

**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 not prone to flooding in the pre-development conditions.**

**The creation of proposed lakes on-site, the preservation of the existing wetland on-site, and the setting of minimum road elevations at elevation 14.0' NGVD and finished floor elevations at elevation 16.0' NGVD per the existing SFWMD Permit, 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 X, or areas determined to be outside the 500-year flood plain, as determined by FEMA in FIRM Map 12011C0115F, 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.

**The project site is not within a 100-year flood prone area. However, the proposed development will meet the minimum elevations established by the existing SFWMD Permit for the area. Lakes will be excavated in order to compensate for any filling on the site. The drainage work for the Main Street @ Coconut Creek project 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.**