

MINUTES OF THE COLLIER COUNTY  
FLOODPLAIN MANAGEMENT PLANNING COMMITTEE MEETING

Naples, Florida,  
May 3, 2024

LET IT BE REMEMBERED, the Collier County Floodplain Management Planning Committee (FMPC) in and for the County of Collier, having conducted business herein, met on this date at 9 A.M. in REGULAR SESSION at the Collier County Growth Management Community Development Department, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chair: Eric Johnson (excused)  
Jibey Asthappan, Emergency Management (alternate)  
Kenneth Bills, public  
Stan Chrzanowski, public  
Deborah Curry, county staff (excused)  
Kelli DeFedericis, City of Marco Island (excused)  
Robert Dorta, City of Naples (excused)  
Amy Ernst, public (excused)  
Lisa Koehler, public (excused)  
Ned Miller, public  
Linda Orlich, public  
Terry Smallwood, Everglades City  
Jennifer Schmidt, County Emergency Mgt. (excused)  
Planning Commissioner Paul Shea, public  
Duke Vasey, public  
William Lang, Community Planning & Resiliency (staff liaison/Interim Vice-Chair)

ALSO PRESENT:

Chris Mason, Director, Community Planning & Resiliency  
Amy Howard, Emergency Management  
Derek Perry, Assistant County Attorney

*Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.*

**Call to Order and Roll Call**

**Mr. Lang** called the meeting to order at 9:05 a.m. and conducted roll call. A quorum of seven, including an alternate, was present; an eighth joined later. Amy Howard, who represents the public, is an Emergency Management employee, planning coordinator and Local Mitigation Strategy coordinator, and may be an alternate. She can participate but not as an official member. He's the chairman for the LMS committee and Amy is the staff liaison.

**1. Approval of Minutes**

**February 2, 2024**

*Mr. Vasey made a motion to approve the February 2, 2024, meeting minutes. Second by Mr. Miller. The motion passed unanimously, 8-1; Mr. Vasey voted nay.*

**2. Membership Discussion**

*Mr. Lang told the committee:*

- We want to discuss Emergency Management and the potential vote that we need for an Emergency Management representative.
- Richard Zyvoloski, the primary planning coordinator for Emergency Management for many years, retired a few years ago and was on this committee.
- After his retirement, a planning coordinator, Jennifer Schmidt, was voted on as an alternate for the director of Emergency Management, Dan Summer, but she resigned a few weeks ago due to her daily commute from Cape Coral. She went to the City of Fort Myers Beach.
- In her absence, we need to vote in a new member. We hope Jibey Asthappan is going to be that new member.

*[Mr. Smallwood joined the meeting at 9:10 a.m.]*

- Jibey is an Air Force veteran with experience in hazard mitigation, improvised explosive devices (IEDs), biological, chemical and nuclear threats.
- After his service, he received his master's degree from Penn State University and a PhD from American University in Washington, D.C., and then taught Homeland Security network security research methods and statistics.
- His publications include analysis of Homeland Security and emergency response issues.
- He began with Collier County Public Utilities in 2018 and his focus has been information technology, database management and data analysis. He brings technical expertise and real-world response experience to the Bureau of Emergency Services in his role as an emergency management coordinator.
- We'd like to vote Jibey in as an alternate for Emergency Management.
- He (Lang) made a recommendation to Dan Summers to identify a primary and alternate. Amy Howard may serve in that capacity, but we're not there yet.

*Planning Commissioner Shea made a motion to add Jibey Asthappan to the FPMC, representing Emergency Management. Second by Mr. Bills. The motion passed unanimously, 8-0.*

**Mr. Chrzanowski** said that when this committee was first set up by Jim Mudd, Dan Summers was supposed to be the primary. He attended the first meeting and then started sending Rick Zyvoloski. He never attended a meeting after that. He should still be the primary. The way it was set up, certain people had to be primaries.

**Mr. Lang** said he's following the updated 2016 resolution, which doesn't explicitly state the director of Emergency Management. It states that we need an Emergency Management representative, but your comments are duly noted. We're not there yet for replacing Dan so he could discuss that with him and voice the concern that it was the intent when initially conceived. He thanked him for bringing it up.

