

QUESTION 16 – FLOODPLAINS

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (8); POLICY (8)
GOAL (16); POLICY (6)

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

The entire site is prone to flooding in the pre-development conditions.

The creation of proposed lakes on-site, in addition to setting minimum road elevations at elevation 7.0' NGVD and finish floor elevations at 8.0' NGVD, preclude on-site flooding of developed areas.

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.

The entire site is zoned AH, with base flood elevation 6.0' NGVD by FEMA in FIRM Map 120111C0195F, dated August 18, 1992.

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 floodplain storage volume.

Because the entire site is within a flood-prone area, all proposed development will require fill to raise the finish elevations to above the required minimum and out of the flood-prone area. In order to compensate for this filling, lakes will be excavated below the base flood elevation. The drainage work for The Commons will improve drainage in the basin.

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

The proposed lakes will serve to provide runoff storage and thus peak flow attenuation for the design storm. The peak discharge from the site in the post development stage will be controlled as required.