

City of
Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

Item No. 8

TO: City Plan Board

DATE: December 17, 1998

FROM: Planning Division Staff

SUBJECT: Petition 226MSC-98 PB, Rory P. Causseaux, PE, agent for Royal Gainesville Limited Partnership, et al. Amend Sec. 30-282 of the City of Gainesville Land Development Code, Master Flood Control Planning Maps, by changing the location of the 100-year flood plain along a portion of Tumblin' Creek in the vicinity of Southwest 8th Avenue and Southwest 9th Street.

Recommendation

Planning staff recommends approval of Petition 226MSC-98 PB.

Explanation

This petition proposes to amend the North Central Florida Regional Planning Council 100-year Floodplain Maps for Tumblin' Creek in accordance with Section 30-282 of the City of Gainesville Land Development Code. The portion of Tumblin' Creek is adjacent to Royal Village which is currently pursuing a Phase III amendment to the existing development, Petition 220SPL-98 DB. The current floodplain maps do not reflect the actual situation in the field which is proven after a detailed flood study prepared by Causseaux & Ellington, Inc. The map modification will result in a consistent situation between actual channel conditions and what is reflected by the maps.

Without this map modification, there will be a perceived encroachment into the floodplain which will prohibit the development as proposed.

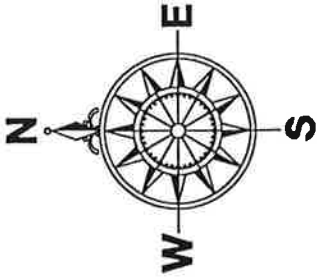
Respectfully submitted,



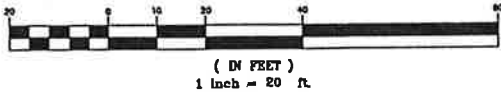
Ralph Hilliard
Planning Manager

LDC

FLOOD MAP AMENDM
OF PARCELS OF LAND LYING
SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 WEST,
ALACHUA COUNTY, FLORIDA



GRAPHIC SCALE



CITY OF GAINESVILLE
TUMBLING CREEK
PARK

LOTS 91,92,93,94 & 95

L
O.A. PORTER'S
O.R. BOOK 767, PG. 97

LOT 93
O.A. PORTER'S ADDITION

LOT 90
O.A. PORTER'S ADDITION
O.R. BOOK 767, PG. 97

LOT 91
O.A. PORTER'S ADDITION

LOT 92
O.A. PORTER'S ADDITION

CENTERLINE OF TUMBLING CREEK

S 14°20'28" E

PROPOSED
10-YEAR
FLOODLINE

PROPOSED
100-YEAR
FLOODLINE

EXISTING
10-YEAR
FLOODLINE

EXISTING
100-YEAR
FLOODLINE

NEW RETAINING WALL

NEW FILL AREA

LOT 103
O.A. PORTER'S ADDITION
P.B. "A", PG. 54
O.R. BOOK 767, PG. 97
± 0.299 ACRES

LOT 102
O.A. PORTER'S ADDITION
P.B. "A", PG. 54
O.R. BOOK 2132, PG. 1690
± 1.408 ACRES

40'
RIGHT-OF-WAY (P)
(UNIMPROVED)
O.A. PORTER'S ADDITION
P.B. "A", PG. 54
± 0.369 ACRES
VACATED, ABANDONED
AND CLOSED PER CITY OF
GAINESVILLE ORDINANCE
NO. 970447 0-98-15.

LOT 1
O.A. PORTER'S
P.B. "A", PG. 54
O.R. BOOK 2132, PG. 1690
± 0.269 ACRES

BENCHMARK
BOOK SHOWS WEST SIDE OF POLE
ELEVATION = 123.83

S.W. 7th
AVENUE

S.W. 8th
AVENUE

LOT 109
O.A. PORTER'S ADDITION

LOT 110
O.A. PORTER'S ADDITION

LOT 111
O.A. PORTER'S ADDITION

LOT 112
O.A. PORTER'S ADDITION

NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C". AREAS OF MINIMAL FLOOD INTERPOLATED FROM F.L.R.M. PANEL NO. 125107 0008 B, REVISED: 1/15



EXISTING
GOOD ELEVATIONS

RAILROAD

S STREET

S W 7TH

S W

S W 5 AVE

Q 10 E 120.3

10 YR E 141.0

100 YR F 141.0

100 YR E 141.6

100 YR F 141.6

13436

13439

LUMBLIN

148.8
X MH

SIGN

SIGN

X 142.1

144.4

143

141.2

128.9

X 140.4

X 139.5

X 137.5

PARKING
AREA

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

CB

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8. **Petition 226MSC-98 PB** Rory P. Causseaux, PE, agent for Royal Gainesville Limited Partnership, et al. Amend Section 30-282 of the City of Gainesville Land Development Code, Master flood control planning maps, by changing the location of the 100-year flood plan along a portion of Tumblin' Creek in the vicinity of Southwest 8th Avenue and Southwest 9th Street.