### 3. **CRS Program Status Update** **2024 Annual Certification Submittal**

**Mr. Lang detailed a PowerPoint presentation and told the committee:**

- The Community Rating System has been in place in Collier County since 1992.
- We go above and beyond the minimum National Flood Insurance Program (NFIP) minimum standards and do additional actions to receive communitywide flood insurance discounts.
- Since 1992, we've become a Class 5 community, which provides a 25% discount for the majority of flood insurance policies in the community. We have rigorous auditing requirements associated with that.
- His director, Christopher Mason, was the floodplain coordinator for many years and did a great job. He's now the CRS coordinator.
- One of our two primary requirements is annual recertifications. After we became a Class-5 Community, we've had a three-year verification cycle.
- We're doing many actions annually and then every three years, we do all the actions that we participate in so we can certify our Class-5 rating.
- We generally get a deadline from FEMA every January.
- We got our notification from the FEMA auditor, Insurance Services Office (ISO), a longtime FEMA contractor. They're now known as Verisk (ISO is a subsidiary).
- Since January, we worked diligently to ensure we met the May 1<sup>st</sup> deadline to submit many of the actions and completed that on April 15<sup>th</sup>. We worked hard and fast to make sure we were ahead of that deadline. He and Chris had a state conference to attend last week.
- When we send the recertification, one of the biggest items is a review of elevation certificates we've issued in the floodplain. Elevation certificates are survey documents that are highly scrutinized and audited by ISO for accuracy. They're a regulatory document to ensure buildings are built in compliance in the special Flood Hazard area or in our floodplain.
- They're also an insurance document for insurance ratings, so they have multiple purposes and it's important that it's accurate. We process many.
- When we returned from the state conference, we were ready to submit because we hadn't heard anything back. We had an April 29<sup>th</sup> FEMA deadline and were notified when we attempted to e-mail ISO that the contract bid had met its lifespan and they'd gone back out to bid.
- It's similar to when the county does direct select, if we have a particular contractor with a particular set of skills, we can go through that procurement option. He believes FEMA attempted to do this.
- What occurred is that a contractor that bid on the contract filed a formal protest, asking to see the validity of ISO continuing as the vendor instead of them.
- The first bullet point (in the PowerPoint) is a FEMA stop-order for the CRS contract. We were ready for submittal with many communities in our rotation that were ready to deal with Region 4 FEMA out of Atlanta. When ISO replied, they said they cannot communicate with

the county until this is resolved. We contacted our regional representatives in Atlanta and they told us verbally that we would not be penalized for any submittals after May 1<sup>st</sup> because the ISO contract is not in place.

- We told them a verbal statement wasn't good enough, asked for a deadline and didn't hear back. He called them a few days ago and they sent a verification via e-mail so we have it in writing that we won't be penalized for a late submission, a delayed submission.

***Mr. Lang went over items the county was required to submit:***

- Activity 310 is our elevation certificate reviews within the CRS program. We had 920 Community Rating System elevation certificates. We have many more, but only a certain number qualify for CRS auditing purposes.
- They're primarily in the Special Flood Hazard Area, a zone that starts with A or V and there are certain structures they don't really look at, such as detached structures.

**Mr. Mason** explained that they're looking for structures that exceed the uses of storage, parking or access, like a commercial or residential structure, or multifamily. It's where people are working or habituating.

***Mr. Lang continued with the PowerPoint presentation:***

- There are 920 elevation certificates for the year. Non-CRS elevation certificates that we reviewed totaled 1,791, so it's well over 2,700.
- If you compare that to any other community, it's a lot of elevation certificates. For the associated line items, we need to meet a lot of accuracy.
- We send those to ISO and they'll send back about 200 elevation certificates from that list. Then we have to score 90% or better to pass the audit. They give us an opportunity to validate them, to check for any inaccuracies and provide the opportunity to correct them.
- *[Mr. Mason noted that Collier County has been above 93% now for the last six years for 8,000-9,0000 elevation certificates.]*
- We have a staff of about seven floodplain reviewers in the building department. That's not considered a discipline under the Florida Building Code, so it's impressive that we've been able to build that out over the years.
- Activity 310-120, Map Information Service. One of our primary responsibilities is to send annual letters to three categories of individuals or entities, including insurers, Realtors and lenders. We have a comprehensive distribution list for Repetitive-Loss Properties, those that received a certain number of claims in 10 years from FEMA.
- Part of the FPMC's role is to have a Floodplain Management Plan due to the number of Repetitive-Loss Properties we have in our community, which is very common for communities. Our primary role is to manage and update the Flood Plain Management Plan and associated quarterly mitigation actions to meet the objectives of future mitigation for those properties.
- We had a selected vendor we were able to procure. We went out to bid with three vendors and Direct Impressions won the bid. We've worked with them a lot in the past.
- They sent him the proofs yesterday, and he approved them, so they'll be sending those out shortly.
- Activity 330, Outreach Projects. We do a lot of community outreach. In addition to what we submitted for the 2023-2024 annual recertification, there was a July 9 outreach event conducted by Mr. Mason, just before he returned here from Emergency Management. We've already met this requirement for the 2025 reverification.



