

CITY OF JACKSONVILLE
ADAPTATION ACTION AREA WORKING GROUP
MEETING

Proceedings held on Monday, February 26, 2019,
commencing at 9:00 a.m., at the Ed Ball Building,
214 North Hogan Street, 8th Floor Conference Room,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

PRESENT:

- EMILY PIERCE, Chairwoman.
- MICHELLE TAPPOUNI, Vice Chair.
- SHANNON BLANKINSHIP, Working Group Member.
- CHIRADIP CHATTERJEE, Working Group Member.
- SHANE CORBIN, Working Group Member.
- JOSEPH LORETTA, Working Group Member.
- JEFF MARTIN, Working Group Member.
- SAM NEWBY, Working Group Member.
- ERIK OLSEN, Working Group Member.

ALSO PRESENT:

- BILL KILLINGSWORTH, Director, Planning Dept.
- KRISTEN REED, Chief, Community Planning Div.
- SUSAN KELLY, Planning and Development Dept.
- HELENA PAROLA, Planning and Development Dept.
- SHANNON ELLER, Office of General Counsel.

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1 it's a short-term commitment compared to some
2 of the other ones we've done -- is if at the
3 end of this we have a list of actionable items
4 that the City needs to do, at least contemplate
5 going forward between now and 2060. We're kind
6 of using 2060 as our planning horizon. I think
7 that's doable.

8 Basically, what we're looking for is a
9 work plan for the City in terms of dealing with
10 coastal flooding, storm surge, and sea level
11 rise. That's important for a number of
12 reasons. It sets the course for the City and
13 it also sets a framework to seek funding.

14 So with that, I'm going to hand it over to
15 Kristen and let this thing begin.

16 MS. REED: Thank you.

17 Good morning. I'm Kristen Reed. I'm
18 chief of the Community Planning Division for
19 the Planning Department.

20 The Community Planning Division oversees
21 administration of the City's Comprehensive
22 Plan. If you're not familiar with that, the
23 Comprehensive Plan is the City's long-range
24 guide for growth and development. Our planning
25 horizon for the Comprehensive Plan is 2030;

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1 P R O C E E D I N G S

February 26, 2019 9:00 a.m.

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3 MR. KILLINGSWORTH: Good morning,
4 everybody.

5 My name is Bill Killingsworth. I'm the
6 director of the Planning and Development
7 Department.

8 I'd like to first recognize Councilman
9 Newby, thank him for being part of the group.

10 I want to thank everybody who -- I know
11 this is a volunteer effort, but I believe that
12 it's an important issue for the community and I
13 want to thank each of you individually for
14 taking the time and committing to doing this.

15 To our members in the public, thanks for
16 attending. I know it's important to you and
17 you're taking time out of something else that
18 you could otherwise do.

19 I'm just real briefly going to tell you
20 what, for me, personally -- everybody else's
21 measure of success might be different, and
22 Kristen is going to give you probably a more
23 descriptive overview, but mine's not going to
24 be comp plan oriented so much.

25 I will view this committee a success --
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1 however, there can be elements of that, as with
2 this sea level rise committee, of the 2060
3 horizon that exceed that 2030 time frame.

4 And the Comprehensive Plan is the primary
5 reason that we're all here this morning. The
6 plan and one of the elements of the plan has a
7 policy that specifically calls for
8 establishment of this work group with the
9 primary focus of considering the impacts of
10 coastal flooding as it relates to sea level
11 rise.

12 So, with that, I'd like to go around the
13 table and have everyone, staff and the working
14 group members, give a brief introduction of
15 yourself, your background or expertise, and
16 what you feel that expertise or background can
17 bring to the table in this discussion.

18 And we'll go ahead and start with staff
19 over there.

20 MS. KELLY: Hi. I'm Susan Kelly. I'm
21 staff to this committee and I'll be the one
22 that you hear from and request information
23 from.

24 Thank you.

25 MS. PAROLA: I'm Helena Parola, and I'm
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1 with the Planning Department. I'll also be
2 working with Susan in that same capacity.
3 W/G MEMBER CORBIN: Shane Corbin. I'm the
4 director of Planning for Atlantic Beach. I've
5 been there about a year. I previously worked
6 in Louisville, Kentucky; Jeffersonville,
7 Indiana; and Savannah, Georgia.
8 W/G MEMBER PIERCE: I'm Emily Pierce. I'm
9 an attorney with Rogers Towers. I do land use
10 and zoning work. And I'm currently working
11 with the City of Fernandina Beach as a work
12 group member on their flood plane ordinances
13 and addressing sea level rise.
14 W/G MEMBER OLSEN: I'm Erik Olsen. I'm a
15 coastal and oceanographic engineer. I've been
16 practicing for about 45 years. Trying to
17 retire but not doing a very good job at it.
18 Practices throughout the southeast and in the
19 Caribbean principally.
20 W/G MEMBER MARTIN: I'm Jeff Martin. I'm
21 a professor at Jacksonville University. And I
22 am a climatologist.
23 W/G MEMBER LORETTA: I'm Joseph Loretta.
24 I'm a land planner, landscape architect with
25 Genesis/Halff. Genesis just actually merged
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1 with Halff, which is a larger civil engineering
2 firm out of Dallas, Texas. A good portion of
3 their work effort is actually hydrology and
4 H and H, similar to a lot of the coastal high
5 hazard stuff that we're talking about here,
6 just in the Texas market.
7 Personally, I live at the beach in the
8 Sanctuary in South Jacksonville Beach, which
9 took about 75 homes, flooded, two storms ago,
10 and 7 flooded a second time. So got a little
11 bit of, you know, interest and care just at the
12 local level here.
13 Appreciate being here.
14 W/G MEMBER TAPPOUNI: Hi. I'm Michelle
15 Tappouni. I currently work as property
16 development director for Ability Housing. So
17 I'm on the development side, but my background
18 is in commercial construction.
19 I've just finished a stint on the
20 Environmental Protection Board for the last
21 eight years, and I also serve as the Urban Core
22 CPAC chair. I live in Springfield. I see the
23 sunny day flooding that we're having, but I
24 also hear from the people that are members of
25 my CPAC on a regular basis around the Urban
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1 Core, the issues that they're dealing with
2 related to resiliency, sea level rise. And
3 also that's just a personal interest of mine,
4 so I'm glad to be a part of the group.
5 COUNCIL MEMBER NEWBY: My name is Sam
6 Newby. I'm on the City Council. I served the
7 last three and a half years. Also, I'm a
8 retired Pepsi Cola executive, and I'm glad to
9 be on this committee. And I'm glad to be with
10 my friend Michelle Tappouni.
11 W/G MEMBER TAPPOUNI: See, you can be
12 friends after you run a race against each
13 other.
14 COUNCIL MEMBER NEWBY: I wasn't going to
15 mention that part. We're actually really good
16 friends, even during the campaign last time.
17 W/G MEMBER BLANKINSHIP: My name is
18 Shannon Blankinship. I'm the advocacy director
19 at St. Johns Riverkeeper.
20 W/G MEMBER CHATTERJEE: My name is
21 Chiradip Chatterjee, and I'm an environmental
22 economist. I'm a professor of the University
23 of North Florida.
24 MR. KILLINGSWORTH: I'm Bill
25 Killingsworth. I'm the director of Planning
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1 and Development. Ultimately, I guess I'm
2 responsible for this.
3 My past background, I was a director at
4 DEO, so I've done some very large scale
5 planning, the largest active plan in the state.
6 I don't really have a whole lot of -- on the
7 environmental side, other than if you look for
8 a book on adaptation from the State there is
9 one from DEO and my name is on it, but I didn't
10 do the hard work.
11 MS. REED: Kristen Reed again, chief of
12 Community Planning. And I really just look
13 forward to the expertise of the members of this
14 committee to help guide us in developing future
15 plans to address coastal flooding.
16 MS. ELLER: I'm Shannon Eller. I'm your
17 staff from the Office of General Counsel for
18 the committee.
19 MS. REED: Excellent. And if we could
20 just briefly go around the public section, if
21 you will introduce yourself and what brought
22 you here today.
23 AUDIENCE MEMBER: I'm Bruce Mowry. I
24 actually work for Stantec Consulting, and I
25 just retired as the City engineer for the City
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1 of Miami Beach where we basically had to raise
2 streets, build seawalls, interface the coastal
3 areas with (inaudible) and other things, and
4 I'm very interested in hearing and am very
5 proud that y'all are moving ahead with this
6 activity. And I may speak some today, if
7 allowed to. I'm filling out the card right
8 now, so thank you.

