

**INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M**

TO: Jason E. Brown, County Administrator

THROUGH: Phillip J. Matson, AICP, Community Development Director
Richard B. Szyrka, P.E., Public Works Director

FROM: Andrew Sobczak, Chief, Environmental Planning & Code Enforcement

SUBJECT: Request for Floodplain Cut and Fill Balance Waiver for the Environmental Learning Center (ELC) Education and Event Pavilion Project [SP-MA-20-07-28 / Application No. 91090031-86984]

DATE: October 6, 2020

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of October 13, 2020.

DESCRIPTION AND CONDITIONS

John H. Blum, P.E. of Carter Associates, Inc. on behalf of the Environmental Learning Center is requesting a waiver of the cut and fill balance requirement in accordance with Land Development Regulations (LDR) Section 930.07(2)(i)1 of the Stormwater Management and Flood Protection Ordinance. The project is located south of State Road 510 on Wabasso Island within the Indian River Lagoon Estuary. The site is located within Special Flood Hazard Area Zone AE-7 with a base flood elevation of seven (7) feet. The 10 year still water elevation is approximately 3.40 feet. The proposed displacement of the floodplain below 3.40 feet for which the waiver is requested is approximately 9,923 cubic feet (367.5 cubic yards) as indicated in the attached letter from the applicant's engineer.

ALTERNATIVES AND ANALYSIS

The project meets the cut and fill balance waiver criteria provided in Section 930.07(2)(i)1 of being situated in an estuarine environment within the 100 year floodplain along the Indian River and in staff's opinion it appears that all other Stormwater Management and Flood Protection Ordinance requirements can be met without adverse impact on other lands in the estuarine environment.

Alternative No. 1

Approve the cut and fill balance waiver request of 9,923 cubic feet (367.5 cubic yards)

Alternative No. 2

Deny the waiver request and require re-design to accomplish the additional on-site balance of cut and fill.

RECOMMENDATIONS

Staff recommends approval of **Alternative No. 1**

ATTACHMENTS

1. Compensatory Waiver Letter from John H. Blum, P.E., of Carter Associates, Inc. received October 6, 2020.