- He did an outreach event yesterday morning with Acrisure LLC, formerly Gulf Shore Insurance (Acrisure dba Gulf Shore Insurance). He was joined by a flood specialist from Wright Flood and Acrisure employees. It was primarily for Realtors and we had a good turnout. We went over several regulation and insurance topics.
- We received a lot of good feedback and good questions from highly qualified Realtors.

**Planning Commissioner Shea** asked if there was a map showing all the Repetitive-Loss Properties. **Mr. Lang** said we have an internal map but can't provide it to the general public, including the FPMC. We have a FEMA Information Sharing Access Agreement (ISAA), which is required to access that information. There was a lot of push and pull with FEMA to get the information, but they've streamlined the process over the years. In the past, he'd ask for the Repetitive-Loss Properties information from FEMA and it would take three to six months. Last December, he got it the same day, so they improved that process. That information is protected as personal identifiable information.

**Mr. Chrzanowski** said one of the goals on this committee is to reduce Repetitive-Loss Properties, but we can't know where they are?

**Mr. Lang** we can show you what we generally call a heat map, a cluster map. As part of our Flood Plain Management Plan we also have a Repetitive-Loss Area Analysis. We use the address point and FEMA guides us in the methodology of looking at a centroid from the address point and then creating a buffer zone through Geographical Information Systems (GIS). We identify properties in the immediate vicinity of the Repetitive-Loss Properties, and those contribute to our Repetitive-Loss Area Analysis (RLAA). That RLAA is incorporated into our Flood Plain Management Plan for mitigation purposes.

**Mr. Vasey** asked if Collier had 24-25 Repetitive-Loss Properties before the last surge.

**Mr. Mason** said prior to Hurricane Ian, we had about 60 Repetitive Loss Properties. After Hurricane Ian – there's still ongoing vetting of this data – we increased to about 279 properties. But there are some anomalies and we're still working with FEMA to mete that out, but there's a significant increase.

**Mr. Vasey** said at the last meeting, Lisa Koehler said Big Cypress Basin has stilling wells and may have more than six to 10 in areas that would give us a better view of the actual surge, which could help the property trade for the Repetitive-Loss Analysis.

**Mr. Lang** said absolutely, noted.

**Mr. Mason told the committee:**

- We are currently engaging with a consultant to produce this Repetitive-Loss Area Analysis, which is a CRS requirement. After X amount of Repetitive-Loss Properties, they require you to do a Repetitive-Loss Area Analysis, so we'll be working with a consultant.
- We have Repetitive-Loss Areas established, but we'll probably be adding to that and we'll have a living document.
- We'll have to have a steering committee through our LMS (Local Mitigation Strategy) Working Group for the FDEP Vulnerability Analysis (VA). The steering committee for the RLAA will be here. The FPMC can be part of that steering committee and we'll probably have a kickoff data meeting, a mid-meeting, and a third wrap-up meeting.

- The living document will be given to the Board of County Commissioners. It will be interesting to see what we learn from that analysis.

***During questioning by Mr. Bills and Mr. Mason, the following points were made:***

- Repetitive-Loss Properties are properties that have filed two or more NFIP claims within a 10-year period.
- The dollar amount is pretty low, only \$1,000, so anyone who filed two or more NFIP flood claims within 10 years, that's declared as a Repetitive-Loss Property.
- Collier reviews the data yearly. Prior to Hurricane Ian, there were several with one claim and several waiting to exceed that.
- Collier went from 60 total Repetitive-Loss Properties to 270, which isn't a static number. We're working with FEMA to validate that.
- Unfortunately, claims data comes from numerous different sources, and you're meshing one set of data with another set of data and it sometimes gets messy, so the county has to conduct forensic research to come up with a correct address, legal description, etc.
- The data has been scrubbed but if you don't get good data in, you don't really get good data out (GIGO), so it's often a struggle, but we're used to it.

