

VIEW CORREDOR EASEMENT

By Jim Logan March 23, 2021

In reference to the **Renaissance View Corridor Easement Draft Information/Options Paper** there are several inconsistencies which I would like to address.

1. Paragraph 3. c. states *"The city or any other person or entity cannot construct any new structure having a height of greater than 45 feet above the established minimum Federal Emergency Management Agency (FEMA) flood elevation level ("Flood Zone A")*. Please be aware Flood Zone A in the year of this agreement 1999 was +2 feet above "crown of the road" on U.S. 41, Tamiami Trail at either the intersection of 10th Street or 6th Street. From that elevation up to an elevation of +45 feet structures are permitted to be constructed under the restrictions of the VCE. No structures can be built above "crown of the road + 2 feet" elevation +45 feet within the defined area of our VCE with the exception of two 90 foot structures. This elevation is the governing height of all new buildings and is still in effect.

2. Paragraph 3. d. states *"The Easement allows 2 structures between 45 and 90-feet (Plus 14 foot FEMA flood zone for a total of 104-feet)*. Please be aware the VCE signed between the City of Sarasota and the Sarasota Renaissance II ("SRII") has not been amended, modified or altered. It is as valid today in 2021 as it was in 1999, the year it was executed. What has been amended, modified and altered is the FEMA Flood Zone AE. An AE Zone designation is where the flood wave action height is anticipated to be 1.5 feet or less. From this paper there is no accurate calculation for that base elevation, but it can be found at <http://ags3.scgov.net/sarcoflood/>. (See Attachment 1) It is +11 feet and will be based as a vertical offset from the "crown of the road" on U. S. 41 or the "crown of the road" on some other road if US 41 is flooded due to a rise in sea level elevation.

It is the **new building permit** that requires the current AE **base** flood plain elevation to be increased to accommodate sea level rise. A sea level rise in no way affects the VCE elevations, but it affects the person wanting to build a structure underneath the restricted height. Any increase in the elevation of Flood Zone A is a decrease in the height of the proposed building in order to be in compliance with the Easement.

45' Height of VCE _____ Height of New Building

New +11' FEMA Flood Zone A _____ Base of New Building Permit

2' Above Crown of the Road _____ 1999 FEMA Flood Zone A _____

U. S. 41, Tamiami Trail _____

Just because a developer has to confront an increase in base flood plain elevation AE does not mean our VCE **base** elevation of 45 feet increases.