9 AUDIENCE MEMBER: I'm Philip Elson. I'm a
10 (inaudible) consultant here in Jacksonville for
11 about 25 years, and here representing NAIOP,
12 National Association of Office and Industrial
13 Properties [sic], on the -- the real estate
14 development side of things, so just an
15 interested, you know, party.

16 AUDIENCE MEMBER: Good morning.
17 I'm James Richardson. I work with the
18 City's Environmental Protection Board.
19 Although sea level rise is not under the
20 purview of the Board, it is an environmental
21 issue that they are having an interest in for a
22 couple of years and asked me to kind of monitor
23 the progress of the group and keep them abreast
24 of what's happening.

25 AUDIENCE MEMBER: Good morning.
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1 My name is Oliver Domingo. I'm the
2 program manager for the JEA Storm Resiliency
3 Program. Just interested in some of the
4 outcomes that may come out of this meeting.

5 AUDIENCE MEMBER: I'm Renee Goode,
6 government relations for JEA and just an
7 observer.

8 AUDIENCE MEMBER: Good morning.

9 I'm Ray Hays, and I'm a TV producer and
10 I'm just following a lifetime interest in
11 environmental issues.

12 AUDIENCE MEMBER: Good morning.

13 Aaron Glick, representative for the
14 Northeast Florida Regional Council.

15 AUDIENCE MEMBER: Good morning.

16 I'm Mary Tappouni. I'm with Breaking
17 Ground Contracting, but I'm also someone who
18 served on the Sea Level Rise Committee for the
19 Northeast Florida Regional Council several
20 years ago. I'm currently the policy chair for
21 the North Florida Green Chamber of Commerce,
22 and on the policy committee for the Florida
23 Green Building Coalition, so interested on many
24 fronts. So thank you.

25 AUDIENCE MEMBER: I'm Rick Carper. I'm a
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1 former Public Works director for the City of
2 Atlantic Beach. We've had a number of flooding
3 events (inaudible). I live in Atlantic Beach
4 and just an interested party.

5 MS. REED: Excellent. Thank you.

6 One thing I forgot to mention is, we have
7 Diane Tropa here, and she's a court reporter.
8 She's going to be capturing everything that we
9 discuss, so there will be meeting minutes
10 produced after each meeting that we can go over
11 and consider in formulating our

12 recommendations. But one important thing to
13 remember -- and I think everybody has done a
14 great job so far, and I'm at fault for this
15 occasionally, but try to speak slowly, clearly
16 and loudly. If we have presentations, we will
17 try to bring them to the front of the room so
18 that she can best capture what's being said.

19 So with that, we can move on to -- and all
20 the materials we post on the web after each
21 meeting. Any handouts, presentations, anything
22 that's been given out today will be on the web
23 for the public. And then the meeting minutes,
24 after the following meeting where they're
25 approved, we will post those on the web as

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1 well.

2 With that being said, we can move on to
3 Item 3, to Shannon Eller, who is going to go
4 over the Sunshine Law, public records.

5 MS. ELLER: Good morning again.

6 All of you have served on boards and
7 commissions before, I know. And many of you
8 have worked with or are a part of an agency
9 that's subject to the public records law and
10 you're familiar with the Sunshine and
11 parliamentary procedure, so I'll be brief since
12 you all have lots of experience in these areas
13 already.

14 The Sunshine Law and the public records
15 law comprise Florida's open government laws.
16 This board is what's called a Sunshine group,
17 so it's a Sunshine committee, meaning you're
18 subject to the rules of the Florida Sunshine
19 Law. And the rules are pretty simple and
20 straightforward.

21 Two members of the group cannot get
22 together and talk about anything that will
23 foreseeably come before you for decision-making
24 or recommendations unless you are in an open
25 meeting. So that means that you can talk to

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1 each other if you run into each other at
2 Winn-Dixie or Publix or if you see each other
3 at the Jaguars game, but don't talk about the
4 work that you're doing here unless you're
5 inside this meeting.

6 In order for the meeting to be a meeting
7 in compliance with the Sunshine Law, there are
8 three major components. It has to be open to
9 the public, there has to be notice, and there
10 also has to be minutes. So your staff is going
11 to take care of all of that for you.

12 It's open to the public. This building is
13 open to the public. It qualifies as a valid
14 place to hold a meeting. The notices are
15 handled by the staff. And we -- as Kristen
16 mentioned, there are -- all of the information
17 will be on our website, and there are other
18 places too where the staff provides information
19 about these types of meetings.

20 And then the minutes are going to be
21 Ms. Tropia's transcript that she will create.
22 And while minutes can just be summaries -- I'm
23 sure many of you have served on boards where
24 the minutes are more of a summary of what's
25 happened at the meeting. That is perfectly

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1 fine, but for these types of work groups and
2 committees we find that having a transcript is
3 helpful, especially if, as Kristen mentioned,
4 the final result is some sort of policy
5 document or some sort of narrative or some sort
6 of list, you can go back to your transcript and
7 really see what the conversation was.

8 So again, you're subject to the Sunshine
9 Law. So no conversations outside of an open
10 meeting. And then the nuts and bolts of the
11 meeting scheduling and the notice and the
12 minutes are going to be handled by staff.

13 So on the Sunshine side, really it's just
14 you monitoring your own behavior. The other
15 components will be handled by staff.

16 With public records, again, many of you
17 work inside public agencies or have worked for
18 entities that are subject to the public records
19 law or you've served on a board or commission.
20 And basically, the public records law requires
21 that any record that's made or received during
22 the transaction of public business must be
23 available for the public to inspect.

24 So the e-mails that are going back and
25 forth between you and staff, those are public

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1 records. Don't "reply all" and don't include
2 a -- don't respond to each other on things.
3 And we'll work with staff to help you with that
4 and remind you not to "reply all" and interact
5 with one another by e-mail.

6 So if you want to have an e-mail address
7 that's set up specifically for this group, you
8 can do that. If you want to create a new Gmail
9 account that's just for this group, you may.
10 Otherwise, if someone requests to inspect the
11 records or requests copies, your e-mail would
12 be provided because e-mails back and forth are
13 public records.

14 So that's just something to think about if
15 you want -- if you don't want your personal
16 e-mail to become a part of the public record.

17 If you receive a public records request,
18 you will forward that to staff, and staff will
19 handle all of that for you. Staff will make
20 sure that anything that is handed out to the
21 group becomes a part of our committee record.

22 So with regard to public records, for your
23 purposes, it's really just a matter of making
24 sure that you forward any public records
25 request that you receive and that you're aware

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1 that any correspondence that you have with
2 staff will become a public record and it's
3 subject to disclosure.

4 The last component is just a couple of
5 notes on parliamentary procedure. We don't
6 have bylaws established for this committee, so
7 there's nothing -- there's no special rules.
8 It's normal Robert's Rules of Order, which in a
9 few minutes you will elect a chairman, and the
10 chair will run the meeting.

