



City of Palm Coast
Agenda
BEAUTIFICATION AND
ENVIRONMENTAL
ADVISORY COMMITTEE

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

Chairman Glenn Partelow
Vice Chair Kenneth Jones
Committee Member Edward Beier
Committee Member Marcia Foltz
Committee Member Jeffery Seib

Thursday, May 24, 2018

5:00 PM

COMMUNITY WING OF CITY HALL

>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.

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

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

>All pagers and cell phones are to remain OFF during the Committee meeting.

>Other matters of concern may be discussed as determined by Committee during the meeting.

>If you wish to obtain more information regarding the agenda, please contact the City Clerk's office at 386-986-3713.

A CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Introduction of New Members and Swearing-In

B ROLL CALL

C MINUTES

**1 MEETING MINUTES OF THE APRIL 26, 2018 BEAUTIFICATION AND ENVIRONMENTAL
ADVISORY COMMITTEE MEETING**

D OLD BUSINESS

E NEW BUSINESS

2 UPDATE ON CAPITAL LANDSCAPE PROJECTS -
A) PALM HARBOR PARKWAY MEDIANS
B) WHITEVIEW PARKWAY MEDIANS

F PUBLIC PARTICIPATION

G DISCUSSION OF MATTERS NOT ON THE AGENDA

H ADJOURNMENT

City of Palm Coast, Florida Agenda Item

Agenda Date: 5/24/2018

Department Item Key	PLANNING 3577	Amount Account #
Subject	MEETING MINUTES OF THE APRIL 26, 2018 BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING	
Background :		
Recommended Action : Approve meeting minutes as presented		



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 saw 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

**Proposed Ordinance(s)
Floodplain Damage Protection
&
Technical Amendments to Florida Building Code**

April 26, 2018



Overview

- Palm Coast has participated in the National Flood Insurance Program (NFIP) since 2002.
- A community must participate in NFIP for citizens to buy flood insurance and for the community to be eligible for federal disaster assistance.
- The NFIP requires participating communities to adopt and enforce regulations that meet or exceed minimal NFIP standards.
- Communities are encouraged to participate in Community Rating System (CRS) program to reduce risk and flood insurance premiums for citizens.



Floodplain Management Timeline

Date	Activity	Affect on Flood Insurance Premiums
02-02-2002	Accepted into the NFIP	Citizens can secure flood insurance
05-01-2004	CRS Class 7	15% reduction*
07-17-2006	Flood Insurance Rate Map(s) Effective Date	Flood zone(s) changed
08-19-2008	Unified Land Development Code adopted	
05-01-2009	CRS Class 6	20% reduction*
11-20-2014	CRS Class 5	25% reduction*
04-13-2017	Meeting with FCARD	
05-01-2017	CRS Class 4	30% reduction*
12-31-2017	Florida Building Code Effective Date (6 th Edition)	
06-06-2018	Flood Insurance Rate Map(s) Effective Date for new maps	Flood zone(s) will change. Proposed ordinance respects new effective date.

*Note: For policies issued for properties within the Special Flood Hazard Area

Ordinance(s) Background

- To remain consistent with the NFIP standards, it is in the public interest to adopt floodplain management regulations that are coordinated within the Florida Building Code.
- The Florida Division of Emergency Management (FDEM) has created a state model ordinance to help communities.
- FDEM provided direct consultation to assist staff with merging the model ordinance, existing regulations of the Unified Land Development Code, Florida Building Code and higher standards of the City's CRS program.

