

## 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.

- 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? [Answer: Trash bins. Will clarify.]
- 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.
- **#7 Conditional Use - 3228 Flagler Avenue**
  - No comments
- **#8 Minor Development Plan & Conditional Use - 1400 Block of Duval Street**
  - Submission comments from application
    - A4 Topography: “This site is flat and at sea level”
      - Not accurate. According to LIDAR, the street elevation is roughly +3-feet above sea level (NGVD)
    - C: High tides resulting in water above street drains doesn’t constitute failure of these drains, as claimed.
    - Section 108-228 Identification of the Persons
      - “Owner: City of Key West”
      - “Owner’s Authorized Agent: Michael Halpern”
        - Don’t understand this relationship. Is Halpern being identified as the City’s Authorized Agent?
      - Key West, Florida has full legal ownership interest it the property.
        - Question whether the State of Florida may also have an interest in the property, given that it’s a pubic way ending at the ocean.
    - 2. On or off-site improvement needs:
      - “Roadway or signalization improvement: none needed”
        - Won’t permanent traffic barricades be necessary?
        - Plans call for curb removal.
    - 3. Onsite amenities proposed...
      - D. Landscape: At this site, such landscaping in the ROW will be repeatedly destroyed by tropical storm activity.
  - Plans Page A0.1
    - Flood Zone incorrect
      - Should read “AE-9, VE-10 & VE-12”
    - Are the two large rectangles in the middle of the street vendor vehicles?

Scott Fraser, CFM - Floodplain Administrator  
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**From:** Natalie Hill

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

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**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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