11 We do ask, as Kristen mentioned, that
12 everyone speaks slow. If we have an
13 opportunity for the members of the public to
14 speak, we'll ask them to fill out a card and
15 say their names on the record.

16 If you have action you need to take,
17 mostly in the beginning it will be approving
18 the minutes from the previous meeting, but
19 ultimately you will be moving approval of
20 recommendations and perhaps even written
21 reports or things like that. You will make
22 motions, like you're familiar with in any other
23 board you've served on. Move approval of X,
24 and then it will just be a voice vote.

25 We do right now have the committee set at
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1 13. So that means a quorum is 7. That number
2 may change if we have some participants or some
3 entities that were going to be a part of the
4 group choose not to be a part of the group.

5 The actual total number of the group may shrink
6 a little, but for now we have 13 slots, so that
7 means our quorum is 7. And we do need 7 to
8 convene the meeting. So when Ms. Kelly sends
9 you the e-mail, we do appreciate your response
10 and letting us know whether you'll be here.

11 And we try not to cancel meetings if
12 people can't attend. And if we do have to
13 cancel, we try to do it, you know, at least a
14 few days before so you're not inconvenienced in
15 any way.

16 So that's just a quick overview. There
17 are materials in your book under the second tab
18 that has the meeting procedures, if you want to
19 review it in more depth.

20 And then as we go along, of course, if
21 there's any questions, it's -- we can pause and
22 always -- you can ask me any questions about
23 process or procedure.

24 MR. KILLINGSWORTH: Shannon.

25 MS. ELLER: Yes.

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1 MR. KILLINGSWORTH: Can you talk about
2 personal notes and how not to turn them into a
3 public record?

4 MS. ELLER: Sure.

5 If you take personal notes and you don't
6 share them with anybody, they're not public
7 records, they're just yours. But if you take a
8 personal note and then you use it to hand it in
9 to the -- give it to the staff, then that
10 becomes a public record.

11 Don't pass notes to one another because
12 you're supposed to have all of your
13 conversations and your interactions in the
14 public. So you need to have your
15 discussions -- if you want to say something to
16 another work group member, you say it on the
17 record.

18 But again, if you just have your own
19 personal notes that you're taking, that you're
20 using to speak from, as long as you're not
21 disseminating them, that -- that's when they
22 become a public record that is subject to
23 disclosure and we have to keep track of them.

24 Anything else?

25 MS. REED: Any questions?

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1 WORKING GROUP MEMBERS: (No response.)
2 MS. REED: Excellent. Then we can move on
3 to Item Number 3, which is nominations for
4 chair and vice chair.

5 So if you, yourself, or you know someone
6 that you think would make a good chair, want to
7 make a nomination, let's start with nominations
8 for chair. I'll open that up to --

9 COUNCIL MEMBER NEWBY: I nominate Michelle
10 Tappouni for chairman.

11 MS. REED: I'm sorry?

12 COUNCIL MEMBER NEWBY: I nominate Michelle
13 Tappouni for chairman.

14 MS. REED: Michelle.

15 W/G MEMBER TAPPOUNI: I appreciate that,
16 but with my workload -- I'd like to nominate
17 Emily Pierce for chair.

18 MS. REED: Any other suggested
19 nominations?

20 WORKING GROUP MEMBERS: (No response.)

21 MS. REED: Emily, unless you object,
22 you're the only one.

23 W/G MEMBER PIERCE: I would accept.

24 MS. REED: Excellent.

25 We don't need a formal vote on that?

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1 MS. ELLER: No. She does accept, so
2 that's fine.

3 MS. REED: So as chair, Emily Pierce.

4 And now we need to move on to the vice
5 chair.

6 (W/G Member Pierce assumes the Chair.)

7 THE CHAIRWOMAN: Michelle, would your
8 workload allow you to be vice chair?

9 W/G MEMBER TAPPOUNI: Yes.

10 THE CHAIRWOMAN: I would nominate
11 Michelle.

12 MS. REED: Any other suggestions,
13 nominations?

14 WORKING GROUP MEMBERS: (No response.)

15 MS. REED: All right. And, Michelle,
16 you've indicated that you're open to the vice
17 chair position?

18 W/G MEMBER TAPPOUNI: (Nods head.)

19 MS. REED: So, with that, our chair for
20 the committee is Emily Pierce and our vice
21 chair is Michelle Tappouni. Thank you very
22 much.

23 I won't put you on the spot today, Emily.
24 We'll set you up for the next agenda.

25 THE CHAIRWOMAN: Thank you.

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1 MS. REED: And with that, we are moving
2 right along. And I will say that we're going
3 to do our very best on all of these meetings to
4 respect everyone's time, start on time and end
5 by the designated time so that you can make
6 other commitments and any other meetings you
7 may have. So Susan and Helena may start waving
8 their hands around if we go beyond our allotted
9 time, but for today we're doing very well.

10 So on to Item 4, we're going to go over
11 the work group mission and objectives. So
12 first and foremost, the reason that we're here,
13 which we discussed a little before, is that the
14 charge of the Adaptation Action Area Work
15 Group, which is what you're a member of, comes
16 from the City's Comprehensive Plan, our
17 Conservation Coastal Management Element, and
18 specifically Policy 11.5.4.

19 The policy states that the City shall
20 create a working group to review existing
21 programs and policies of the City of
22 Jacksonville in relation to the Adaptation
23 Action Area and make recommendations that are
24 appropriate and financially feasible to address
25 the impacts of coastal flooding related to sea

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1 level rise.
2 So the Adaption Action Area is the area
3 that the City has adopted, and they are
4 depicted on maps under Meeting 1. There's a
5 map of the city overall in your book, and then
6 behind that we've broken them down by the six
7 planning districts that are already established
8 in the City to give a little bit of a better
9 view.

10 So the dark blue is where you're seeing
11 the overlap of the Adaptation Action Area
12 boundaries throughout the city. And the
13 Adaptation Action Area is based on an
14 anticipated impact of 2 feet in sea level rise
15 by the year 2060. That was based on data from
16 NOAA.

17 The Adaptation Action Area, when we looked
18 at the 2-foot sea level rise, it very closely
19 mimicked the boundaries of the Coastal High
20 Hazard Area, which is already established by
21 Florida Statutes. And the Northeast Florida
22 Regional Council actually does the studies to
23 define that area. So the two are one and the
24 same for the purposes of this group and the
25 Comprehensive Plan.

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1 So we have broken the objectives or the
2 tasks of this committee down into three
3 distinct sections. There's identification,
4 evaluation and recommendations.

5 Identification, first and foremost, is for
6 the group to identify the impacts of coastal
7 flooding related to sea level rise; the
8 population, housing, the economy, any of those
9 factors that the committee deems would be
10 appropriate to understand who is going to be
11 affected, how much is it going to cost, what
12 are we trying to protect.

13 From that, we will then evaluate the
14 City's policies, programs and regulations. We
15 will bring in experts throughout the City that
16 implement the various policies, objectives and
17 programs. We'll present to you policies of the
18 Comprehensive Plan on how we guide growth and
19 development. Experts from our Development
20 Services group that implement design
21 regulations, drainage control, various
22 entities. And we can identify additional if we
23 don't have them on our schedule that the group
24 may want to hear from to understand what we do
25 already.

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1 Looking at those regulations, we will try
2 to determine the strengths, the weaknesses and
3 the opportunities. And those will then feed
4 into the recommendations of the group, is what
5 should we do, what else should we be doing for
6 the long-range planning time frame through 2060
7 to address these impacts and protect the public
8 health, safety and welfare.

9 And coming from that, one of the primary
10 things that you're going to be looking at is
11 the City's Comprehensive Plan and how that's
12 implemented.

