

CITY OF JACKSONVILLE
ADAPTATION ACTION AREA WORKING GROUP
MEETING

Proceedings held on Monday, May 31, 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.
MATT GALNOR, Working Group Member.
JOSEPH LORETTA, Working Group Member.
JIM LOVE, 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.
CHRIS SCHOENIG, Planning and Development Dept.
KEALEY WEST, Office of General Counsel.

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1 City Council.
2 THE CHAIRWOMAN: Emily Pierce with Rogers
3 Towers law firm.
4 W/G MEMBER TAPPOUNI: Michele Tappouni.
5 W/G MEMBER LOVE: Jim Love, soon to be
6 formerly council member and insurance agent.
7 W/G MEMBER OLSEN: Erik Olsen, consulting
8 engineer.
9 W/G MEMBER BLANKINSHIP: Shannon
10 Blankinship, St. Johns Riverkeeper.
11 W/G MEMBER GALNOR: Matt Galnor, Jax
12 Chamber.
13 MS. WEST: Kealey West, Office of General
14 Counsel.
15 THE CHAIRWOMAN: And who did you bring
16 with you?
17 MS. FRANSDEN: Natalie Frandsen, intern.
18 THE CHAIRWOMAN: All right. So we have --
19 Jim Love has just joined our group as our
20 insurance representative. And so we'll put him
21 to task, I believe, at our next meeting.
22 Welcome. And introduction by fire.
23 And Councilman Newby, just so everybody
24 knows, has to leave a little bit early. So he
25 will be leaving us around 10:30ish.
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1 PROCEEDINGS
2 May 31, 2019 9:00 a.m.
3 - - -
4 THE CHAIRWOMAN: All right, everybody.
5 We're going to get started because we have a
6 full agenda today.
7 Welcome to the Work Group. I'm not going
8 to even try and say the name -- it's the AAA
9 Work Group -- because every time I try and say
10 it, I get it wrong.
11 We're going to go around the room and do
12 brief introductions because we have a new
13 Work Group member.
14 Let's start with Susan.
15 MS. KELLY: Susan Kelly, Planning
16 Department.
17 MS. REED: Kristen Reed, Planning
18 Department.
19 MR. KILLINGSWORTH: Bill Killingsworth,
20 Planning Department.
21 W/G MEMBER CHATTERJEE: Chiradip
22 Chatterjee, assistant professor, University of
23 North Florida.
24 W/G MEMBER LORETTA: Joe Loretta, land
25 planner with Genesis Halff.
W/G MEMBER NEWBY: Sam Newby, Jacksonville
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1 All right. First thing we have to do is,
2 we need to approve the minutes from April 8th,
3 April 26th, and May 13th. They've all been
4 e-mailed to you.
5 Does anybody have any corrections or
6 comments on any of them?
7 W/G MEMBERS: (No response.)
8 THE CHAIRWOMAN: Seeing none, can I get a
9 motion to approve -- let's start with April
10 8th.
11 W/G MEMBER GALNOR: Move to approve
12 April 8th minutes.
13 W/G MEMBER LORETTA: Second.
14 THE CHAIRWOMAN: All right. All in favor?
15 W/G MEMBERS: Aye.
16 THE CHAIRWOMAN: Can we get a motion to
17 approve the April 26th minutes?
18 COUNCIL MEMBER NEWBY: I make a motion to
19 approve the April 26th minutes.
20 W/G MEMBER GALNOR: Second.
21 THE CHAIRWOMAN: Any objections?
22 W/G MEMBERS: (No response.)
23 THE CHAIRWOMAN: All right. Everybody
24 approve?
25 W/G MEMBERS: Aye.
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1 THE CHAIRWOMAN: Excellent.
2 All right. The May 13th minutes.
3 W/G MEMBER LORETTA: Motion to approve.
4 COUNCIL MEMBER NEWBY: Second.
5 THE CHAIRWOMAN: Any objections? Any
6 comments?
7 W/G MEMBERS: (No response.)
8 THE CHAIRWOMAN: All right. Everybody
9 approve?
10 W/G MEMBERS: Yes.
11 THE CHAIRWOMAN: Okay. Staff, can you go
12 through your key findings from the last couple
13 of meetings? Are there any?
14 MS. KELLY: Okay. So they are behind the
15 meeting minutes, and it's just the two -- the
16 front and back page that you've gotten for
17 every meeting. This one is a little refresh
18 from -- this is from the April 26th meeting.
19 We had Duane Kent with Public Works. He came
20 and spoke about the Master Stormwater
21 Management Plan. And Kristen Reed and
22 Mike Sands from the Planning Department spoke
23 about the steps of development, drainage, and
24 floodplain management regulations.
25 The key findings are there for you. You
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1 can read through those. As you will remember,
2 there was a lot of discussion about ponds and
3 possible alternatives to just relying on ponds
4 in terms of stormwater retention and
5 management. And then we had a discussion about
6 the land development manual. We had a
7 discussion about the tidal conditions and how
8 that's handled in terms of capturing water.
9 So, anyhow, you can look at the key
10 findings and see what you think about those.
11 And then there was additional discussion that
12 we've highlighted, in case anybody wants to
13 bring those items up or discuss that. And a
14 lot of this related to the Master Stormwater
15 Management Plan, things that were interesting
16 or -- or not surprising, but were interesting
17 for the group.
18 And then the staff deliverable was the
19 maps, which you see plenty of in front of you.
20 THE CHAIRWOMAN: Thank you.
21 So I'm going to give you a quick overview
22 on what we're doing today. First, the staff is
23 going to give us a high-level overview of the
24 steps of adaptation planning, and they are
25 going to -- they've provided to us --
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1 (W/G Member Corbin enters the
2 proceedings.)
3 THE CHAIRWOMAN: You'll see in your papers
4 kind of a framework for how they anticipate our
5 recommendations and things that are going to
6 fit into the Comprehensive Plan.
7 A number of people have already submitted
8 recommendations. Thank you very much for
9 everybody that has started putting pen to
10 paper. And so staff is taking those
11 recommendations and kind of trying to weave
12 them into the framework and is going to give us
13 some guidance on what is more of a
14 Comprehensive Plan type of policy
15 recommendation versus maybe something that's
16 more detailed and would be more of a land
17 development code or building code type
18 recommendation. So --
19 And then, following that -- I'm going to
20 go ahead and jump ahead -- we're going to get
21 to look at the maps that we have requested from
22 the staff. They're detailed, about different
23 areas of town. They lay out the 500-year
24 floodplain. They lay out a bunch of different
25 pieces of information. They're fabulous.
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1 What we're going to have to do as a group
2 is, staff will tell us quickly about the maps.
3 We can all get up and go look at the maps. We
4 need to not talk among ourselves while we're
5 looking at the maps, which is going to be
6 really hard to do. But we can get up and spend
7 as much time as we want to looking at the maps,
8 just -- because we've got a court reporter who
9 needs to take everything down, we need to be
10 very conscious about not talking among
11 ourselves while looking at the maps.
12 Once everyone is satisfied with looking at
13 the maps, we can sit back down and then we'll
14 restart the discussion. And if we want to talk
15 about specific maps, staff can, obviously,
16 bring the map up and we can then talk. So
17 that's just kind of the order of business.
18 So, staff, if you would talk about the
19 planning framework.
20 MS. KELLY: All right.
21 Okay. So good morning, everybody. Glad
22 to see you all here.
23 I'm heavily caffeinated. I'm going to try
24 to talk slow for Diane.
25 First of all, I want to just say we all
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1 know this is kind of a new area for
2 Jacksonville to go in. So we -- I'm a land use
3 planner, I'm not an adaptation expert. We have
4 a lot of resources, we've been to trainings,
5 and we've done a lot of research. So what
6 you're going to see is based on all of that.

7 I'm going to provide you with a high-level
8 overview of a typical accepted framework that
9 can be used to organize the recommendations
10 and, hopefully, the work plan that Director
11 Killingsworth wants to get out of this -- this
12 process.

13 The framework has been taken from the
14 Florida Department of Environmental
15 Protection's Adaptation Planning Guidebook,
16 which is located at the very back of your
17 binder, so you know.

18 So there's four components that we're
19 going to go into. Again, very high level:
20 Context, vulnerability assessment, adaptation
21 strategies, and implementation. This is, like
22 I said, overarching framework. We can add or
23 take away as the group sees fit.

24 So for context, the context basically
25 refers to preliminary actions in setting up the
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1 plan or the planning process. It involves
2 looking at the existing conditions and creating
3 goals, objectives and policies to guide the
4 process. And this would set the foundation for
5 our localized approach. So essentially DEP
6 provides a one-size-fits-all. And then it's
7 our job to say, okay, this is our city, here's
8 how we're different. For example, our river,
9 which has been brought up extensively.

10 Vulnerability assessment. Vulnerability
11 assessment is basically about measuring hazard
12 exposure and its sensitivity to those hazards.
13 It also helps identify what structural and
14 social assets are likely to be impacted by
15 coastal flooding and sea level rise.

16 There are sort of three levels -- three
17 levers that you would want to use to determine
18 vulnerability. Exposure, which has to do with
19 the "where" quantified by the "when" and "how
20 much." This is when we get into the 2 feet by
21 2060 or, again, the -- the "how much" and the
22 "where" and the "when" we'll say.

23 Sensitivity. This inventories our assets
24 and quantifies and measures the impacts on
25 those assets. So are you heavily exposed and
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1 are you highly sensitive? Because in that
2 case, you would want to make sure you have a
3 higher adaptive capacity.

4 Adaptive capacity is, as it says, the
5 ability to adjust, repair or respond to
6 exposure. And then, even further, you could
7 break an assessment down into vulnerability by
8 focus areas, geographic areas, different
9 topics, things like that.

10 Okay. So this is where probably the bulk
11 of information is going to start coming in, our
12 adaptation strategies. So these strategies, in
13 general, these act as a tool kit for adaptation
14 planning, and they fall under four
15 classifications:

16 Protection, which are measures that
17 directly protect the vulnerable structures,
18 typically think of hardening sea walls, that
19 type of thing.

20 Accommodation. Alterations that allow
21 vulnerable structures to stay in place with
22 modifications.

23 Managed retreat. These have typically
24 been structured as being voluntary,
25 incentivized or gradual where protection and

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1 accommodation are not efficient and effective.
2 And then avoidance. So often this is just
3 about new development and directing that new
4 development elsewhere or out of those
5 vulnerable areas.

6 And then the last one, the implementation.
7 This is pretty straightforward. This is when
8 you just implement a plan, identifying the
9 roles, responsibilities and coordination,
10 identifying your funding options, when you have
11 some.

12 Prioritization. And for prioritization,
13 there's different ways to prioritize. You can
14 prioritize by cost, of course; timelines; and
15 also acceptance, political and community
16 acceptance of the (inaudible) you put in front
17 of you.

18 And schedules, timelines, monitoring and
19 evaluation, some of which we've already
20 discussed.

21 So that's the basic framework. Now I'm
22 going to explain to you some of the other stuff
23 you have in front of you. You have a few
24 things.

25 Okay. The first thing is this guy
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1 (indicating), and it just says Adaptation
2 Planning Framework Worksheet. It's just a
3 two-pager, no staple. No staple in this guy.
4 So this is essentially that framework in like
5 an outline format, and this was presented for
6 the last meeting, so nothing -- it still says
7 May 13th on it.

8 And this has within it -- we started
9 trying to place some things in it that the
10 committee had already addressed, just to give
11 you an idea of where things would fall. So
12 that's that sheet. And we'll kind of come back
13 to these.

