

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

<b>April 26, 2019 – AAA Working Group Meeting</b>
<b>Presentations:</b> <ul style="list-style-type: none"><li>• Duane Kent re: overview of Master Stormwater Management Plan (MSMP)</li><li>• Kristen Reed and Mike Sands re: Steps of Development; Drainage and Floodplain Management Regulations</li></ul>
<b>Key Findings</b>
<ul style="list-style-type: none"><li>• In terms of development review, consideration of tidal conditions is impactful, specifically for new development and redevelopment.</li></ul>
<ul style="list-style-type: none"><li>• Ponds are not permitted through the City, and they are currently designed for a 25-year storm. Possible to incentivize developments that design ponds for a 100-year storm event in a particular area, maybe the AAA or land adjacent to the AAA.</li></ul>
<ul style="list-style-type: none"><li>• Consider a recommendation to create some sort of checklist or similar, inclusive of insurance implications, for people to review before they decide to purchase a property. Further discussion revealed that Planning Department Staff frequently is contacted by property owners that did not perform due diligence prior to purchasing land; property owners may not know to ask questions or research land before purchasing.</li></ul>
<ul style="list-style-type: none"><li>• Significant reliance on ponds as stormwater management tools. Discussion was had on the feasibility of reducing the City's reliance on ponds. The City has a Low Impact Development (LID) Manual; utilizing LID features in addition to, or instead of, a pond would require a variance from the Subdivision Standards and Policy Advisory Committee (SSPAC). LID techniques and ponds both require long-term maintenance. Issuing City bonds related to pond maintenance were also discussed.</li></ul>
<b>Additional Discussion</b>
<ul style="list-style-type: none"><li>• The MSMP is updated about every 10-15 years. Currently, flood hazards from sea level rise (SLR) are not projected, but those hazards will likely be included in the next update. Most projects are structural (new ponds, improving systems); the McCoy's Creek improvement project is unique.</li></ul>
<ul style="list-style-type: none"><li>• Concerning project coordination - when projects are implemented along a waterway that would affect or potentially involve several City Departments, usually one Department will take the lead and may ask for a review of some sort from the other Departments/agencies.</li></ul>
<ul style="list-style-type: none"><li>• An estimated 85% of the City's flood zones are mapped by the MSMP. "Compensation" for development is regulated through the St. Johns River Water Management District (SJRWMD) for wetlands and through the City for flood zones.</li></ul>
<ul style="list-style-type: none"><li>• Development standards are designed for certain events. If an event is more frequent or intense than what is predicted (what was designed for), the system may fail. Older systems (historic neighborhoods) would rely more on pumps, etc. because of the older, or non-existent, design standards from those times.</li></ul>

- Proposed developments typically do not fail established level-of-service standards; however, developer/builder may need to respond to questions during the review process.

- Downtown has a bank of drainage credits due to outlying ponds and improvements that have been made. Developers go through the Downtown Investment Authority (DIA) in order to draw down those credits.

**Staff Deliverables**

- Maps of several areas around the city that show various conditions and can be reviewed as a group in order to make recommendations regarding the AAA boundary expansion