13 The City's Comprehensive Plan, as I
14 mentioned, the 2030 Comprehensive Plan is a
15 long-range plan, intended to guide growth and
16 development through the planning time frame
17 based on population projections.

18 The Comprehensive Plan is comprised of ten
19 elements. They range from housing, land use,
20 transportation, conservation, and there's a
21 listing of those also in the mission objectives
22 under the first tab of your binder that talks a
23 little bit more in detail about the policies of
24 the Comprehensive Plan as well as the elements
25 of the Comprehensive Plan.

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1 The elements of the Comprehensive Plan --
 2 well, first the Comprehensive Plan is a policy
 3 document. It's not specific standards,
 4 procedures. It's comprised of a series of
 5 goals, objectives and policies.
 6 The goals are statements of a long-range
 7 intended outcome, and the objectives and
 8 policies are then more specific guidelines on
 9 how we implement, on a daily basis, programs
 10 and policies in order to achieve the goal.
 11 Now, again, the Comprehensive Plan being a
 12 policy document, the goals, objectives and
 13 policies leave some room for interpretation in
 14 how we actually implement them.
 15 And the Comprehensive Plan also includes
 16 the Future Land Use Map, which is the visual
 17 depiction of the general distribution of uses,
 18 densities, intensities throughout the city,
 19 such as residential, commercial or
 20 institutional or industrial; and the various
 21 intensities or densities, such as Low Density
 22 Residential or Medium Density or High Density.
 23 Those are implemented through a variety of
 24 mechanisms. One of the primary ones is the
 25 Land Development Regulations.

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1 Many of you are familiar with the Zoning
 2 Code or the Code of Subdivision Regulations.
 3 Those are very specific documents. They leave
 4 little room for interpretation and they will
 5 tell you exactly what use you can do, how tall
 6 it can be, how far it needs to be set back,
 7 what your landscape requirements are, things of
 8 that nature.
 9 So we're going to be looking at the policy
 10 document and how we guide growth and
 11 development and then the very specific
 12 development regulations that we implement, such
 13 as where you can put those uses on property
 14 setbacks, buffers, things of that nature.
 15 In addition to the information that I went
 16 over in your book, this document, the binder
 17 contains sections for each meeting that we'll
 18 be having. All the information we're going to
 19 give to you today is going to be three-hole
 20 punched so you can add them to your binders.
 21 And under each meeting you will see agendas,
 22 any information that staff is providing ahead
 23 of time. And there's actually some paper in
 24 there so you can take down meeting notes by
 25 meeting if you would like to. If you bring

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1 these to each meeting, it will help keep
 2 everything in order and we can refer to those
 3 documents.
 4 In addition to that, in the back of the
 5 document we did provide some resource
 6 documents. The first is the Sea Level Rise in
 7 Northeast Florida report by the Regional
 8 Community Institute; the Northeast Florida
 9 Regional Council, who worked to produce that,
 10 and hopefully we'll have them here to present
 11 on their findings at our second meeting.
 12 And behind that we have the Florida
 13 Adaptation Planning Guide Book from the Florida
 14 Department of Environmental Protection.
 15 And with that, we can move on to Section 5
 16 of the agenda, which is the meeting format and
 17 structure, and I'm going to hand that over to
 18 Helena.
 19 MS. PAROLA: Thank you.
 20 I just want to go over the meeting format
 21 and the structure. We recommend that each
 22 meeting be structured with a presentation. And
 23 that presentation, as Kristen said, will be
 24 related to the impacts of coastal flooding and
 25 the City's existing programs and policies as

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1 related to the Adaptation Action Area. Those
 2 presentations can be followed by work group
 3 questions and discussion, and finally with
 4 public comment at the end of the meeting.
 5 Before each meeting -- and Shannon touched
 6 on this. An e-mail will be sent a few days
 7 before each meeting to confirm the attendance
 8 of each member. It's important that your
 9 attendance is confirmed to confirm that we have
 10 a quorum for that meeting, as Shannon went over
 11 earlier. So you'll be getting that meeting
 12 request to confirm your attendance. And if we
 13 can get some kind of response as soon as you
 14 know you cannot attend, that will help us as we
 15 move forward with future meetings.
 16 Another big item that we want to look at
 17 is meeting dates and time. Today we're going
 18 to have to decide on a regular meeting date,
 19 time and length of each meeting.
 20 We recommend that each meeting be no more
 21 than two hours. If the group would like to see
 22 the meeting no more than an hour and a half, we
 23 can work with an hour and a half as well,
 24 whatever length the committee decides to and
 25 we'll stick to that length.

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1 I would suggest -- what has worked in the
2 past is the group meets twice a month and on
3 the Wednesday mornings of council week,
4 starting at 9:30 or 10 o'clock. That seems to
5 have worked in the past for committee meetings.
6 It seems to be a time that most people seem to
7 have available, so I would like for the
8 committee to consider that date of the week and
9 that time.

10 And when the start time and end time for
11 the group is finalized, each meeting will start
12 promptly at that time, and at the beginning
13 time. It should go no longer than the stated
14 end time.

15 So, basically, right now what we need to
16 decide -- or what the working group needs to
17 decide is what day of the week to meet, what
18 time to begin the meetings, and how long to
19 have the meetings.

20 I'm going to pass that to our elected
21 chair, Emily, so we can get that hashed out.

22 THE CHAIRWOMAN: So the recommendation
23 from staff was to do them on Wednesday
24 mornings. Just as a general question, does
25 that work for the group to do every other

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1 get this work completed within six months.

2 THE CHAIRWOMAN: Okay. Well, we can't
3 have you missing every other meeting. That
4 wouldn't work.

5 W/G MEMBER TAPPOUNI: Or I can find -- if
6 that ends up being what works best for the
7 whole group, then I can see if someone else in
8 my office can cover that. But if we have other
9 options, Emily, that would be great.

10 W/G MEMBER OLSEN: Madam Chair, I'd
11 recommend for a Tuesday because if -- sometimes
12 people are working and then they travel out of
13 state. If you schedule it in the middle of the
14 week, then it kills -- it makes it very
15 difficult to travel for two or three days.

16 THE CHAIRWOMAN: Sure.

17 W/G MEMBER LORETTA: I was just going to
18 say, I've got a monthly meeting that occurs the
19 second Wednesday of every month in the
20 mornings.

21 THE CHAIRWOMAN: Okay. So it looks like
22 Wednesday is not --

23 COUNCIL MEMBER NEWBY: Yeah. Won't be
24 good for me because I'm normally gone through
25 Wednesday morning.

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1 Wednesday morning?

2 Are there not other City Council committee
3 meetings at that time?

4 MS. PAROLA: On Wednesday morning, no.

5 W/G MEMBER TAPPOUNI: Through the Chair,
6 is this a council week?

7 THE CHAIRWOMAN: This is a council week.

8 W/G MEMBER TAPPOUNI: So tomorrow JHCDC is
9 meeting. Is that a -- that's a committee

10 that -- I'm not on it, but I attend that. If
11 that ends up being a date that works for
12 everybody -- but it's in conflict with the

13 City's commission on housing. They meet on the
14 Wednesday morning.

15 THE CHAIRWOMAN: Of City Council, every --

16 W/G MEMBER TAPPOUNI: Yeah. I think on
17 the fourth -- on the second meeting of the
18 council.

19 THE CHAIRWOMAN: So the fourth week.

20 Do you want to meet twice a month or once
21 a month?

22 MS. PAROLA: Yes. We're recommending
23 twice a month.

24 THE CHAIRWOMAN: Okay.

25 MS. PAROLA: And that way we can hopefully

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1 THE CHAIRWOMAN: We don't want you to
2 (inaudible) Wednesday morning. That would be
3 bad.

