

Mcgee, Darcie A

From: Vicki Coggins [svcoggin@bellsouth.net]
Sent: Saturday, July 24, 2010 6:53 PM
To: Mcgee, Darcie A
Subject: Floodplain concerns
Attachments: floodplainltr72410.doc

Dear Darcie,

Please pass the attached letter on to the study group. I cannot attend the meeting on Monday, July 26th.

Thank you.

July 24, 2010

TO: Floodplain Study Group

Good afternoon,

The proposed change to the Comprehensive Land Use Plan regarding increasing the density restrictions on the floodplains would be very detrimental to Brevard County's environment. We have already encroached on these areas. Billions of taxpayer's dollars have been spent to reclaim land and reconstruct the floodplains and riverine areas of the St. Johns River and Indian River Lagoon.

I have resided on the Melbourne-Tillman C-52 canal for almost 20 years and have witnessed the canal overflowing onto Pennsylvania St., Ohio St. and Ranch Rd. at least four (4) times during storm events. This overflow caused roads, yards and driveways to be covered with 4-6" of water and even collapsed a wooden fence with the force of the water flowing from south to north around my home and then west toward Ranch Road.

Reducing the restrictions currently in place would increase flooding and damage recharge areas. This could very well cause more insurance companies to pull out of this area. We need to protect and improve what we already have. Our current economic condition is not going to improve in the near future; it will take years and years.

The St, Johns River and Indian River Lagoon are vital to the tourism industry and part of the reasons our area remains attractive to the current and future residents of Brevard County.

We need a Countywide Floodplain Ordinance so the County and Cities all have the same flood protection policies. Brevard County also needs the development restrictions and compensatory storage requirements. I urge you to work toward the goals that will enhance our environment and protect residents.

Please save our floodplains.

Sincerely,

Vivian Coggins

Vivian Coggins
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Mcgee, Darcie A

From: Gwen Woodling [gwen.woodling@hotmail.com]
Sent: Sunday, July 25, 2010 9:33 AM
To: Mcgee, Darcie A; judyje@cfl.rr.com; sosbeasley@aol.com; svcoggin@bellsouth.net
Subject: Floodplain working group

The purpose of this correspondence is to alert the floodplain working group as to the situation that exists in my neighborhood in regards to flooding. My family and I have lived in the National Police Foundation west neighborhood for 32 years. In recent years we have observed increased flooding during rain events. During Fay the Tillman canal bordering our property overflowed onto our yard and into our garage. In fact, the water in the canal and our garage was continuous. I feel that the meeting of this working group to study the feasibility of lifting density restrictions in floodplains and wetlands is the appropriate and necessary time to investigate the effects of such action on our and surrounding neighborhoods.

Hopefully, the expert from the Tillman Drainage District will explain how they recently rebuilt locks on Turkey Creek allowing drainage water to grow two additional feet before emptying into canals to flow to the Indian River. These canals are the same ones that our neighborhood, as well as our neighboring towns of Melbourne and West Melbourne, drain into. Because the water from Palm Bay will be 2 feet higher than the rest, it will flow first thus causing ours to back up or at least stall, causing flooding.

Again, hopefully, the county transportation and drainage experts will explain how the recent widening and heightening of I-95, which adjoins our property to the east, will increase our neighborhood's competition for run-off. This is because the run-off from this larger interstate is now being diverted into our already overtaxed existing canals. This new presently existing situation will certainly increase flooding during our next rain event.

Please note that these two new changes to our drainage situations have not been tested by any rain event. We still don't know the immensity of their effects on the flooding in our neighborhood. The flooding our entire neighborhood experienced during Fay occurred before these two changes were made. Maybe the experts can predict exactly how much they will increase the flooding problem. I believe that they will significantly increase flooding.

If the density restrictions are lessened on our floodplains and wetlands, the increase in development is inevitable, if not the causitive factor. Specific to our neighborhood, the immense development that is already planned for lands surrounding the Heritage Parkway to our west and south, will certainly be increased. Even with the already planned development, our flooding situation is dire as the flow of water will once again be thwarted. Anything else competing for outflow between our neighborhood and the Tillman canals will certainly elevate our flooding problems. Not only will this shed water back to us because of county codes for increased elevations for new buildings, but ground water percolation will be significantly lessened. To say that I am disheartened and discouraged by the lack of regard for existing homes and citizens by these developers and those facilitating them is an understatement.

I implore this working group to investigate the flooding situation that presently exists in our neighborhood and the effect that lessening the density restrictions will have on it. At present, I don't feel that many are aware of even how the water flows out of our neighborhood or the flooding problems we have already experienced. I implore you to do the responsible thing and stop any further threat to our neighborhood's survival. Lessening the density restrictions would be catastrophic.

Trusting in your abilities and your motives,
Gwen Woodling

Mcgee, Darcie A

From: Alfred Pennell [abpennell@cfl.rr.com]
Sent: Tuesday, July 27, 2010 9:06 AM
To: Mcgee, Darcie A
Cc: mccabm@palmbayflorida.org
Subject: Floodplain Working Group

Darcie ...

I was forwarded, by the City of Palm Bay, copies of two e-mails you recently received with reference to the Floodplain Working Group. I believe a response in order from our perspective.

1. E-mail to you 24 July from Vicki Coggins

She references flooding from the canal (she calls it C-52; it is C-63) that resulted in overflowing into her neighborhood at least 4 times. We know that TS Fay resulted in extensive flooding in this area, having received 15 to 16 inches of rainfall. I would presume the other times were from hurricane or like events. Other than in reference to Fay, over the past 20 years we have received no reports from the citizens in this area of flooding from the canal ... we have had a number of requests for installation of gates and repair of gates to cut down on the motorcycle and atv traffic, requests to remove debris from the channel, and requests for mowing.

This is not intended to 'put off' Vivki Coggins; but rather just a statement of what we have been made aware of. I have no doubt that flooding has occurred to certain levels in response to major rainfall events.

2. E-mail to you 25 July from Gwen Woodling

We concur with her observations of TS Fay. TS Fay, as you are no doubt aware, was an extreme rainfall event. There was, and probably will remain, an inability of stormwater facilities to handle this event as it greatly exceeds what is reasonably required for design.

She states that the MTWCD "recently rebuilt locks on Turkey Creek" that resulted in "two additional feet" of flood storage. This is simply not true. The structure in canal C-1 at Turkey Creek was constructed in 1979. The St Johns River WMD is currently replacing the gates in this structure. This gate and its operation have no impact on the area in question as it is too far away hydraulically.

The information I have on the I-95 construction includes a number of stormwater ponds to collect and detain stormwater runoff throughout our district. I-95 did not have this feature prior to this project. The ponds have been constructed prior to any roadwork.

3. Some observations and comments with respect to both Vicki Coggins' and Gwen Woodling's concerns

I concur with both that development within a floodplain presents special issues. It has been my experience that development that does not include either additional 'floodplain' storage (above and beyond the normal "pre vs post" volume that is the basis of current stormwater detention regulations), and/or improvements to the receiving stormwater conveyance facilities, is opening the door to unwanted flooding risks.

ABP

Alfred B Pennell, P.E.

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