PLANNING BOARD
RESOLUTION No. 2012-23

A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING CHAPTER 110 OF THE CODE OF ORDINANCES ENTITLED "FLOODPLAIN PROTECTION" BY ADDING SECTION 110-467 TO PROVIDE ADDITIONAL PROTECTIONS FOR ENDANGERED SPECIES AND THEIR HABITAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Department initiated the proposed amendments to the ordinance as a result of changes requested by the City Manager; and

WHEREAS, the Planning Board held a noticed public hearing on May 31, 2012, where based on the consideration of recommendations by the City Planner, Building Official and City Attorney, the Planning Board recommended approval of the proposed amendment; and

WHEREAS, the Planning Board determined that the proposed amendment is consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional public demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and is in the public interest.

_____ Chairman

_____ Planning Director

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

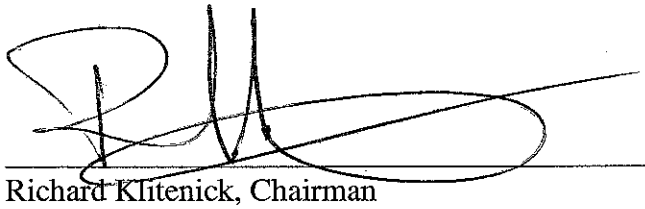
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. Amending Chapter 110 of the Code of Ordinances entitled "Floodplain Protection" by adding Section 110-467 is hereby recommended for approval; a copy of the recommended modifications to the Code is attached.

Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a special meeting held this 31st day of May, 2012.

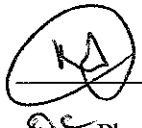
Authenticated by the Chairman of the Planning Board and the Planning Director;



6/6/2012

Richard Klitenick, Chairman — Date
Key West Planning Board

Attest:



____ Chairman

____ Planning Director

6-1-12

Donald Leland Craig, AICP — Date
Planning Director

Filed with the Clerk:

Cheryl Smith 6-6-12

Cheryl Smith, City Clerk — Date

Chairman

Planning Director

Draft
Ordinance

ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE CITY OF KEY WEST AMENDING SECTION 110 of THE CODE OF ORDINANCES ENTITLED FLOODPLAIN PROTECTION BY ADDING SECTION 110-467 PROVIDING THE BASIS FOR ENHANCED PROTECTION OF SPECIFICALLY IDENTIFIED ENDANGERED SPECIES HABITAT AND THE SPECIES FOCUS AREA MAPS AND REAL ESTATE LIST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA:

WHEREAS, the National Flood Insurance Program (NFIP) is a Federal program enabling property owners in participating communities to purchase flood insurance at rates whose cost is subsidized by the federal government in exchange for the community's adoption of floodplain management regulations to reduce future flood damages; and

WHEREAS, in 1990 the National Wildlife Federation, Florida Wildlife Federation, and the Defenders of Wildlife filed suit against the Federal Emergency Management Agency (FEMA) claiming FEMA was not consulting with the U.S. Fish and Wildlife Service (Service) as required by the Endangered Species Act in their administration of the National Flood Insurance Program (NFIP) in Monroe County, including the City of Key West, Florida (City); and

WHEREAS, in 1997 the Service completed a Biological Opinion (BO) for the effects of the NFIP on Federally protected species in the Florida Keys; and

WHEREAS, the 1997 BO found the NFIP jeopardized nine species in the Keys, three of which, the Eastern Indigo Snake, the Stock Island Tree Snail, and the Key Tree-Cactus may have suitable habitat; and

WHEREAS, in 2003, the Service re-initiated consultation and amended the 1997 BO and concluded that the effect of the NFIP would result in jeopardy on eight of 10 species evaluated in the BO; and

WHEREAS, in a second amended complaint in 2003 the plaintiffs filed suit against FEMA and the Service pursuant to the Endangered Species Act and the Administrative Procedures Act; and

WHEREAS, on March 29, 2005 the United States District Court, Southern District of Florida (District Court) granted summary judgment in favor of the Plaintiffs which found that the Service and

