

From: Scott Fraser

Sent: Monday, September 21, 2020 1:45 PM

To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>

Subject: RE: Revised - September DRC Agenda - Floodplain Comments

Floodplain Comments

- **Major Development Plan and Conditional Use - 1900 N. Roosevelt Boulevard**
 - No mention of required floodplain compliance for this new non-residential construction with a FEMA delineated AE-7/8 flood zone.
 - Proposed building footprint will need to be surveyed with flood zone boundary lines plotted by a Florida licensed land surveyor and presented as a separate signed and sealed survey (rather than depicted on a plans page). [Said to be pending.]
 - If when plotting by a land surveyor, any portion of the proposed buildings straddle more than one flood zone – to any degree – the entire building will need to comply with the greater regulated zone.
 - Overall building height shows measurement from first finished floor rather than required crown-of-road.
 - A “Construction Drawings” phase Elevation Certificate will be necessary for building permit review.
 - Please ensure all pages are rotated readable side up.
- **Minor Development Plan and Landscape Waiver - 218 Simonton Street**
 - Please ensure all pages are rotated readable side up.
 - Any RVs must comply with floodplain requirements, to include...
 - Quick utility disconnects
 - Placement no longer than 180 consecutive days
 - State motor vehicle registration as an RV
 - No permanent mountings
 - Ability to travel on immediate notice.
 - Elevation of electro/mechanical utility connections at a minimum of Base Flood Elevation plus one foot to bottom of device.
- **Major Development Plan and Landscape Waiver - 1213 14th Street**
 - Site data table on page three missing FEMA flood zone information.
 - Addressing concerns with Building A, B, C conflicting with Lots by same nomenclature at same street address. [Defer to GIS Administrator.]

- Buildings 'A-F' are incorrectly identified as single buildings, yet are individual buildings. Separate flood certificates will be necessary and addressing will need to be reconfigured accordingly.
- Survey submitted as pdf page 132 is unsigned/unsealed.
- Water tank room
 - Concerns with: counter-buoyancy, flood venting of enclosure, functional application of water to be stored.
- Flood vents
 - Square footage of enclosures below BFE needs to be shown for flood vent calculations.
 - If engineered, please provide manufacturer and model numbers
 - If non-engineered, detailed designs will be needed.
 - Plans page A-2.0 should show flood vent location placement.
 - Not finding flood vents on multiple sides of enclosures, as required. Only seeing one side.
- Elevation measurements:
 - Plans page A-3.2
 - Left side
 - Grade = +3.5'
 - 1st Floor = +12'
 - Difference of 8.5', yet labeled as 9'-0"
 - COR measurements on plans page A-3.1 & .2 shows as "+3" feet NGVD. However, unable to locate COR measurements on survey.
- **Future Land Use Map (FLUM) Amendment - 1213 14th Street**
 - AMENDMENT ANALYSIS
 - Criteria for Approval (Section 90-555) (1) Policy 9-1.6.3 (a)
 - *"While the property is located in CHHA17; the property is located outside of a FEMA designated Velocity flood zone18; thus population is directed away from more hazardous areas of the CHHA19. Associated development will result in full compliance with floodplain management requirements which further serves to regulate the density of this residential development within the coastal high hazard area.²⁰"*

- This comment is confusing. It speaks more to what the floodplain at this site isn't than what it is.
 - This site is within a FEMA delineated AE-8 flood zone within the Special Flood Hazard Area.
 - It goes on to state it: *'... further serves to regulate the density of this residential development within the coastal high hazard area.'* However, this project isn't located within a "coastal high hazard" area (typically VE type flood zones). Perhaps the author meant to say within the "Special Flood Hazard Area."
- It's unclear how the statement that, full compliance with floodplain management requirements further serves to regulate the density of this development, has relevant meaning.
- Official Zoning Map Amendment - 1213 14th Street
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 - End