

16. FLOODPLAINS

A. Identify any pre- and post-development flood prone areas.

Figure 16-1 (R) – FEMA Flood Hazard Zones shows the Beacon Countyline Site and flood zones in the vicinity as delineated on Federal Emergency Management Administration (FEMA) Map No. 12025C0075J. The Property is located within an AE zone with a flood datum elevation of six (6) feet NGVD. The Miami-Dade County flood criteria map establishes the minimum ground elevation in the site vicinity at 7.0 feet NGVD. The Miami-Dade County Code requires that residential buildings be a minimum of 8 inches above ground level grade and 4 inches above grade for non-residential buildings. Since the County's elevation requirements exceed the FEMA criteria, the County requirements shall govern. The Landfill activity, however, has raised elevations on the Property to well above the flood level. Furthermore, the finished grades after landfill closure and preparation for Site development will be above the flood elevation.

B. Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map (FIRM) zone designations and their locations, etc.

See the response to **Question 16.A**, above.

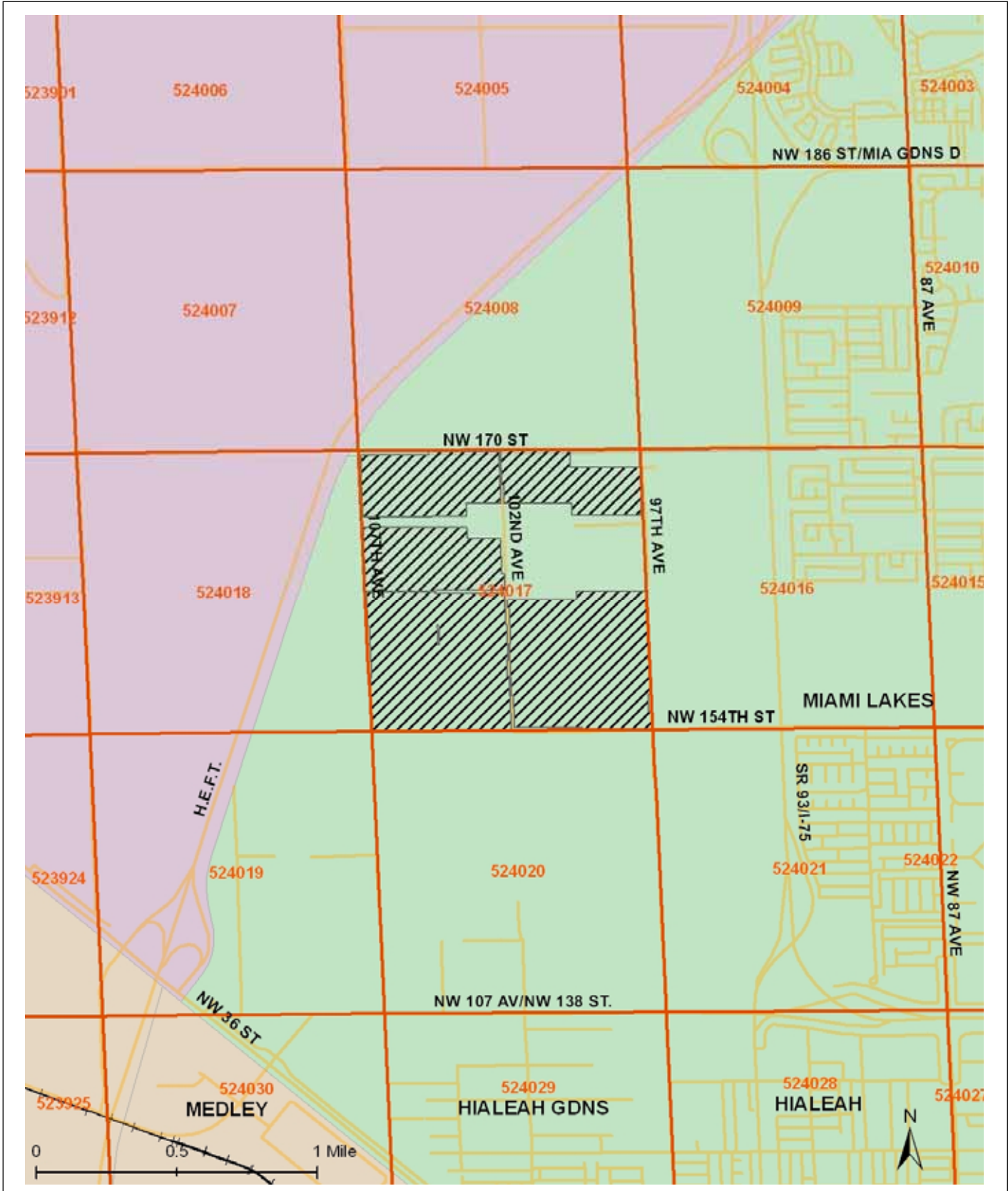
C. If any structures, roadways or utilities are proposed within the post-development 100-year flood prone area, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year flood plain storage volume.

Site elevations after landfill closure and preparation of the land for development shall be such that all structures will be above the base flood elevation. Development or infrastructure improvements will be made pursuant to the Code of Federal Regulations (CFR) 44, Section 60.3 and applicable local flood plain ordinances to mitigate the potential flood hazard.

D. Discuss any potential increases in the off-site flooding due to the development of this project.

Due to the past C&D landfill activity On-Site, the Project will be sited at a higher elevation than the County criteria, adjacent and surrounding properties. Development of the Property will be designed so that no Off-Site flooding of abutting off-site lands will occur as a result of the Project. The Applicant is exploring the possibility of purchasing Off-Site drainage rights if necessary to satisfy storm water storage requirements.

Figure 16-1 (R)
FEMA Flood Hazard Zones



Source: Miami-Dade County GIS, 2007; Adapted by The Curtis Group, 2008

 Map Not To Scale

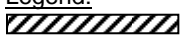




Legend:	
 Property Boundary	<u>FEMA Flood Zones</u>
 Section Lines	 A
	 AE
	 AH

Figure 16-1 (R)
FEMA Flood Hazard Zones
Beacon Countyline DRI