**Ms. Orlich** asked if the claims only involved FEMA or included private flood insurance.

**Mr. Mason** said just the National Flood Insurance Program.

**Mr. Lang** said they don't currently have metrics on the private industry or with homeowners and private flood insurance. We'd like to have that data but can't obtain it under existing legislation.

**Mr. Chrzanowski** asked if the logic behind keeping addresses secret is that we don't want to offend people.

**Mr. Lang** said he didn't think it's a matter of not wanting to offend people. Addresses cannot be disclosed due to federal privacy act laws.

**Mr. Chrzanowski** said so the logic is that we don't want to offend people.

**Mr. Lang** said he believes it has more to do with potentially affecting a property sale.

**Mr. Mason** said if you were to come in and ask me about a piece of property, and ask me if it's a Repetitive-Loss Property, he couldn't tell you either way.

***Mr. Lang said he's on Stan's side but he needs to clarify:***

- We cannot disclose Repetitive-Loss Properties.
- It's different if we say we have records that a structure flooded from our own data or our own collection standards locally. We can divulge that.
- We can't officially inform a potential buyer or anyone that a property is a Repetitive-Loss Property, a specific category under the National Flood Insurance Program.
- If he has empirical data, specifically if we conduct a Rapid-Damage Assessment after an event, we may have evidence from collection efforts showing a watermark or other evidence. We can disclose that, but cannot disclose the Repetitive-Loss category.

**Mr. Vasey** said that years ago, we tried to get the Property Appraiser to put the flood zone on the property certificate. Do you remember the problem we had from local Realtors?

**Mr. Lang** said he did but he doesn't want to go down that rabbit hole. Flood zones and base elevations change. The intent would be that it's most likely doing some type of geospatial auto

pull and that information gets updated. That's a challenging thing to do in Collier County due to the flood map's complexities. That's where we are currently.

***Mr. Lang continued with his PowerPoint presentation:***

- Activity 360, Flood Protection Assistance. We often get a call from a homeowner and they're trying directly or indirectly to obtain a permit related to construction in the flood plain or they're sometimes contacting us for mitigation options for their structure.
- We get credit under the CRS program for providing different types of information, specifically property protection advice after a site visit, and flood-insurance guidance advice. Within Activity 360, we've accomplished that through multiple phone calls or interactions with the public.
- For the annual recertification, we don't have to submit a lot. We just need three examples. We often do it daily, so he picked unique cases. For example, we have a homeowner elevating her Isles of Capri home and he showed FEMA that his communication with her was immediately after Hurricane Ian and we got her up to the point where she'll get a FEMA grant. She's pursuing that and is almost there. The state is reviewing her application. That's one example from start to finish, and it took several months to get to that point.
- Activity 502, Repetitive Loss Properties. This is related to Activity 330 because we have to prove the particular outreach that we're providing in the mailers we talked about earlier. We provide an example of a letter we provided to Repetitive-Loss Area Analysis Property Owners.
- Activity 540, System Drainage Maintenance. We communicate and coordinate this through the Transportation Management Services Department (MSD). The MSD used to be North Management South next door, the Stormwater Division, in coordination with what was traditionally known as the Road Maintenance Division. We rely heavily on Road Maintenance for this information and it's their debris clearing within certain water systems. There aren't many reports that we have to provide.
- Activity 610, Flood Warning and Response. He was previously the alert warning coordinator in Emergency Management and we were blessed to have Jibey come along so he'll be working with him on that. Jibey streamlined many things. We talked frequently and he's really advanced the program from the basics, so kudos to him.
- A lot of the activities Emergency Management conducts involve activity and we rely on them, so it's a mutually beneficial partnership. For the annual recertification, we had to prove we did a proper after-action review, either as an exercise or post-disaster. Emergency Management still provides an annual hurricane exercise and we can do an after-action report based on exercise activities we conducted last year. We went over Hurricane Ian in detail in an after-action review as a part of the 2023 hurricane exercise and provided that to ISO and the other floodplain coordinators in our community, Kelly DeFederici on Marco Island, Bob Dorta from the City of Naples, and Terry Smallwood, of Everglades City.