14 And then we have received the -- we have
15 received several -- as the Chair said, several
16 proposed sort of draft recommendations to start
17 thinking of, and that's -- it's really
18 straightforward. I don't want to change
19 anybody's words or anything. It's just been
20 copied and pasted into this two-page document
21 with the numbers along the sides. So those are
22 some of the things that we have received.

23 Based on what was received, we have this
24 guy (indicating), the new and improved for this
25 meeting, Adaptation Planning Framework

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1 Worksheet. You will see the disclaimer at the
2 top, that this is in progress, and it includes
3 recommendations individually submitted. And
4 it's for discussion and have not been voted on
5 or approved. Draft, draft, draft.

6 And what this does -- and I do not expect
7 anybody to be reviewing these right now, but
8 this just gives you an idea about where those
9 recommendations could be pocketed and any sort
10 of wordsmithing or what you guys think about
11 that. If you like this, if you don't, that
12 type of thing. And there's also some extras.

13 So we have the items for the framework.
14 As you can see, a bunch are under the
15 adaptation strategies, Item 3, the strategies.

16 And then at the end, there's sort of other
17 recommendations that we can potentially find a
18 home for. But this is for a later date. We
19 just wanted you to see how this was kind of
20 starting to come into place to help guide a
21 little bit.

22 So the next part of this -- and I'll stop
23 for questions in just a minute, but the other
24 thing I wanted to point out before we get to
25 the maps -- or, in part, to lead us to the

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1 maps, the highlighted -- they're like grayed
2 out, but on the first page there's three
3 highlighted things. For the mapping exercises
4 we're going to get into -- and we have two
5 mapping exercises planned.

6 The first bullet point that you see that's
7 highlighted, where it says, "The boundary for
8 the City of Jacksonville Adaptation Action Area
9 should be defined by or take into consideration
10 the following," it is our hope that you will
11 give guidance as to say, "the following
12 criteria" -- you know, I'm going to completely
13 make something up -- "Storm Surge 1 data,
14 locations, or flood zones," whatever, so that
15 we can start having these criteria that will
16 then help to develop the boundary. And that's
17 when I'll start writing on that board behind
18 Michelle and we'll kind of come up with some of
19 those. That's the plan for looking at the
20 maps.

21 The second activity will be to touch on
22 the sensitivity. So we talked about geographic
23 context, exposure. The second is the
24 sensitivity, and that's the very last one,
25 because the exposure is the same as the one I

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1 just mentioned.

2 "Under sensitivity, the following
3 demographic, socioeconomic and/or development
4 data should be considered when identifying the
5 land uses, buildings, resources, and people
6 most affected by potential sea level rise."

7 And at that time, we would like to capture
8 what types of data you feel would be helpful in
9 terms of looking at the sensitivity within that
10 boundary.

11 So I'm going to stop there and see if we
12 have questions and then we'll do the mapping
13 exercises.

14 THE CHAIRWOMAN: So today we're going to
15 focus on the boundary and trying to fill in
16 this recommendation.

17 Unless somebody has great heartburn with
18 this outline, I think this outline is a very
19 good tool that we can use to put together our
20 recommendations, particularly since DEP has
21 recommended it throughout the state.
22 Obviously, we may want to modify things or add
23 additional sub-criteria, but is everybody okay
24 with kind of using this as our guideline at
25 this point?

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1 W/G MEMBER OLSEN: Sure.
 2 W/G MEMBER GALNOR: Yes.
 3 THE CHAIRWOMAN: Okay. Excellent.
 4 So today we're going to focus on filling
 5 in the map recommendation, the boundary
 6 recommendation, which we've talked a lot about.
 7 I believe it would be the next meeting
 8 where we will have somebody come in and talk
 9 about insurance, maybe some demographics,
 10 socioeconomic impacts of additional
 11 regulations.
 12 So unless staff disagrees, I think we
 13 should -- we can begin the discussion on the
 14 sensitivity, but I think that's probably going
 15 to be fleshed out more in the next meeting.
 16 Do you agree, Kristen, Susan?
 17 MS. KELLY: We have somebody that's
 18 supposed to come and speak with us on the
 19 insurance industry at the next meeting. So
 20 hopefully all of that will work out. And then
 21 after -- and this might be part of the
 22 discussion. After we do the mapping and
 23 discuss, what would you like to see as a
 24 follow-up from what you guys are discussing?
 25 And then we can tailor the rest of that

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1 Are we going to be seeing any of that or seeing
 2 a presentation on that so we can feel if there
 3 are any overlaps or things that may be --
 4 MR. KILLINGSWORTH: I'm drafting the
 5 presentation on that right now, but the -- I
 6 think the short answer is there's probably not
 7 a whole lot of overlap. There's been -- there
 8 are three outcomes from that committee.
 9 They're wrapping up right now, and I'll be glad
 10 to have a presentation brought here once it's
 11 finalized and Sam gives it to council.
 12 So there's two pieces of legislation
 13 that's coming out of that. One of them deals
 14 with the floodplain, the -- basically, creating
 15 a 25-foot setback away from floodways. They're
 16 also -- if you're in a floodplain, instead of a
 17 one-foot base elevation -- one foot above base
 18 floor elevation, it will be two feet.
 19 And they're requiring either -- I think
 20 it's A-3 sand or a geotechnical expert to
 21 demonstrate that the fill -- so Safe Harbor is
 22 A-3 sand, or if you don't want to use that --
 23 most people won't because it's expensive -- you
 24 can have a geotechnical engineer provide the
 25 data and his expertise and seal to say that the

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1 June 10th meeting to fit that.
 2 THE CHAIRWOMAN: That will work.
 3 So June 10th we're trying to bring in some
 4 information. And we, as a group, can ask for
 5 more information, but definitely kind of from
 6 the insurance perspective we probably should be
 7 thinking about trying to bring in some
 8 demographic, socioeconomic information,
 9 requesting that from staff as well.
 10 The meetings after that we do not have
 11 speakers scheduled. We have them set as
 12 workshops to try and take all the information
 13 that we have and put it together and -- to see
 14 if there are any areas that we are still
 15 missing information that we can request from
 16 staff. So that's kind of what we have
 17 scheduled for the future. It's not set in
 18 stone, but that's kind of where we're going.
 19 All right. So --
 20 W/G MEMBER TAPPOUNI: Through the Chair --
 21 THE CHAIRWOMAN: Yes.
 22 W/G MEMBER TAPPOUNI: -- are we going
 23 to -- not to jump ahead, if we are. There's a
 24 lot coming out about the other -- the
 25 resiliency group being headed by Mr. Mousa.

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1 fill you're using won't create adverse impacts
 2 to surrounding properties.
 3 And then the other piece of legislation is
 4 establishing higher impervious surface ratios
 5 for the City, higher than what the soil
 6 conservation -- there's a guidebook for how you
 7 do stormwater runoff, and they have a --
 8 percentage impervious surfaces for various land
 9 use categories within it. And the committee
 10 has set higher standards than what's in there.
 11 So, in essence, the ponds are going to be
 12 bigger on newer developments because they will
 13 anticipate greater water coming to them.
 14 So the idea is that -- they set ISRs that
 15 are big enough to capture future growth
 16 anticipated in terms of both the
 17 neighborhood -- so, you know, when a
 18 neighborhood is designed and built it's pretty
 19 pristine, but over time people put in patios
 20 and pools and sheds and everything else, and
 21 the impervious surface increases. But also to
 22 kind of capture whatever change happens in the
 23 volume and intensity of rainfall that we get.
 24 So I think it's seen as a short-term fix
 25 without a lot of data. They created a buffer,

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1 essentially, to give time to figure out what to
2 do.

3 And then the third thing is -- it's not
4 legislation and it's policy changes into the
5 Land Development Procedures Manual. And in
6 there -- there's a number of things and they're
7 not all coming into my head right now, but the
8 important ones, from my perspective, because I
9 deal with them, is -- so the site plan -- now
10 when somebody does a ten-set, we, historically,
11 have not had a required amount of distance from
12 the site to do topography. So we just rely on
13 the technical expertise of the engineer. Now
14 there's a minimum amount. It's a hundred feet
15 off site. So you have to provide the
16 topography off site.

17 One of the areas that we're seeing isn't
18 so much on-site storage of water. It's not
19 dealing with off-site water that's coming to
20 the site appropriately. And the way you can
21 tell that is through the topography. So we're
22 asking for greater topography.

23 And the other one is what we're calling a
24 "maintenance of drainage plan." So, you know,
25 when you're tearing up a road, you have to do a

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1 maintenance and traffic plan that demonstrates
2 how the traffic is going to continue to
3 operate. So we're implementing the same thing
4 for drainage. So when you bring in your
5 ten-set, you're going to have to demonstrate to
6 us how you're going to maintain your drainage
7 through the construction life span of that
8 project.

9 Right now what happens is, we're only
10 looking at the end. And so when the project is
11 done, if the engineering is correct, the
12 drainage works. But we're not looking at the
13 middle steps. And one of the places that we've
14 encountered that biting us is sometimes you'll
15 have a -- typically, an inexperienced developer
16 who hires a contractor who comes in and then
17 puts in all the fill, but they haven't
18 accounted for off-site water or on-site water
19 and how they're going to handle that until they
20 come in and put in the drainage. So for each
21 step, we're going to have them demonstrate to
22 us how they're managing their water.

23 So those are the -- there are about four
24 other changes, but they're not popping up in my
25 head. But I'll be glad to give you a

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1 presentation of the outcome of that.

2 So their steps are very discrete,
3 development level steps. They're not
4 policy-level steps in most cases.

5 W/G MEMBER TAPPOUNI: And I appreciate
6 that. I wonder and -- I think the reason I was
7 asking is, under the section that you mentioned
8 in the adaptation strategies, 3A, we've got --
9 I heard a couple of things there that might
10 apply under Protection and Conservation. So --
11 looking to incorporate some of those
12 recommendations that are coming from -- or
13 policy or legislation that's coming from that
14 group. We may already have some things that
15 could tie in directly to some of the things on
16 this worksheet.

17 MR. KILLINGSWORTH: And the other thing
18 that hasn't been an end product, but it -- this
19 is where the overlap will be. So it hasn't --
20 because it hasn't come out yet, but the
21 committee directed Public Works to put together
22 an RFP to put out on the street, to look at the
23 long-term hardening necessary for the drainage
24 infrastructure. But, you know, that's just a
25 piece of it. There are other long-term items

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1 that should be looked at in terms of avoidance
2 or retreat or --

3 I mean, there's a concept that -- you
4 know, back when I was at DEO, we didn't even
5 think about it, but Susan brought up that
6 they're talking about it now, in some places,
7 is, as the water rises and the more affluent
8 areas become less desirable and those affluent
9 now move to areas that previously may not have
10 been desirable but now they're more desirable,
11 you have displacement taking place. And so how
12 do you -- should we plan for that and how do we
13 accommodate that?

14 So there are a lot of bigger policy issues
15 than just how high does the drainage system
16 need to be so that it can flow based off the
17 new tides.

18 THE CHAIRWOMAN: Absolutely.

19 W/G MEMBER TAPPOUNI: Thank you.

20 THE CHAIRWOMAN: Does anybody have any
21 questions about the framework that we're going
22 to be working with?

23 Erik.

24 W/G MEMBER OLSEN: It's sort of a global
25 question. We've discussed the significance of

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1 the river and what I would call the "breakout
2 area," which is the city core and the
3 historical neighborhoods.

4 In the context of all of this, is there a
5 way to break everything into at least two
6 parts? That being one significant part and
7 maybe the rest of the county or the planning
8 areas as another, for all the reasons we've
9 discussed previously having to do with flood
10 vulnerability and inapplicability of the maps
11 and things in the downtown core and the
12 historical neighborhoods.

