



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 32164

Meeting Minutes Beautification & Environmental Advisory Committee

Chairman Glenn Partelow
Vice Chair Kenneth Jones
Committee Member John Kapcar
Committee Member Joanna Salkovitz
Committee Member Jeffery Seib

Thursday, April 26, 2018

5:00 PM

City Hall Community Wing

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A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Partelow called the April 26, 2018 meeting of the Beautification and Environmental Advisory Committee (BEAC) to order @ 5:00PM.

B. ROLL CALL

Present: 3 - Chair Partelow, Committee Member Salkovitz, and Committee Member Seib, Vice Chair Jones

Excused: 1 - Committee Member Kapcar

C. MINUTES

1 [17-446](#) MEETING MINUTES OF THE FEBRUARY 22, 2018 BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING

A motion was made by Committee Member Salkovitz, and seconded by Committee Member Seib, that the minutes be approved as presented. This motion was approved by the following vote:

Approved: 3 - Chair Partelow, Committee Member Salkovitz, Committee Member Seib, and Vice Chair Jones

Excused: 1 - Committee Member Kapcar

D. OLD BUSINESS

E. NEW BUSINESS

2 [17-448](#) DISCUSSION OF NEW APPOINTEES TO THE BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE

Ms. Denise Bevan, City Administration Coordinator, introduced the names of the two new members to the BEAC starting with the May 2018 meeting. Mrs. Salkovitz and Mr. Kapcar will not be returning to the committee after today's meeting.

Agenda Item was Received and Filed.

3 [17-449](#) DISCUSSION OF CHANGES TO THE CITY'S FLOODPLAIN REGULATIONS -DENISE BEVAN

Ms. Denise Bevan, City Administration Coordinator, gave a presentation which is attached to these minutes.

Mr. Seib: Just one question, I was reading through the minutes of a City Council meeting awhile back, and it read that the City's Flood Plain Manager will make a decision on some of the items, that is you?

ANS: Ms. Bevan: Yes, that is me.

Vice Chair Jones: So is that the ones (referring to the flood plain maps) that were just sent out today?

ANS: Ms. Bevan: Yes.

Vice Chair Jones: Are canal homes in the flood plain?

ANS: Ms. Bevan: They are in a flood plain designation, they are in an X zone.

Mr. Seib: The floodway on (Big) Mulberry Branch, the blue area on either side of that (referring to the Power Point presentation) is that a waterway?

ANS: Ms. Bevan: That is an A/E zone.

Mr. Seib: So that is not a waterway?

ANS: Ms. Bevan: No.

Mr. Seib: That whole area on either side is the 1%, so that whole area needs to be protected?

ANS: Ms. Bevan: It's in our authority to make sure we limit activities within a special flood hazard area, so we do seek protection of the special flood hazard area when it makes sense. Of course Long Creek is under the City's authority and we control that (area) and Long Nature Preserve we control that (area). Big Mulberry Branch which is of course on the left side (referring to the Power Point presentation) with the floodway running through the middle. That wetland, how it behaves is that you have your channel, you have your water that is moving. And then when you have an actual storm event the water is going to come up into the edges. So you have your wetland, you have your water in the middle and that water rises up in what is called the floodplain fringe. And that is where you have the edges of the special flood hazard area.

Mr. Seib: In that picture where Big Mulberry Branch goes down, it is channelized the rest of the way, is that correct?

ANS: Ms. Bevan: Yes, it is a very pretty system, there is water always in one part of the system so that is why you're seeing that change.

Mr. Seib: Is that Palm Harbor Pkwy.?

ANS: Ms. Bevan: That is actually Old Kings, the highest area that looks like a straight line. I'm sorry that is actually I95, the highest area there and then Old Kings is the more subtle parallel feature.

Mr. Seib: So what is the zoning classification on that green area?

ANS: Ms. Bevan: That is annexed areas which is Flagler County Zoning, once the master plan development actually comes before the City Council for consideration the zoning will change. Right now it is still with its Flagler County zoning.

Mr. Seib: This is Flagler County property?

ANS: Ms. Bevan: No it was, it was annexed (into the City).

Mr. Seib: So that is of the floodway regulations you are talking about the higher standards, making sure there are the setbacks?

ANS: Ms. Bevan: Correct.

Mr. Seib: So how much of that area is wetlands, it must be extensive?

ANS: Ms. Bevan: We are in the evaluation process of that and I wouldn't be able to tell you that (information) off hand.

Mr. Seib: Has that Master Planned Development been approved?

ANS: Ms. Bevan: No.

Vice Chair Jones: Does it allow for a builder, whether commercial or someone building a home, to put more height to the land before they build a house?

ANS: Ms. Bevan: Yes, they do.

Discussion of runoff/drainage issues where the flood plain managers are available to come out to the site to review the situation.

Mr. Seib: Isn't there a standard of elevation that they should use?

ANS: Vice Chair Jones: It was built within those standards.

Discussion of the evolution of the Florida Building Code ensued with regard to flood plain management.

Vice Chair Jones: When we moved here 20 years ago, the majority of the property in our areas didn't have seawalls, now of course 20 years later, the vast majority have seawalls. Some people are saying that the reasons we are seeing higher water levels in the salt water canals, are global warming, while others are saying the sea walls, we don't have the ability to use the empty properties as a floodplain. Do you have any data on that at all?

ANS: Ms. Bevan: I will use the FEMA data to start with, as FEMA was elevating our canals, we were concerned about how they were establishing the elevation. I wouldn't speak for FEMA but what we took away from that is that the way our canals are shaped, it is a network a rat maze, and the water comes in and it finds its way through the canals. If you have a storm comes in and it pushes the water into the canals, adding elevation, because the water can't get out. So we are seeing base flood elevations on a curve on a canal being 5, 6 or 7. How does the water behave so quickly or doesn't to have a 3 foot change. And they (FEMA) explained to us that it is how the water compounds in and then how it relaxes. So you are having the water behave differently and I'm sure because it is a hardened canal system that changes the way the water comes in and out. So it isn't able to get relief and move into the areas. But it is almost a positive thing that doesn't get relief because that it means the water finds a weak spot and that water finds the lowest ground as quickly as it can. So if it went into that vacant wooded area that is natural grade compared to seawall that means it would pop over and probably and hit the nearest street and adding a flood elevation into the street and the nearest homes. And we saw that in the Hammock area where you had a breach and it came into the street and flooded homes. So I can say this very comfortably we are seeing a rise in sea level, it is happening. So there are different approaches we are taking with our infrastructure and making sure we are preparing for that change. So when FEMA is looking at their flood maps they are studying how the sea water is behaving today not a philosophical theory but how the water is behaving in the system they are studying.

Mr. Seib: But in addition to when you are talking about impacting wetlands or any of the drainage areas, the floodways or the Big Mulberry Branch, there has to be approvals from others like the St. Johns River Water Management District, isn't that correct?

ANS: Ms. Bevan: Yes, that is correct.

Agenda Item was Received and Filed.

G. PUBLIC PARTICIPATION

No public present

F. DISCUSSION OF MATTERS NOT ON THE AGENDA

Committee members thanked retiring members John and Joanna for their participation in the BEAC.

H. ADJOURNMENT

*The meeting was adjourned at 5:53PM.
Respectfully submitted:
Irene Schaefer, Recording Secretary*