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OCEAN DELRAY
1901 S. Ocean Boulevard
DELRAY BEACH, FLORIDA
C&W Project Number 8296
FLOOD DAMAGE PREVENTION ANALYSIS

PROJECT DESCRIPTION:

Project is located at 1901 S. Ocean Boulevard. It is bounded on the west by S. Ocean Boulevard (A.1.A), on the south by the “Delray Breakers” hotel, on the east by the Atlantic Ocean, on the north by the “Casa Playa” Condominium Community. The project includes the demolition of the existing “Wright by the Sea” hotel, a parking lot and associated features to allow for the construction of a proposed three story, 19 unit condominium building with auxiliary amenities and a proposed underground parking garage.

FLOOD DAMAGE PREVENTION ANALYSIS:

From a drainage perspective this project is designed to mitigate all stormwater runoff onsite via inlets, curbing and graded pervious areas which will direct water away from the building and towards an underground exfiltration trench system. That system is designed to retain runoff on the site without discharging onto neighbor properties. Additionally, the system is conservative to the point of keeping the 25YR-3DAY storm stage below the parking lot elevation of 6.50 NAVD while this storm stage is typically reserved for the elevation of the perimeter berm around the site which is at a minimum elevation of approximately 7.55 NAVD. Additionally, the 100YR-3DAY storm elevation which is typically the design constraint for the minimum finished floor elevation, has been set at 16.50' NAVD. The design stage elevation for this storm is 10.34' NAVD which is well below the proposed finished floor elevation and a further example of the conservative aspects of the site's drainage system.

The general intent of grading, cut and fill on the project is to export the cut associated with the underground parking garage west of the Coastal Construction Control Line (CCCL) and to balance the cut and fill east of the CCCL. With that, east of the CCCL, there is a portion of the site that will involve some fill in order to balance against the cut generated by the project and this fill will provide further protection against potential flooding from the east. In the event of a catastrophic event where water levels were to overtop the dune, there is adequate open space provided on the north and south of the proposed building such that flood waters could use those conduits and would not be directed onto neighbor parcels by the proposed project once completed. Exposed fill to be used east of the CCCL will also have a max slope of 5' horizontal to 1' vertical.