13 So, I guess, in -- is there any way, as we
14 move forward, both in looking at these -- and
15 also I would challenge everybody to also
16 consider, when you're looking at the maps, to
17 break this into -- or to have a breakout area.

18 THE CHAIRWOMAN: I think that this
19 certainly gives us the ability to do it. Under
20 1B, we, right now, just have the very broad
21 statement that the boundaries of the Adaptation
22 Action Area should be defined by. And I think
23 that we, as a group, can certainly say, for the
24 bulk of the county by the 100-year floodplain
25 or the 500-year floodplain -- or if you're in

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1 think.

2 THE CHAIRWOMAN: So we would have,
3 essentially, a -- if we're following this
4 outline, we've got 1B -- so we would have --
5 1B-1 would be sea level, generally countywide,
6 and probably CHHA or whatever we ultimately
7 decide. And 1B-2 would be the Fuller Warren
8 area southward.

9 And what we're going to have to do as a
10 group is -- I mean, we've said, okay, the
11 modeling doesn't work, but we do need to tell
12 staff, okay, what -- what should they be
13 looking at to define this area.

14 W/G MEMBER OLSEN: Right. You've got to
15 pick a set of these.

16 THE CHAIRWOMAN: Exactly.

17 W/G MEMBER OLSEN: Well, you've got to do
18 one of two things. You either have to have --
19 the ideal prototype is the impact zone of
20 Hurricane Irma. Now, I don't think we have
21 that mapped unless the City has some other
22 information that I'm not aware of. That's the
23 perfect prototype because it's not even a
24 Category 1 storm, but it shows the irrelevance
25 of the modeling.

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1 Flood Zone A or whatever, for the Urban Core,
2 define it this way. I think that we have the
3 ability to lay that out to differentiate
4 between the river-influenced areas and the sea
5 level -- basic sea level areas.

6 W/G MEMBER OLSEN: Yeah. And, actually,
7 as that breaks down, it's -- it's really not
8 just the river area versus the other areas.
9 It's the portion of the river area that falls
10 out of the modeling of both for FEMA and for
11 the SLOSH modeling, where both of those are
12 inapplicable, which, again, turns out to be
13 probably everything from the Fuller Warren
14 Bridge southward, in my global look at it,
15 because of the inapplicability of the mapping.
16 Beyond that, probably the -- what has been
17 proposed as the CHHA is probably applicable.

18 So it's not just the river because once
19 you get beyond the point, the modeling actually
20 is more accurate, as you get towards the -- as
21 you move towards Mayport from the city core,
22 the modeling becomes more relevant. It's the
23 areas south of the Fuller Warren Bridge where
24 the modeling is -- and mapping is really very
25 misleading and should be treated differently, I

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1 Failing there, then -- and I have a couple
2 of recommendations, and you'll have to adopt --
3 if you have to just go to a map, then you'll
4 have to use one of these products that you have
5 available -- of the two products you have
6 available to you.

7 THE CHAIRWOMAN: And I don't think -- you
8 can correct me if I'm wrong. I'm looking at
9 Bill and Kristen and Susan. So if we feel like
10 these maps don't accurately reflect the area
11 that we would like included in the AAA for the
12 Fuller Warren area southward, then what we can
13 direct staff to do is -- our recommendation
14 would be to gather more information based upon
15 what you said, Hurricane Irma, something like
16 that, and -- which might require additional
17 studies or retaining an expert to look at that
18 information. So we can put all that in there.

19 W/G MEMBER OLSEN: Okay. Yeah. There are
20 people who can do that, but the time frame and
21 the money is a consideration. In the interim,
22 one of these may be a fair fit.

23 THE CHAIRWOMAN: And we could say --
24 again, in our recommendation we can say, for
25 the Fuller Warren area southward, we would

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1 recommend that the City investigate getting
2 additional information, based upon Hurricane
3 Irma, to define the AAA boundaries in that area
4 from that information. But if the City is
5 unable or it is economically unfeasible to get
6 that information, then we recommend that the
7 City look at -- and identify a map.

8 W/G MEMBER OLSEN: Right. If I said
9 "Fuller Warren," I meant "Mathews."

10 THE CHAIRWOMAN: Mathews. Okay.

11 But I think we can easily put that
12 towards -- I say "easily." I sat down the
13 other day and tried to draft out just a couple
14 of things. I realized I am not a policy
15 writer. It's a lot harder than it looks. I
16 give these guys a lot of credit for what they
17 do.

18 But I think that we can -- I think this is
19 a good working tool for us and I think that we
20 can get to what we've been talking about for
21 the past many meetings. I think we can now --
22 hopefully today we can finalize that AAA
23 boundary area and get something that the whole
24 group is comfortable with, and at least get
25 that checked off of our list, and then start

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1 MR. KILLINGSWORTH: Right.

2 THE CHAIRWOMAN: So we've got the ability
3 to do that.

4 MR. KILLINGSWORTH: Right.

5 THE CHAIRWOMAN: All right. I think
6 that's it for the adaptation planning
7 framework.

8 Staff, do you want to tell us what we have
9 by way of maps and things? And then we can all
10 get up and check it out from there.

11 MS. KELLY: So we tried to go west to
12 east, except for downtown. So over on this
13 area -- well, for each -- we have four areas,
14 and for each of the four areas you have a flood
15 zone map and you have a storm surge map.

16 So on this table right here, we have the
17 Ortega River area. In the middle we have the
18 Trout River area. And over here we have the
19 San Pablo area. And then these guys are the
20 Urban Core, essentially. So that's where we're
21 at. And then you can see each map is labeled
22 with flood zones and storm surge.

23 And up on the slide is -- again, Emily
24 stated it very clearly, like, what are the
25 criteria that we could look at that includes

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1 looking at the other things.

2 Bill.

3 MR. KILLINGSWORTH: So we have been
4 working hard at trying to get additional data,
5 and there is some FEMA data that is not
6 published that we now have, that we believe is
7 the 100-year floodplain -- projected 100-year
8 floodplain based off of 2-foot sea level rise.

9 THE CHAIRWOMAN: Excellent.

10 MR. KILLINGSWORTH: We have the data
11 in-house, but we haven't got it up and running
12 yet. So, I mean, that is something we want to
13 bring to the committee, but I think, in terms
14 of today, given the data we have, it would be
15 useful because if you identify areas and then
16 we have another model that kind of confirms
17 those areas, then I think that gives you more
18 justification to identify the Adaptation Action
19 Area.

20 THE CHAIRWOMAN: And I think we can put
21 something together today. Hopefully, we can
22 vote on it and get some -- a good framework for
23 what we think the boundaries should be. But as
24 new information comes in, we can always edit
25 that too.

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1 geographic area, look to the following where
2 the City might want to do additional studies or
3 get more data, things like that. That would
4 all be fine.

5 THE CHAIRWOMAN: All right. Let's take a
6 quick adjournment here so we can all get up and
7 wander around and look at the maps. And
8 remember that we cannot speak, we cannot talk
9 among ourselves about it, which I know we're
10 all going to want to turn to our scientist and
11 say, "What does this mean?"

12 But you might want to take a piece of
13 paper with you so you can take some notes so we
14 can ask questions when we sit back down.

15 (Brief pause in the proceedings.)

16 THE CHAIRWOMAN: Let's start back.

17 And I know there were a number of
18 questions for staff from individuals as they
19 were talking. So, Susan, do you want to run
20 through, real quickly, what some of the
21 comments -- or some of the questions were? I
22 heard one person ask, like, what is Flood Zone
23 X? What does that represent on there?

24 MS. KELLY: So X is the 500-year
25 floodplain.

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1 A couple of the questions that we
2 received, just in general, were sort of why is
3 this here and why is that there. And I don't
4 have those answers for you. This is
5 essentially -- we didn't create this data.
6 We're just pushing out -- we're just
7 essentially plotting it out.
8 And then there was a comment that one of
9 these maps was -- that the legend was
10 mislabeled, and so we're double-checking that
11 now, to check that.
12 And then -- I don't remember anything
13 else.
14 THE CHAIRWOMAN: And the comment about the
15 legend was for the downtown --
16 MS. KELLY: For the downtown, yeah. And
17 Kristen was looking that up. So we'll find out
18 about that.
19 THE CHAIRWOMAN: And it was the flood map,
20 the downtown flood map?
21 MS. KELLY: Yes.
22 And I also want to say -- and, again, I
23 don't have answers for this, but a lot of these
24 maps -- so the flood zone maps -- and we
25 discussed this before, that they're new. So
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1 what we're giving you is the most current ones.
2 Typically, we've been looking at the 2013
3 maps, so you can see kind of some things in
4 terms of how they're different. And we've been
5 told that the 2018 maps are now taking into
6 consideration storm surge. I do not know from
7 a modeling standpoint what that means, but that
8 that accounts for some of the difference.
9 We've seen and we've heard that, like,
10 based on the article that was sent around,
11 that -- and, again, I don't know how they model
12 their things, but FEMA has been taking some
13 properties that we know flood out of the
14 100-year and putting them in the 500-year,
15 which makes flood insurance optional. Again, I
16 don't know how or where that data comes from,
17 but that's been happening.
18 And then, yeah, the storm surge is for
19 Cat 1, 2 and 3 storms. So that's basically
20 what we've got.
21 THE CHAIRWOMAN: Did everybody get a
22 chance to read the article that was sent out?
23 One of the things that was very
24 interesting in that article, it was talking
25 about the fact that FEMA is -- took a bunch of
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1 properties, like, in Louisiana, and moved them
2 out of the 100-year flood and put them in the
3 500-year, even though these were properties
4 that have severe flooding.
5 W/G MEMBER LORETTA: Does that mean homes?
6 THE CHAIRWOMAN: Homes.
7 They took areas that had been inundated
8 and took them out of the 100-year and put them
9 into 500. And that way it made insurance
10 optional as opposed to required in the 100, but
11 it also didn't make a lot of sense. It didn't
12 make a lot of sense to the cities and counties
13 that were impacted, and people were a bit
14 confused as to why. So it makes some of the
15 information -- and we can turn to our scientist
16 here, but it makes some of the information a
17 little more suspect on their relying on the
18 100-year and the 500-year floodplain versus
19 maybe the CHHA, but I would defer to Erik on
20 that.
21 W/G MEMBER OLSEN: Well, you're completely
22 right. The fact here is that when FEMA redid
23 the maps from the '13 to the '18, which is now
24 the current standards, the elevations went down
25 within the historical areas. And, again, it's
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1 a nuance of the modeling, but, again, I'll
2 reiterate that neither the SLOSH model nor the
3 FEMA model accurately models this section of
4 the river because, basically -- and I'm being
5 redundant -- it basically brings a storm in
6 from the ocean, propagates it up the river,
7 gives you the elevations in the river
8 associated with that. The FEMA model will add
9 waves on top of their results. The SLOSH model
10 does not. The SLOSH model also does not
11 include rainfall, river flow, or waves.
12 In my opinion -- and just based on -- with
13 the evidence being Hurricane Irma -- the flood
14 zones that are adopted, the new flood zones,
15 unfortunately, for the historical area,
16 particularly Riverside/Avondale, they're
17 very -- they're completely wrong for
18 the 100-year -- for the statistical 100-year
19 storm.
20 Case in point, FEMA -- the nice thing
21 about FEMA is they put out a report. And,
22 basically, if you go through that report you
23 can get the actual elevations and the
24 derivation of the elevations. The SLOSH model
25 does not. I tried to get them. For all these
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1 maps with a SLOSH model, I cannot tell you what
2 those elevations are that they've mapped.

3 Be that as it may, it turns out that the
4 100-year flood elevation -- base flood
5 elevation for the Riverside/Avondale area is
6 about 4 feet in AVD data. The measured still
7 water elevations within the St. Vincent's
8 complex were plus-7, so -- and that wasn't even
9 a -- that was not even a Category 1 storm.

