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State National Flood Insurance Program (NFIP) Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact the Mitigation Division of FEMA in Region IV at 770-220-5406 and ask for the Regional Project Officer assigned to your community, for assistance. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcfs.com.

Sincerely,



Kristen M. Martinenza, P.E., CFM, Chief
Risk Analysis Branch
FEMA Region IV

Enclosures:

Preliminary FIS Report
Preliminary FIRMs
Preliminary SOMA

cc: The Honorable Teri Johnston, Mayor, City of Key West
Scott Fraser, Floodplain Administrator, City of Key West
Steve Martin, State NFIP Coordinator



PRELIMINARY SUMMARY OF MAP ACTIONS

Community: KEY WEST, CITY OF

Community No: 120168

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effect of the enclosed revised FIRM panel(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

Table with 6 columns: LOMC, Case No., Date Issued, Project Identifier, Original Panel, Current Panel. Content: NO CASES RECORDED

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below are either not located on revised FIRM panels, or have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

2A. LOMCs on Revised Panels

Table with 6 columns: LOMC, Case No., Date Issued, Project Identifier, Original Panel, Current Panel. Rows include LOMA cases with details on project identifiers and panel numbers.

2B. LOMCs on Unrevised Panels

Table with 6 columns: LOMC, Case No., Date Issued, Project Identifier, Original Panel, Current Panel. Content: NO CASES RECORDED

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: KEY WEST, CITY OF

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	11-04-2484X	01/31/2011	Sunset Marina (Update of LOMR 10-04-8028P)	4
LOMA	11-04-3145A	02/24/2011	MOFFATS, SUBDIVISION UNIT 1 -- 1310 CATHERINE STREET	4
LOMA	12-04-6294A	07/26/2012	737 OLIVIA STREET	4
LOMA	13-04-2499A	01/29/2013	ISLAND OF KEY WEST, SQUARE 46, PORTION LOT 1 -- 920 CORNISH LANE	4
LOMA	14-04-2609A	01/16/2014	822 CARSTEN LANE	4
LOMA	14-04-6959A	06/05/2014	MARTELLO TOWERS, BLOCK 1, LOTS 4 & 5 -- 904 FLAGLER AVENUE	4
LOMA	14-04-8905A	08/12/2014	MARTELLO TOWERS, BLOCK 1, LOTS 6 & 7 -- 908 FLAGLER AVENUE	4
LOMA	14-04-AA64A	11/04/2014	TRACT 17 OF KEY WEST INVESTMENT COMPANY SUBDIV, BLK 18, LOTS 4-7 -- 705 & 707 SOUTH ST (RESIDENTIAL)	4
LOMA	15-04-0434A	11/04/2014	651 WILLIAM STREET	4
LOMR	14-04-7227P	02/26/2015	1 MALLORY SQUARE	4
LOMA	15-04-4463A	04/03/2015	SQAURE 56, BLOCK 3 -- 1000 SOUTHARD STREET	4
LOMR	14-04-A505P	06/05/2015	1315 WHITEHEAD STREET	4
LOMR	15-04-0697P	08/20/2015	SUNSET MARINA -- 5555 COLLEGE ROAD	6
LOMR	15-04-1481P	08/24/2015	KEY WEST BY THE SEA	4

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	15-04-8362A	09/11/2015	1212 SIMONTON STREET	4
LOMA	16-04-0273A	11/10/2015	TRACT 3, SQUARE 3, LOT 3 -- 714 EMMA STREET	4
LOMA	16-04-5212A	06/16/2016	SQUARE 44, LOTS 4-5 -- 1109 STUMP LANE	4
LOMA	16-04-6322A	07/26/2016	210 OLIVIA STREET	4
LOMA	16-04-6344A	07/27/2016	SQUARE 45, LOT 2 -- 506 FRANCES STREET	4
LOMA	16-04-6693A	08/05/2016	SQUARE 44, LOT 1 -- 1116 STUMP LANE	4
LOMA	16-04-6745A	08/11/2016	SQUARE 44, LOT 4 -- 531 FRANCES STREET	4
LOMA	16-04-6927A	08/23/2016	KEY WEST, SQUARE 44, LOT 3 -- 1108 CURRY LANE	4
LOMA	16-04-6484A	08/29/2016	JAMES A. WADDELL'S SUBDIVISION, SQUARE 2, LOT 2 -- 711 GEORGIA STREET	4
LOMR	16-04-3139P	09/09/2016	1800 ATLANTIC BOULEVARD	4
LOMA	16-04-6052A	09/09/2016	MOFFATT SUBDIVISION, TRACT 14, SQUARE 3, LOTS 8-10 -- 1329 DUNCAN STREET	4
LOMA	16-04-6910A	09/15/2016	1320 ANGELA STREET	4
LOMA	16-04-7533A	09/14/2016	SQUARE 44, LOT 4 -- 525 FRANCES STREET	4
LOMA	16-04-7630A	09/16/2016	TRACT 3, LOT 2 -- 2 BAPTIST LANE	4
LOMA	16-04-7538A	09/23/2016	740 WINDSOR LANE	4
LOMA	16-04-7814A	09/28/2016	NEWTON STREET CONDOMINIUM, UNITS 1-5 -- 1220 NEWTON STREET	4
LOMA	16-04-6364A	10/06/2016	SQUARE 45, LOTS 2 & 3 -- 11 NASSAU LANE	4

