

**City of Jacksonville AAA Workgroup**  
**Staff's Key Findings**

**March 25, 2019 – AAA Working Group Meeting**

**Presentations:**

- E. Olsen re: boundary designation of AAA
- Community Planning Division (K. Reed) re: Comprehensive Plan goals, objectives, and policies related to entitlements for land development within the CHHA

**Key Findings**

- Sea level rise, inclusive of St. Johns River, is approximately 1-foot per 100-year (or 2.62 mm/year). Historic data would indicate that sea level rise is not accelerating but the mean level does vary over time.
- Regular safeguards against flooding are no longer sufficient. Nuisance flooding and tidal aspects need to be looked at and may need to be addressed in the Land Development Regulations.
- Looking at FEMA's insurance maps, and considering a 2-foot rise by 2060, the 100-year storm mapped by FEMA would be equivalent to a 10-year storm.
  - Harbor deepening will increase the rise immediately, as soon as the deepening occurs.
  - Consider the implications to waterfront properties that are developing today.
  - FEMA may be looking to assign a risk factor to premiums (i.e. a property owner is choosing to accept the risk of developing in an area subject to flooding)
- Recommendation by vote of the Working Group to expand the AAA boundary to the area impacted by flooding because of Hurricane Irma, and possibly Hurricane Matthew.
  - Areas around Hogan's Creek and McCoy's Creek were also impacted; will need to ensure the land impacted around those waterways are also captured within the AAA boundary.
  - Workgroup recommended exploring the expansion of the AAA boundary.
- Retrofitting existing development, as well as new development, will be important to consider. For the City to help private development moving forward, the considerations may need to be included in the Land Development Regulations.
- Density bonuses have not proven to be an advantageous tool for developers at this point, and the PDD does not explicitly offer density bonuses related to clustering development due to environmental sensitivity. However, this could be a meaningful tool to guide development in the near future or with possible expansion of the AAA boundary.
- Broward County reviews sea level rise every five (5) years; they have policies in place to continually analyze the data. This may be an approach for Jacksonville as well.
  - The Chair requested that the Workgroup review the "Policy Options" document/toolkit and the Broward County Comp. Plan policies that Staff provided.

<b>Additional Discussion</b>
<ul style="list-style-type: none"> <li>• Expressed interest researching Norfolk/Annapolis and any relevant Comprehensive Plan policies that may serve the Group.</li> </ul>
<ul style="list-style-type: none"> <li>• Duval County is unique in the state because of our river system – can use other locations for ideas and potentially relevant policies but not analogous with regards to likely boundaries.</li> </ul>
<ul style="list-style-type: none"> <li>• The consideration of rainfall amounts was discussed and may lead to recommendations for the Public Works Department.</li> </ul>
<ul style="list-style-type: none"> <li>• Request was made that staff research what other Florida counties did, or are doing, for AAAs, or their experience with AAAs – particularly recommendations for inland areas or inland impacts, not just coastal counties.</li> </ul>
<b>Staff Deliverables</b>
<ul style="list-style-type: none"> <li>• Information on relevant policies from Norfolk/Annapolis area</li> </ul>
<ul style="list-style-type: none"> <li>• Point map of H. Irma flooding from NOAA/National Weather Service</li> </ul>
<ul style="list-style-type: none"> <li>• Insurance claims map from H. Irma</li> </ul>
<ul style="list-style-type: none"> <li>• Staff to look at NOAA’s Coastal Services Center for possible data/maps</li> </ul>
<ul style="list-style-type: none"> <li>• Provide 2030 Comprehensive Plan Assessment Report recommendations re: resiliency</li> </ul>
<ul style="list-style-type: none"> <li>• Possible mapping of H. Irma damage using building permits or similar</li> </ul>