10 The cocktail equivalent between the SLOSH
11 model and the FEMA model is that the 100-year
12 storm from FEMA is about a Cat 3, but -- there
13 is no real relevance between the two, but if
14 you were going to the SLOSH model and you
15 wanted to say, okay, what would be about the
16 100-year storm, you would probably look at
17 their Cat 3 results.

18 But the FEMA results for the sections of
19 the river that I'm talking about are in gross
20 error, and I'm willing to discuss or defend
21 that with anybody from FEMA or from the City.
22 Interestingly enough, it makes the additional
23 effort of taking the FEMA number and adding
24 2 feet to it kind of -- well, it's of interest,
25 and it's particularly -- it would be of

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1 interest for the 500-year floodplain, not for
2 the base flood elevations or the base flood.
3 It would expand the 500-year floodplain.

4 Also, something you need to understand is
5 that, even though a 500-year storm sounds
6 extremely onerous, the water elevation
7 associated with the 500-year storm is not
8 terribly different than the 100-year. It's
9 less than 2 feet in this area. It's about
10 1.7 feet. So even though the 500-year sounds
11 scary, it's not.

12 But even if you take FEMA's new 500-year
13 floodplain for the historical area, it's
14 still -- it's still 1.2 feet below what we
15 measured during Hurricane Irma for that area.

16 So, to me, basically, it's proof evident
17 that the FEMA maps are highly inaccurate,
18 unfortunately. I wouldn't sell insurance
19 around them.

20 W/G MEMBER LOVE: Flood insurance.

21 W/G MEMBER OLSEN: Flood insurance.

22 And, therefore, you know, it's -- you have
23 two choices here in the interim. As I
24 mentioned before, you can either take the Irma
25 results -- which we don't have, unfortunately.

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1 You can pay somebody to do that. There are a
2 couple of firms around -- I think there's one
3 in South Florida that does that for a living --
4 to replicate that for you, but it would cost
5 you and it would take time. So -- and, again,
6 that may be the recommendation, for the City to
7 spend money to do that, but in the interim you
8 could adopt one of these two.

9 My recommendation is that you probably
10 adopt in the interim the more conservative of
11 the two maps. There's a significant
12 discrepancy between the two, which really
13 doesn't make a lot of sense from my
14 perspective, as an engineer and having dealt
15 with the FEMA flood mapping myself, and the --
16 working for FEMA as a consultant.

17 I've got my engineering notes here. This
18 would be a PowerPoint if I --

19 THE CHAIRWOMAN: Hang on for just a
20 second.

21 Joe.

22 W/G MEMBER LORETTA: Well, to just go off
23 of what Erik stated and really what the aspect
24 of this group is, in the end, one of our big
25 recommendations that we have in here is the

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1 updating of this every five years. So, quite
2 frankly, the 2023 500-year flood may be at a
3 higher level. So, yeah, we're looking at the
4 50-year mark, but, you know, this is going to
5 be modified as the 50 years roll out. So if we
6 were to just go with, generally, what Erik just
7 said and say the greater of the two maps, you
8 just combine the two maps in GIS, find the
9 outside boundary, and call it a day. That may
10 be the simplest way to just hammer it down for
11 now and move on. And then in five years, when
12 it's updated, you're going to -- even if you
13 were to just keep that same model, the model is
14 going to change with new data that's available
15 at that time.

16 I mean, why -- you know, why spend
17 hundreds of thousands of dollars to, you know,
18 evaluate something that's going to be -- you
19 know, that may be evaluated on its own by
20 outside resources?

21 Now, I mean, if we were in -- concerned
22 that somehow whatever we were doing here was
23 going to change what occurs in Jacksonville
24 three years from now, then that may be
25 different, but I don't think that's what we're

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1 really doing at this task force.
2 So that's my recommendation.
3 THE CHAIRWOMAN: I was curious,
4 particularly when I looked at the two maps over
5 here that are along JTB and those. There's
6 huge differences in the areas that it shows
7 being inundated by water, between the surge map
8 and the flood map, even if you look at the
9 outer boundaries or some of the -- look at A or
10 X versus and 1 and 2 and 3 and the surge.
11 There were huge differences.

12 The one thing I would want to put in the
13 back of everybody's head is that we need to
14 make sure -- and I guess it's the great thing
15 about the outline, is we can make a
16 recommendation that the City follow the
17 furthest boundary between the surge map and the
18 flood map for the areas south of the Mathews
19 Bridge, something like that, but we do want to
20 understand that when we're asking the City to
21 look at these boundaries and consider them
22 potentially being the AAA boundaries, that
23 what's likely to come from that, then, will be
24 the policies -- you know, they will implement
25 those things, and do we really want the

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1 furthest outward boundaries because there are
2 going to be impacts; demographic,
3 socioeconomic, costs to people, insurance
4 costs, in some of these things. So it's a
5 balancing act.

6 We could, as a group, easily say, we think
7 that the AAA boundary should be the furthest
8 out and nothing should be allowed to be built
9 in there. I mean, we can recommend that as a
10 policy. I wouldn't say that we should do that,
11 but, you know, obviously, as a group, we can
12 vote to decide what we want to do with it, but
13 we do need to also as a group understand that
14 there are impacts to whatever boundary that we
15 choose.

16 We could also recommend that the City look
17 at CHHA-1, -2 and -3, and, you know, grow the
18 boundary as needed over time or something to
19 that effect. I'm just a bit concerned as a --
20 representing private sector, knowing, one, we
21 have a bunch of historic houses in some of
22 these areas, that if we just say the boundary
23 is the furthest out, and the City then takes
24 that and says, "Okay, from now on, if you're in
25 an AAA area, you're going to have to do all of

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1 the following things," when they adopt their
2 Land Development Code, it could have a very --
3 an extreme impact on some of these historic
4 houses.

5 I'm not as concerned about new development
6 because new development factors those costs in.
7 But existing homes, whether they're riverfront,
8 waterfront, or just in the middle of Riverside
9 in an area that floods, there are going to be
10 some impacts from moving these lines that we
11 need to make sure that we consider.

12 W/G MEMBER CHATTERJEE: Just one question.
13 Maybe Erik can answer or Joseph or someone from
14 the staff.

15 I was thinking that, the measures that
16 we're taking, based on -- it's flood or it's
17 the surge, are those measures pretty much the
18 same or they're different? Because, based on
19 that, I mean, what we talked about, just think
20 of the bigger geographic area. Let's take that
21 as the starting point, but it's being affected
22 by flood or it's being affected by the surge,
23 that might change the perspective. So I don't
24 know -- but I don't know the answer, so --

25 Yes.

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1 W/G MEMBER OLSEN: Through the Chair, the
2 floodplain is the result of a surge in the
3 river. It's the result of the effect of a
4 tropical storm or a hurricane or meteorological
5 event increasing the water levels within the
6 river, and in certain mapping -- in the FEMA
7 mapping, they add waves on top of that. If
8 you're right on the river, it will give you a
9 slightly higher elevation. So you're dealing
10 not just to a still water level. You're
11 designing -- you're designing or having to
12 accommodate a higher water level, which is the
13 top of the waves, let's say, categorically.

14 So that floodplain is the result of surge
15 modeling. The problem downtown is that the
16 surge modeling is not the right type of
17 modeling that gives you realistic results.
18 It's just a nuance of how FEMA and also how the
19 SLOSH people do their modeling.

20 Through the Chair, I would suggest you're
21 right there, but, I mean, the --
22 disincentives is what comes out of this
23 program. It's hard to believe that
24 nondevelopment would be one of those or that
25 you'd have to pick up your historic home and

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1 move it. I think the -- I think the economics
2 of that would be borne out ultimately by the
3 insurance industry, actually, whether or not
4 you can afford to continue to rebuild or to
5 reinsure, which is why certain properties are
6 actually being removed out of the floodplain in
7 certain areas.

8 The industry may control a lot of that,
9 but the fact of life here is that, you know,
10 existing development and new development in
11 these areas, if you allow them to be built to
12 the FEMA standards, you're just inviting
13 damage, you're inviting impacts. And, of
14 course, the -- you know, the elephant in the
15 room is the downtown development. The Shad
16 Khan development, let's say, if you had to put
17 a name on it.

18 You can take one set of maps and you can
19 do anything you want in there. There's no
20 criteria. You take another set of maps and you
21 pretty much realize you're going to be
22 inundated, just like they were at Hurricane
23 Irma. And so the rhetorical question is, you
24 know, do we -- we define these areas, but then
25 someone else has to adopt the standards

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1 associated with that. And, of course, that's
2 subject to economics and politics, but I think,
3 you know, our job is to -- as I see it, is
4 basically to lay out the details and the
5 realities of what the vulnerabilities are and
6 then talk about resilience and adaptation.

7 Most of the code changes that Bill was
8 talking about really have nothing to do with
9 downtown. They have to do with development in
10 other areas and neighborhoods and those type
11 of -- you know, a pond has nothing to do with a
12 100-year storm. That's a 25-year event. Your
13 pond is under water if you're building a pond
14 near the river. It's a non sequitur.

15 And that is a problem in -- obviously, in
16 Duval County with respect to off-site drainage
17 and impacts to neighborhoods. You read about
18 it every day in the newspapers, but what we're
19 talking about here is the impact associated
20 with the river, which is completely different.
21 You know, it's not a water management criteria
22 anymore. It's big bucks and big impacts down
23 the road.

24 And even if you use FEMA's numbers of
25 today and you looked at -- if you took their

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1 500-year number of today, which they predict,
2 and you add 2 feet to that, associated with sea
3 level, that becomes less than a 50-year storm
4 by their own numbers in 2060. So it is not
5 conservative, really, to -- or overly
6 conservative to sort of pursue what Joe is
7 talking about here. It sounds onerous, but,
8 realistically, it's probably pretty good
9 advice, particularly since -- at least in the
10 area that -- in this breakout area, it reflects
11 the impacts of a storm which is below the
12 criteria of either the SLOSH model or the FEMA
13 model. So, you know, it's -- the facts are the
14 facts.

15 THE CHAIRWOMAN: Matt.

16 W/G MEMBER GALNOR: I just had a question.
17 I mean, we've heard a lot about the data and
18 what's reliable and what's not. Where does
19 this storm surge data come from? Do we deem
20 that to be reliable?

21 MS. REED: I believe the storm surge data
22 comes to us from NOAA. We just adopt the data
23 that we're given. And the flood zones come
24 from FEMA. And the Category 1 Storm Surge is
25 defined as the Coastal High Hazard Area, which

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1 is the initial presentation of the Adaptation
2 Action Area boundary.

3 THE CHAIRWOMAN: Shannon.

4 W/G MEMBER BLANKINSHIP: I just want to
5 sort of second what Erik was saying, is that
6 the maps that we're looking at up here are only
7 current conditions and even current storms. So
8 because this task force is trying to look at,
9 you know, protections for 2060, it just seems
10 natural that -- and sort of also what Joe said,
11 you know, either an overlay of the two or just
12 the most comprehensive of the maps makes the
13 most sense for what this group should be, you
14 know, considering. And I think the fact that
15 every five years this will be re-reviewed and
16 the impacts to, you know, areas that are being
17 changed in the future, I think all of those
18 will be taken into consideration, but sort of
19 for the start of all of this, it -- it just
20 seems like we could go ahead and just talk
21 about the largest area here and hope that that,
22 you know, helps.

