

## Natalie Hill

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**From:** Scott Fraser  
**Sent:** Monday, April 22, 2019 3:30 PM  
**To:** Natalie Hill  
**Subject:** RE: April DRC Agenda

### Floodplain Comments:

- Easement - 920 Cornish Lane (RE # 00007670-000000)
  - No review/comments, easements not floodplain related.
- Major Development Plan and Landscape Modification / Waiver - 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200)
  - The flood zones will need to be plotted by a Florida licensed Land Surveyor, in relation to these new proposed buildings.
  - Building Data table
    - Building Code Edition not found
    - ASCE 24-14 compliance statement not found.
  - Site Data Table
    - Please include FIRM date (02/18/2005) on all new construction plans. This construction will likely cross-over different flood map vertical datums between permitting and completion. Showing the FIRM date will lessen opportunities for confusion in the different datum elevations.
  - Plans page A-4
    - The building elevation notations need to be shown relative to NGVD-29.
  - Plans page A-5
    - The arrowed callouts are too light to be readable.
  - Buildings A & D
    - Building elevations not found.

*Scott*

Scott Fraser, CFM - Floodplain Administrator

T: 305-809-3810 | [sfraser@cityofkeywest-fl.gov](mailto:sfraser@cityofkeywest-fl.gov) | [www.CityofKeyWest-FL.gov/Flood](http://www.CityofKeyWest-FL.gov/Flood)

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**From:** Natalie Hill

**Sent:** Monday, April 22, 2019 1:32 PM

**To:** Alison Higgins <[ahiggins@cityofkeywest-fl.gov](mailto:ahiggins@cityofkeywest-fl.gov)>; Angela Budde <[abudde@cityofkeywest-fl.gov](mailto:abudde@cityofkeywest-fl.gov)>; Curry, Chasity <[chasity.curry@keysenergy.com](mailto:chasity.curry@keysenergy.com)>; Sabino, Dan <[Dan.Sabino@KeysEnergy.com](mailto:Dan.Sabino@KeysEnergy.com)>; Dee Dee Green <[dgreen@cityofkeywest-fl.gov](mailto:dgreen@cityofkeywest-fl.gov)>; Elizabeth Ignoffo <[eignoffo@cityofkeywest-fl.gov](mailto:eignoffo@cityofkeywest-fl.gov)>; Enid Torregrosa <[etorregrosa@cityofkeywest-fl.gov](mailto:etorregrosa@cityofkeywest-fl.gov)>; Eric Augst <[eaugst@cityofkeywest-fl.gov](mailto:eaugst@cityofkeywest-fl.gov)>; John Wilkins <[jwilkins@cityofkeywest-fl.gov](mailto:jwilkins@cityofkeywest-fl.gov)>; Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>; Kelly M. Crowe <[kcrowe@cityofkeywest-fl.gov](mailto:kcrowe@cityofkeywest-fl.gov)>; Young-Elizabeth <[director@keysarts.com](mailto:director@keysarts.com)>; Melissa Paul-Leto <[mleto@cityofkeywest-fl.gov](mailto:mleto@cityofkeywest-fl.gov)>; Patrick Wright <[pwright@cityofkeywest-fl.gov](mailto:pwright@cityofkeywest-fl.gov)>; Jeffrey Burgess <[jburgess@cityofkeywest-fl.gov](mailto:jburgess@cityofkeywest-fl.gov)>; Rod Delostrinos



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UTILITY BOARD OF THE CITY OF KEY WEST

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April 25, 2019

Planning Director  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF APRIL 25, 2019

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 25, 2019. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

LOCATION: 920 Cornish Lane – Easement

COMMENT: KEYS has no objection to the Easement request.

LOCATION: 5220, 5224, 5228, & 5230 College Road – Major Development Plan and Landscape Modification / Waiver

COMMENT: KEYS has does not have any objection to the landscape modification / waiver. The applicant will need to fill out project review form to ensure that adequate power for the project and the surrounding customers. The high voltage lines that service the Florida Keys Aqueduct Authority will need to be placed underground at the cost of the owner per KEYS underground policy.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 305.295.1055.

Best regards,



Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/cdc

Copied via electronic mail:

L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Sabino, Director of Engineering & Control Center  
E. Zarate, Director of Customer Services

## Natalie Hill

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**From:** Elizabeth Ignoffo  
**Sent:** Tuesday, April 23, 2019 1:42 PM  
**To:** Vanessa T. Sellers; Albiona Balliu  
**Cc:** Natalie Hill; owen@owentrepanier.com; william@wphornarchitect.com  
**Subject:** RE: April DRC Agenda  
**Attachments:** SKM\_C36819042312390.pdf

Hi, Vanessa.

Thank you for sending out the email notification.

Utilities has reviewed the revised plans and project analysis for the affordable housing project, and notes the following comment:

### Project Analysis

Please revise Policy 4-1.1.2.A – Sanitary Sewage provider information. K W Resort Utilities Corporation is the public service provider for sanitary sewer on College Road. Please coordinate this request for service through the KWRU, including capacity analysis, sanitary sewer plan review, points of connection, and FDEP permitting.

Respectfully,  
Elizabeth

Elizabeth Ignoffo, E.I.  
Contract and Permit Engineer  
P.O. Box 1409  
Key West, FL 33041  
305.809.3966

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**From:** Vanessa T. Sellers  
**Sent:** Tuesday, April 23, 2019 10:45 AM  
**To:** Natalie Hill <nhill@cityofkeywest-fl.gov>; Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; Eric Augst <eaugst@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio

#### Policy 4-1.1.2.A - Sanitary Sewage

PLEASE REVISE

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase by 19,044.4 gallons per day (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day and the sanitary sewer LOS for residential development is 100 gal/capita/day). The anticipated sanitary sewage flow is calculated by subtracting the impacts of the existing development from the proposed development.

The sanitary sewer flow is anticipated to be **20,800 gal/day**

Summary Response: The proposed redevelopment based on the LOS calculations in the comprehensive plan will increase the expected impact from the existing use of the property by 19,044.4 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

DESIGNATION	LOS	RESIDENTIAL	NON-RES	TOTAL
Proposed	100/gal/capita/day	208 capita	--	20,800 gallons
Existing	660/gal/acre/day	--	2.66 acres	1,755.6 gallons
Net Impact				19,044.4 gallons

PLEASE REFER TO KW RESORT UTILITIES CORPORATION.

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

#### Policy 4-1.1.2.D - Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase post development (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day and the solid waste LOS for residential development is 2.66 lbs/capita/day).