

The City shall require all structure to be clustered on the non-floodprone portion of a site, or, where the entire site is in a floodprone area, all new construction or substantial improvement to a residential structure shall have the lowest floor elevated no lower than one foot above the base flood elevation. Where the site is within an area of shallow flooding, the structure shall be elevated at least 2 feet above the highest adjacent grade. (Policy V.2.7)

City of Lawtey Comprehensive Plan

Future Land Use Element

The City land development regulations shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the City to solve the problems created by the unsuitable land conditions. (Policy I.2.1)

The City's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to: (Policy I.4.1)

- Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.

The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program requirements. (Policy I.6.4)

The City shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). (Objective I.10)

Conservation Element Flood Prone Areas

The City contains certain lands lying within floodplains and other flood prone areas in the City. Flood prone areas are concentrated in the City's fringe area and in the surrounding, existing stream channels of a branch of Alligator Creek (North) and branch of Olustee Creek.

The flood prone areas within the City are subject to occasional flooding due to seasonal rainfall and other storm events. Mapped flood prone areas usually include those areas within the 100-year flood zone, or those areas, which have the probability of being flooded one percent of any given year. Included within the 100-year flood zone are areas around existing stream channels and other isolated depressions. Flood prone areas are shaped in part by topography, storm water volume, vegetation, and other natural or man- made forces, which affect water flow.