23 THE CHAIRWOMAN: Is there, then --
24 question back to Erik and Joe and really the
25 whole group. Is there, then, a need to

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1 distinguish between sections of the city or
2 could we simply say in this that the boundaries
3 would be the greater of the CHHA or FEMA maps?
4 And I guess we would say FEMA-X, which is the
5 500-year floodplain, or CHHA-1, 2 or 3; is
6 that --

7 W/G MEMBER OLSEN: You can. I haven't
8 looked at the remainder of the town in detail
9 to compare. I do know that the closer you get
10 to Mayport and you get to the jetties the more
11 accurate the modeling is within the river and
12 the riverine area associated with the
13 floodplains. It's clear to me that when you
14 get beyond the Fuller Warren Bridge, the whole
15 thing breaks down. The model is a gross
16 underestimate.

17 You know, with respect to things that come
18 out of this --

19 THE CHAIRWOMAN: So when you say "the
20 modeling," though, are you talking about -- so
21 right now --

22 W/G MEMBER OLSEN: Both models.

23 THE CHAIRWOMAN: Okay. So right now the
24 AAA area is defined as the Coastal High Hazard
25 Area 1, correct?

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1 MS. REED: Coastal High Hazard is Area 1,
2 Surge Zone 1.

3 THE CHAIRWOMAN: Surge 1.

4 So if we are not south of the Mathews, are
5 we saying that Coastal High Hazard Area 1 is
6 still what we want the AAA boundary to be?
7 Because they've given us the map showing
8 Area 1, 2 and 4. And it gets much more broader
9 by the time you get out to 3.

10 W/G MEMBER OLSEN: Probably not because
11 most of it appears to be marsh and you're not
12 going to be developing in it anyway. It's such
13 a low threshold in the mapping.

14 THE CHAIRWOMAN: 1 or 2 or 3?

15 W/G MEMBER OLSEN: Yeah, 1. 1 appears to
16 be -- I'm not sure it gets much highland,
17 developable upland within it.

18 THE CHAIRWOMAN: So we, as a group, are we
19 asking the City -- when we say we want to
20 expand the area of the AAA, not considering the
21 downtown or Riverside right now, but just
22 looking at the rest of the county, are we
23 asking that the area boundaries be expanded to
24 include CHHA-2 or -3? Or are we saying that
25 we're satisfied with it being at 1?

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1 W/G MEMBER TAPPOUNI: Through the Chair,
2 how would we -- is it appropriate to look at
3 the anecdotal that we may not -- again, because
4 we don't have what -- the Irma data. You know,
5 we know there's information out there about
6 what happened at Ken Knight Drive, what
7 happened in Springfield, what happened in other
8 neighborhoods. And I know, just looking at
9 what I saw today, the -- 1 would not come close
10 to any of those neighborhoods. As I recall,
11 there wasn't much around anything north of
12 downtown. So is there an opportunity to look
13 at that or is that -- because it's not hard
14 data. It's more anecdotal. We really wouldn't
15 be able to use it.

16 MR. KILLINGSWORTH: (Inaudible.)

17 MS. REED: From NOAA, right? That's where
18 we got the data. We got the point data on some
19 sites that they went and visited. And it seems
20 like, in my recollection, they were relatively
21 clustered in certain areas, only areas of
22 interest. It's very limited if you look at it
23 citywide.

24 MS. KELLY: They didn't have data for --
25 citywide. For some of the tributaries, they

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1 didn't have data for that. It was --

2 THE CHAIRWOMAN: It was downtown.

3 MS. KELLY: They acknowledged that there
4 were limitations in areas that they looked at.

5 THE CHAIRWOMAN: Shannon.

6 W/G MEMBER BLANKINSHIP: Well, the reason
7 that we had asked for up to Category -- or
8 Storm Surge 3 is because it was reported that
9 Irma was a Category 3 Storm Surge. So even
10 though we don't have the point data for the
11 entire city, we did overlay it with areas of
12 interest and it did line up with Category 3
13 Storm Surge. So that was why we asked for the
14 two parameters of -- what does a map of a
15 Category 3 Storm Surge look like and what does
16 the 500-year floodplain look like. So that's
17 why -- at least why I requested the two
18 versions of the maps, to compare those two.

19 THE CHAIRWOMAN: Joe.

20 W/G MEMBER LORETTA: You know, I
21 understand, Emily, your point earlier about --
22 you know, obviously this is going to create an
23 impact. Really, you can just kind of look at
24 the maps and you can say all of San Marco -- or
25 85 percent of San Marco is there.

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1 One way to think about it, though, is that
2 maybe, instead of this becoming a detriment,
3 this somehow becomes incentive related, and
4 there's funding given, you know, to people to
5 jack their house up 2 feet or all sorts of
6 stuff. I mean, so -- you know, how staff ended
7 up rolling with this into the future doesn't
8 always, you know, mean that it has to be
9 negative. You know, the developers may have to
10 deal with a little bit additional fill and/or
11 stem walls or so on and so forth for the
12 buildings.

13 I guess the only thing -- I almost -- you
14 know, initially my inclination was, let's just
15 go with the 500-year flood, and then I think
16 after hearing some folks talk, that's why I
17 said, well, let's just combine the two.

18 My only question may be -- it would be
19 intriguing, let's say, in San Marco, in the
20 central area where the Storm Surge 3 is, what
21 that elevation currently is. And then if we're
22 going to say that -- you know, because part of
23 the code they're looking to change is -- it's
24 going to be 2 feet above the 100-year flood
25 elevation. So that would be nice to know.

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1 So if there's a parcel out there that --
2 the existing topo is at 10, but the 100-year
3 flood in that San Marco area is at 7, it
4 doesn't matter because they're still building
5 their building at 11-and-a-half. So, you know,
6 we're thinking we're creating these, you know,
7 drastic things here, but we're really not. And
8 it's just probably decent and proper planning.

9 But it could be the opposite. Maybe the
10 road is at 10 and the FEMA is the 12, and then
11 we're saying we've got to build at 14. Then
12 we're at a whole different parameter. So, you
13 know, maybe that is -- I think we can maybe
14 vote on something today, but maybe that's
15 something that -- we can look at a couple
16 locations to just see maybe some recent
17 developments.

18 I mean, I know I just had a mini warehouse
19 built right there in San Marco. And I
20 wonder -- you know, it's outside the 100-year
21 flood, so nobody even pays attention to it. So
22 I wonder how that may be impacted if we're
23 going to say that's 2 feet up in the air.

24 But in the -- the long-term aspect is, you
25 know, we need to -- although I came from the

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1 home builders side for this group, you know, we
2 still need to be reasonable, good stewards for
3 this community. And if you've got new
4 development, the parking can be maybe within,
5 you know, the flood area, but we ought to be
6 making sure people buying half-million-dollar
7 condos or homes are, you know, 2 or 3 feet
8 higher than they may have been 10 years ago.

9 W/G MEMBER OLSEN: Another major
10 incentive, which is pretty obvious, is that, if
11 you expand these zones and you require people
12 to buy flood insurance in these areas, you're
13 protecting them. I can show you areas on
14 Riverside Drive [sic] which FEMA says the homes
15 don't -- it's not within the hundred year.

16 These people had to be evacuated during
17 Irma. They don't have to buy flood insurance.
18 They should have bought flood insurance, but
19 they didn't have to. But if you increase these
20 zones to something more realistic, you're
21 doing -- you know, there's a public interest
22 element here, where you're protecting people's
23 interest and you're also reducing the City's
24 future costs also because they -- there's
25 always going to be some future cost associated

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1 with damage to private structures.

2 So, I mean, it doesn't have to all be
3 negative. That's a major incentive, just like
4 you talked about in Louisiana, the
5 disincentive, taking people out of the flood
6 zones. We need to be bringing people into the
7 flood zone because we know what it is. I mean,
8 we saw it two years ago.

9 THE CHAIRWOMAN: I looked at the maps for
10 San Marco and it looks like Coastal High Hazard
11 Area 1 and 2 seemed to line up -- not
12 exactly -- but with -- at least on the
13 San Marco side, with the 100-year and the
14 500-year flood. But then when you add Coastal
15 High Hazard Area 3, you literally cover
16 San Marco.

17 And so I wasn't sure if that is exactly
18 what we're looking at doing, is saying, okay,
19 all of San Marco is now in the AAA. But then,
20 again, anybody that's tried to leave, like I
21 have, my building, and it's raining, I can't
22 get home. I live in St. Johns County. I
23 literally cannot get out of my building because
24 I can't drive down the roads. My car floods.
25 So the purple area on the San Marco map looks

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1 pretty accurate on any given rainy day.
2 W/G MEMBER OLSEN: Yeah.
3 THE CHAIRWOMAN: So, you know, maybe --
4 personally, yeah, I think that that looks, to
5 me, like what I see on the ground when I'm
6 actually traveling out there. That purple area
7 looks pretty accurate.
8 So maybe that really is where we
9 recommend -- it makes it a pretty
10 straightforward recommendation to the City,
11 that we suggest that the boundaries for the
12 City of Jacksonville Adaptation Action Area
13 should be defined by or take into consideration
14 the following of the greater of the CHHA 3 area
15 or the FEMA 500-year floodplain. And that
16 seems like that would cover both the areas,
17 just countywide, and the areas that are south
18 of -- I'm pointing north -- south of the
19 Mathews Bridge.
20 Does that sound accurate, Erik?
21 W/G MEMBER OLSEN: Yeah, or you might just
22 be able to adopt -- if the SPLASH Model 3,
23 Cat 3, is typically greater, you could just
24 adopt it, which I think it is.
25 THE CHAIRWOMAN: I can't tell from looking
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1 at the maps if CHHA 3 is, in fact, bigger on
2 all the maps or not.
3 W/G MEMBER LORETTA: It's not. I mean,
4 you can see McCoy's Creek up there. The flood
5 is greater than the storm surge.
6 THE CHAIRWOMAN: Okay.
7 W/G MEMBER LOVE: That makes sense too.
8 W/G MEMBER OLSEN: You're right, and
9 that's because they did a specific model of the
10 creek, and so FEMA is more accurate there.
11 THE CHAIRWOMAN: Michelle.
12 W/G MEMBER TAPPOUNI: Through the Chair,
13 is there anything taken into account when they
14 do the modeling related to age of the
15 infrastructure?
16 W/G MEMBER OLSEN: No.
17 W/G MEMBER TAPPOUNI: So the surge
18 would -- they would show a surge no matter if
19 it was all brand new, all state-of-the-art
20 infrastructure? It would show the same as
21 something that's 200 years old?
22 W/G MEMBER OLSEN: Oh, yeah. The
23 resolution isn't that fine in this.
24 THE CHAIRWOMAN: So we originally were
25 talking about dividing it up into sea level,
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1 you know, city/countywide, outside of what is
2 south of Mathews. But now it doesn't sound
3 like we need to do that, do we?
4 W/G MEMBER OLSEN: Don't have to.
5 THE CHAIRWOMAN: Does anybody have a
6 motion or a way -- a suggestion to fill in 1B
7 that we can give to the City? Does anybody
8 want to take a stab at drafting that?
9 W/G MEMBER OLSEN: Is that simply that the
10 group consider adopting the more landward of
11 the two zones, one of which is associated with
12 the SPLASH Category 3 model or the FEMA
13 500-year floodplain?
14 THE CHAIRWOMAN: Yes.
15 W/G MEMBER LORETTA: Second.
16 THE CHAIRWOMAN: And, staff, can you take
17 the -- take what we're trying to do here and
18 actually write it into something that would --
19 MR. KILLINGSWORTH: We will.
20 THE CHAIRWOMAN: Thank you.
21 MS. REED: One point of clarification.
22 THE CHAIRWOMAN: Yes.
23 MS. REED: I think that in an earlier
24 meeting we were talking about, there are areas
25 on the Westside that are so far out and
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1 disconnected from the river. How do we take
2 those 500-year flood zones out, not affect
3 those people with these regulations that
4 wouldn't necessarily be appropriate?
5 W/G MEMBER LORETTA: If I may, why don't
6 you show us what that may look like at the next
7 meeting because maybe we feel like they still
8 should be in there. I mean, at this point, I
9 think it's all still relative. Low area is low
10 areas, and it's all kind of draining down to
11 the river. So, I mean, unless there's truly
12 just an internal basin that's not connected to
13 the river, it's tough to believe that it's not
14 semi-connected in some way, shape or form.
15 THE CHAIRWOMAN: I get what you're saying
16 because we're talking about sea level rise as
17 the focus of our group.
18 So, yes, if you could bring back the map
19 or something that shows us those areas and
20 explain to us why we don't -- we shouldn't be
21 concerned about that, or whatever, then we
22 could modify this to, again, have kind of,
23 "citywide except," and put it in that type of
24 format.
25 Shannon.
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1 W/G MEMBER BLANKINSHIP: Yeah, I would
2 agree with Joe because I feel like the reason
3 that the mapping includes those areas is
4 because they're at risk of flooding. And so
5 even if we can figure out, you know, why, it
6 just seems like a -- I think a lot of people
7 who live away from the river or waterways think
8 "I'll never flood." And so if it's a sense of
9 security to include them in, you know, what's
10 going on, then it makes sense that it would be
11 included in what we're talking about even
12 though it's mostly related to sea level rise,
13 but, again, it would just be helpful to know
14 why -- you know, how -- what we're talking
15 about, if they're completely exempt from that,
16 or if it would be helpful in those areas if
17 they were, you know, elevated or had these sort
18 of additional protections for those properties.