***Mr. Vasey told the committee:***

- The CRS manual and activities have changed significantly since he joined this committee in January 2006. With greater awareness of our climate and longer storm events, we've seen a lot of changes.

- This presentation is significant. The sophistication we're now seeing from FEMA and the demands on municipalities and county have become extraordinarily difficult to comply with because administrations change about every 2½ years.
- That change costs us so much time because you can't staff the lunacy and a lot of what we're seeing is just plain dumb. What we're doing here in the county is a change that came from Caroline Cilek. With Mr. Mason, we're moving forward and we're making better use of the staff's time.
- There are very complicated issues today, issues the public doesn't want to know about. They just want things fixed but you can't fix them as fast as they get broken here. Some you can never fix because of mistakes made in the original permitting, so we're dealing with a lot of issues. One is that there's no place to go anymore and if it breaks, there's a strong probability you're not going to get it fixed again.

**Ms. Orlich** asked if FEMA is concerned about just surge flooding or also sheet flooding?

**Mr. Lang** asked if she's referring to flood mapping or claims.

**Ms. Orlich** said both, warning and response, all of the above.

***Mr. Lang explained:***

- Warning and response would be multi-hazard, not necessarily just flood but they would look at all of those factors, precipitation or riverine flooding, which we can refer to as shallow flooding in Collier County – either ponding or sheet flood, and storm surge.
- Since 1979, the county's flood maps historically showed you were either in a Coastal Flood Zone with storm-surge risk or you were in an X Zone or D Zone, a low to moderate risk.
- The big flood-mapping change was the addition of the AH Zones and approximate A Zones in the eastern portions of the county for the 2012 flood map.
- What you're referring to is compound flooding and the mixture of both.
- FEMA acknowledges and includes those.
- Part of the work that Jibey, Amy and the Emergency Management team does is update the county's various plans associated with identifiable hazards, either man-made or natural. FEMA acknowledges that.

**Ms. Orlich** said when new structures are put in, such as a new Vanderbilt Beach Road Extension (VBRE) that's going to be about four feet higher than the current area, that sort of acts like a dam because it's south of many areas. Do they come in to reassess that or is it taken into account with the planning?

***Mr. Lang responded:***

- That would be more on the regional or local side with any map, but specifically with flood maps, it's a snapshot in time and is never real-time data because you're using many factors.
- For example, ground elevations or LiDAR (Light Detection And Ranging) on a recurring basis is very expensive so when we have a data set and engage with FEMA for a map change or they force one upon us like they did with the February 8<sup>th</sup> version, it's a snapshot in time. The current flood map change from February 8<sup>th</sup> began in 2014 in Collier County. It took 10 years to get it in place. We've had a lot of development since 2014. He believes hurricane events that occurred within that time frame for that map study are not acknowledged.

- The Hurricane Ian data they collected is not reflected in the February 8<sup>th</sup> map because it was in a preliminary status before Hurricane Ian. Whether they acknowledge that by putting in variables from Hurricane Ian in the finalized version, he'd need to check but he's pretty confident the answer is no.
- To answer the question, that's more at the local, regional side, depending on who's got jurisdiction for the different elements, including stormwater design.
- FEMA is acknowledging at a certain point in time so it's always behind the power curve from our perspective.
- There's a lot of movement in the insurance industry, specifically the flood-insurance industry, that will probably take several years to implement. He's seeing a lot of things about parametric flood insurance, which instead of meaning a flood event occurs and you send out an adjuster, it's more about possibly installing sensors around a particular area. They're triggered and then they're utilizing real-time satellite imagery to support that system.
- Instead of a claim being paid out because of an adjuster's report, and the back and forth with an insurer, the idea is that the trigger is met. Therefore, the payout is very quick, nearly automatic but that's far in the future. Large companies in different countries are doing that and those policies are often in the hundreds of thousands or millions so it's high level now for businesses in different developing areas but we'll probably see that moving forward in the industry.

**Mr. Chrzanowski** said to clarify, the old flood maps prior to 2001 did have storm flooding besides surge flooding. When they redid the maps in 2001, it was the same year we got our first LiDAR from the Property Appraiser. That was when they re-evaluated how accurate their maps were, which is why they had to redo Golden Gate. They realized their data was very poor. But they forced us to take ...