FEMA violated the Endangered Species Act and the Administrative Procedures Act; and

WHEREAS, on September 9, 2005, the District Court entered an order enjoining FEMA from issuing flood insurance under the NFIP on any new residential or commercial developments in suitable habitats of federally listed species in the Keys; and

WHEREAS, the District Court also ordered the Service to submit a new BO by August 9, 2006. The Service issued a new BO on August 8, 2006; and

WHEREAS, on April 1, 2008, the United States Court of Appeals for the Eleventh Circuit affirmed the District Court's rulings of March 29, 2005 and September 9, 2005; and

WHEREAS, On February 26, 2009, the District Court ordered the Service to submit a new BO by March 31, 2010 and on March 28, 2010, the Court granted a 30 day extension of this deadline; and

WHEREAS, on April 30, 2010, the Service published the revised BO for FEMA's administration of the NFIP in City of Key West; and

WHEREAS, the BO contains "Reasonable and Prudent Alternatives" (RPA's) that require the City of Key West and other participating communities in the Florida Keys to revise their Flood Damage Prevention Ordinance(s) to reference and use the updated real estate list (referenced in RPA paragraph 1) within 120 days of acceptance of the revised BO by the Court, and;

WHEREAS, on January 11, 2011, the District Court approved a Settlement Agreement between the Plaintiffs and the Federal Defendants in which the Federal Defendants agreed to notify the Court and the parties when City of Key West and the other "participating communities" in the Florida Keys have: 1) revised their Flood Damage Prevention Ordinance(s); and 2) implemented procedures to reference and use the updated real estate list and Species Focus Area Maps (referenced in reasonable and prudent alternative ("RPA") paragraph 1) in compliance with paragraphs 2, 3, 4, and 5 of the RPA; and

WHEREAS, on January 9, 2012, FEMA advised the City of Key West that if the City decides not to implement the RPA's then the City of Key West will be ejected from the National Flood Insurance Program, and that the City concludes such expulsion would wreck economic havoc upon the entire community; and

WHEREAS, The District Court granted the City of Key West an extension to June 30 , 2012for the required ordinance provisions , sand permit process implementation of the Reasonable and Prudent Alternatives(RPAs); and

WHEREAS, the City Attorney, outside counsel, and the Director of Planning advise that the following proposed language meets the spirit and overriding intent of the RPAs, is consistent with Federal law, and adequately protects City taxpayers against accepting that additional liability;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA:

Section 1.

Section 110-467. The city's Code of Ordinances shall be created as follows:

Section 110-467 FEMA & Wildlife Service Endangered Species Requirements. Inclusion of United States Federal Emergency Management Agency (FEMA) and United States Fish and Wildlife Service (FWS) Recommendations and Conditions in Final Development Permit Determinations and Implementation Certifications

(a) Purpose and intent. It is the purpose of Section 467 to implement regulations that will assure, consistent with the 10th Amendment to the U.S. Constitution, state and city regulations, proper record retention, coordination, and notification of FEMA and FWS regarding permit applications filed with or issued by the City of Key West, inclusive of FEMA/FWS requirements agreed to by the applicant.

(b) Lands to which this Section apply. FEMA and FWS have provided the Species Focus Area Maps (SFAMs) and a listing of real estate numbers of parcels (RE list)that are within the SFAMS identified by the Service in accordance with the Biological Opinion, mailed to the City of Key West and dated April 30, 2010,are hereby declared to be a part of these regulations. The SFAMs and RE list are on file at the City of Key West Clerk's office and the City of Key West Planning Department.

(c) Rules for interpreting SFAMs. The boundaries of the flood hazard areas shown on the FEMA SFAMs may be determined by scaling distances. Required interpretations of those maps for precise locations of such boundaries shall be made by the City Planning Director or his/her designee.

(d) Administration of Development Approval in Species Focus Areas.