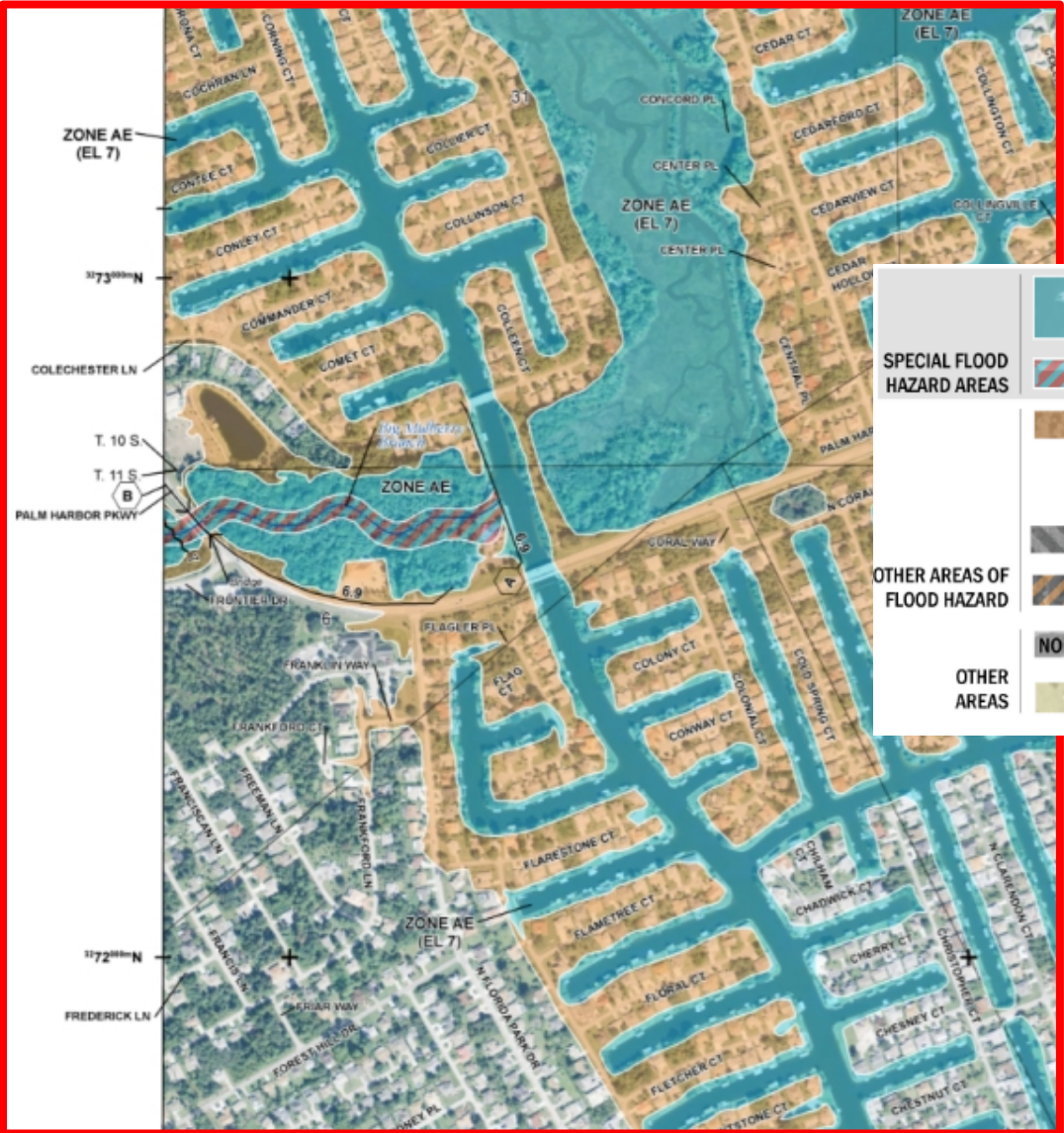


Flood zones within the City of Palm Coast

- “A” (not studied by FEMA) and “AE” (studied by FEMA) zones are “Special Flood Hazard Areas” (SFHA) that are regulatory flood zones in existing City boundaries.
- “Floodways” are regulated flood zones defined as follows.

“the channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.”
- “X shaded” are outside SFHA with 0.2% Annual Chance of Flood
- “X” are Areas of Minimal Flood Hazard

Flood Insurance Rate Map Sample (Effective Date June 6, 2018)



- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - NO SCREEN Area of Minimal Flood Hazard Zone X
- OTHER AREAS**
- Area of Undetermined Flood Hazard Zone D

FLOOD HAZARD INFORMATION

THE FLOOD HAZARD INFORMATION IS BASED ON THE BEST AVAILABLE DATA AND IS SUBJECT TO CHANGE. FOR THE MOST CURRENT INFORMATION, PLEASE VISIT THE FEMA WEBSITE AT <http://www.fema.gov>.

SPECIAL FLOOD HAZARD AREAS

- Zone AE (EL 7)
- Zone AE (EL 7)
- Zone AE (EL 7)

OTHER AREAS OF FLOOD HAZARD

- Zone X
- Zone X
- Zone X

OTHER AREAS

- Zone D

NOTES TO USERS

1. The flood hazard information is based on the best available data and is subject to change. For the most current information, please visit the FEMA website at <http://www.fema.gov>.

