

From: Scott Fraser <sfraser@cityofkeywest-fl.gov>
Sent: Friday, November 12, 2021 5:08 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: 11.18.21 DRC Agenda

Floodplain Comments:

- Easement - 1102 Washington Street: No comments
- Administrative Variance - 6 Fletchers Lane:
 - Application page 2
 - Flood Zone stated as “AE9”; please verify, as it seems to be an “AE-6” zone.
- Major Modification to a Minor Development Plan - 2222 N. Roosevelt Blvd.:
 - The plans are entitled “Accessory Building.” Why wouldn’t this be an application for a New Commercial Building?
 - Elevation measurements area shown in the NAVD-1988 datum, whereas the active datum is NGVD-1929.
 - Please include the NGVD elevation measurements
 - This is likely to be a cross-over project, where it’s permitted under one datum and completed under a different datum. To lessen confusion during permitting, certification and posterity, please retain the NAVD measurements on one side of an elevations drawing and add NGVD elevation measurements on the other side.
 - Overall building height is shown on elevation drawings as referenced from grade. Please revise to have overall building height measurements relative to the nearest crown of road.
 - With similar commercial enclosed ground floor access areas, the need for flood venting has competed against fire codes not wanting additional inlets for oxygen. If such is a concern, please specify engineered flood vents with fire damper accessories by make and model number(s).

Scott

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