1. ***SFA Review Required.*** For parcels or lots shown within the SFAMs in which an application for development permit has been made, if the SFAM indicates the parcel or lot contains only unsuitable habitat for any of the following species: Key Tree-Cactus, Eastern Indigo Snake, and Stock Island Tree Snail, and the parcel or lot is not listed on the RE list, the Planning Director or his/her designee shall provide for a notation in the development application permit files that indicates:

i. The name of the official that made the determination;

ii. The date of the determination;

iii. The date of the SFAM and RE list used to make the determination.

Once the determination has been made that a parcel or lot contains unsuitable habitat, action may be taken on the permit application by City of Key West staff.

2. ***Species Assessment Guides and FWS Comment or, Recommendations or Approval. The*** Species Assessment Guides provided by the Service, dated December 23, 2011for the City of Key West are hereby declared to be a part of this ordinance. The Assessment Guides are on File with the City Clerk and the City Planning Department. For parcels or lots shown within the SFAMs in which an application for development permit has been made, if the SFAM indicates the parcel or lot contains suitable habitat for any of the following species: Key Tree-Cactus, Eastern Indigo Snake, and Stock Island Tree Snail, and the parcel or lot is listed on the RE list and maps, the Planning Director or his/her designee shall provide the approved applications to the Service for review with a condition clearly stating that in accordance with Florida Statue 166.033 that any applicable FWS permit , recommendations and/or conditions be obtained before commencement of development authorized by the City issued permit. Further, the City permit shall state that the issuance of the City Permit does not in any way create any right on the part of the applicant to obtain a permit from FWS , and does not create any liability on the part of the City of key West for issuance of the permit if the applicant fails to obtain the requisite FWS approval or fulfill the obligations imposed by FWS or undertakes actions that result in a violation of federal law and shall require the following:

i. Once the property owner has received from the FWS a letter or other written communication stating the results of the FWS review, the letter shall be submitted to the City.

ii. Based on the requirements, recommendations or conditions contained in the FWS letter or communication, the City shall require the owner of the property to sign an acceptance agreement form to the FWS conditions, recommendations or requirements and the City shall maintain the acknowledgement form in the permit file. The acceptance form shall be signed by the permit applicant and the Planning Director or his/her designee.

iii. The City shall, based on the acknowledgement form from the property owner, incorporate the FWS letter conditions, recommendations or requirements into the requirements of a City of Key West Certificate of Occupancy or Final Inspection Certificate issuance to avoid and/or to minimize possible impacts on federally listed threatened or endangered species and their habitat..

iv. If the property owner does not agree to the FWS conditions, the City shall not provide a Certificate of Occupancy or Certificate of Final Inspection.

3. **Enforcement.** Violation of this section, including any development constructed not in accordance with the owner acknowledged FWS conditions, are hereby deemed to be violations of the City Code and may be enforced as follows:

i. The City may utilize the administrative enforcement procedures set forth in Chapter 2, Article VI, Code Enforcement, City of Key West Code of Ordinances;

ii. The City's Director of Planning may make a formal complaint to the U.S. FWS Office of Law Enforcement;

iii. The City may file an action in a court of competent jurisdiction seeking damages as well as injunctive and/or equitable relief; and/or

iv. Knowing violations of this section may be prosecuted in the same manner as misdemeanors are prosecuted in the name of the State in a court having jurisdiction of misdemeanors by the prosecuting attorney thereof and upon conviction shall be punished by a fine not to exceed $500 and/or imprisonment in the County jail not to exceed 60 days. Each day a violation exists shall constitute a separate offense.

Section 2. If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of

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this Ordinance shall be deemed severable there from and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 3. All Ordinances or parts of Ordinances of the city in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 4. **EFFECTIVE DATE.** This ordinance shall take effect immediately upon its final passage and adoption and authentication by signature of the presiding officer and the Clerk of the Commission.