4 So does Tuesday morning work? And there
5 are not committee meetings every Tuesday?
6 (Simultaneous speaking.)

7 W/G MEMBER MARTIN: Tuesday would be
8 difficult for me because of my teaching
9 schedule.

10 THE CHAIRWOMAN: Okay. What works for
11 you?

12 W/G MEMBER MARTIN: Monday, Wednesday
13 would work better for me.

14 THE CHAIRWOMAN: Mondays and Wednesdays.

15 W/G MEMBER MARTIN: But, obviously, it
16 doesn't work for others.

17 THE CHAIRWOMAN: Well, Wednesday is
18 definitely out. How does Monday work for
19 everybody? Great start to your week.

20 COUNCIL MEMBER NEWBY: Monday is good.

21 W/G MEMBER OLSEN: Monday is fine.

22 W/G MEMBER MARTIN: Monday is good.

23 THE CHAIRWOMAN: Michelle, is that --

24 W/G MEMBER TAPPOUNI: Construction on

25 Monday is busy, but, again --

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1 THE CHAIRWOMAN: You're busy.
2 W/G MEMBER TAPPOUNI: I think if Monday
3 ends up being the day, I'll make an
4 accommodation for it.
5 THE CHAIRWOMAN: Does Monday morning work
6 for everyone?
7 (Simultaneous speaking.)
8 THE CHAIRWOMAN: Okay. We're all going to
9 definitely, I'm sure at some point, have a day
10 in the next six months that doesn't work, but
11 let's -- and does the 9 o'clock time work? Do
12 you guys want it at 8:00? Do you want it at
13 10:00? I think we definitely should do it in
14 the morning.
15 W/G MEMBER CORBIN: Monday at --
16 THE CHAIRWOMAN: Does 9 o'clock work for
17 everybody? And I believe that the two hours is
18 probably what we should set it for to start
19 with. If we find out that we're exceptionally
20 efficient, we can cut it down to an hour and a
21 half, but I think to start with we should do
22 two hours. So let's do Mondays of council week
23 from 9:00 to 11:00.
24 So when does that make our next one?
25 March 11th, correct?

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1 MS. PAROLA: So it would the 11th and the
2 25th for March.
3 MS. ELLER: Well, actually, that's the --
4 I think that's a -- is that a fifth week? No.
5 It's not a fifth week. Sorry.
6 THE CHAIRWOMAN: All right. We have our
7 first month's worth of meetings.
8 MS. PAROLA: All right. Thank you. We've
9 got that down.
10 Next I'm going to hand it over to Kristen
11 to talk about the next item on our agenda,
12 about public comment.
13 MS. REED: Last item for today.
14 So every meeting is going to include at
15 least 15 to 20 minutes of public comment to
16 ensure that the public has an opportunity to
17 respond to the discussion and provide any new
18 information.
19 Each member of the public, if you want to
20 speak, needs to turn in a speaker card so that
21 we can recognize you. And two, you'll be
22 limited to three minutes for discussion. And
23 then if the committee has some questions, we
24 can certainly add that on, but try to keep your
25 comments concise and to three minutes.

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1 With that -- do we have the speaker cards?
2 We can go ahead and open up public comment.
3 MS. PAROLA: I don't think they've turned
4 them in.
5 MS. KELLY: If anybody has speaker cards,
6 maybe we can take them over here.
7 (Discussion held off the record.)
8 COUNCIL MEMBER NEWBY: I have a question
9 before we get started.
10 THE CHAIRWOMAN: Yes.
11 COUNCIL MEMBER NEWBY: How long are we
12 going to give them for public comment?
13 Normally, on City Council committees we
14 only give them three minutes to speak
15 because --
16 THE CHAIRWOMAN: Well, what Kristen said
17 is we're going to give the public three minutes
18 each time.
19 COUNCIL MEMBER NEWBY: Oh, three minutes.
20 I didn't hear that. I just wanted to make
21 sure.
22 THE CHAIRWOMAN: But then we can ask
23 questions, and if we -- if it's the pleasure of
24 the board, we can certainly let somebody speak
25 longer.

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1 COUNCIL MEMBER NEWBY: I'm sorry. I
2 didn't hear about the three minutes. I thought
3 it was unlimited.
4 THE CHAIRWOMAN: That would be a bit much.
5 Bruce Mowry. And if you could state your
6 name and your address and --
7 AUDIENCE MEMBER: Okay. My name is Bruce
8 Mowry. I'm with Stantec Consulting,
9 Incorporated. Our offices are located here in
10 Jacksonville at 4651 Salisbury Road, Suite 350.
11 As I had indicated earlier, I am very
12 interested in this topic and actually lived it
13 in Miami Beach because we were very, very low
14 and we saw a lot of the things that you see on
15 your coastal, we saw it for the whole city.
16 Sunny day flooding is a very common thing that
17 we had. And, actually, over from the years
18 2013 to 2018 we saw the king tides actually
19 increase by 6 inches over that time period, in
20 which it basically enhanced that impact.
21 Some of the things that South Florida had
22 done and things that I could definitely be
23 willing to share with you is that -- Harvey
24 Ruben (phonetic) down there started a regional
25 organization. I don't know if you're familiar

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1 with the -- its official title is called the
2 Southeast Florida Regional Climate -- or
3 Compact Climate Change Committee in which they
4 have a very great website. They've been
5 operating for over ten years, and you [sic]
6 might be useful to see it. It has a lot of
7 tools on there for the general public to use
8 and also for elected officials and so forth,
9 and it -- I was --

10 They're great. They brought in four
11 counties and brought them together because
12 climate change and sea level rise is not
13 political, it's not on boundaries, it basically
14 covers a wide area, and so it's a great
15 organization.

16 The other thing that you may want to
17 reference is that the mayor of Miami-Dade
18 County actually had a report of their Sea Level
19 Risk Task Force, their final report. This was
20 by Resolution R-45-15. They actually generated
21 a complete report of all of their
22 recommendations on science and other things.
23 They actually showed what worked and what
24 didn't work, issues of -- concepts of going to
25 electric vehicles, and what they failed and

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1 done; actually try and encourage even taxicabs
2 to go to hybrids and so forth, a number of
3 issues and so forth. So I think you will find
4 it's very comprehensive, it's a great road map
5 for you to look at, and you can see it's
6 comprehensive and actually tells you what's
7 done and what's not done.

8 THE CHAIRWOMAN: Would you mind providing
9 a copy of that to this committee? And we can
10 put it on our website so everyone --

11 MR. MOWRY: That is on the website. It's
12 electronic and so forth.

13 THE CHAIRWOMAN: Well, we'll put it on our
14 website.

15 MR. MOWRY: Right.

16 MR. KILLINGSWORTH: We'll provide a link.

17 MR. MOWRY: And -- but like I said, I
18 found it was a very, very valuable tool because
19 it's always good to learn from others. There's
20 no need to reinvent the wheel. There's a lot
21 that's been done. It hasn't been focused for
22 the Jacksonville area particularly, but almost
23 all those recommendations in there are directly
24 applicable.

25 The things that we did in Miami Beach is
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1 we also changed a lot of our things concerning
2 our land use, our building codes and so forth,
3 and we actually started looking at raising all
4 of our buildings, whether it's residential or
5 even commercial.

6 Commercial properties usually get an
7 exception and are built down in flood panels.
8 There's some big negatives in that, in that
9 flood panels should never be used as a
10 replacement for looking at addressing climate
11 change and sea level rise because you're not
12 going to go out there and bolt the panels in
13 every time it looks like it's going to flood.

14 So we went into things with -- and we
15 found a lot of stuff you saw from the Keys.
16 They were actually the original leaders on it,
17 and they actually looked at base flood
18 elevations plus freeboards.

