

From: Scott Fraser <sfraser@cityofkeywest-fl.gov>
Sent: Wednesday, October 20, 2021 6:58 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: 10.28.21 DRC Agenda

Floodplain Comments

- Major Development Plan - 111 Olivia Street (RE# 00014720-000000)
 - The application appears to have outdated contact information on page one.
 - FEMA's proposed new preliminary flood maps – presently under appeal – show a one-foot increase to the current Base Flood Elevation for this site. The appropriate compliance elevation will be related to whatever flood maps are in effect at the date the Building Permit application was received by the City.
 - Plans page G0.0.2
 - Code Information block:
 - Design Flood Elevation: Please revise “Flood Zone: AE 9’ NAVD 1985” to “+ 8.0-feet NGVD 1929”
 - Please add: “Floodplain Compliance: ASCE 24-14”
 - Max Building Height: Please revise “35; from COR/LAG” to delete the reference to “LAG” as it’s not applicable.
 - DRC Statements:
 - Please revise “BUILDING TO BE DESIGNED ABOVE THE PROPOSED, NAVD FLOOD LINE BASED ON THE DRAFT MAPS” to “BUILDING DESIGNED WITH THE FIRST FINISHED FLOOR AT OR ABOVE THE NEW BASE FLOOD ELEVATION SHOWN ON FEMA’S PRELIMINARY FIRMS (NAVD 1988) PRESENTLY UNDER APPEAL.”
 - Plans page A1.1.1
 - Regarding the comment: “Finish Floor @ 9’-6” “
 - Please add the datum reference to this elevation, as the datum will likely change prior to completion.
 - Plans page A2.3.1, A3.1.1 & A3.1.2
 - With crossover projects such as this – likely permitted under one datum (NGVD 1929) and completed under a different datum (NAVD 1988) - we’ve found it very helpful on the elevation drawings to include the dual datum heights on opposite sides of the diagram. Not only will this offer clarity upon completion,

but for future floodplain compliance audits and researchers in years to come who may not realize a datum change occurred partway through construction. Even is only on plans page A3.1.2, it'd be helpful.

- Does this project intend to utilize the Building Height Exception option? If so, the elevation measurements will need to be in decimal-feet rather than fractional.
- Flood Insurance: Having the first finished floor hit the ½-foot mark on its elevation will reap its rewards with flood insurance rates rounded to the closest – in this instance – full additional one-foot rating. An “Under Construction” phase Elevation Certificate will be required when after the first floor has been place, which will be key to ensuring the first finished floor hits this mark at a time when it’s easier to correct. A fraction of a inch lower and this added discount won’t be realized.

Scott

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