19 THE CHAIRWOMAN: Or we could even put it
20 as a caveat in our recommendation, that the
21 City consider potentially exempting out certain
22 areas upon further review of -- on the ground
23 data, something to that effect.

24 W/G MEMBER LORETTA: We could also maybe,
25 depending upon how it plays out, like, put a
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1 mile or a half a mile buffer off our waterways,
2 something like that. So if it's a half -- if
3 it's further than half a mile off a navigable
4 waterway and it's in the 500-year flood, then
5 maybe it's not applicable. But, you know, it
6 probably wouldn't hurt to see that map more
7 regionally to understand -- you know, because I
8 don't think we really want to say all of the
9 Westside is nondevelopable now or impacted on
10 development, and so -- I don't think anybody
11 was really even presuming it was going to be
12 over the whole area over there, so let's make
13 sure it's not.

14 THE CHAIRWOMAN: Okay. That makes sense.
15 Matt.

16 (Council Member Newby exits the
17 proceedings.)

18 W/G MEMBER GALNOR: Yeah. Where are we
19 right now? Are we voting on this right now or
20 no?

21 THE CHAIRWOMAN: Yeah. We had a motion
22 to -- yes, we need to vote on it. We had a
23 motion to define the area, as Erik said, the
24 greater of the 500-year or Surge 3.

25 W/G MEMBER GALNOR: Okay. And I don't
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1 want to hold it up now and I know we'll vote on
2 it again. To me, 3 seems -- 3 looks really
3 big.

4 THE CHAIRWOMAN: Exactly.

5 W/G MEMBER GALNOR: And I don't know that
6 that's -- I don't know, for me, personally, I
7 have a little discomfort in voting for that
8 entire thing. I mean, I think we can look at
9 it and see kind of what -- the data that comes
10 back from the City, but not knowing really what
11 was -- I mean, we're using a lot of anecdotal
12 data, and that's a big chunk. So I would feel
13 more comfortable with 2 than 3, but I know
14 we're going to be discussing this as it goes
15 forward. So, again, you know, I'm okay now,
16 but I'm just -- I don't know. To me, that just
17 is a huge swath.

18 So if we're talking about requiring
19 everyone to have flood insurance, I mean,
20 that's a huge impact that we're --

21 MR. KILLINGSWORTH: Well, we don't require
22 the flood insurance. It would be FEMA, and
23 they use their FIRM maps. But what I think it
24 would do is it -- the citizen is educated and
25 they know that they're in an area that the City
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1 says is subject to future storm surge and sea
2 level rise. That may educate them to buy flood
3 insurance, which theoretically will be cheaper
4 because, from FEMA's standpoint, they're not in
5 a flood zone, but from an education standpoint
6 maybe they need it anyway.

7 Yes. Sorry. Jim.

8 W/G MEMBER LOVE: Through the Chair, flood
9 insurance is required, typically, by the
10 mortgage company, not by FEMA. It's by the
11 mortgage company. So if you have a mortgage
12 and you're in a high hazard area, then you're
13 required to carry it. If you own your property
14 and you're in a high hazard area, you don't
15 have a mortgage, you don't have to buy it.

16 So what we're trying to do here is, like
17 you said, educated people. Hey, you know, even
18 though you're not required to have flood
19 insurance by your mortgage company, you still
20 may want to get it.

21 There were a lot of folks that flooded
22 that weren't in the high hazard area that
23 wished they had flood insurance, and there was
24 a lot that actually bought the flood insurance
25 because they knew better, but I think we need

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1 to educate them and I think this plan can do
 2 that.
 3 THE CHAIRWOMAN: Following up on what Matt
 4 says, though, if you look at the -- I think
 5 it's the Trout River map, I mean, it's -- the
 6 difference between Surge 2 and Surge 3 is huge.
 7 And if it's just educating people, that's fine,
 8 that's one thing. I mean, really, everyone in
 9 the city of Jacksonville, you should really
 10 consider having flood insurance. But our
 11 recommendation is likely to result in future
 12 Land Development Code provisions, either
 13 restrictions in the Building Code or
 14 restrictions in the Zoning Code, and those
 15 could well impact the people in 3, and those
 16 people may -- it may be, in fact, that 10 years
 17 from now or 15 years from now those people
 18 regularly flood, but right now the data is
 19 telling us that 3 is not terribly likely to
 20 flood. Some of that area did not flood during
 21 Irma, some of it did.

22 So I'm a bit concerned, like Matt says, in
 23 expanding, just saying we take the furthest
 24 areas because if that -- if the end result is
 25 the adoption of stricter building codes and

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1 stricter zoning provisions, it may have an
 2 overarching -- it may be more of a burden than
 3 it necessarily needs to be, particularly if
 4 we're going to be updating these every five
 5 years.

6 W/G MEMBER OLSEN: Well, this is a
 7 conundrum because if you go from the Mathews
 8 Bridge southward, the limits of Irma are
 9 reflected pretty well by the Cat 3. In the
 10 areas further to the north, you may be correct.
 11 But I do know that within these areas, it's a
 12 pretty good replication of what we saw during
 13 Hurricane Irma with respect to flooding because
 14 I know personally --

15 THE CHAIRWOMAN: So my question to the
 16 group, then, is, should we go back to the
 17 original -- should we go back to the --
 18 divvying up the city into two parts,
 19 essentially, the areas south of Mathews, and
 20 saying south of Mathews should be the CHHA, the
 21 Surge 3, or FEMA 500, whichever is greater?
 22 But for the remainder of the city, it should be
 23 Surge 2 or FEMA 500, whichever is greater, or
 24 FEMA 100? I don't know what the group is
 25 considering for the remainder of the city,

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1 then.
 2 My recommendation is we go back to what we
 3 were originally talking about and split the
 4 city essentially into two sections because it
 5 sounds like, from what Erik is telling us, that
 6 there is good reason -- and it's going to then
 7 cover San Marco -- good reason to go south of
 8 the Mathews and actually look at Surge 3 or the
 9 500-year floodplain. But maybe not for the
 10 rest of the City.

11 Any thoughts?
 12 Shannon.

13 W/G MEMBER BLANKINSHIP: I mean, this is
 14 more for the Planning Department, but the river
 15 takes a really sharp turn past the Mathews, and
 16 so I'm not really sure where that -- how that
 17 border would sort of play out because, you
 18 know -- so, I mean, you can kind of understand
 19 what that might impact in, like, Arlington and
 20 on the Trout River, but then it takes that
 21 sharp turn, and so now it's sort of like --
 22 it's sort of like a weird bubble in terms of
 23 what your border -- anyway, I just don't really
 24 know what that looks like. I just think it
 25 makes -- for clarity purposes and also, again,

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1 because we're only looking at current
 2 conditions. We're really not even -- we
 3 haven't overlaid what 2 feet of sea level rise,
 4 you know, looks like in any of these areas. So
 5 I just -- I still think the Cat 3 being
 6 demonstrated in downtown -- you know, Irma
 7 wasn't a direct hit out in other areas, but
 8 very well could be. It just seems like Cat 3
 9 makes sense for what this group, you know, is
 10 going to spend all its time sort of
 11 considering.

12 And, you know, that weird, sharp -- the
 13 weird turn of the river, I think, does kind
 14 of -- just muddies up what that means when you
 15 try and create a border on a winding river.

16 W/G MEMBER CHATTERJEE: I think 3 is fine
 17 too, basically because it's adding no damage
 18 even if the boundary is bigger. It's just a
 19 learning thing, I know that. I mean, I am in
 20 the vulnerable zone. That's all. So it's not
 21 costing me any money or anything. It's just a
 22 piece of information. And it's always
 23 valuable, I think.

24 W/G MEMBER LORETTA: I understand your
 25 point, Emily. I mean, initially I was thinking

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1 the 500-year flood and roll with that. And I
2 still would be kind of maybe fine with just
3 going back to the 500-year flood, but Erik felt
4 like the 500-year flood really wasn't
5 completely applicable. So it just kind of
6 depends on where you look at it. Sometimes
7 the Cat 3 is much more aggressive and sometimes
8 it's not. I mean, like the Trout River, the
9 northeast corner, much more aggressive, but the
10 southwest corner, it's -- it's apples to
11 apples.

12 So, I mean, I'm fine with going Cat 2,
13 Cat 3, whatever. I think -- you know, what I
14 don't want to create is just a drastic, undue
15 burden on future development opportunities for
16 Jacksonville, but at the same time, you know --

17 THE CHAIRWOMAN: I'm not thinking about
18 future development as much as I'm thinking
19 about existing development because if we -- and
20 Jim, I'm kind of jumping into what I think
21 we're going to hear next week.

22 I went to a meeting in Fernandina Beach
23 where insurance was one of the major
24 discussions, and that was only dealing with
25 freeboard, height of freeboard in floodplain

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1 areas. It was brought to our attention that
2 there are a bunch of historic homes, obviously,
3 in the middle of downtown -- the city of
4 Fernandina beach, and one of the insurance
5 agents said, if you put in what they were
6 considering putting in at the time -- which,
7 again, this was very specific criteria, not
8 overarching policy.

9 But if you were going to require this
10 additional freeboard, these historic homes
11 didn't -- they met actual current freeboard
12 requirements, but they wouldn't meet what the
13 City was considering putting in. And the
14 insurance agent came up and said, under these
15 nonconforming criteria that the City's zoning
16 code had in -- their code, I think it was, if
17 the building is damaged greater than
18 20 percent, I think -- it was a very low
19 number -- you have to bring it all up to code.

20 Well, that would include raising your
21 house. So these historic homes, if they had a
22 fire -- if it had nothing to do with floods,
23 but they lost 20 percent of their home, then
24 all of a sudden not only did they have
25 potential issues with setbacks and things like

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1 that, but they might have to get waivers. They
2 were literally going to have to take the house
3 down or raise the entire house up.

4 So the insurance agent was saying, the --
5 the houses there are super expensive. So this
6 \$800,000 house, you know, instead of me,
7 insurance agent, now paying \$200,000 to fix the
8 fire damage, I'm now going to be paying a
9 million dollars because you're literally going
10 to have to rebuild the house because of this.

