

## Natalie Hill

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**From:** Scott Fraser  
**Sent:** Friday, May 18, 2018 4:34 PM  
**To:** Natalie Hill  
**Subject:** RE: FLOODPLAIN COMMENTS: DRC Agenda - 5/24/2018

### Floodplain Comments:

- **#2 Transient License Transfer - 629 United Street #2**
  - No comments
- **#3 Transient License Transfer - License in Unassigned Status to 805 Shavers Lane**
  - No comments
- **#4 Vacation of City Property - An application for Vacation of City Right-of-Way for an alleyway**
  - No comments
- **#5 Major Development Plan - 638 United Street**
  - Building height appears to be measured from grade rather than required crown-on-road.
- **#6 Minor Development Plan - 3228 Flagler Avenue**
  - Revised plans don't seem to address earlier floodplain comments noted below.
  - Site Data Table, Application page 16
    - Missing flood zone data (AE-8)
    - Missing Design Flood Elevation (DFE) (+9-ft / +9.5-ft for BPAS)
  - Flood Zone, Application page 5
    - Incorrect explanation.
      - This area isn't 8-ft above the Base Flood Elevation (BFE), as stated. Nor is any new development required to be constructed 9.5-ft above the BFE.
        - The Base Flood Elevation for this site is at +8-ft above NGVD (sea level). An Elevation Certificate will establish the height of grade, and thus how high above grade these buildings need to be constructed.
        - The minimum elevation is +9.5-ft above NGVD (sea level).
  - Flood Hazard Areas, Application page 11
    - Incorrectly states this property is located in an X flood zone.
      - It's located in an AE-8 flood zone.
  - Elevation Certificate not found
  - Building Height Certificate not found
  - Plans Page A302 (and any other pages showing elevations)
    - Need elevation drawings where view of ground floor is not obstructed by fencing/non-enclosure walls.
    - Elevation measurement need to be relevant to "NGVD" and labeled as such.
    - Crown of Road (COR) elevation not shown.
    - Overall building height from COR not shown.
    - Ground floor should be labeled as such or "lowest floor," rather than "1<sup>st</sup> floor." The first finished floor will be the first inhabitable floor.
    - Building appears to exceed maximum overall building height of 40-ft.



Scott Fraser, CFM - Floodplain Administrator

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**From:** Natalie Hill

**Sent:** Thursday, May 17, 2018 2:07 PM

**To:** Alfonso Matthew <Alfonso.Matthew@KeysEnergy.com>; Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Cassandra Jackson <cjackson@cityofkeywest-fl.gov>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kelly Perkins <kperkins@cityofkeywest-fl.gov>; Kenneth Wardlow <kwardlow@cityofkeywest-fl.gov>; director - Keys Arts <director@keysarts.com>; Maria Abreu <Maria.Abreu@keysenergy.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Patrick Wright <pwright@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio Hernandez <rhernandez@cityofkeywest-fl.gov>; Ron Wampler <rwampler@cityofkeywest-fl.gov>; Scott Fraser <sfraser@cityofkeywest-fl.gov>; Steven P. McAlearney <smcalearney@cityofkeywest-fl.gov>; Steve Torrence <storrence@cityofkeywest-fl.gov>; Thaddeus Calvert <tcalvert@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Wesley Jones <wjones@cityofkeywest-fl.gov>; Vanessa Sellers <vanessatsellers@gmail.com>; Virginia Haller <vhaller@cityofkeywest-fl.gov>; Jeffrey Burgess <jburgess@cityofkeywest-fl.gov>

**Subject:** DRC Agenda - 5/24/2018

Good Afternoon DRC Members,

The May DRC Agenda is now available for review on the City's website.

***Please note that we are expecting a couple of other items to be added to this month's Agenda. They should be available tomorrow for review.***

Thank you and have a great day!

<http://keywest.legistar.com/Calendar.aspx>

Respectfully,

*Natalie L. Hill*

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