

**Minutes of Planning Commission Meeting
held Monday, March 9, 2020, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:00 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders Jon Scott Walker
Alternates: Justin Lerman Colleen Murphy White (*absent*)

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by Mr. Sutton, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- January 27, 2020

Correspondence

None

New Business

(A) PC#5-20 Comprehensive Plan Text Amendment Application

Applicant: Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Comprehensive Plan Text Amendment Application proposing a text amendment to the adopted 2030 Comprehensive Plan, amending the Coastal Management Element to incorporate new objectives and policies that address Peril of Flood Statutory Requirements of s. 163.3178(2)(f), Florida Statutes.

Staff Report:

Ms. Ireland read the following report into the record:

In September of 2019, the City of Jacksonville Beach was awarded a grant from the Florida Department of Environmental Protection (FDEP) to analyze the City's vulnerability to sea-level rise, spring tides, and storm surge. The City contracted with a consultant to carry out the grant requirements of conducting the technical analysis, summarizing the results, and identifying potential policy implications.

The grant project was split into two phases. Phase I involved gathering data from different sources and modeling the impacts over time of sea-level rise, spring tide, storm surge, and collective events, such as sea-level rise combined with storm surge. The modeling results were joined with parcel data,

future land use, structure values, habitats, and major infrastructure to identify potential future vulnerability. The first public workshop was held on December 19, 2019, to present the findings and obtain public input. The results of Phase I were documented in the *Phase One Summary Report* (provided in your agenda packets).

Phase II involved evaluating potential options to mitigate or reduce the impacts from sea-level rise and prepare comprehensive plan amendments to address the “peril of flood” requirement of Florida Statutes 163.3178(2)(f). New objectives and policies are proposed for addition under Goal CM. 3 of Coastal Management Element of the 2030 Comprehensive Plan. A second public workshop was held on February 24, 2020, to discuss the proposed amendments and obtain additional public input.

Florida Statutes 163.3178(2)(f) states that the Coastal Management Element of a Comprehensive Plan must contain a redevelopment component that outlines principles that must be used to address and eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

Land use strategies identified state-wide for potential policy options include the following:

- Retreat (not feasible)
- Density / Intensity Reduction (limited opportunities)
- Elevate / Vertical Mitigation (primary option)
- Increase open space / reduce impervious surfaces
- Increase retention capacity
- Limited shoreline hardening/revetment

The City’s consultant for the grant will be providing additional details on the grant project and presenting the proposed Comprehensive Plan Amendments that are provided in your agenda packets. Following the Planning Commission meeting/Public Hearing, the proposed amendments will be presented to City Council on March 16, 2020. The proposed amendments will then be transmitted to State agencies for review and comment. Once approved, the proposed amendments will be again presented to the City Council for consideration and final adoption into the 2030 Comprehensive Plan.

Ken Metcalf, Planner Director with Stearns Weaver Miller, provided a PowerPoint presentation [on file].

Discussion:

Ms. Moehring stated she works for the Northeast Florida Regional Council and had notified her employer she would not be participating in their discussions on this item so she could participate and vote on the commission’s discussions.

A conversation ensued regarding Mr. Metcalf’s presentation.

Ms. Moehring proposed inserting the following language under Policy CM3.4.1, 3. Subdivision, Planned Unit Development and Site Plan reviews after the word “procedures,” “*shall encourage approaches to development that reduce or mitigate potential flooding,*” and continue the rest of the text as drafted, “and shall evaluate opportunities for offering incentives for exceeding the minimum standards.”

Ms. Ireland asked the Board to make a recommendation to the City Council to approve transmitting this to the state reviewing agencies to consider the Comprehensive Plan amendments.

Mr. Dahl suggested using the language in Policy CM3.4.1, 4. Budgetary Process, "*shall encourage approaches to reduce and/or mitigate flood impacts,*" which is similar, with the same intent, as Ms. Moehring's language. Mr. Walker and Ms. Moehring agreed.

Motion: It was moved by Mr. Walker, and seconded by Ms. Moehring, to approve the addition of the language suggested by Ms. Moehring and Mr. Dahl.

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, David Dahl, Margot Moehring, Greg Sutton
The motion was approved by a 5-0 vote.

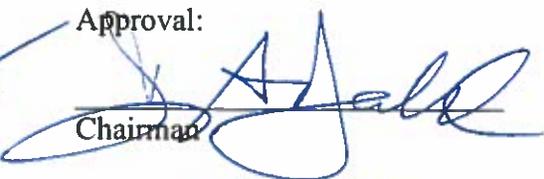
Planning & Development Director's Report

Ms. Ireland announced the next meeting would be on April 13, 2020.

Adjournment

There being no further business coming before the commission, Mr. Sutton adjourned the meeting at 8:08 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval: 
Chairman
Date: 08 JUN 20