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	16-04-7551A	10/07/2016	TRACT 18, SQUARE 11, LOTS 9-10 -- 901 WASHINGTON STREET	4
LOMA	16-04-7646A	10/04/2016	TIFT'S MAP OF KEY WEST, SQUARE 57, LOTS 7 & 8 -- 606 GRINNELL STREET	4
LOMA	17-04-0201A	10/12/2016	Lot 31, Block 1 / 10, Charles W Tift's Map of Key West Subdivision - 329 Virginia Street	4
LOMA	16-04-8230A	10/25/2016	KEY WEST INVESTMENT CO.'S SUBDIVISION, TRACT 17, BLOCK 12, LOTS 4 & 5 -- 1415 ALBERTA STREET	4
LOMA	17-04-0012A	10/28/2016	TRACT 7, SQUARE 1, LOT 12 -- 1405 NEWTON STREET	4
LOMR	16-04-4522P	11/02/2016	WATERFRONT PLAYHOUSE	4
LOMR	16-04-4341P	11/25/2016	SHERATON SUITES KEY WEST	4
LOMA	16-04-8523A	11/28/2016	JAMES A. WADDELL'S SUBDIVISION, SQUARE 4, LOTS 6 & 8 -- 1309 PETRONIA STREET	4
LOMA	17-04-0401A	12/14/2016	1015 SOUTH STREET	4
LOMR	16-04-6755P	01/19/2017	3490 Eagle Avenue	4
LOMA	17-04-1722A	01/18/2017	TRACT 7, SQUARE 2, LOT 3 -- 810 PEARL STREET	4
LOMA	17-04-1811A	01/20/2017	CHAS. W. TIFT'S MAP, TRACT 7, SQUARE 2, LOTS 6 & 7 -- 1403 PINE STREET (GUEST HOUSE)	4
LOMR	16-04-4726P	01/24/2017	STEAM PLANT CONDO	4
LOMA	17-04-1810A	01/23/2017	CHAS. W. TIFT'S, TRACT 7, SQUARE 2, LOTS 6-7 -- 1403 PINE STREET (RESIDENCE)	4
LOMA	17-04-2750A	02/27/2017	WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, SQUARE 47, LOT 2 -- 512 MARGARET STREET	4
LOMA	17-04-3697A	04/07/2017	WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, SQUARE 25, LOT 3 -- 305 WHITEHEAD STREET	4

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	17-04-3819A	04/03/2017	TROPICAL BUILDING AND INVESTMENT COMPANY, TRACT 19, BLOCK 8, LOTS 10, 15-16 -- 1230 SEMINARY STREET	4
LOMA	17-04-4037A	04/21/2017	JAMES A. WADDELL'S SUBDIVISION, TRACT 7, SQUARE 1, LOT 6 -- 1219 NEWTON STREET	4
LOMA	17-04-3669A	04/25/2017	WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, SQUARE 57, LOT 4 -- 915 ANGELA STREET	4
LOMA	17-04-4874A	05/30/2017	TRACT 19, SQUARE 8, LOT 5 -- 1215 SOUTH STREET	4
LOMR	17-04-1155P	06/23/2017	GERALD ADAMS ELEMENTARY	4
LOMA	17-04-4337A	08/04/2017	SQUARE 45, LOT 2 -- 510 FRANCES STREET	4
LOMA	17-04-6850A	08/23/2017	KEY WEST INVESTMENT CO'S SUBDIVISION OF TRACT 17, BLOCK 11, LOTS 3-4 -- 822 WASHINGTON STREET	4
LOMR	17-04-6775P	03/05/2018	SCHOONER WHARF	4
LOMR	17-04-6810X	03/05/2018	Sunset Marina -- 5555 College Road (Update to LOMR 15-04-0697P)	4
LOMA	18-04-2995A	05/03/2018	ISLAND OF KEY WEST, TRACT 14, SQUARE 2, LOT 9 -- 1311 CATHERINE STREET	4
LOMA	18-04-4488A	05/30/2018	CITY OF KEY WEST, SQUARE 44, LOT 3 -- 515 FRANCES STREET	4
LOMA	18-04-3520A	06/15/2018	WILLIAM A. WHITEHEAD'S MAP OF KEY WEST, SQUARE 25, LOT 2 -- 429 CAROLINE STREET	6
LOMA	18-04-3950A	06/25/2018	ISLAND OF KEY WEST, SQUARE 44 -- 1118 CURRY LANE	2
LOMR	18-04-1325P	07/05/2018	KEY WEST BEACH CLUB	4
LOMA	18-04-7211A	10/23/2018	BENJAMIN ALBURY'S SUBDIVISION, SQUARE 1, LOT 26 -- 1401 PETRONIA STREET	4

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	19-04-4236A	06/04/2019	511 FRANCES STREET	4
LOMR	19-04-0349P	06/12/2019	700 FRONT STREET	4
LOMA	19-04-4532A	06/27/2019	CITY OF KEY WEST, SQUARE 34, LOT 2 -- 822 EATON STREET	4
LOMR	19-04-0709P	08/02/2019	3755 SOUTH ROOSEVELT	4
LOMA	19-04-4598A	10/04/2019	C.V. JOHNSON'S SUBDIVISION, SQUARE 2, LOTS 9, 11, & 12 -- 1318 VIRGINIA STREET	2
LOMA	19-04-5513A	10/07/2019	718 SOUTH STREET	2

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		