**Mr. Lang** asked if he's referring to the 2012 map.

**Mr. Chrzanowski** said he's talking about 2001.

**Mr. Lang** said that's before his time, before 2012.

**Mr. Chrzanowski** said you said prior to 2012, they didn't take storm flooding into account. All the maps did.

**Mr. Lang** said he stands corrected.

**Mr. Lang explained:**

- In our flood map history, there was a flood map update in 1986 and 1992, and then we were supposed to have map updates in 1995 and 1998. Stan's point is they realized through LiDAR that they needed to update their information.
- If you look at our flood map history, we had a flood map change in 1992 and 2005. That's a significant amount of time and that's Stan's point. He went through it when he worked here. In 1998, we had a lot of back and forth from FEMA to get to that 2005 amount.

**Mr. Chrzanowski** said it wasn't just one change. They did part of the county, accepted part of the county, and had us redo part of the county, then some of that was never accepted.



**4. Approved Flood Ordinance Update (2024-12)**

***Mr. Lang told the committee:***

- The ordinance was approved by the Board of County Commissioners on March 26, 2024, and we discussed this during prior meetings. Duke wants to put some information on record after he details this.
- This was our attempt and requirement to consolidate duplicative language in our Land Development Code and to put it solely in Chapter 62 of Municode, the Code of Laws and Ordinances.
- We had duplicative language in our Land Development Code versus our Flood Ordinance and we were directed by the state and FEMA to reduce the duplicative language so we struck through items that were no longer applicable in the Land Development Code. Most was just a transfer of information into our Flood Ordinance. That was the primary intent.
- The other intent was clarification to Chapter 38, Civil Emergencies of our Code of Laws and Ordinances. It deals with various issues, including emergency permitting. Through Mr. Mason's efforts and his experience post-Ian, he was tasked with managing the direct housing mission post-recovery.
- Once we got out of Hurricane Ian response and went into recovery, the responsibility fell on our new division, Community Planning & Resiliency. That had to do with the placement of travel trailers or manufactured home units provided by FEMA or the state.
- With this flood awareness update, we needed to consolidate and clarify to state that when a homeowner elects to get disaster housing, specifically a travel trailer or an MHU (manufactured house unit), they're required to place it on their land for the affected structure. The reasoning was that we would get requests from residents who would say their cousin's house in Lee County was destroyed. Can I put a travel trailer or MHU on my property for them to live in? Now we potentially have a long-term issue where we have this structure that's not designed to be put on that lot long term. That was the intent.

*[Mr. Lang put Mr. Vasey's email on the overhead projector and FPMC members received a copy.]*

***Mr. Vasey told the committee:***

- He's been doing this for over 30 years and joined this committee in January 2006.
- Jim had some ideas on what it should be and an ordinance update. What Mr. Lang explained is what they did, took pieces and put them together because that's what FEMA wanted.
- But when you take a look at Lee County and the disaster they've got now – and FEMA just warned that they're going to lose their CRS discounts – it's taken us since about 1990 or earlier to get our rating where it is today, a 25% discount.
- You don't just bring that back because you have meetings like this to attend. You have issues like Mr. Lang and everyone on the staff deals with all the time. Then you have other problems you have to deal with. The issue he's constantly seen since Hurricane Irma has been we just can't ramp up the engineering or Code Enforcement staff to a point where they can make things safe again for residents at the pace we need it to be to get a permit. Building materials and people wanting to do things will always be an issue.
- We've lost the ability to react to the primary reason we're here, the safety of residents. As we get longer storm events, and the storm events carry higher implications, we're going to find ourselves further behind because we can't keep the level of service we need for residents.

- That's why he wrote this memorandum. He's not criticizing what's taking place, he just thinks we need to get something different in place so we can respond to an emergency.
- Mr. Lang mentions the annual meeting where they call the Emergency Management team together and everybody says what they're going to do and they may test the radios, etc.
- He spent 18 years of his career planning for contingencies where you're going to fire live ammunition and follow him if he starts to run. The problem is that every contingency we base things on is no longer any good, simply because the warnings don't come fast enough and events are much harsher than we thought they would be.
- We don't have places to evacuate people to, to keep them alive while they're here or get them resources when things happen. The way to do that starts off with something in an ordinance that Mr. Lang and staff continuously work on.
- The Land Development Code doesn't help you much and neither does the Growth Management Plan. What you've got is a *bona fide* disaster and you have to respond to it. You can't dial 311 and get a good response, and you can't call 911 because in all likelihood they're not going to be available.
- The primary issue is the safety of residents. Although maintaining our CRS rating is good, we'd like it to be lower. To get lower, you have to put much more emphasis into the work that staff does. That's what he's said in this memorandum. As Lisa Koehler in our minutes said so famously from "The Ten Commandments": "So it is written, so it shall be."