Read and passed at a regular meeting of the City of Key West city Commission on the _____ day of _____, 2012

_____ Date
Mayor Craig Cates
Key West City Commission

Filed with the Clerk:

_____ Date
Cheryl Smith, City Clerk

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FEMA List of Identified Properties

FEMA List Properties

Alternate Key	RE #	St. No.	Unit	Street	Owner
1065552	00065030-000000	1213		14TH ST	ISLAND-WEST INVESTMENT CORP
1016055	00015690-000000	0526		ANGELA ST	GARDENS OF KEY WEST LLC THE
1014281	00013900-000000	0110		Angela St.	CITY OF KEY WEST
1014249	00013860-000000	0112		Angela St.	CITY OF KEY WEST
1059293	00058800-000000	1000	Higgs Bch	ATLANTIC BLVD	MONROE COUNTY
1065064	00064630-000400	1328		ATLANTIC BLVD	WILLIAMS JOHN A
1065056	00064630-000300	1330		ATLANTIC BLVD	RYAN TIMOTHY J
1065048	00064630-000200	1332		ATLANTIC BLVD	ONDERDONK GARY R AND DIANE M
1065030	00064630-000100	1334		ATLANTIC BLVD	BURGER ROBERT M & BOLEN LARRY A R/S
8674694	00064640-000301	1500		ATLANTIC BLVD	WILLIAMS TIMOTHY AND AMY
8565437	00064640-000121	1616		ATLANTIC BLVD	CASA CASELLES HOMEOWNERS ASSOCIATION INC
1065021	00064630-000000	1200	block	ATLANTIC BLVD	City of Key West - Rest Beach
8708947	00064640-000401	1500	106	ATLANTIC BLVD	HUNTER BLAKE TRUST
1076104	00072080-001800	5100		COLLEGE RD	CITY OF KEY WEST
1076139	00072080-002000	5200		COLLEGE RD	COUNTY OF MONROE
8757867	00072082-002000	5210		COLLEGE RD	CITY OF KEY WEST
8776659	00072080-000101	5501	Jail	COLLEGE RD	MONROE COUNTY
1075990	00072080-001300	5610		COLLEGE RD	POST 28 AMERICAN LEGION
8757981	00072082-003200	6450		COLLEGE RD	CITY OF KEY WEST
8776632	00066170-000400	3300	Block	DONALD AVE	DIONYSUS GROUP LC
8757816	00072082-001500	1405		DUVAL ST	CITY OF KEY WEST
N/A	N/A			DUVAL ST	Street end/Atlantic City of Key West
1006548	00006320-000000	0600		EATON ST	FIRST UNITED METHODIST CHURCH
1006432	00006210-000000	0616		EATON ST	NEWHOUSE GREGORY L
8929626	00006210-000100	620		EATON ST	TROMBLE RICK A AND MICHELE L
8929628	00006210-000200	VALKWAY		EATON ST	NEWHOUSE GREGORY L
9092258	00023171-000100	0719	001	EISENHOWER DR	PARADISE HARBOR CONDOMINIUM
9092260	00023171-000200	0719	002	EISENHOWER DR	PARADISE HARBOR CONDOMINIUM
9092261	00023171-000300	0719	003	EISENHOWER DR	PARADISE HARBOR CONDOMINIUM
9092262	00023171-000400	0719	004	EISENHOWER DR	PARADISE HARBOR CONDOMINIUM
9092264	00023171-000500	0719	005	EISENHOWER DR	INGRAM MICHAEL B
9092265	00023171-000600	0719	006	EISENHOWER DR	PARADISE HARBOR CONDOMINIUM
9092267	00023171-000700	0719	007	EISENHOWER DR	PARADISE HARBOR NUMBER 7 LLC
1006467	00006240-000000	0416		ELIZABETH ST	FAR NIENTE LLC
