

Activity 450 WMP Technical Review

Community: Key West
Specialist: Craig Carpenter

State: Florida
Reviewer: Shauna Urlacher

CID: 120168
Date: 5/21/2025

WATERSHED MASTER PLAN (WMP) SUMMARY

SUB-ELEMENT	SCORE	COMMENTS
Prerequisites are met WMP(1):	0	The plan must be finalized and adopted for credit.
Manages the 100-year storm WMP(2):	30	The plan must receive WMP(1) credit To be eligible for WMP(2) credit.
Manages future peak volumes WMP(3):	0	
Manages the 5-day event WMP(4):	0	
Preserves natural flood storage WMP(5):	0	
Existing natural channels WMP(6):	0	
Soft channel improvements WMP(7):	0	
Dedicated funding source WMP(8):	0	
Raw Score:	30	
Impact Adjustment:	1.00	

WMP SCORE: 0

For WMP credit, the plan must receive credit for WMP(1).

PLAN MEETS THE WMP CLASS 4 PREREQUISITES

No

Received WMP(1) and WMP(2) credit with a minimum impact adjustment of 0.5

DETAILED SCORING & VERIFICATION RESULTS

WMP(1): Prerequisites are met	SCORE	COMMENTS
Not Met	90 points. For WMP(1) credit, the Plan must:	0
Not Met	Be adopted by the community	Documentation showing the plan has been adopted was not provided. The plan is labled DRAFT.
Met	Evaluate runoff from full development	Fully developed land use was considered
Met	Evaluate the drainage system for the 100-year event and more common events	Various design storms were evaluated.
Met	Manage at least the 10-year and 25-year events	Recommendations to manage the 10- and 25-yr events are provided.
PLAN IS ELIGIBLE FOR WMP(2) - WMP(8) CREDIT		No
<i>WMP1 credit must be received to receive credit for any of the other items.</i>		

WMP(2): Manages the 100-year storm	SCORE	COMMENTS
Met	30 points. For WMP(2) Credit, the Plan must manage the runoff from all storms up to and including the 100-year event to ensure that flood flows downstream of new development do not increase due to the development.	30 Level of service is established and recommendations provided.

WMP(3): Manages future peak volumes	SCORE	COMMENTS
Not Met	55 points. For WMP(3) Credit, the Plan must provide onsite management of future peak flows and volumes so they do not increase over present values.	0 The Plan does not include recommendations to control future peak volumes.

WMP(4): Manages the 5-day event	SCORE	COMMENTS
Not Met	35 points. For WMP(4) Credit, the Plan must manage the runoff from all storms up to and including the 5-day event.	0 The plan does not manage the 5-day storm

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WMP(5): Preserves natural flood storage		SCORE	COMMENTS
Not Met	30 points. For WMP(5) Credit, the Plan must identify existing wetlands or other natural open space areas to be preserved from development so that natural attenuation, retention, or detention of runoff is provided.	0	The Plan does not include recommendations to preserve natural flood storage. The community's code does not require protection of these areas.

WMP(6): Existing natural channels		SCORE	COMMENTS
Not Met	25 points. For WMP(6) Credit:	0	
	Not Met The Plan must recommend prohibiting development, alteration, or modification of existing natural channels, AND		The Plan does not include the required recommendations.
	Not Met The community has adopted a qualifying ordinance		Qualifying ordinance language was not provided.

WMP(7): Soft channel improvements		SCORE	COMMENTS
Not Met	25 points. For WMP(7) Credit:	0	
	Not Met The Plan must recommend that channel improvement projects use natural or "soft" approaches rather than gabions, rip rap, concrete, or other "hard" techniques, AND		Recommendations for soft channel improvements were not found.
	Not Met The community has adopted appropriate design standards or ordinances.		Supporting ordinances or standards were not provided.

WMP(8): Dedicated funding source		SCORE	COMMENTS
Not Met	25 points. For WMP(8) Credit, the community must have a funding source dedicated to implementing the plan's recommendations.	0	The community did not provide documentation of a dedicated funding source.

REFERENCES	
1. Preliminary Project Plan Based on Flood Modeling / Draft Watershed Management Plan, March 2025.	

Zoe Porter

From: Carpenter, Craig <Brandon.Carpenter@verisk.com>
Sent: Thursday, May 22, 2025 12:09 PM
To: erin deadylaw.com; Lori Lehr; Zoe Porter
Subject: RE: Key West WMP Review Results

External (brandon.carpenter@verisk.com)

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Hi Erin

The reviewer of the WMP has stated the following in response: "Yes, that would be sufficient. I must have missed the stormwater utility info in their submittal, but I will make a note in my file to double-check it with the next review."

So, once I have a copy of the signed adoption in hand, I will provide it for the final review of the WMP and number 8 will be credited as well. Nice catch! 😊

Craig Carpenter, CFM

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From: erin deadylaw.com <erin@deadylaw.com>
Sent: Thursday, May 22, 2025 11:42 AM
To: Carpenter, Craig <Brandon.Carpenter@verisk.com>; Lori Lehr <lori@lorilehrinc.com>; Zoe Porter <zoe.porter@cityofkeywest-fl.gov>
Subject: RE: Key West WMP Review Results

Page 39 of WMP pdf: Article V of the City's Code provides the framework for the City's Utility Assessment System; it can be found in its entirety at Appendix B.

Appendix B, the actual Stormwater Utility System Ordinance is included in the pdf at page 145.

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From: Carpenter, Craig <Brandon.Carpenter@verisk.com>

Sent: Thursday, May 22, 2025 9:42 AM

To: [erin deadylaw.com](mailto:erin@deadylaw.com) <erin@deadylaw.com>; Lori Lehr <lori@lorilehrinc.com>; Zoe Porter <zoe.porter@cityofkeywest-fl.gov>

Subject: RE: Key West WMP Review Results

Erin

Can you point me to where the narrative is located in the documentation submitted so I can ensure Shauna is aware of it? I sent all items (Key West Task 1 Existing Data Inventory/Key west WMP 031925 Prelim WMP/Copy of SR-Minimum Criteria Locations) through our super file mover to Shauna with the exception of Appendices C and D, which I forwarded to her via email the file share documents I was provided.

Craig Carpenter, CFM

Community Rating System Specialist, ISO

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From: [erin deadylaw.com](mailto:erin@deadylaw.com) <erin@deadylaw.com>

Sent: Thursday, May 22, 2025 9:22 AM

To: Carpenter, Craig <Brandon.Carpenter@verisk.com>; Lori Lehr <lori@lorilehrinc.com>; Zoe Porter <zoe.porter@cityofkeywest-fl.gov>

Subject: RE: Key West WMP Review Results

Hi Craig: One question: we did include a narrative the City's stormwater utility/assessment ordinance for credit 8. In other reviews that was what we needed to secure that credit. Is there a reason that was not evaluated or included here?

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From: Carpenter, Craig <Brandon.Carpenter@verisk.com>

Sent: Thursday, May 22, 2025 9:18 AM

To: erin@deadylaw.com <erin@deadylaw.com>; [Lori Lehr](mailto:Lori.Lehr@lorilehrinc.com) <Lori.Lehr@lorilehrinc.com>; [Zoe Porter](mailto:zoe.porter@cityofkeywest-fl.gov) <zoe.porter@cityofkeywest-fl.gov>

Subject: Key West WMP Review Results

Hi Zoe-

Attached is the review results for the WMP. Looks like it will get credit for WMP1 and 2 once it is adopted. So, for now it shows zero points but can be updated once adopted.

Craig Carpenter, CFM

Community Rating System Specialist, ISO

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