

Floodplain Management- comparison to Palm Coast

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I have compared the COJ Floodplain Management Ordinance to the City of Palm Coast version that was distributed (and resulted in the improved FEMA rating) and noted the following differences:

1. Palm Coast establishes a 25 foot floodway setback in all flood hazard areas. No development including but not limited to site improvements, and land disturbing activity involving fill or regrading is authorized in the floodway or setback unless encroachment analysis demonstrates no increase in base flood elevation
2. PC- For any development proposed in the regulatory floodway OR 25' Setback, a licensed engineer must provide a floodway encroachment analysis that demonstrates that the encroachment will not cause any increase in base flood elevations at any point in the community; COJ – no setback, just looks at floodway itself, same standard
3. PC- For any development proposed in a riverine flood hazard area, a licensed engineer must provide a floodway encroachment analysis that demonstrates that the encroachment will not cause any increase in base flood elevations at any point in the community; COJ- for riverine floodways engineer must demonstrate that cumulative impact of the development will not increase the base flood elevation more than one foot at any point within the community
4. Variances issued by Planning Board in Palm Coast and more extensive standards for issuance; COJ variances issued by SSPAC (industry)
5. Plats. PC- language regarding floodway, 25' setback delineated on plat for all subdivisions and requires design of compensatory storage based on standard in ordinance; if base flood elevation not on FIRM, must be determined for each subdivision; COJ requires floodway and design flood elevations to be shown on plat and if more than 50 lots or 5 acres must determine base flood elevation if not on FIRM
6. Recreational vehicle use in floodplain- PC limits temporary use to 3 days; COJ 180 days
7. Manufactured homes in floodplain- PC prohibits except in floodplain or setback except in subdivisions or mobile home parks and regulates elevation such that bottom of frame is equal to building Code residential floor height; COJ requires bottom of frame to be at base flood elevation plus one foot
8. PC has a section on critical facilities and requires siting away from SFHA's and with one access road outside SFHA

This memo does not address the Palm Coast Building Code changes or Engineering Standards and stormwater changes contained in the other two ordinances distributed.