2. The flood hazard information is based on the best available data and is subject to change. For the most current information, please visit the FEMA website at <http://www.fema.gov>.

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SCALE

1 inch = 1 mile

0 0.5 1 1.5 2 miles

0 0.5 1 1.5 2 kilometers

PANEL LOCATOR

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2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346

2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364

2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382

2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400

2401 2402 2403 2404 2405 2406 24

25-foot Floodway Setback Development Standard

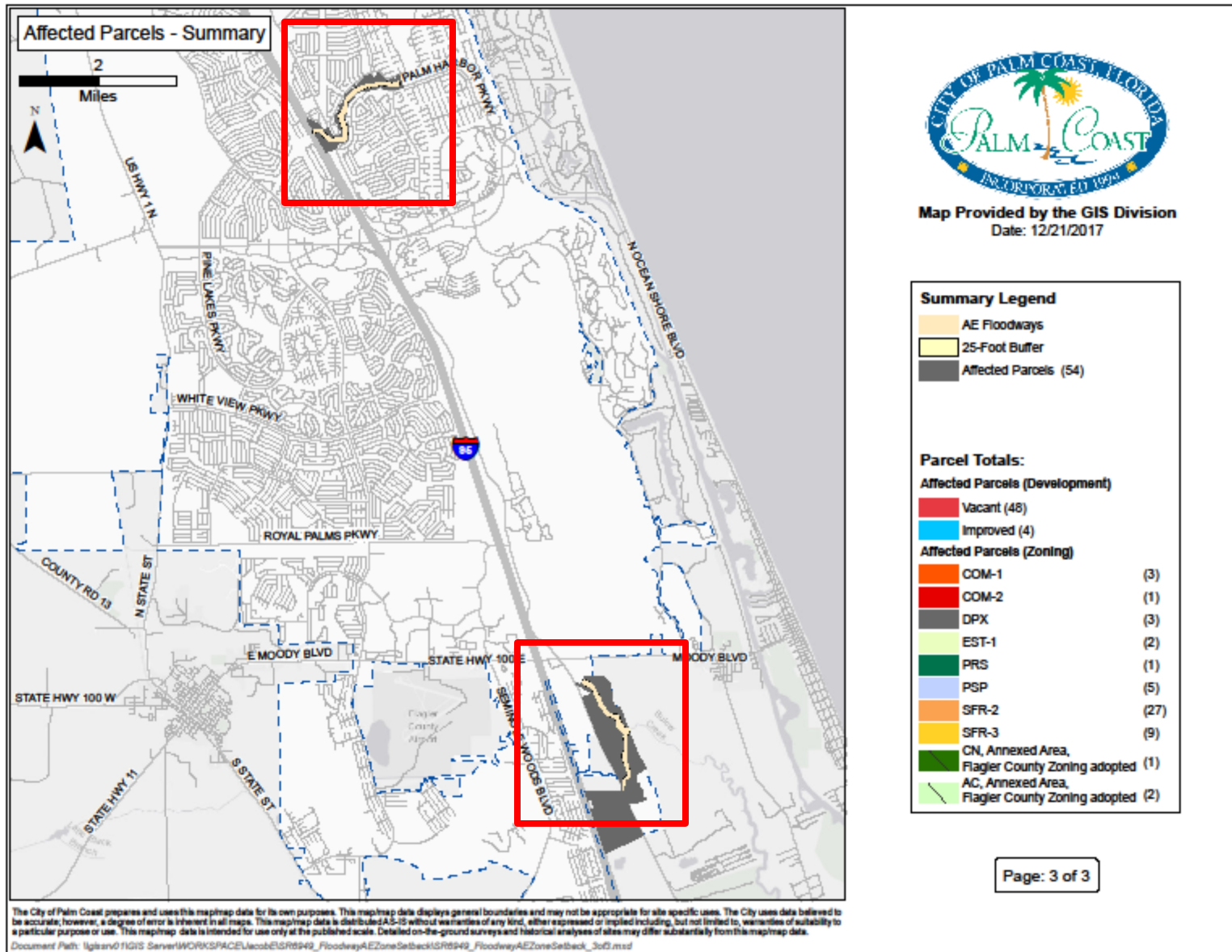
Purpose:

- To minimize encroachments to protect floodplain storage and natural function

All development: Reference 10.02.07.C

- Encroachment into floodway and/or floodway setback shall require additional analysis that demonstrates that activities will not increase BFE and submit to FEMA for Conditional Letter of Map Revision

