

Natalie Hill

From: Scott Fraser
Sent: Wednesday, April 18, 2018 5:57 PM
To: Natalie Hill
Subject: RE: April DRC Agenda - FLOODPLAIN COMMENTS

Floodplain Comments

- #2: 638 United St
 - Crown of road (COR) elevation not shown on plans
 - Min. elevation +1-ft from COR to finished first floor not shown.
 - Overall building height should be measured from COR not grade.
- #3: 3228 Flagler Avenue - Minor Development PI
 - 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 “1st floor.” The first finished floor will be the first inhabitable floor.
- Building appears to exceed maximum overall building height of 40-ft.
- Ground flood enclosure
 - If Building Height Exception is being utilized, the ground floor enclosure is limited to a maximum of 299sf, which appears to have been exceeded.
 - Flood venting will be required. Will need calculations for square-footage of area to be protected and square-inches of flood venting.
 - Each enclosure within an enclosure will need its own flood venting, with separate calculations.
 - If engineered flood vents are utilized, Florida state engineer’s or ICC certification will need to be submitted with application.
 - Vents need to be called-out on plans
 - Flood resistant construction materials need to be listed.
- Question
 - Ground floor: What will be in the equipment room, and how will any electrical equipment be protected from flood conditions?
 - Ground floor: In the Trash & Recycling Area,
 - What do the six squares represent?
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- Elevator:
 - Special flood zone requirements, refer to ASCE 24-14, Sections 7.5 & C7.5
 - Also, local ordinance higher standard, default cab return must be above Design Flood Elevation.
- #4: Conditional Use - 3228 Flagler Avenue
 - No comments
- #5: Easement - 528 Duval St
 - No comments

Scott

Scott Fraser, CFM - Floodplain Administrator

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From: Natalie Hill

Sent: Tuesday, April 17, 2018 4:51 PM

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