19 And those freeboards -- if you look at
20 FEMA, it really doesn't take into account sea
21 level rise. And I really appreciate you
22 adopting the 2 foot in 2060, but also I think
23 you ought to look at what's going to happen in
24 2100. When you build a building, it's going to
25 last longer than those 40 years. And you need

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1 to be looking at -- because, technically, the
2 predictions are showing probably closer to
3 4 feet by 2100. So that's the reason
4 freeboards are saying, well, I'm respecting the
5 2 foot at 2060, but I'm putting a freeboard in
6 there. And we actually did freeboards up to
7 5 feet.

8 And some of the things we did on
9 (inaudible), we said, if you're building a
10 building that can basically be at that
11 elevation, your height is measured from that
12 finished floor, not from the average grade.
13 This allowed you not to be penalized so that
14 people that want to build up and have resilient
15 buildings in the future are basically not
16 penalized. That's one of the key things.

17 The other thing we did on commercial
18 properties, because they'd like to be at
19 sidewalk elevations, is -- we called it
20 adaptive architectural features. Meaning, the
21 first floor of a building, if they wanted to
22 build the floor down, build the ceiling height
23 on the first floor so that is -- the roads and
24 streets are raised because of sea level rise,
25 the floor can be easily adjusted up.

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1 These are just some of the techniques that
2 you can do that's in the best interest of your
3 economy and your future commercial properties
4 and so forth. And, you know -- and I really,
5 again, admire and appreciate, commend -- like
6 Texas, where they actually started adopting the
7 1 to 500 storm events for their flooding.

8 And these are key issues that I think your
9 committee would probably want to evaluate and
10 see if these recommendations are the kind of
11 things you want to do. And I have no idea
12 where the three minutes are.

13 MS. PAROLA: They're passed.

14 MR. MOWRY: Okay. I'm sorry. I could
15 speak for hours on this topic. I'm very
16 passionate about it. I've actually had to live
17 it.

18 When you take streets, existing city
19 streets and raise them 2-and-a-half feet and
20 then harmonize them back to buildings and so
21 forth, that takes a lot of time in order to not
22 have huge impacts in those areas, but they are
23 necessary to establish that goal or benchmark.

24 I'm sorry I've exceeded my time.

25 MS. PAROLA: That's fine.

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1 THE CHAIRWOMAN: Thank you. And we
2 appreciate your input.

3 MR. KILLINGSWORTH: Madam Chair.

4 THE CHAIRWOMAN: Yes.

5 MR. KILLINGSWORTH: The Regional Compact,
6 is the executive director of that Jim Murray?

7 MR. MOWRY: He's -- I don't know if he's
8 actually (inaudible), but he's one of the
9 resiliency officers on there. And yes, he's on
10 that committee representing -- what's the -- I
11 think the City of Miami -- or is it Miami-Dade?
12 I forget. I keep getting back and forth
13 because they're all -- they look one and the
14 same.

15 They weren't as far-sided as Jacksonville
16 where you decided to (inaudible). They still
17 operate two different organizations. And
18 sometimes I really admire the way y'all have
19 done this and said it's one county, one city.

20 MR. KILLINGSWORTH: Do you have a card,
21 sir?

22 MR. MOWRY: Yes, sir, I do.

23 MR. KILLINGSWORTH: Thank you.

24 MR. MOWRY: I would be glad to make one
25 available to anybody or -- it's the same

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1 information that's on the -- the write-up.

2 But no, you're -- this is a great time --
3 and I think y'all are taking the right moves,
4 and I'm glad that the mayor has (inaudible) and
5 moved in this direction.

6 So thank you very much.

7 THE CHAIRWOMAN: Thank you.

8 Does anybody have any questions for
9 Mr. Mowry?

10 W/G MEMBER MARTIN: I do have a comment.

11 Talking about what other communities are
12 doing, there is -- for the work group's
13 purpose, you might want to do a series of
14 documentaries called *Sinking Cities* by PBS, of
15 which Miami was Episode 2. You may have even
16 been on it. I don't --

17 MR. MOWRY: The one that was in November?
18 I was actually on that one.

19 W/G MEMBER MARTIN: Yeah. I --

20 MR. MOWRY: I've actually been in mainland
21 China, I've been in France, Germany, all of
22 their stuff, Puerto Rico. You name it, they've
23 been to Miami Beach.

24 Miami Beach was very lucky to have a
25 former mayor, Phil Levine. I know he's a

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1 democrat and -- and so forth, but he -- it was
2 very, very forward thinking. And his concept
3 is, he looked at it -- and he drove a lot of
4 the things while I was there. And when he
5 left, it was a great loss to the city.

6 But yes, he basically -- and because of
7 that, we were -- came from basically a talking
8 city to a doing city, and there's a big
9 difference. Y'all can talk and develop
10 reports, but until they're actually being
11 implemented, you really haven't done anything
12 but talk. And a lot of communities are
13 talking.

14 So I'm sorry, I interrupted your --

15 W/G MEMBER MARTIN: That's all right. I
16 was just going to say, for the work group's
17 purpose, if you want to -- you know, for some
18 easy viewing during the week, if you want to
19 just Google *Sinking Cities*, PBS, there's a
20 series of -- a whole documentary on --

21 MR. KILLINGSWORTH: "Sinking" or
22 "Seeking"?

23 W/G MEMBER MARTIN: *Sinking Cities*.

24 There's a documentary that covers what
25 other communities are doing; New York, Miami,

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1 New Orleans, London. And it's -- it's
2 informative.
3 And I do think you were on one of --
4 MR. MOWRY: I was on several of them. I
5 was also on Bill Nye, the Science Guy's
6 episodes too.
7 Again, these are things -- and I think I'm
8 looking for Jacksonville to be also in that
9 leadership role as far as showing how we can
10 think and look at --
11 The thing is that -- what'll happen, if
12 you wait too late, it's very hard to catch up.
13 If the economic curve ever drops in your
14 community, your funding sources are very hard
15 to get. And as long as you're being ahead of
16 the curve in doing that -- and that's the kind
17 of things that forward thinkers think about, is
18 let's not wait until it becomes a catastrophic
19 condition, let's talk about what's happening,
20 and let's move forward. And by replacing --
21 And the key issue is passing these
22 regulations early because building buildings
23 take years, but then once you build them,
24 they're there for hundreds of years sometimes.
25 The University of Miami's architectural
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1 school, I spoke at its classes several times
2 because I -- I actually came from the
3 university system also, and they -- I was very,
4 very proud to see that they're teaching their
5 new architects to actually build buildings for
6 a hundred years from now and then adapt them
7 back to today. Rather than building a building
8 and say, how can we adapt it for the future,
9 they said, let's talk about building it
10 correctly for a hundred years and then let's
11 make it work for today. Sort of like I talked
12 about these adaptive floors. These are just
13 some of the tools that we're doing.
14 The concepts of below-ground garages,
15 whether those will be in the future
16 water-retaining structures and reservoirs
17 rather than garages because it may not be cost
18 effective and keep pumped out in the future as
19 we continue seeing.
20 Ground water intrusion with sea water is
21 going to be a big impact. What you're seeing
22 now, wait till you put the head a couple of
23 feet higher, it's going to drive in.
24 One thing many people think of -- we
25 always talk about buildings, but that's nature.
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1 Parks -- trees and parks that are in low areas,
2 you need to be planting those trees up just
3 like you do a building because when those --
4 water comes up, that salt water is going to
5 kill that present vegetation.
6 So these are just some of the insights
7 that this committee would look at and say,
8 let's not only work -- we want to have a green,
9 full type of community, not just concrete.
10 And these are the kinds of things.
11 Building sea walls that are hybrid, both gray
12 and green. These are concepts that you need to
13 look at.
14 So I'm sorry I'm taking a lot more time
15 than you've allowed here, but as I told you,
16 I'm very passionate. This is a topic -- I'm in
17 my time of the year -- my career that I feel
18 like I have a lot to share, and that's the
19 reason I'm very glad to be here today.
20 Thank you.
21 THE CHAIRWOMAN: Thank you for sharing.
22 Thank you.
23 I believe next speaker is Rick Carper.
24 AUDIENCE MEMBER: Rick Carper from
25 Atlantic Beach. We'll probably average out
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1 real good because this is going to be a short
2 one.
3 I just want to point out to a lot of the
4 members here that Duval County -- this board
5 actually represents Duval County. Jacksonville
6 is a Duval County organization for the beaches,
7 so -- it's focused on the discussion so far,
8 focused on Jacksonville, but please ensure the
9 beaches are considered in this too.
10 THE CHAIRWOMAN: Thank you.
11 Do we have anybody else that would like to
12 speak?
13 AUDIENCE MEMBER: Could I just speak or do
14 I need to --
15 THE CHAIRWOMAN: You need to fill out a
16 card. You can speak first.
17 AUDIENCE MEMBER: Sure. Oliver Domingo.
18 I'm the program manager for storm resiliency
19 for JEA.
20 As you all know, one of the things -- I'm
21 interested in any committee meetings in the
22 City that talks about sea level rise, climate
23 change, and potentially outcomes coming out of
24 there that might affect JEA.
25 There's actually -- I don't know if you
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1 guys know, there's actually another committee
2 that meets every other Friday, and the
3 committee name is Storm Resiliency and
4 Infrastructure Development Meeting. And I've
5 heard a lot of stuff from that meeting -- you
6 guys talk about sea level rise, climate change
7 affects building. It might be good to kind
8 of -- maybe some opportunity for some
9 cross-pollination with that committee because
10 they have the Army Corps of Engineers, the DEP,
11 Public Works, so there might be some
12 opportunity for cross-pollination.

