

Natalie Hill

From: Scott Fraser
Sent: Wednesday, September 26, 2018 6:56 PM
To: Natalie Hill
Subject: DRC 9/27/2018 - Floodplain Comments

- Easement - 1120 Curry Lane (RE # 00006950-000000)
 - No comments
- Transient License Transfer – License in Unassigned Status to 215 Eanes Lane (RE # 00017950-000000)
 - No comments
- Major Development Plan, Conditional Use, and Landscape Modification /Waiver - 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 and RE# 00002280-000101)
 - These parcels are within the regulated floodplain. Flood Zone AE-9.
 - The existing buildings entirely over water would need new piling which in itself will likely constitute a Substantial Improvement and/or foundation change/replacement and trigger minimum elevation Design Flood Elevation standards or floodproofing.
 - **Notice: Buildings entirely over water would not be eligible for insurance coverage via the NFIP, and likely ineligible for federal disaster recovery funds. This may affect mortgage eligibility requirements for funding through federally back loan institutions.**
 - Construction forward of the Coastal Construction Control Line is prohibited.
 - Electrical & Mechanical Equipment (marina power pedestals [components], Pump-out motors etc.)
 - Minimum Design Flood Elevation required.
 - Endangered Species
 - The USWS has already advised that improvements to this parcel are not subject to an oversight referral to that agency for the Species Focus Area Assessment process.

Scott

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