1009211	00008950-000000	0518		ELIZABETH ST	FORRESTER NANCY
1009237	00008970-000000	0522		ELIZABETH ST	SKOGLUND MICHAEL J
1009288	00009020-000000	0524		ELIZABETH ST	CROCKETT DIANE M
1065609	00065080-000000	2100		Flagler Ave.	BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY
1068730	00065880-000000	2610		Flagler Ave.	PEACE COVENANT PRESBYTERIAN CHURCH
1065617	00065090-000000	2700		Flagler Ave.	CARROLL COLEMAN F B OF THE DIOC OF MIAMI ROM
8633394	00065090-000100	2800		Flagler Ave.	CHABAD OF KEY WEST INC
8906650	00006260-000101	617	1	FLEMING St.	BOLAK ROBERT ALAN AND JAMIE MARIE
8906668	00006260-000102	617	2	FLEMING St.	GAMBRILL MATTHEW
8906676	00006260-000103	617	3	FLEMING St.	PELTIER MICHAEL JOSEPH
890684	00006260-000104	617	4	FLEMING St.	ARGOUDELIS JAMES
890692	00006260-000105	617	5	FLEMING St.	POLATZ JOHN J AND SUSAN E
8906706	00006260-000106	617	6	FLEMING St.	SCHULTZ ROBERT AND MARY LYNNE
8906714	00006260-000107	617	7	FLEMING St.	SZOT WALTER S AND DAWN
8906722	00006260-000108	617	8	FLEMING St.	SZOT WALTER S AND DAWN
8906731	00006260-000109	617	9	FLEMING St.	MCKENZIE JOHN P
	00006260-000000	617		FLEMING St.	
9038844	00001630-000802	Vacent		Fort St.	UNITED STATES OF AMERICA
1009261	00009000-000000	End		FREE SCHOOL LN	FORRESTER NANCY
8758847	00006700-001001	0015		Front St	BEHMKE JOHN J AND KAY D
8849389	00004590-002157	0103		Front St	RENZULLI RODGER A
8749872	00004590-001402	0201	103	Front St	FOUNDRY DEVELOPMENT CORP
1000078	00000070-000000	0505		FRONT ST	PIER HOUSE JOINT VENTURE ET AL
	00006700-001000			Front St	
	00006700-001003			Front St	
	00006700-001004			Front St	
1014290	00013910-000000	0105		GERALDINE ST	CITY OF KEY WEST
1014257	00013870-000000	0111		GERALDINE ST	CITY OF KEY WEST
8880634	00072081-000441	261		GOLF CLUB DR	BAUCOM BARBARA JOAN
9091134	00001711-000100	0301	A201	GRINNELL ST	LAIRD LEWIS D AND ALISON J
9091135	00001711-000200	0301	A202	GRINNELL ST	SAUNDERS FRED JR
9091136	00001711-000300	0301	A203	GRINNELL ST	IRIZARRY ANTONIO JR AND JUDI LYNN
9091137	00001711-000400	0301	A204	GRINNELL ST	FELSHER ALLYSON M
9091138	00001711-000500	0301	A205	GRINNELL ST	WILD WILLIAM H AND JUDITH A
9091139	00001711-000600	0301	A301	GRINNELL ST	GAMMELL LOU W
9091140	00001711-000700	0301	A302	GRINNELL ST	PAGE JEFFREY B AND CYNTHIA L
9091141	00001711-000800	0301	A303	GRINNELL ST	SILVA EDUARDO M
9091142	00001711-000900	0301	A304	GRINNELL ST	BROWN JULIE N
9091143	00001711-001000	0301	A305	GRINNELL ST	PRITCHARD JESSICA
9091144	00001711-001100	0301	A401	GRINNELL ST	DENNY ANDREA P
9091144	00001711-001200	0301	A402	GRINNELL ST	MUCCINO JANET M
9091146	00001711-001300	0301	A403	GRINNELL ST	COUGHLIN EMILIA C