13 MR. KILLINGSWORTH: So I sit on the
14 committee. I'm not on a committee member, I'm
15 a liaison. We had a challenge in that we had
16 two members from every organization, and then
17 when we started talking about holding meetings,
18 we had to have everything noticed. So what
19 ended up happening is we chose one member from
20 each organization as a committee member and one
21 member as a liaison so we only have one
22 official committee member.

23 So my understanding of the direction of
24 that meeting -- I do expect that there will be
25 some overlap between them. However, there's a

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1 fundamental difference in that this is really
2 looking at what actionable items need to take
3 place over a long planning horizon.

4 What the storm resiliency committee is
5 really looking at is what changes can we make
6 today to stop the bleeding. So their view is a
7 much shorter time frame on the actionable items
8 they're looking at, whereas our view is -- you
9 know, I mentioned 2060 because that's the
10 horizon that was in their RPC that we have data
11 for.

12 But our view is, what do we need to do
13 long term to ensure that the City is
14 functioning for our citizens in a way that
15 provides an adequate lifestyle for everybody.

16 So, in a nutshell, that's kind of the
17 difference between the committees, but I do
18 expect that there will probably be some
19 overlap.

20 W/G MEMBER TAPPOUNI: Through the Chair,
21 Bill, do we think -- because that's even a more
22 short-term committee than ours is. Do we feel
23 like we would see recommendations that would
24 come out of that committee that would be timely
25 enough that we could actually have them for

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1 this committee to find out if -- you know,
2 taking some of -- if there are some immediate
3 actionable items, that then we could take those
4 and build on those as long-term items?

5 MR. KILLINGSWORTH: Potentially.
6 So what Mr. Mousa stated as his goal was
7 June, and I think we're at July for ours. So,
8 theoretically, assuming we all meet our time
9 lines, they would come up with their short-term
10 recommendations, which we could then
11 incorporate and modify or adjust. We can take
12 a longer term view on them as the committee saw
13 fit.

14 THE CHAIRWOMAN: Sounds good.
15 Yes.

16 W/G MEMBER OLSEN: Madam Chair, I have a
17 sort of rhetorical question. Well, it's not a
18 rhetorical question, it's a technical question.

19 I guess one thing I think I'm a little bit
20 concerned about is that our area of interest is
21 really, as defined by these drawings, as the
22 CHHA, which takes up very little of the
23 waterfront in many parts of the town,
24 particularly downtown. And I'm not sure why
25 it's derived exactly to that or why it ties

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1 exactly to that because when you look at Policy
2 11.5.1, it talks about those areas subject to
3 not only high tides but storm surge.

4 And if you're subject to storm surge, then
5 really what should be looked at, at a minimum,
6 is the FEMA-generated storm surge maps for the
7 same areas. For example, if you look at the
8 CHHA, very little of the -- there's nothing
9 downtown. I mean, it basically stops at the
10 sea wall.

11 If you look at the flood map, you find
12 that all of the Urban Core, which is being
13 proposed for development downtown, including
14 Lot J, including all three JEA sites, are all
15 within the hundred year floodplain today.
16 That's without sea level rise. It's without
17 any exacerbated situations, including the
18 drainage associated with these areas.

19 So I guess my question is, why are we
20 looking at such a narrow area of interest? I
21 live in one of these areas in Riverside
22 Avondale, and I'm looking at it specifically
23 for my condominium because we have an issue.
24 We have a building that was built in 2005, but
25 it floods, at least within the garages today,

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1 or during Hurricane Irma.
2 So anyhow, I guess my question is, what is
3 the genesis for the CHHA, and why is that --
4 are we limited to that when the policy seems to
5 be more overarching?

6 MR. KILLINGSWORTH: So in terms of a
7 limitation, there is no limitation. The
8 original Adaptation Action Area was created
9 based off data that the RPC did, their mean sea
10 level rise, which is what the Adaption Action
11 Area is really geared towards, was 2 feet. We
12 overlaid the 2 feet on top of our existing
13 layers in terms of GIS, and we noticed that it
14 matched up very, very tightly with the coastal
15 high hazard, which was a preexisting regulatory
16 boundary that we had.

17 Because the correlation was so tight, we
18 decided to make it the same thing as the
19 coastal high hazard because it -- if we come up
20 with a set of regulatory controls within that
21 boundary, we already had a framework for that.

22 Having said that, one of the things this
23 committee could certainly do is make a
24 recommendation that any studies or anything
25 like that exceed those boundaries. You may
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1 make a determination that the boundaries that
2 are currently in the plan are inadequate. You
3 could make the determination that for
4 regulatory control, they're perfectly adequate,
5 but in terms of identifying vulnerability and
6 mitigating the impacts of that vulnerability,
7 you want to chose some other boundary, those
8 are -- that's some of the guidance we're
9 looking at from the committee, quite frankly.

10 THE CHAIRWOMAN: As a follow-up to what
11 you said, that's something actually I was
12 curious about as well. I know with the City of
13 Fernandina Beach, they are looking at flood
14 zones, and they are looking at areas that are
15 Flood Zone A, things that are outside of
16 (inaudible), and then Flood Zone Area -- the
17 Vs, which have to do with velocity of water,
18 and they're coming at it from a different
19 angle. They're looking at it from building
20 codes, not from the Comprehensive Plan.

21 So I'm interested to see, as we move along
22 here, how -- how we, as a group, decide we
23 would like to proceed forward. And I liked
24 Director Killingsworth's idea of, we can decide
25 as a group, do we want to expand what we're
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1 looking at or do we want to look at the CHHA
2 and then make recommendations about studies
3 beyond that.

