Federal Emergency Management Agency

Washington, D.C. 20472

April 10, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Craig Cates
Mayor, City of Key West
3126 Flagler Avenue
Key West, FL 33040

IN REPLY REFER TO:
Case No.: 15-04-0697P
Community Name: City of Key West, FL
Community No.: 120168
Effective Date of This Revision: **August 20, 2015**

Dear Mayor Cates:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5400, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/business/nfip.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Scott Fraser, CFM
Floodplain Administrator
City of Key West

Ms. Mary Wingate
Floodplain Administrator
Monroe County

Mr. Paul Lin, PhD, P.E.
Paul Lin & Associates

Mr. Barry Gibson
Smith-Oropeza, PL

The Honorable Danny Kolhage
Mayor, Monroe County

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Key West Monroe County Florida	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 120168		
IDENTIFIER	Sunset Marina -- 5555 College Road	APPROXIMATE LATITUDE & LONGITUDE: 24.578, -81.750 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 12087C1509K DATE: February 18, 2005 TYPE: FIRM* NO.: 12087C1528K DATE: February 18, 2005	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Gulf of Mexico - from approximately 480 feet south and 120 feet east of the intersection of Jr. College Road and Walnut Drive to approximately 710 feet north and 1,380 feet west of the intersection

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE	Zone AE	NONE	YES
	BFEs*	BFEs	NONE	YES

* BFEs - Base Flood Elevations

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/or 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 Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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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.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could 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.

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:

Mr. Jesse Munoz
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

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Engineering Management Branch
Federal Insurance and Mitigation Administration

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LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

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.

Although the subject of this determination is shown on FIRM panels 12087C1509K and 12087C1528K in the Unincorporated Areas of Monroe County, it is in fact located within the corporate boundaries of the City of Key West

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 Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER Name: *Key West Citizen*
Dates: April 15, 2015 and April 22, 2015

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination information presented in this LOMR may be changed.

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 Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

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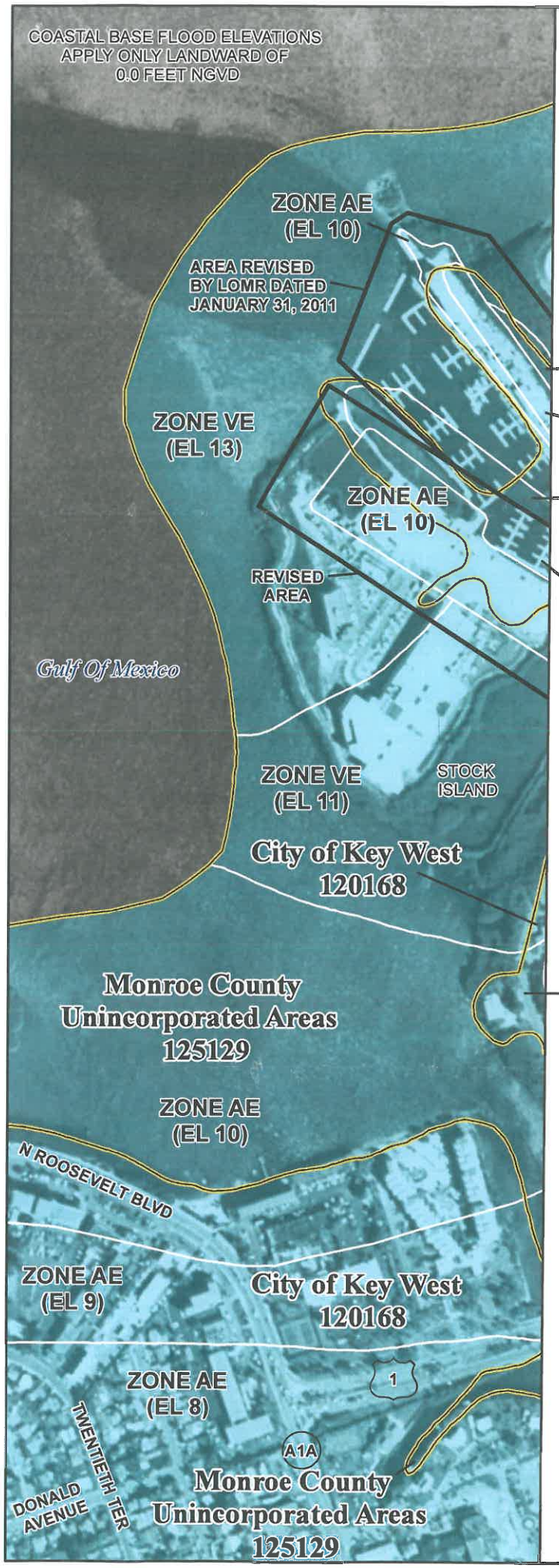


SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) *Zone A, V, A99*
		With BFE or Depth *Zone AE, AO, AH, VE, AR*
		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
		Future Conditions 1% Annual Chance Flood Hazard *Zone X*
OTHER AREAS OF FLOOD HAZARD		Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

N

Map Projection:
NAD83 UTM Zone 17N
Western Hemisphere; Vertical Datum: NGVD29

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

MONROE COUNTY, FLORIDA
And Incorporated Areas
PANEL 1509 OF 1585

FEMA

Panel Contains:

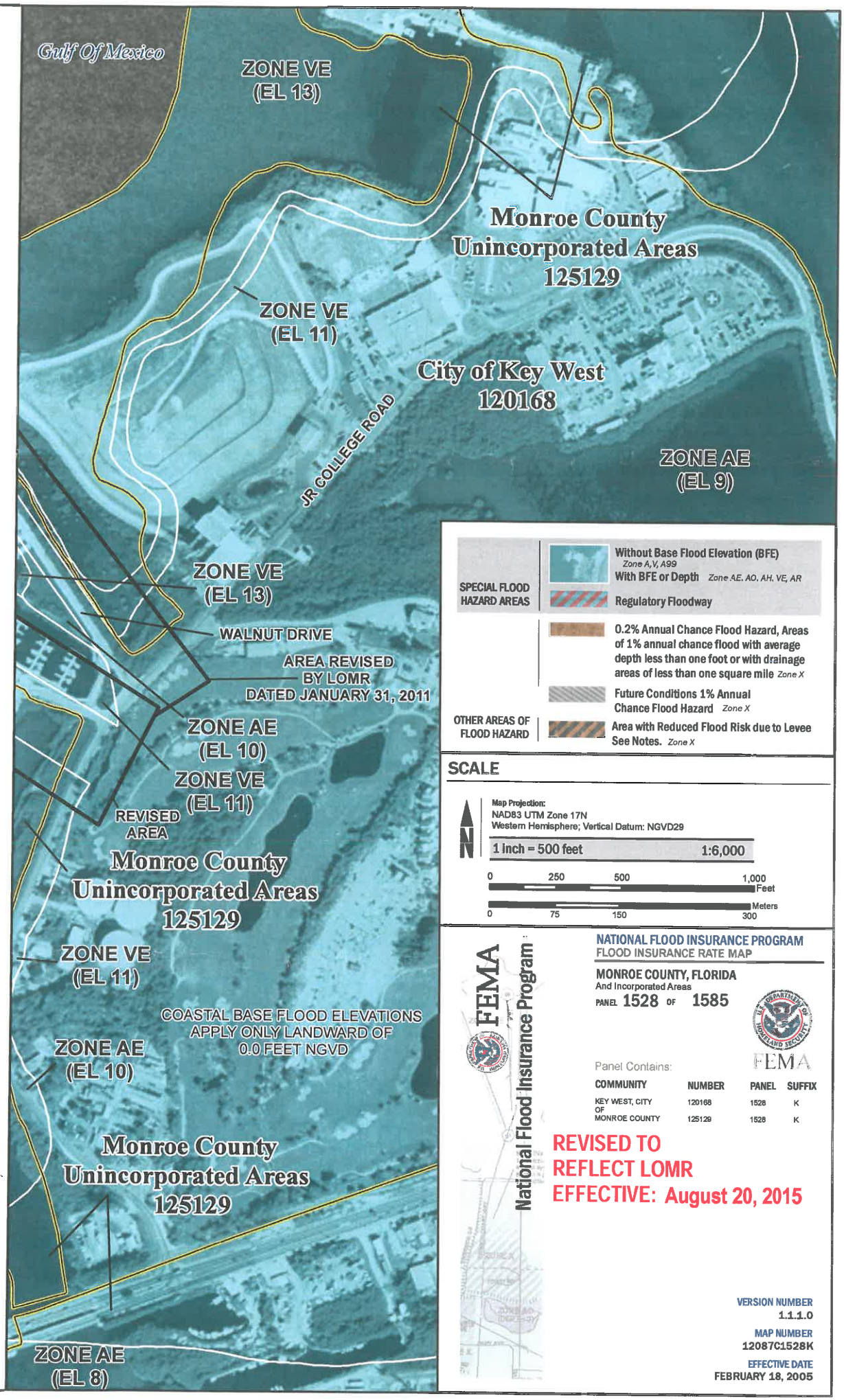
COMMUNITY	NUMBER	PANEL	SUFFIX
KEY WEST, CITY OF	120168	1509	K
MONROE COUNTY	125129	1509	K

REVISED TO REFLECT LOMR EFFECTIVE: August 20, 2015

VERSION NUMBER
1.1.1.0

MAP NUMBER
12087C1509K

EFFECTIVE DATE
FEBRUARY 18, 2005


Gulf Of Mexico
ZONE VE
(EL 13)
Monroe County
Unincorporated Areas
125129
ZONE VE
(EL 11)
City of Key West
120168
JR COLLEGE ROAD
ZONE AE
(EL 9)
ZONE VE
(EL 13)
WALNUT DRIVE
AREA REVISED
BY LOMR
DATED JANUARY 31, 2011
ZONE AE
(EL 10)
ZONE VE
(EL 11)
REVISED
AREA
Monroe County
Unincorporated Areas
125129
ZONE VE
(EL 11)
COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF
0.0 FEET NGVD
ZONE AE
(EL 10)
Monroe County
Unincorporated Areas
125129
ZONE AE
(EL 8)
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
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
OTHER AREAS OF FLOOD HAZARD
Area with Reduced Flood Risk due to Levee See Notes. Zone X
SCALE
N
Map Projection:
NAD83 UTM Zone 17N
Western Hemisphere; Vertical Datum: NGVD29
1 inch = 500 feet
1:6,000
0
250
500
1,000
Feet
Meters
0
75
150
300
FEMA
National Flood Insurance Program
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
MONROE COUNTY, FLORIDA
And Incorporated Areas
PANEL 1528 OF 1585
FEMA
Panel Contains:
COMMUNITY
NUMBER
PANEL
SUFFIX
KEY WEST, CITY OF
120168
1528
K
MONROE COUNTY
125129
1528
K
REVISED TO
REFLECT LOMR
EFFECTIVE: August 20, 2015
VERSION NUMBER
1.1.1.0
MAP NUMBER
12087C1528K
EFFECTIVE DATE
FEBRUARY 18, 2005