FEMA List Properties

Alternate Key	RE #	St. No.	Unit	Street	Owner
9091147	00001711-001400	0301	A404	GRINNELL ST	BARROSO JULIO J
9091148	00001711-001500	0301	B201	GRINNELL ST	MAKRIS MARGARET L REV TR
9091149	00001711-001600	0301	B202	GRINNELL ST	NELSON AARON B
9091150	00001711-001700	0301	B203	GRINNELL ST	CURRY GAY M
9091151	00001711-001800	0301	B204	GRINNELL ST	MILLER WAYNE H
9091152	00001711-001900	0301	B205	GRINNELL ST	FALCONER MARY A
9091153	00001711-002000	0301	B301	GRINNELL ST	BARILLAS DAVID H
9091154	00001711-002100	0301	B302	GRINNELL ST	MELLOR LYNN B
9091155	00001711-002200	0301	B303	GRINNELL ST	PIERCE MEAGAN M
9091156	00001711-002300	0301	B304	GRINNELL ST	CARRICO CHRISTOPHER L
9091157	00001711-002400	0301	B305	GRINNELL ST	COX PAULA
9091158	00001711-002500	0301	B306	GRINNELL ST	BRAGHIERI ADELE
9091159	00001711-002600	0301	B402	GRINNELL ST	DEEGAN KEVIN G
9091160	00001711-002700	0301	B403	GRINNELL ST	FINIGAN ROBIN S
9091161	00001711-002800	0301	B404	GRINNELL ST	BRAHAM HEATHER
9091162	00001711-002900	0301	B405	GRINNELL ST	ROY GARY P
	00001711-000000	0301		GRINNELL ST	
8695578	00002430-000100	---		GULFVIEW DR	ROOSEVELT ANNEX HOMEOWNERS' ASSOCIATION
1002801	00002700-000000	0916		JAMES ST	MORRIS DONAL SR
8681135	00072080-000801	5860		JUNIOR COLLEGE RD	LOWER FL KEYS HOSPITAL
8929610	00029650-000104	1223	004	MARGARET ST	BARBER ROBERT R JR AND GAYLE M
8757760	00072082-001000	2315	Yacht	N ROOSEVELT BLVD	CITY OF KEY WEST
1002097	00001990-000000	2401		N ROOSEVELT BLVD	KW26 LLC
1002372	00002270-000000	2405		N ROOSEVELT BLVD	KEY WEST LIONS CLUB
8890613	0002280-0001000	2407		N ROOSEVELT BLVD	WALKER RICHARD C
1065536	00065010-000000	2600		N ROOSEVELT BLVD	SILVER EAGLE DISTRIBUTORS LTD
1002526	00002430-000000	2661	-2693	N ROOSEVELT BLVD	KW HOUSING AUTHORITY
8609892	00002410-000400	2801		N ROOSEVELT BLVD	PARROT KEY ASSOCIATES INC
1002496	00002410-000000	2811	Hm. Depot	N ROOSEVELT BLVD	KEY HOME INVESTORS LLC
1002500	00002410-000100	3029		N ROOSEVELT BLVD	KEY COVE HOMEOWNER'S ASSOC INC
Multi	00064881-000000	3841		N ROOSEVELT BLVD	Multi condos
1065587	00065060-000000	3852		N ROOSEVELT BLVD	JLW KEY WEST 1 LLC
8861737	00066170-000401	3330		NORTHSIDE DR	MARINERS COVE APARTMENTS
1068683	00065820-000100	3420		NORTHSIDE DR	COOKE COMMUNICATIONS LLC
8925255	00064900-000100	5051		OVERSEAS HWY	HYATT VACATION MANAGEMENT CO
8929734	00064900-000200	5051		OVERSEAS HWY	HYATT VACATION MANAGEMENT CO
8929746	00064900-000300	5051		OVERSEAS HWY	HYATT VACATION MANAGEMENT CO
8965793	00064900-000400	5051		OVERSEAS HWY	HYATT VACATION MANAGEMENT CO
