



FEMA

February 1, 2016

The Honorable Craig Cates
Mayor, City of Key West
City Hall
3140 Flagler Avenue
Key West, Florida 33040

Reference: Status of Eligibility to Apply to Join the Community Rating System (CRS) Program

Dear Mayor Cates:

This is to advise you that the Federal Emergency Management Agency (FEMA) is closing the August 2013 Community Assistance Visit (CAV). The City of Key West is now considered eligible to apply to join the CRS Program.

FEMA is unable to process the requests for Section 1316 declarations for the buildings located at 3424 Northside Drive and 1316 Duval Street in the City of Key West because the application packages do not contain the requisite information and there is no evidence that the City of Key West exhausted its means to bring the two buildings into National Flood Insurance Program (NFIP) compliance. It is strongly recommended that the City of Key West place a notice on the deeds for the two buildings to alert future buyers of the building non-compliance.

FEMA accepts the information provided by the City of Key West concerning the two remaining buildings located at 3124 N. Roosevelt Boulevard and 313 Margaret Street.

We recognize the efforts that the City of Key West has made to its floodplain management program in order to assure that development in the designated Special Flood Hazard Areas (SFHAs) is compliant with the City's adopted flood damage prevention ordinance and the Regulations of the NFIP

Since the City is experiencing pressure for development with crawlspace floors below grade, the enclosed Technical Bulletin, Crawlspace Construction for Buildings Located in SFHAs (2001) should be used as guidance by the City. The allowance of unsuitable subgrade crawlspace construction in SFHAs can result in significant cost and occupancy disruption for property owners. Drainage difficulties, contaminated water, mold, increased costs for flood insurance and possible noncompliance citations can cause difficulties for consumers that could otherwise be avoided through regulation and inspection. The technical Bulletin is also available at the following website link <https://www.fema.gov/media-library/assets/documents/3527>.

The City of Key West may apply to join the CRS program. Please let us know if we can further assist the City of Key West.

Sincerely,

A handwritten signature in cursive script that reads "Susan W. Wilson".

Susan W. Wilson, CFM, Chief
Floodplain Management & Insurance Branch
Mitigation Division

Enclosure