25-foot Floodway Setback (Natural Systems)

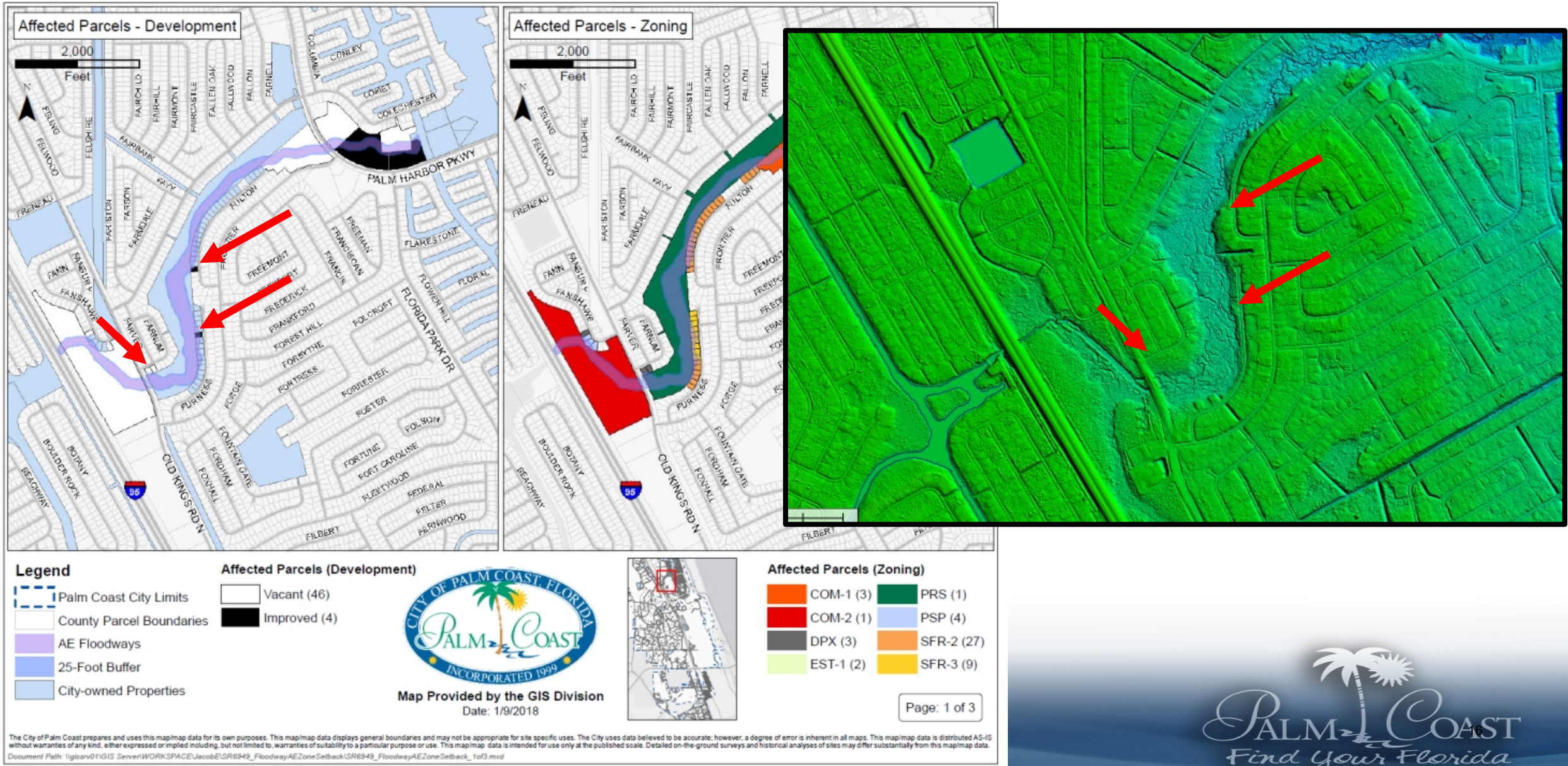


Reference:

10.02.07.C; 10.02.13.E

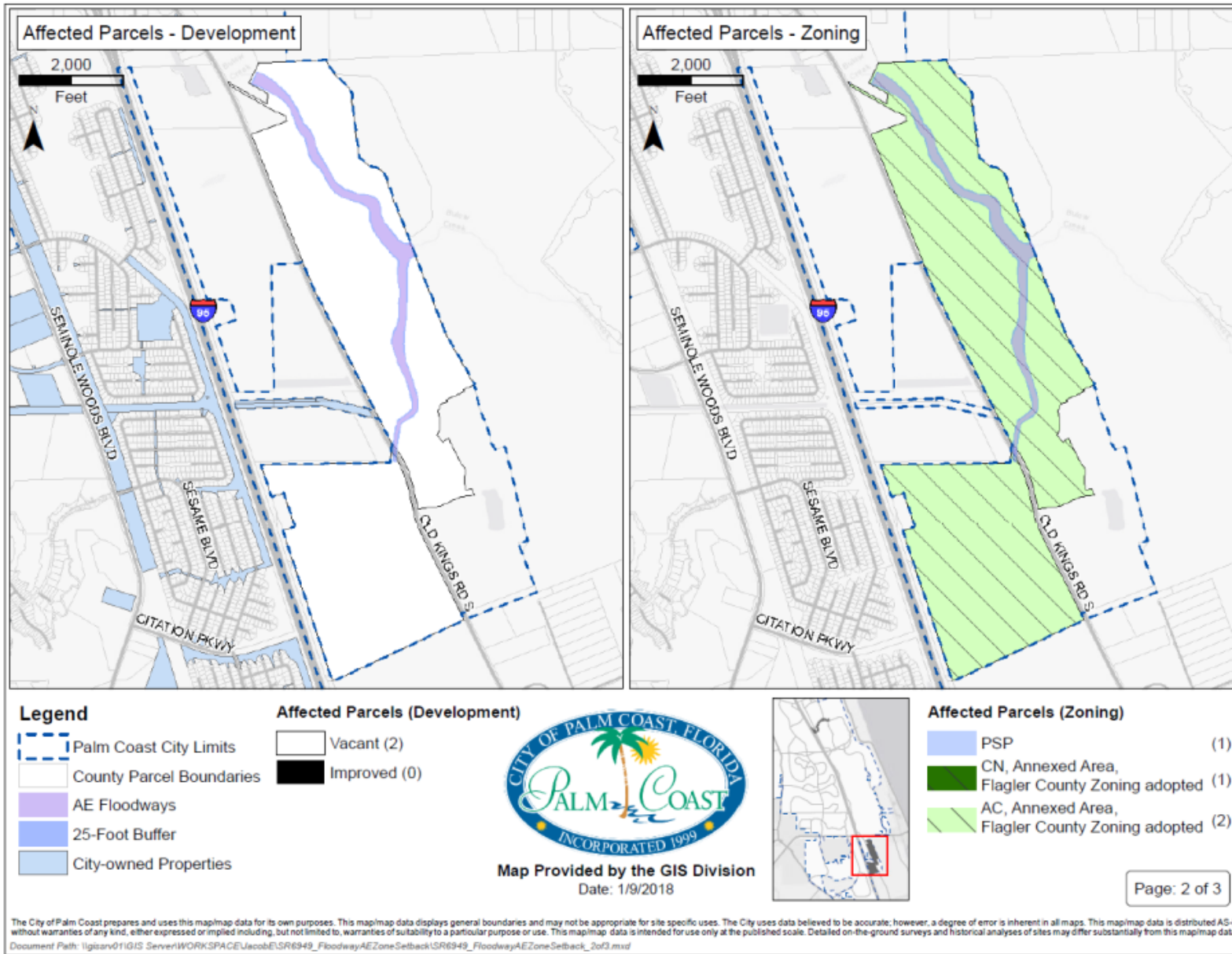
- Floodways are associated with man-made water courses and natural wetland systems.
- 25-foot floodway setback for Big Mulberry Branch and Bulow Creek, dynamic natural systems

25-foot Floodway Setback (Big Mulberry)



25-foot Floodway Setback (Bulow)

- Floodway is within Old Kings Road South proposed Master Planned Development



Clarification of Development Standards

Site Plans and Construction: Reference 10.02.07

- Establish Base Flood Elevation (BFE) data according to scale of project
- Additional analyses and certifications required based on nature and location of development (floodway, riverine flood hazard area, alteration of watercourse). The applicant shall submit the analysis to FEMA for a Letter of Map Change.