11 So that stuck in my head all along, about
12 the fact that these overarching policies then
13 become boots on the ground at some point in
14 time. You take these policies and you make
15 them into actual standards and criteria. And
16 so if we take San Marco and we put all of
17 San Marco into the AAA, it's great for telling
18 people, "Look, you really need to consider
19 getting flood insurance," but it could
20 ultimately result in regulations that have
21 major economic impact.

22 MS. KELLY: Just really quick, through the
23 Chair, because it seems like there's a tipping
24 point here around that Cat 2 to Cat 3, which is
25 a significant difference.

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1 Just a suggestion, it is possible -- and
2 we've discussed this at a previous meeting --
3 to do, like -- okay, we think it should be the
4 greater of the 500-year and a storm surge for
5 2, and then maybe the Cat 3 is like an AAA
6 adjacent. And so it still can have policy
7 implications, but maybe as a distinct and
8 separate entity. So it could be used for
9 education purposes or knowledge and awareness,
10 but maybe subjected in a different regulatory
11 level.

12 THE CHAIRWOMAN: Councilman Love.

13 W/G MEMBER LOVE: Well, I get what you're
14 saying. The policy that they had, if it's
15 20 percent damage, you've got to replace the
16 whole thing, or whatever. That's the policy
17 that's onerous, so -- and that's a number that
18 I'd like to know what it is too. I know on
19 cars, if you damage 80 percent of the cars,
20 State Farm just pays the whole thing because
21 it's -- they're always going to find 20 percent
22 more damage, so you might as well just take the
23 whole thing.

24 So I -- 20 percent seems really low, and
25 that's amazing. Really?

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1 THE CHAIRWOMAN: The City's nonconforming
2 is --

3 MR. KILLINGSWORTH: If it's greater than
4 50 percent in a 3-year period.

5 THE CHAIRWOMAN: In a year -- oh, three
6 years? Fifty percent in a three-year period.
7 So the City's is not as onerous.

8 W/G MEMBER LOVE: Yeah, 50 percent is more
9 logical.

10 THE CHAIRWOMAN: But you take -- they take
11 into account, in the City, renovations, they
12 add up the 3-year time period. So if you have
13 a major event, if you had already done
14 renovations to your home and then you have some
15 sort of fire or something, you can hit that
16 50 percent because they're going to look at all
17 the money you spent on the house over a 3-year
18 time period.

19 W/G MEMBER LORETTA: That's if you have
20 permits, though.

21 THE CHAIRWOMAN: Of course you've got
22 permits.

23 MR. KILLINGSWORTH: Thank you, Joe.

24 W/G MEMBER LORETTA: Well, I mean, I live
25 at the beach. You're different. But in

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1 builds, and a substantial event that had an
2 issue with your house, something like a flood.

3 And so they had criteria -- I think it was
4 in Tennessee or -- I can't remember where the
5 city was that they were talking about, but they
6 talked about -- it seemed like when they
7 finally did the boots on the ground criteria
8 that they had different criteria for -- you
9 would only have to raise your house -- you
10 would only have to meet these new building code
11 standards versus zoning standards if you had
12 substantial destruction of your house versus a
13 normal -- you know, so that 50 percent level
14 may be 75 percent or something.

15 So it seemed like they took -- they don't
16 give you the policies and they don't give you
17 the actual code criteria in the article, but
18 they definitely talked about substantial
19 demolition and substantial destruction, and it
20 certainly seemed like it was something
21 different than the typical nonconforming level.

22 Yes.

23 MR. KILLINGSWORTH: The other thing you
24 could do is you could recommend -- so if you
25 wanted to do the Surge Zone 3 and the 500, the

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1 Jacksonville, I mean, most people aren't
2 getting permits for 90 percent of the stuff.
3 You don't have to have a permit to build a
4 patio in your backyard in Jacksonville.

5 MR. KILLINGSWORTH: But you need permits
6 for siding, roofing, windows. If it's not a
7 structure which -- with driveways, you do need
8 a permit, but patios and things like that, you
9 don't need a permit, but I think in the
10 instance in which the Chair is pointing out
11 where it's a historic home -- so not only do
12 they need permits, but then they need a
13 Certificate of Appropriateness. I mean,
14 those --

15 THE CHAIRWOMAN: I think there's another
16 solution to this, in addition to what Susan
17 said, in that we can divvy out the Cat 3 areas.

18 In that article that we got -- and if you
19 haven't read it, I definitely recommend you
20 read it. It talked about -- it seemed to
21 differentiate about substantial renovations or
22 substantial demolition or destruction. It
23 seemed like they took their -- what I call the
24 "nonconforming use provisions" and divided them
25 out between standard renovations, demolitions,

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1 greater of, you -- the words aren't coming to
2 me right now, but the concept would be
3 something along the lines of a policy that
4 directed the City to implement the tactics in a
5 way that's commensurate with the risk of the
6 individual zone.

7 THE CHAIRWOMAN: Oh, okay. Yeah.

8 W/G MEMBER OLSEN: Madam Chair, couldn't
9 you also just have a variance process for
10 historic buildings? I mean, that's the easy
11 way out. If somebody wants to put that house
12 back and is going to spend that 800,000 to a
13 million dollars, that's different than a tract
14 home and it's -- you know, it's a personal
15 decision to maintain the history.

16 THE CHAIRWOMAN: Again, we could put in --
17 at the high level policy, consider putting in a
18 process whereby somebody could get a variance,
19 but that's a -- that's like directing the City
20 saying, "We want you to put in 2 feet of
21 freeboard." That's not really a policy. That
22 would be more of a standards and criteria,
23 that's more of a Development Code, Building
24 Code or Land Development Code thing. So from a
25 policy perspective, I guess we could recommend

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1 that the City look at putting in some sort of a
2 variance process, but I'm not sure that then
3 doesn't kind of defeat the whole thing that
4 we're doing here.
5 Michelle.
6 W/G MEMBER TAPPOUNI: Through the Chair,
7 most of these historic neighborhoods have an
8 overlay. Wouldn't the overlay have an impact?
9 You know, they already have a different code
10 on -- as you stated, anytime you do anything in
11 those neighborhoods you have to get a COA, so
12 there are a lot of other processes that are
13 involved in those neighborhoods that are not
14 involved in the rest of the county. So I think
15 that might be an option for doing some of the
16 carve-out without adding a bunch of other
17 things within the code.
18 THE CHAIRWOMAN: I liked Bill's suggestion
19 of saying the AAA is going to be the greater of
20 those areas, but that the --
21 MR. KILLINGSWORTH: The adaptation
22 strategy should reflect the level of risk.
23 THE CHAIRWOMAN: Yeah, that they
24 implement --
25 MR. KILLINGSWORTH: I'm just trying to
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1 form it in my head as I go, but --
2 THE CHAIRWOMAN: Implement adaptation
3 strategy commensurate with risk. Does that
4 work for the group? Does that kind of take
5 into account the comments that most people had?
6 Matt.
7 W/G MEMBER GALNOR: Yeah, I think so.
8 Is there a way, through the City's GIS
9 data, to know how many structures or
10 developable acres of land we're talking about
11 between Zones 2 and 3?
12 MR. KILLINGSWORTH: Yes.
13 W/G MEMBER GALNOR: So maybe we could get
14 a better feel for what we're really talking
15 about.
16 THE CHAIRWOMAN: That's a great idea.
17 MR. KILLINGSWORTH: Yeah. We can answer
18 that question directly.
19 W/G MEMBER GALNOR: Okay. I'd love to
20 have that.
21 MR. KILLINGSWORTH: So, I mean, we can
22 give you the number of structures, the value of
23 the structures, the number of acres, the use by
24 acreage, all of that kind of stuff. Just give
25 us some guidance on what would be the most
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1 valuable to you.
2 THE CHAIRWOMAN: That would be helpful to
3 find out --
4 MR. KILLINGSWORTH: It's a simple -- it's
5 just a simple overlay and it's just what layers
6 we want to overlay on top.
7 THE CHAIRWOMAN: Right. That would be
8 very helpful to find out what's -- you know,
9 the 1 and 2 I think everybody is pretty
10 comfortable with. What additional structures
11 and values are we taking into -- if we add the
12 3 into it?
13 MS. KELLY: Just for clarification, so 3
14 minus 2 essentially. So do we comfortable with
15 the Cat 2? This would be just what's in
16 addition to --
17 THE CHAIRWOMAN: Is that correct?
18 W/G MEMBERS: (Nod heads.)
19 THE CHAIRWOMAN: Yes.
20 MR. KILLINGSWORTH: So what information
21 would you like? Number of structures, number
22 of parcels, acreage of parcels, uses, value of
23 structures, value of land?
24 W/G MEMBER GALNOR: I mean, for me,
25 structures, I think, would be important to
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1 know. I mean, I don't want -- I don't think we
2 need to get too far into the value and
3 everything like that. Uses, you know,
4 residential I think would be important.
5 THE CHAIRWOMAN: Residential versus other.
6 W/G MEMBER GALNOR: Yeah.
7 MR. KILLINGSWORTH: Okay.
8 W/G MEMBER CHATTERJEE: You might also
9 look into how much is already developed and how
10 much is open.
11 MR. KILLINGSWORTH: So we could do
12 developed and undeveloped or -- we have a term
13 called "developable." So you have undeveloped,
14 which is -- developable is a subset of
15 undeveloped because there's criteria that
16 certain parcels just can't be developed, and so
17 we take them out of it.
18 THE CHAIRWOMAN: That would make sense to
19 me.
20 So it would be good to see 1 and 2 and
21 then what does 3 add to it.
22 W/G MEMBER CORBIN: Critical
23 infrastructure, utilities.
24 W/G MEMBER BLANKINSHIP: And I'll just
25 add, so much of -- it looks like 3 adds a lot
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1 that I worry so much of that could potentially
 2 just be marshland, and like Bill said,
 3 undevelopable, because we have so much
 4 low-lying land that, you know, adding in just
 5 that small, minute difference, it might add a
 6 lot more. But if there's not a lot more
 7 structure to it, then it might be protecting
 8 more land that -- from development that
 9 maybe --

10 THE CHAIRWOMAN: Future development.

11 W/G MEMBER BLANKINSHIP: -- yeah, isn't
 12 developed, so ...

13 MR. KILLINGSWORTH: So is it the guidance
 14 to exclude land that we classify as
 15 undevelopable?

16 THE CHAIRWOMAN: Yes.

17 MR. KILLINGSWORTH: So we're only looking
 18 at what's developed and what we define as
 19 developable?

20 THE CHAIRWOMAN: Correct. That would be
 21 very helpful.

22 All right. We have to take a quick stop
 23 because we need to open it up for public
 24 comment because I've gone past the time
 25 already.

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1 Oh, we haven't voted yet. Remind me when
 2 we come back, we need to vote on what we're
 3 ultimately doing here. But let's do a quick --
 4 thank you very much. Let's do a quick comment
 5 real quick.

6 James Richardson from EQD. You get three
 7 minutes.

8 MR. RICHARDSON: Thank you.

9 THE CHAIRWOMAN: And, James, thank you for
 10 coming to a lot of these meetings.

11 MR. RICHARDSON: Not a problem. Thank
 12 you.

13 I'm James Richardson. I work with the
 14 City's Environmental Protection Board.

15 I wanted to do a quick plug for something
 16 coming up, but tie it to what you're doing
 17 here. I don't know how detailed you want your
 18 worksheet to end up being, but 1C talks about
 19 public engagement and outreach.