4 It's becoming very difficult in the City
5 of Fernandina Beach trying to address all of
6 Flood Zone A and V. It may be more than that
7 group can handle in a single step. So we may,
8 as a group, want to consider doing this in
9 multiple steps.

10 MR. KILLINGSWORTH: If I may, so if you
11 remember when I first started, my definition of
12 "success" to me was to have an actionable plan.
13 It is not my expectation that this committee
14 can address everything that will generate an
15 impact from sea level rise or storm surge, but
16 the things that -- the actionable steps that
17 the City needs to do to address those things
18 over the course of time, I do hope that we can
19 identify those because some of them -- doing a
20 vulnerability analysis for everything that's in
21 the floodplain might take a substantial amount
22 of time. It might take consulting services
23 from us.

24 So it wouldn't be my expectation that we
25 could do that at a detailed level to really
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1 understand the cost of everything. We could
2 probably do it in a manner that gets us in the
3 ballpark.

4 But having that -- so having direction to
5 say, you know, for now these regulatory
6 controls here make sense, but the City needs to
7 look at whatever else. Then that becomes an
8 actionable item that I can take to the mayor
9 and the council and say, "We need funding for
10 this. It's really the next logical step for
11 this program," and go forward. In my head
12 anyway, that's kind of how I saw it.

13 THE CHAIRWOMAN: Okay. Thank you.
14 Does anybody else have any comments they
15 would like to make today?

16 WORKING GROUP MEMBERS: (No response.)

17 THE CHAIRWOMAN: So what's our next step
18 for our next meeting? Do we have an agenda
19 already?

20 MS. REED: Our next meeting, we did want
21 to -- and we've reached out preliminarily,
22 without any dates, to the Regional Council to
23 ask if they could talk about their regional
24 perspective on sea level rise. We may get into
25 some numbers on some initial analysis that

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1 we've pulled together as staff to the
2 Department on population, housing units, things
3 within the Adaption Action Area as it exists
4 today. And, you know, depending on time, we
5 may get into a little more policy discussion,
6 but that is our goal. We just have to confirm
7 with the Regional Council that we will have a
8 presentation that day.

9 And if there are additional people that
10 you all want to bring in for presentations, we
11 just need recommendations. It would be nice if
12 the committee would vote on those together and
13 determine who we have -- based on our limited
14 time frame, who we want to hear from, in
15 addition to City staff, that talks about our
16 existing policies and regulations.

17 THE CHAIRWOMAN: Is there -- I know you've
18 given us in the notebook the comp plan
19 provisions. Are there other policies in the
20 Zoning Code or subdivision regulations or
21 things that you would like us to read and study
22 up on before our next meeting or before our
23 meetings?

24 MS. REED: At this point, no, but we are
25 going to pull those together as we proceed
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1 through the meetings and provide you, as early
2 as possible, with preliminary information, but
3 again, we're going to bring in the subject
4 matter experts to kind of talk you through
5 those, things such as the flood zone
6 regulations. I know there's talk about
7 freeboard, what we already do for freeboard and
8 what we require; stormwater management, a
9 master stormwater plan.

10 Obviously, our Comprehensive Plan policies
11 and how we direct and guide development away
12 from these areas, limiting density, things of
13 that nature, and the Land Development
14 Regulations and the Zoning Code, and what
15 provisions might -- in there relate to
16 protecting people and property.

17 THE CHAIRWOMAN: Great. Thank you.
18 Well, we're an hour early. I know it
19 would probably really upset people -- excuse
20 me. Sorry.

21 W/G MEMBER LORETTA: Well, I was just
22 going to say, if desired one of my new
23 coworkers used to manage Buffalo (inaudible)
24 basin in Houston, which is a big watershed
25 revitalization thing that, I guess, is pretty

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1 well known across the country. So if that was
2 somebody that we wanted to bring in --
3 THE CHAIRWOMAN: Can you speak up, Joe?
4 W/G MEMBER LORETTA: If that was somebody
5 we wanted to bring in as a presenter, that
6 could be somebody for later down the line if
7 you like.

8 THE CHAIRWOMAN: Okay. Let's see where
9 his area of expertise would best fit in with
10 the presentations that the Planning Department
11 is working on in these meetings.

12 MS. REED: If you will forward us a little
13 synopsis and contact information, we can follow
14 up and confirm that, absolutely.

15 THE CHAIRWOMAN: That would be great.
16 Thank you.

17 MS. REED: And also the documentaries, the
18 *Sinking Cities*, if we have a link to that --
19 any of this resource information we can post on
20 the web so you can go back and review it and --
21 or link to so that if anyone is interested, you
22 can look at it, and the public can look at it.
23 So just let us know also, if you have a link,
24 we'll share.

25 THE CHAIRWOMAN: Yes. If we've got a
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1 link, that would be great. And if not, if we
2 could at least put the title in our web page so
3 that people can at least go look for it.

4 W/G MEMBER TAPPOUNI: And I would support
5 Mr. Martin's recommendation. It is worth the
6 time to watch that. There is really good
7 information, and I -- and they do look at not
8 only infrastructure issues but the
9 architectural and the design that people are
10 starting to do where they're actually planning
11 on buildings that are -- there are sections
12 that are, we're going to expect that to flood,
13 but then it's going to run off, so the -- you
14 know, building to that idea, that it's going to
15 be under water at some point.

16 Sometimes there are things that you hear,
17 you know, like, "Yeah, I'll watch it," but take
18 the time, it's worth it.

19 THE CHAIRWOMAN: Thank you.

20 MS. REED: Can I point out one additional
21 thing?

22 THE CHAIRWOMAN: Yes.

23 MS. REED: So when you sign in, please
24 make sure it's clear; you've got your name and
25 your e-mail address. We will send reminders of

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1 the meetings and a link to the web page to
 2 anyone that's on our guest list so that you
 3 know when the meetings are and that you can
 4 plan to attend, and if they're canceled for
 5 any -- for lack of a quorum or some other
 6 reason, that you're made aware.
 7 We have one person from the public --
 8 AUDIENCE MEMBER: I just want to share two
 9 resources if --
 10 THE CHAIRWOMAN: Would you mind standing
 11 up --
 12 AUDIENCE MEMBER: Sure.
 13 THE CHAIRWOMAN: -- and state your name
 14 and address. And after you're done speaking,
 15 if you could fill out a green speaker card.
 16 It's --
 17 AUDIENCE MEMBER: Sure.
 18 Sarah Boren with U.S. Green Building
 19 Council Florida. My address is 388 8th Street,
 20 Atlantic Beach.
 21 Just two resources -- well, one resource.
 22 A Thousand Friends of Florida is doing a great
 23 webinar series on resiliency. They just did
 24 one with St. Augustine and they did one with
 25 Satellite Beach, and it really gets in the
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1 nitty-gritty of what these -- they're already
 2 experiencing nuisance flooding, et cetera, so
 3 they're doing it, they're in the midst. So
 4 they're quite deep and thorough webinars and
 5 they're free. You guys can download the PDF.
 6 I'm happy to send the link that -- it's A
 7 Thousand Friends of Florida. It's right on the
 8 home page.
 9 So just great resources as far as specific
 10 actions from hardening to elevations to the
 11 (inaudible).
 12 That's it.
 13 THE CHAIRWOMAN: Thank you.
 14 All right. I believe that we're done.
 15 Anything else?
 16 WORKING GROUP MEMBERS: (No response.)
 17 THE CHAIRWOMAN: Thank you.
 18 Let's adjourn for today and we'll see
 19 everybody on March 11th.
 20 (The above proceedings were adjourned at
 21 10:06 a.m.)
 22 - - -
 23
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 7 I, Diane M. Tropia, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
 12
 13
 14
 15 DATED this 6th day of March 2019.
 16
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 19 Diane M. Tropia
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