Site Improvements, Utilities and Limitations: Reference 10.02.13

- Compensatory storage for any reduction in water-holding capacity of a flood hazard area

Clarification of Development Standards

Subdivisions (Plats): Reference 10.02.12

- Establish BFE data
- Compliance with 10.02.13
- Technical data reflecting BFE and/or flood hazard boundary changes are submitted to FEMA. Prior to approval of final plat, an issued Letter of Map Change determination from FEMA is required

Clarification of Development Standards

Critical Facilities: Reference 10.02.18

- Definition includes reference to Florida Building Code Design Class based on use
- New critical facilities shall be directed away from Special Flood Hazard Areas (SFHA)
- In the event that a new critical facility is proposed within a SFHA that cannot be avoided, a Letter of Map Change determination to remove the entire project area shall be submitted to Floodplain Administrator

Comprehensive Plan Analysis

Objective 6.1.12 – Floodplain Protection

Maintain the hydrological and ecological function of floodplain areas by reducing loss of flood storage capacity and protecting the functional value of wetlands.

Policies 6.1.12.1, 6.1.12.2, 6.1.12.3, and 6.1.12.4

Staff Findings: The Ordinance is consistent with Comprehensive Plan Policies.

Process

- ✓ January 17, 2018 PLDRB Workshop
- ✓ Three meetings conducted with Flagler County Association for Responsible Development (FCARD) stakeholders.
(April 13, 2017; January 25, 2018; and February 15, 2018)
- ✓ PLDRB Business Meeting (February 21, 2018) – Recommended that City Council Approve Ordinance Section 10.02, LDC
- ✓ March 27, 2018 City Council Workshop
- ✓ February 3, 2018 City Council Business Meeting (1st Reading)
- ✓ April 17, 2018 City Council Business Meeting (2nd Reading) - Adopted

Questions ?

City of Palm Coast, Florida Agenda Item

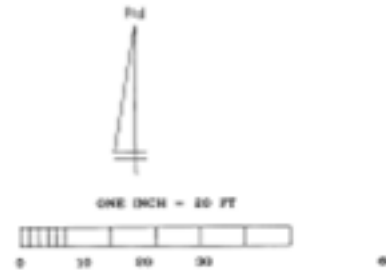
Agenda Date: 5/24/2018

Department	PLANNING	Amount
Item Key	3581	Account
		#
Subject	UPDATE ON CAPITAL LANDSCAPE PROJECTS - A) PALM HARBOR PARKWAY MEDIANS B) WHITEVIEW PARKWAY MEDIANS	
Background :		
Recommended Action : For Presentation Purposes Only.		

HAMMOCK DUNES BRIDGE EASEMENT IMPROVEMENTS



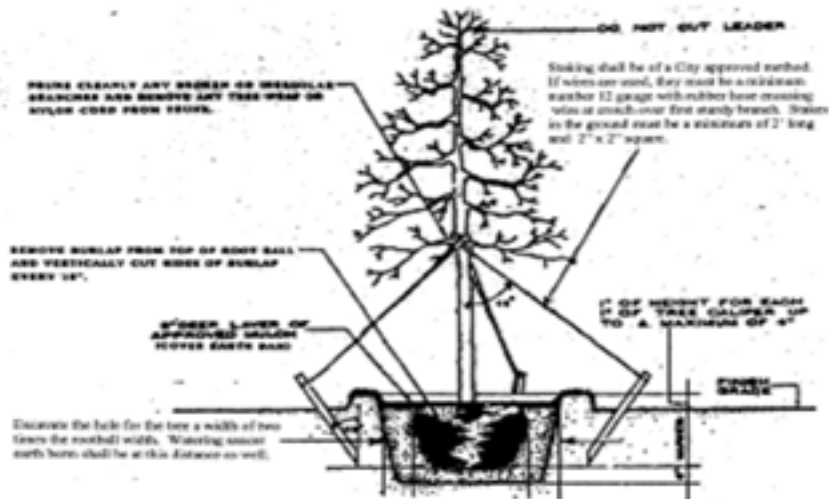
PALM COAST PARKWAY



R/W LINE (TYP)

PALM HARBOR PARKWAY

TREE PLANTING/STAKING DETAIL



NO.	DATE	DESCRIPTION

CITY OF
PALM COAST, FLORIDA

PALM HARBOR PARKWAY
SAFETY IMPROVEMENTS
LANDSCAPE PLANTING PLAN

SHEET 2 OF 4