20 One specific announcement, if you will, or
 21 one specific opportunity is the upcoming
 22 symposium, September 13th at UNF. It's an
 23 annual event that the Environmental Protection
 24 Board sponsors. This year's focus is all
 25 around resiliency. The theme is building

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1 resiliency; building resiliency, inspiring,
 2 informing and engaging our community. The
 3 accomplished Bill Killingsworth is already on
 4 the agenda for the symposium to talk about the
 5 results from this group as well as the
 6 stormwater group that the mayor has convened.

7 So I don't know if we could build that in
 8 specifically. We've already done some
 9 reach-out, in addition to whatever -- it could
 10 be your first real announcement, if you will,
 11 public announcement of what you're doing.

12 We're partnering with the Green Building
 13 Council for the event. So there's an evening
 14 opportunity. The night before, we're bringing
 15 in Jim Murley from Miami Beach who's the chief
 16 resiliency officer. There could be some
 17 opportunity to -- we're still formulating how
 18 that's going to be, but it's centered around
 19 specifically reaching the general public.

20 The symposium is geared to more
 21 professionals and more regulatory -- and
 22 planners. The public doesn't typically come
 23 out and spend the entire day, so we're trying
 24 to do something the night before as -- for the
 25 regular citizens, if you will.

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1 So it could be an opportunity to just
 2 bring -- sea level rise is also not under the
 3 purview of the board, but they have been
 4 monitoring the progress of this group as well
 5 as the others, and I've been asked to share
 6 with you their pleasure and support for what
 7 you're doing and encouragement to keep up the
 8 good work.

9 So thank you.

10 THE CHAIRWOMAN: Thank you.

11 AUDIENCE MEMBER: Todd Sack.

12 THE CHAIRWOMAN: Thank you, Todd, for
 13 coming back. I appreciate it.

14 MR. SACK: Thank you, Madam Chair.

15 I'll be less than three minutes. A quick
 16 comment and a recommendation. My comment is,
 17 I'm so pleased to see how data driven this
 18 organization is, but I'm also concerned because
 19 as we try to create a 25-year framework for
 20 insurers and homeowners and bankers and
 21 developers, it's clear from this meeting that
 22 you're unhappy with the data that you're using
 23 to create a recommendation today. And I would
 24 recommend that you -- you may adopt this
 25 recommendation that's before you, but also you

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1 put in a caveat -- make it very clear that you
2 need better data.
3 For example, if Mr. Mousa's committee, the
4 infrastructure -- storm resiliency and review
5 committee -- we already know that JEA has its
6 own infrastructure review process underway, a
7 million dollar grant that is looking at sea
8 level rise and catastrophic storm events and
9 runoff. So if another organization in the City
10 is already taking the criteria into mind, this
11 recommendation becomes highly vulnerable to
12 criticism, either from City Council and
13 litigation, that you knew it was a bad
14 standard, why did you adopt it? So I think you
15 have to ask for funds to do the study that
16 takes into -- all the factors that Mr. Olsen
17 has recommended.
18 Thank you.
19 THE CHAIRWOMAN: We appreciate that.
20 And that would fit nicely in our -- just
21 as a group, that would fit nicely in our
22 planning framework under funds, funding
23 options. We might want to say when the City
24 should look at funding options, but, two,
25 consider looking at funding options to obtain
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1 better and additional data. Since we're,
2 again, talking about looking at data at a
3 minimum of every five years, that's something
4 we could add.
5 Okay. We need to go back to our -- and
6 vote on our definition, which was, at this
7 point, with wordsmithing from staff, something
8 to the effect that the boundary should be the
9 greater of the CHHA, slash, Category 3 model or
10 the FEMA 500-year floodplain, and staff should
11 implement the adaptation area commensurate with
12 the risks associated with the surge zone areas,
13 which was 1, 2 and 3. Is that accurate?
14 MS. WEST: So, Madam Chair, I believe the
15 motion you had before you came from Mr. Olsen,
16 which was the (inaudible) of the SPLASH
17 (inaudible) model or the FEMA. And in
18 subsequent conversation -- which was seconded,
19 and then the subsequent conversation changed
20 that, so I believe you're going to entertain a
21 motion to amend the motion.
22 THE CHAIRWOMAN: Yes. Mr. Olsen, are you
23 willing to amend your motion?
24 W/G MEMBER OLSEN: Yes. Can we have a
25 point of discussion?
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1 THE CHAIRWOMAN: Certainly.
2 W/G MEMBER OLSEN: Just to -- for those
3 who are uncomfortable with the spatial limits
4 of this, don't forget this is today. This
5 doesn't include 2 feet of sea level rise, which
6 is what our charge is. So that may alleviate
7 some uncomfortableness.
8 THE CHAIRWOMAN: Okay. I agree.
9 Are you willing to amend your motion?
10 W/G MEMBER OLSEN: Yes, Madam Chair.
11 THE CHAIRWOMAN: Okay. Excellent.
12 Anybody else have comments before we take
13 a vote?
14 Shannon.
15 W/G MEMBER BLANKINSHIP: Can you say what
16 the motion is with the amendments?
17 THE CHAIRWOMAN: Can you summarize it or
18 do you want me to?
19 MS. WEST: No, you go ahead.
20 THE CHAIRWOMAN: So it appears with the
21 amendments, that the -- we are recommending
22 that the Adaptation Action Area be defined as
23 the greater of the CHHA, slash, Category 3
24 model or the FEMA 500-year floodplain, as shown
25 on the maps that we've been presented, with the
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1 caveat that the staff implement the adaptation
2 area commensurate with the risks associated
3 with the different CHHA areas.
4 Does that work?
5 MS. WEST: So you'll move the amendment
6 and then you'll need a second on the amendment
7 to vote.
8 THE CHAIRWOMAN: Okay.
9 W/G MEMBER LOVE: I move the amendment.
10 W/G MEMBER LORETTA: Second.
11 THE CHAIRWOMAN: Excellent. Now we're in
12 the right --
13 MS. WEST: So now you vote on the
14 amendment and then you can vote on the motion
15 as amended.
16 THE CHAIRWOMAN: Okay. So can I see a
17 show of hands to vote on the amendment?
18 W/G MEMBERS: (Comply.)
19 THE CHAIRWOMAN: Excellent. So we voted
20 on the amendment.
21 So now can I see a show of hands in
22 support of the motion as amended?
23 W/G MEMBERS: (Comply.)
24 THE CHAIRWOMAN: All right. It's
25 unanimous. We've gotten one thing done.
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1 The other thing that we had -- and I
2 didn't have -- okay. The other thing that we
3 talked about, that I believe we already voted
4 on, is -- if you look down at 4D, it said,
5 "Update the priority planning area for sea
6 level rise mapping and infrastructure
7 vulnerability assessments every five years so
8 that decisions regarding adaptation planning
9 and investments can be based on best available
10 data."

11 Ours is actually the Adaptation -- that
12 was actually taken from another local
13 government -- Adaptation Action Area, but I
14 would suggest that we have a motion to go ahead
15 and truly include that. So if you go to 4D,
16 the last bullet point, I would love for
17 somebody to move that sentence only. It would
18 say "update the Adaptation Action Area."

19 Do I have a motion?

20 W/G MEMBER LOVE: So moved.

21 THE CHAIRWOMAN: Do we have a second?

22 W/G MEMBER TAPPOUNI: Second.

23 THE CHAIRWOMAN: All right. Can we get a
24 vote on the final bullet point under 4D

25 modifying it to say "update the Adaptation

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1 Action Area" with the remainder of the
2 sentence?

3 Can I see hands in support?

4 W/G MEMBERS: (Comply.)

5 THE CHAIRWOMAN: Okay. That has been
6 moved as well. So now we have two policies
7 written. I feel like we're really --
8 (Inaudible discussion.)

9 THE CHAIRWOMAN: All right. And we have
10 three minutes left. Does anybody have any
11 other comments? Do we have any other questions
12 for staff?

13 W/G MEMBERS: (No response.)

14 THE CHAIRWOMAN: We really have run out of
15 time for much of anything else at this point.

16 We have asked staff for some deliverables.
17 Is there any additional information you would
18 like?

19 Joe.

20 W/G MEMBER LORETTA: I just was going to
21 ask, when you're creating the maps, in the
22 discussion on land acreage and number of
23 structures, when we get a number back that says
24 15,000 structures, it's going to be tough to
25 understand what that relates to. So maybe,

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1 just like on that exhibit right here, just the
2 San Marco area, if you were to just show -- you
3 can still give the whole regional area, but
4 just show the number of structures in the
5 San Marco area on something -- a relatable map,
6 so then we can kind of --

7 MR. KILLINGSWORTH: Yeah, I think what
8 would be useful is if we give you the number of
9 structures and everything that's encompassed in
10 1, 2 and 3, and then the number of structures
11 that's just the difference between 1 and 2 and
12 3. That way you can see, is it a 10 percent
13 increase, a 150 percent increase --

14 THE CHAIRWOMAN: I think -- and Joe is
15 asking for information on top of that. Can you
16 show us in these specific map areas --

17 W/G MEMBER LORETTA: Well, just one of
18 them. Yeah, just a specific area, so that
19 way -- because, again, if we're getting 20,000,
20 you know, that sounds like a huge number, but
21 it's over an enormous land area. So in this
22 area right here, is it 400, 300, 100, what?

23 MR. KILLINGSWORTH: We can do that.

24 MS. KELLY: You want to see the scale.

25 You want to see building footprints so we can

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1 see the scale?

2 THE CHAIRWOMAN: Like in this -- if you
3 look at the San Marco map, so if you tell us
4 citywide, 1 and 2 are this many homes -- let's
5 take residential. This many homes. If you add
6 in 3, it's a 20 percent increase citywide
7 because we've gone from 10,000 homes to
8 whatever. But in San Marco, it may be that in
9 areas 1 and 2 we have very little residential,
10 but in 3, it's -- you know, you've got a
11 90 percent increase in San Marco. All of a
12 sudden you're covering all the homes in
13 San Marco, but in the Trout River area over
14 here all the homes happen to be along the river
15 in 1 and 2 and you've got commercial out in 3.
16 So we have very little residential impact.

17 It would be nice to see it in the areas,
18 the way that we've divvied up the maps. I
19 don't know if --

20 W/G MEMBER LORETTA: I think you could
21 just have a land use table on each one of these
22 maps that say 1, 2 and 3, and the total
23 numbers.

24 THE CHAIRWOMAN: Residential,
25 nonresidential.

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1 W/G MEMBER LORETTA: Just like a little --
 2 MS. KELLY: You don't mean a visual
 3 depiction?
 4 THE CHAIRWOMAN: No.
 5 W/G MEMBER LORETTA: I don't need a visual
 6 depiction, just a --
 7 MS. KELLY: You mean a table that shows
 8 it?
 9 W/G MEMBER LORETTA: Yeah. I mean, you
 10 could just do a simple little boundary of just,
 11 let's say, the San Marco area, and --
 12 MS. KELLY: For residential and
 13 nonresidential?
 14 THE CHAIRWOMAN: Yes.
 15 Shannon.
 16 W/G MEMBER BLANKINSHIP: And it would also
 17 be helpful, based on -- that we just took a
 18 vote on what the boundary is -- to have a Duval
 19 County map, just to update it. So, I mean,
 20 these are all, like, real specific areas and --
 21 I don't want you to reprint the level that you
 22 did for our original boundaries, but I would
 23 love to see just Duval County specific for what
 24 we're talking about in the new AAA.
 25 THE CHAIRWOMAN: All right. Is there
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1 anything else?
 2 W/G MEMBERS: (No response.)
 3 THE CHAIRWOMAN: Okay. We're adjourned.
 4 Our next meeting is June 10th. I'm not
 5 going to be here, so Michelle is going to be
 6 your fearless leader on June 10th.
 7 Thank you.
 8 (The above proceedings were adjourned at
 9 11:05 a.m.)
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 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
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