Mr. Ralph Hilliard was recognized. Mr. Hilliard indicated that Mr. Rick Melzer of the Public Works Department would make the staff presentation.

Mr. Rick Melzer was recognized. Mr. Melzer indicated that the petition proposed to alter the 100-year floodplain of Tumblin' Creek. He pointed out the site on a map. He explained that the purpose of the modification was to allow the development of Phase III of Royal Village Apartments. He stated that staff had reviewed the stormwater analysis for Tumblin' Creek presented by the petitioner and found it to be in compliance with City standards. Mr. Melzer indicated that staff recommended approval of the petition. He noted that the request also required City Commission and Federal Emergency Management Agency (FEMA) approval. .

Dr. Fried asked to be shown the present and proposed demarcation of the floodplain.

Mr. Melzer indicated that he had not prepared a map of that type for the presentation.

Dr. Fried asked how many acres were in the site of the proposed change.

Mr. Melzer suggested that the size was smaller than an acre. He noted that the item had been moved forward on the agenda and the petitioner's agent was not present.

Dr. Fried indicated that he did not have enough information to vote on the petition.

There was discussion of the area of the flood plain impacted.

Mr. Melzer indicated that, if the flood plain was left as it is, only the parking lot of the proposed development would encroach, not the buildings.

There was discussion of the actual work to be done in the flood plain. Mr. Melzer noted that the entire area of the creek had been modified.

Vice-Chair Guy asked if the petition could move forward without a petitioner present.

Mr. Hilliard replied that it could, however, he suggested that the board could continue the petition until a later time to allow the petitioner's agent to be present.

<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Dr. Fried
<u>Moved to:</u> Table discussion on Petition 226MSC-98 PB until the end of the regular agenda.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Guy, McGill, Carter, Fried

Mr. Rory Causseaux, agent for the petitioner, was recognized. Mr. Causseaux pointed out the two acre site on a map and described it in detail. He noted that the proposed development was located directly north of Royal Village, Phase I. He discussed the history of the site and how the property was acquired as several separate lots. He explained that the site plan had been approved by the Development Review Board contingent upon approval of the flood map change. Mr. Causseaux explained that, while there was some floodplain encroachment, the layout and geometry of the land made it necessary to give some land for right-of-way and Tumblin' Creek Park to narrow the developable land and meet density requirements. He pointed out the approximately one-half to be filled on the site plan. Mr. Causseaux discussed the proposed fill and the requirements for proof that it did not adversely affect the flow rates of Tumblin' Creek. He indicated that an analysis was submitted to the Public Works Department to fulfill the requirement. He pointed out the exact areas and amount of fill to be placed on the site.

Dr. Fried noted that it was his understanding that no fill was permitted in the 100 year floodplain.

Mr. Hilliard suggested that the question be addressed to the Public Works Department representative.

Mr. Melzer stated that filling was permitted, with restrictions.

Mr. Causseaux stated that fill was permitted if it could be proved that there were no adverse affects up or down stream of the creek.

There was discussion of the creek flow capacity and the proposed fill.

Mr. Hilliard discussed the requirements of the Code regarding the floodplain district.

There was no public comment on the petition.

Mr. McGill noted that, should the board and the City Commission approve the petition, there were other agencies involved.

Mr. Causseaux explained that a St. John's River Water Management District permit was pending.

Vice-Chair Guy indicated that he was uncomfortable with the idea of filling in a floodplain given the dynamics of rivers, floods and other ecological aspects.

Mr. Carter suggested that the floodplain line was not as significant as it sounded. He explained that it was established by elevations at a particular location. He stated that he could support the petition based upon the information and studies provided by the petitioner.

<u>Motion By:</u> Dr. Fried	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 226MSC-98 PB.	<u>Upon Vote:</u> Motion Carried 3-1 Yeas: McGill, Carter, Fried Nays: Guy