

17 August 2020

Ms. Nancy Bunt
Director, Community Services
City of Cocoa, FL
65 Stone Street
Cocoa, FL 32922

**Subject: Floodplain Management Review of Adamson Creek Phase 1C Construction Documents
City of Cocoa, FL**

Dear Ms. Bunt,

Geosyntec Consultants (Geosyntec) has completed our final review of the proposed Adamson Creek Phase 1C construction documents concerning compliance with the City of Cocoa's (City) Flood Damage Prevention Code (Sec. 6-300 to Sec. 6-380).

The following documents were reviewed:

- Adamson Creek Phase 1C RTC Preliminary PUD #PZ-20-000100001, July 31, 2020
- Adamson Creek Phase 1C, Preliminary Subdivision Plans, Final PUD and Construction Plans, July 13, 2020
- Adamson Creek Phase 1C, Flood Zone Impact and Compensating Storage, July 31, 2020
- Adamson Creek Phase 1C, Stormwater Management Calculations, July 30, 2020
- Adamson Creek Phase 1C, Lots 201-355, Elevation Form, August 14, 2020

Based on review of the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM), Map Number 12009C0325G, revised March 17, 2014, a portion of the site is within special flood hazard area (SFHA) 'Zone A', no base flood elevation (BFE) defined.

Based on review of the above documents, initial comments submitted July 27, 2020 have been addressed. Geosyntec has no additional comments. Initial comments with responses from BSE Consultants and final Geosyntec comment are provided below.

1. Per Sec. 6-356 (1) of the City's code "Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats". Please provide this information, including the current FIRM panel and date, on the provided plat.

BSE Response: Flood hazard information has been added to the plat.

Geosyntec Final Comment: Ok

2. Per Sec. 6-330 (3) and Sec. 6-356 (2) of the City's code, where BFE's are not included on the FIRM or in the flood insurance study BFE's shall be established in accordance with Sec. 6-331 (1). To be used to establish BFE's for the proposed subdivision and adjacent wetland areas,

the modeling should be consistent with the proposed plans and provide adequate documentation for the hydrologic and hydraulic model elements and parameters used in the model. Please address the following apparent issues with the provided flood model:

- a. The plans show a “Rubble Weir Elev. = 22.85” at Pond 5. Is this weir a control structure for Pond 5? If the weir is a control structure, please include weir details in the plans and include the weir in the flood model.

BSE Response: The weir was constructed in Phase 1A; it has been added to the ICPR model.

Geosyntec Final Comment: Ok

- b. The model pipe link “Pond 5 OvFlow2” includes a Count of 2 for the 30” pipe. Only 1 pipe from Pond 5 to the wetland was found in the plans. Please update the model for consistency with the plans.

BSE Response: The 30” pipe count has been revised to 1.

Geosyntec Final Comment: Ok

- c. There is a wetland east of Pond 5 in the plans that appears to connect to Wetland E via a pipe and bubble up structure. Please include the wetland east of Wetland E in the flood model.

BSE Response: The wetland, pipe, and bubble-up structures have been added to the model.

Geosyntec Final Comment: Ok

3. Per 6-330(1) of the City’s code, please provide proposed building elevations for buildings in the existing ‘Zone A’ on the FIRM on a FEMA elevation certificate.”

BSE Response: A CLOMR-F application (Form MT-1) will be submitted under separate cover.

Geosyntec Final Comment: Ok

4. Per Sec. 6-330 (5) of the City’s code, please provide the amount of fill within ‘Zone A’ areas in cubic yards with backup calculations.

BSE Response: The Flood Zone Impact and Compensating Storage Memo has been revised with the volume provided in cubic yards.

Geosyntec Final Comment: Ok

5. Per Sec. 6-330 (6) of the City’s code, please provide “the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.”

BSE Response: The Flood Zone Impact and Compensating Storage Memo has been revised with the requested information.

Geosyntec Final Comment: Ok

6. Please reference the FIRM panel and date of the flood zone shown on Sheet 3 of the plans.

BSE Response: FIRM panel and date have been added.

Geosyntec Final Comment: Ok

7. The applicant should acquire permits required by Sec. 6-329 of the City's code prior to commencement of the development. It is understood that a permit from SJRWMD was acquired previously. Please ensure that acquired permits have not expired or will not expire prior to project completion.

BSE Response: Permits applications are in process and will be submitted when issued by the agencies.

Geosyntec Final Comment: Ok

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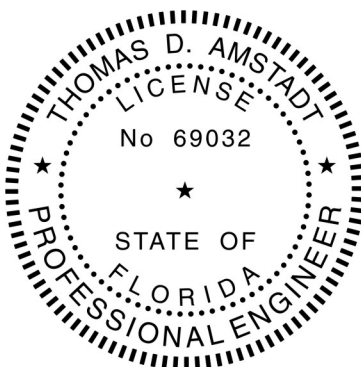
Geosyntec appreciates the opportunity to provide consulting services to City of Cocoa. Please do not hesitate to contact us with any questions or comments related to the above comments.

Respectfully submitted,

Geosyntec Consultants, Inc.

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cc: Dodie Selig, Planning & Zoning Manager