

# Brevard County Comprehensive Plan Conservation Element Flood Hazard Areas

## Objective 4

Reduce loss of flood storage capacity and reduce risk to life and property by continuing to apply regulations which minimize the impact of development within flood hazard areas.

# Proposed Riverine Floodplain Policies

## Policy 4.1

Brevard County shall continue to protect the riverine floodplain in order to protect infrastructure and human life, conserve flood storage capacities, and to improve, where feasible, the quality of water within the watershed. At a minimum, the following criteria shall be the basis for the protection of the riverine floodplain:

# 100-year Riverine

	Current Policy	Proposed Policy
Allowable Residential Density	<ul style="list-style-type: none"> <li>• 2 units /1 acre</li> </ul>	<ul style="list-style-type: none"> <li>• Density is assigned as any other property (i.e., through zoning/FLU designation).</li> </ul>
Allowable Commercial, Industrial, and Institutional Density	<ul style="list-style-type: none"> <li>• 15,000 sq. ft. of fill/acre of 100-year floodplain</li> <li>• Silent on institutional uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial, industrial, institutional square footage not limited by Objective 4, but project must meet Land Development Regulations.</li> </ul>
Compensatory Storage	<ul style="list-style-type: none"> <li>• "Shall not adversely impact drainage of adjoining properties..."</li> <li>• Current ordinance (not Comp Plan policy) allows 1/3 acre of fill in 100-year riverine floodplain without compensatory storage.</li> </ul>	<ul style="list-style-type: none"> <li>• No net loss of flood storage capacity (i.e., must provide compensatory storage for all fill within the 100-year riverine floodplain).</li> </ul>

# 100-year Riverine (cont.)

## Policy 4.1 (cont.)

- A. Within the 100-year riverine floodplain (that is the area that is below the 100-year flood elevation but above the 25-year flood elevation):
1. Development shall not adversely impact the drainage of adjoining properties or degrade the quality of the receiving surface water body. There shall be no net loss of flood storage capacity of the 100-year riverine floodplain.
  2. The following uses are not compatible with the resource requirements of the 100-year riverine floodplain and shall not be permitted. These include, but are not limited to:
    - a. Placing, depositing or dumping of solid waste except for treated municipal solid sludge.
    - b. Processing and storing of threshold amounts of hazardous materials.
    - c. Disposal of hazardous materials.

# 25-year Riverine

	Current Policy	Proposed Policy
Allowable Residential Density	<ul style="list-style-type: none"><li>• 1 unit/2.5 acres</li></ul>	<ul style="list-style-type: none"><li>• Density is assigned as any other property (i.e., through zoning/FLU designation).</li></ul>
Allowable Commercial, Industrial, and Institutional Density	<ul style="list-style-type: none"><li>• Commercial: 3,000 sq. ft. of fill/acre of 25-year floodplain. Commercial uses shall be no greater than 1 acre.</li><li>• No industrial uses.</li><li>• Silent on institutional uses.</li></ul>	<ul style="list-style-type: none"><li>• Commercial and institutional square footage and project size not limited by Objective 4, but project must meet Land Development Regulations.</li><li>• No fill for industrial uses unless the project is in best public interest.</li></ul>
Compensatory Storage	<ul style="list-style-type: none"><li>• No net loss of flood storage capacity.</li></ul>	<ul style="list-style-type: none"><li>• No change.</li></ul>

# 25-year Riverine (cont.)

## Policy 4.1 (cont.)

B. Within the 25-year riverine floodplain (that is the area that is at or below the 25-year flood elevation but above the 10-year flood elevation):

1. There shall be no net loss of flood storage capacity of the 25-year riverine floodplain. Development shall not impact adjacent property or degrade the quality of the receiving surface water body.
2. There shall be no net change in the rate and volume of floodwater discharged from the pre-development 25-year riverine floodplain.
3. Fill in the 25-year floodplain for industrial land uses shall be prohibited unless such activity is in the best public interest.

# 10-year Riverine

	Current Policy	Proposed Policy
Allowable Residential Density	<ul style="list-style-type: none"> <li>• 1 unit/10 acres</li> </ul>	<ul style="list-style-type: none"> <li>• Density is assigned as any other property (i.e., through zoning/FLU designation).</li> <li>• Note that allowable uses include, but are not limited to, agriculture; which has an allowable residential density. If code ends up allowing non-ag residential (e.g., subdivisions) in the 10-yr floodplain, higher densities would be self limiting due to the compensatory storage requirement.</li> </ul>
Allowable Commercial, Industrial, and Institutional Density	<ul style="list-style-type: none"> <li>• No commercial/industrial unless special reason to be there or in best public interest.</li> <li>• Silent on institutional uses.</li> </ul>	<ul style="list-style-type: none"> <li>• No fill for institutional, commercial, or industrial uses.</li> </ul>
Compensatory Storage	<ul style="list-style-type: none"> <li>• No net loss of flood storage capacity.</li> </ul>	<ul style="list-style-type: none"> <li>• No change.</li> </ul>

# 10-year Riverine (cont.)

## Policy 4.1 (cont.)

C. Within the 10-year riverine floodplain (that is the area that is at or below the 10-year flood elevation but above the annual flood elevation):

1. The 10-year riverine floodplain should be maintained in its natural state unless a project has a special reason or need to be located there. These special reasons and needs are further defined in the land development regulations. These needs may include but are not limited to agriculture and passive recreation.
2. Fill in the 10-year riverine floodplain for institutional, commercial, and industrial land uses shall be prohibited unless such activity is in the best public interest.
3. There shall be no net loss of flood storage capacity of the 10-year riverine floodplain.
4. There shall be no net change in the rate and volume of floodwater discharged from the pre-development 10-year riverine floodplain.

# Mean Annual Riverine

## Policy 4.2

Within the annual riverine floodplain (that is the area that is at or below the annual flood elevation) residential, commercial, and industrial land uses shall be prohibited unless the project has a special reason or need to locate within the annual floodplain and it is in the best public interest. The annual riverine floodplains within Brevard County should be left in their natural state, and re-established where feasible.