



City of Palm Coast Minutes PLANNING AND LAND DEVELOPMENT WORKSHOP

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman

Wednesday, January 17, 2018

6:00 PM

COMMUNITY WING OF CITY HALL

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

Call to Order and Pledge of Allegiance

Chair Jones, called the workshop meeting of the Planning and Land Development Regulation Board (PLDRB) of January 17, 2018 to order @ 6:42PM. Since this meeting immediately followed the PLDRB Business Meeting the Pledge of Allegiance was not said at this meeting.

Roll Call and Determination of a Quorum

The Recording Secretary, Irene Schaefer, called the role. Mrs. Lucas and Mr. Freeman were excused.

Public Hearings

1 PRESENTATION ON PROPOSED REWRITE OF LAND DEVELOPMENT CODE SECTION 10.02 FLOODPLAIN ORDINANCE

Mr. Ray Tyner, Planning Manager, gave an introduction to this agenda item including Mr. Smith's involvement in the meetings with FCard (Flagler County Association of Responsible Development) regarding this topic. He also introduced Denise Bevan, City Administration Coordinator, who gave a presentation which is attached to these minutes.

Chair Jones: Is that flood insurance rate map the effective rate on the City's website now?

ANS: Ms. Bevan: It went on the City's website yesterday. Those maps will become effective June 6, 2018.

Chair Jones: But it is on the (City's) website?

ANS: Ms. Bevan: Yes, you can look them up.

Chair Jones: X is good A is bad (referring to the flood zone designations)?

ANS: Ms. Bevan: Perfect.

Chair Jones: That floodway that shows running east down to that canal, isn't the yacht club building right in the middle of that?

ANS: Mr. Lehnertz: No it is just to the left of it, to the bottom of it.

Mr. Scully: Do the FEMA maps take into consideration the amount of the impervious area in the area they are mapping, obviously that area is constantly changing as we develop and grow?

ANS: Ms. Bevan: Right! For our community it starts with what happens way off in the ocean and then comes in. Then I'll get to your question, FEMA starts with other storms in our history and tries to understand what would happen to the beach and to the dunes. Where would the water go? How would it react into the Intracoastal (Waterway), work with the water in our salt water canals, ultimately where would it end up? They are looking at elevation data, they are looking at survey data. They are not looking per se at impervious surface, as much. But it is really about how that surge would come in and how it would behave. And how would it work through the low-lying areas and ultimately where would it come to that BFE (base flood elevation), that magic elevation that they say you have to be above it or 1 foot above it in our case of the City of Palm Coast. So impervious surface, it is a factor but I wouldn't say it is at the core of the modeling effort.

Mr. Lehnertz: These past storms, I've only been here a couple of years, it opened up that second inlet and they keep closing it off. Does that have a lot to do with this?

ANS: Ms. Bevan: It doesn't per se, what can happen in the community is if we had an area and we saw devastating flooding, and we saw concerns at a local level and said we have to do something here with regulations, we can't allow the dunes to be encroached upon, this is a very sensitive area. Then the community has the right, if they have the ability from a study and knowledge that can be proven to FEMA (Federal Emergency Management Agency) to be reputable. We can create areas that are regulatory in nature, we can create our own high-risk areas. So with FEMA's perspective, they actually in their model told us how would a dune be undermined. So you have dunes today, but what if water went over the dunes and eroded the dunes, what would that look like. So our understanding is that they took those scenarios in mind with how water would behave even in the City of Palm Coast, with those new openings. But any repair of that but would be more of a regulatory nature.

Mr. Tyner gave a brief historic prespective of how recent storms effect homes based on the homes age.

Mr. Scully: Did the surrounding municipalities or unincorporated counties participation or lack thereof in the insurance or CSR program have any impact on our (City's) rating?

ANS: Ms. Bevan: Very good question, it does in a positive way because we have a group of certified floodplain managers who coordinate on a regular basis and we work closely with Flagler County Unicorporated and their Emergency Management Staff that oversees the local mitigation strategy. That is a plan for the whole county, that includes all parties, the school system, the hospital, we are all part of that process, working to mitigate for hazards. Because of their efforts at the county and updating the local mitigation strategy just in time for our most recent CRS review we were able to get to that class 4. That was because of the county, I would say that confidently and proudly that we have that coordination. So yes it does make a difference.

Board Discussion and Staff Issues

Adjournment

The meeting was adjourned at 7:19PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS TO MEETING MINUTES