9085050	00023641-000500	1501	005	PETRONIA ST	SPECIAL ACQUISITIONS VII INC
9085046	00023641-000100	1502	001	PETRONIA ST	MCGRATH JAMES F AND SHEILA A
9085051	00023641-000600	1505	006	PETRONIA ST	HENTHORNE JASON F
9085047	00023641-000200	1506	002	PETRONIA ST	SEAL DAVID VENNER
9085052	00023641-000700	1509	007	PETRONIA ST	SPECIAL ACQUISITIONS VII INC
9085048	00023641-000300	1510	003	PETRONIA ST	GEORGE DANIEL C
9085053	00023641-000800	1513	008	PETRONIA ST	ALLEN DALE REV TRUST
9085049	00023641-000400	1514	004	PETRONIA ST	CULLEN THOMAS AND MONICA
8735677	00037160-000100	1500		REYNOLDS ST	CASA MARINA OWNER LLC
8922540	00064680-000101	1445		S ROOSEVELT BLVD	KEY WEST COCONUT MALLORY RESORT
1065331	00064840-000000	3501		S ROOSEVELT BLVD	COUNTY OF MONROE
1054968	00054350-000000	3591		S ROOSEVELT BLVD	HYATT AND HYATT INC
9013390	00054360-000100	3675		S ROOSEVELT BLVD	WINDWARD POINTE II LLC
1054984	00054370-000000	3755		S ROOSEVELT BLVD	KEY AMBASSADOR COMPANY
8749996	00066180-000200	3900		S ROOSEVELT BLVD	CRICO OF OCEAN WALK
8786841	00066180-000700	3990		S ROOSEVELT BLVD	KEY HOPITALITY AND HEALTHCARE
8960898	00066180-035100	3635	-3675	SEASIDE DR	SALTPONDS CONDOMINIUM
1037150	00036310-000000	1420		SIMONTON ST	SOUTHERNMOST BEACH RESORTS
1037117	00036270-000000	1435		SIMONTON ST	KEY WEST REACH OWNER LLC
1006556	00006330-000000	0417		SIMONTON ST	CARLOUGH WILLIAM ARTHUR REV TR
1006564	00006340-000000	0419		SIMONTON ST	MORTIMER RAYMOND MICHAEL
1000060	00000060-000000	END		SIMONTON ST	CITY OF KEY WEST
1037249	00036400-000000	0402		SOUTH ST	MORGAN HUGH J
1037257	00036410-000000	0404		SOUTH ST	MORGAN HUGH J
1012459	00012120-000000	0610		SOUTHARD ST	CARTER LINDA LIVING TRUST
1012408	00012070-000000	0620		SOUTHARD ST	WOODRUFF THOMAS S
1009202	00008940-000000	0631		SOUTHARD ST	631 SOUTHARD LLC
8952714	00000200-000700	Vacent		SUNSET KEY	SUNSET ACQUISITIONS CORPORATION
8885075	00000200-000406	0000		SUNSET KEY DR	SUNSET KEY RESTAURANT CORP
8885229	00000200-000501	0001		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP
9042617	00000200-000502	0002		SUNSET KEY DR	SAPPERSTEIN MARK C AND STACY L
9042155	00000200-000503	0003		SUNSET KEY DR	ARBURUA MARTIN
8885237	00000200-000519	0019		SUNSET KEY DR	DRETTMANN HENRY A
9013214	00000200-000527	0027		SUNSET KEY DR	HASLINGER SANDRA L
8885334	00000200-000537	0039		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP
9085898	00000200-000538	0040		SUNSET KEY DR	MCCULLOUGH FRANCIS H III AND KATHY L
9006614	00000200-000540	0041	A	SUNSET KEY DR	ARNOLD L MORGAN AND PHYLLIS S
9081646	00000200-000402	0054		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP

