

ITEM: Floodplain Permit application for proposed renovations of a residential structure in the Bishop Creek Watershed.

BACKGROUND:

APPLICANT: Prosperous Properties, LLC
BUILDER: Total Homes Construction, LLC
ENGINEER: Earl "Gary" Keen, P.E.

The applicant proposes to conduct remodeling work on the interior of the residence located at 626 E. Comanche St. in the Bishop Creek floodplain. According to County records the residence was constructed in 1930. The Engineer's Report for this application indicates that the BFE for this location is 1169.0' and that the elevation of the finished floor is 1171.15' NGVD. In addition to interior remodel, the applicant requests to replace the existing gravel driveway with a concrete driveway. No other work outside of the residence is indicated in the application.

STAFF ANALYSIS:

Site located in Little River Basin or Tributaries? yes__ no✓

According to the latest DFIRM, a significant portion of the property is located within the Bishop Creek floodplain/floodway (Zone AE). The residence is not located in the floodway.

Applicable Ordinance Sections:	Subject Area:
36-533 (c)	Substantial Improvement
(e)(2)(a).....	Fill restrictions in the floodplain
(e)(2)(e).....	Compensatory storage
(f)(3)(8)	No rise considerations

(c) Substantial Improvement – Any reconstruction, rehabilitation, addition, or other improvement of the structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement, must meet the current floodplain ordinance requirements. The cost used in the substantial improvement determination shall be the cumulative costs of all previous improvements for a specific building or structure during the immediate past 10-year period.

County records show the total value of the property at 626 E. Comanche St. to be \$100,643 with the land being valued at \$34,914. This indicates the estimated value of the residential structure being improved is \$65,729. The applicant provided a Renovation Budget sheet that estimates the cost of internal improvements to be \$32,500 for materials, labor and contingency. This is 49.4% of the value of the structure, therefore the 50% threshold for substantial improvement has not been met. The percent cost of improvement will be recorded and will apply to any additional improvement or repair costs for the next 10 year interval. The cost of the driveway improvements do not apply to the structure or the Substantial Improvement section of the ordinance. If the substantial improvement threshold was met, the major requirements would include ensuring adequate venting of the crawl space and ensuring that the finished floor elevation and utilities such as electrical and A/C components were elevated to two feet above the BFE.

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill is restricted in the floodplain.

The applicant has indicated that the proposed driveway will be constructed at existing grade, therefore no compensatory storage is required. All other improvements are internal to the residential structure and do not require compensatory storage.

(f)(3)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has provided a signed no rise statement and indicates that since the residential improvements are to the interior of a structure and the proposed driveway will be constructed at existing grade, no increase to the BFE will occur.

RECOMMENDATION: Staff recommends Floodplain Permit Application #689 be approved with the condition that any mechanical and electrical equipment be elevated to an elevation of at least 1171' and that an elevation certificate be provided for the structure and the equipment.

ACTION TAKEN: _____