FEMA List Properties

Alternate Key	RE #	St. No.	Unit	Street	Owner
	00000200-000554	0054		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP
8885121	00000200-000411	0055		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP
8980643	00000200-000557	0057		SUNSET KEY DR	PARCEL K ISLAND DEVELOPMENT CORP
8868511	00000200-000403	0200-0208		SUNSET KEY DR	PARCEL L ISLAND DEVELOPMENT CORP
8885083	00000200-000407	0281-0283		SUNSET KEY DR	SUNSET ACQUISITIONS CORPORATION
8885091	00000200-000408	0292		SUNSET KEY DR	SUNSET ACQUISITIONS CORPORATION
9080984	00000200-002903	0293		SUNSET KEY DR	HASLINGER HOLDING COMPANY
8885172	00000200-000416	Vacant	Roads	SUNSET KEY DR	SUNSET ISLAND HOMEOWNERS ASSOCIATION INC
8846746	00000200-000401	Vacant		SUNSET KEY DR	SUNSET KEY PB CORPORATION
8868537	00000200-000405	Vacant		SUNSET KEY DR	PARCEL G ISLAND DEVELOPMENT CORP
8885211	00000200-000420	Vacant		SUNSET KEY DR	SUNSET ISLAND HOMEOWNERS ASSOCIATION INC
8885270	00000200-000528	Vacant		SUNSET KEY DR	JKEY LLC
1068292	00065560-000102	930		TOPPINO DR	FIRST STATE BANK OF THE FLORIDA KEYS
9038855	00001630-001000	Vacent		Truman Annex	CITY OF KEY WEST
1015768	00015390-000000	0105		Truman Ave.	HOUSING AUTHORITY OF THE CITY OF KEY WEST
1001805	00001720-000200	0250		TRUMBO RD	CITY OF KEY WEST
9093943	00001741-000500	0281	005	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093944	00001741-000600	0281	006	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093945	00001741-000700	0281	007	TRUMBO RD	CLEMENTS THOMAS III
9093946	00001741-000800	0281	008	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093947	00001741-000900	0281	009	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093948	00001741-001000	0281	010	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093949	00001741-001100	0281	011	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093951	00001741-001200	0281	012	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093952	00001741-001300	0281	013	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093953	00001741-001400	0281	014	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093954	00001741-001500	0281	015	TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093939	00001741-000100	0281		TRUMBO RD	BUCKLEY CAROL A
9093941	00001741-000300	0281		TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
9093942	00001741-000400	0281		TRUMBO RD	STEAMPLANT CONDOMINIUMS LLC
	00001741-000000	0281		TRUMBO RD	
1036536	00035670-000000	1401		United St	EATON MELVIN H II
1036579	00035710-000000	1407		United St	SCHOONER EXPLORATION ASSOCIATES LTD INC
1036609	00035740-000000	1409		United St	SCHOONER EXPLORATION ASSOCIATES LTD INC
9082150	00065870-001100	Vacant		Vacant land	MARQUESA COURT HOMEOWNER'S ASSOCIATION INC
1074829	00070990-000000	2801		VENETIAN DR	SOUTHERNMOST HOMES INC
1074837	00071000-000000	2825		VENETIAN DR	SAFE HARBOR ENTERPRISES
1074632	00070800-000000	3001		VENETIAN DR	SCHROEDER JOSEPH J
8574215	00037410-000100	1502		VERNON AVE	HONORARY CONCH INC
N/A	N/A	1500	block	Vernon St.	Street end/beach City of Key West
1038121	00037370-000000	0700	Rear	WADDELL ST	SPOTTSWOOD JOHN M JR & SPOTTSWOOD WILLIAM B &
8773811	00037350-000600	700	block	WADDELL ST	COCONUT BEACH DEVELOPMENT CORP
8965342	00006730-000100	0710		White St.	City of Key West - Peary Ct. Cem.
1018392	00017930-000000	0907		WHITEHEAD ST	907 WHITEHEAD STREET CORP
	00009050-000000				
	00009050-000101				
	00009220-000000				
	00009250-000000				
	00012120-000200				
	00012150-000100				
	00035650-000000				
	00035670-000000				
	00035690-000000				
	00063560-000000				
1	00066180-000000				
	00064820-000000				
	00065100-000000				
	00065900-000000				
	00072080-000900				
	00072080-000500				
	Dog Beach				
	Duval St. - Atl. end				
	00072080-001400				
	00072080-000700				
	00072080-000901				
	207				

Species Focus Area Maps