*[Applause from the public speaker, Mrs. McCabe.]*

**Mr. Lang** said it's rare that Mr. Vasey gets a hand clap, so he gives him credit for that. He put Mr. Vasey's memorandum on the screen to ensure his recommendations are on the record.

**Mr. Vasey's recommendations:**

- Revising the permitting cell structure to ensure adequate capacity for storm surge or post-storm permitting demands.
- Implementing extended permitting hours and an expedited permitting process for storm-related repairs.
- Evaluating staffing and resource allocation within Code Enforcement and permitting departments to meet post-storm needs.
- Providing a clear timeline for the implementation of the Community Tracking System.
- Developing a comprehensive cross-training program to enhance departmental flexibility and preparedness.

***Mr. Lang told the committee:***

- We already do a lot of these things. One of the biggest challenges we have in government and anywhere is that we have so many plans, so things are often spread out.
- Mr. Vasey does a good job researching and consolidating these things to come up with recommendations, so he thanks him.
- When he received Mr. Vasey's email, he immediately started thinking of the county's plan.
- In Chapter 38, Civil Emergencies, the county has a lot of detailed information. We have our Comprehensive Emergency Management Plan (CEMP), which is under the purview of Collier County Emergency Management, specifically Amy Howard, who is updating

the CEMP along with the Local Mitigation Strategy Plans. That's an arduous task, but she has over 20 years of experience in emergency management. She's done this in other jurisdictions, so we feel confident in her abilities to manage those expectations.

- In the CEMP, we have the Emergency Support Function 3 (ESF 3), which is Public Works. We fall within that. Emergency Management asks us to look at the ESF 3 annually and to update it appropriately.
- A lot of Mr. Vasey's recommendations need to be considered in some of those updates.
- Taking on the Incident-Command System (ICS) methodology is not always the easiest way or right way to do things in a community. It's a structure in the emergency-management world. The Incident Command System was historically borne out of firefighting activities but we utilize the methodology to accomplish our mission. We do a lot of local training, and the state and FEMA do a lot of training on the ICS methodology. Since he got here, we've utilized an incident action plan to incorporate a lot of these strategic recommendations into tactical actions.
- When he came here last July, we created a response incident action plan for Growth Management specifically related to rapid-damage assessment and Code Enforcement's role in shelter operations. In the next two weeks, he plans to meet with all the Growth Management directors, then sign off on that response incident action plan.
- Then he'll meet one-on-one with them about any concerns they have associated with their plan. Within that plan, there's a work assignment for an ICS 204. We want to make sure that tactical decisions and actions we identify out of these recommendations are in that plan so they're implemented apart from a response incident action plan that we already produced and utilized during Hurricane Idalia (August 2023), and it worked.
- We want to create a recovery incident action plan that covers a lot of other things related to emergency permitting and logistics in this building and to payroll actions post-disaster as it pertains to how we get reimbursement from FEMA for ICS 214.
- Apart from our civil emergencies ordinance and our Comprehensive Emergency Management Plan, we have Incident Action Plans (IAP) for response and recovery in this building. We are working diligently toward that and want to incorporate these recommendations across-the-board in either the response IAP or the recovery IAP.

**Planning Commissioner Shea** said so you're saying that Lee County lost a 25% discount based on its permitting and delays in getting permits? That's scary because somehow in your plan to get the 25%, you have to have a plan for how you're going to be able to handle permits.

**Mr. Lang said he wanted to be clear and responded:**

- We have a lot of these procedures in place.
- He talked to permitting before this meeting because he wanted to make sure that if there were specific questions, we have them on the record so we can get back with them.
- This isn't a fix-all but we do prioritize disaster permits first, over regular permits post-disaster. It's an identified item on the building permit application.
- There are many other things done on the permitting side, exceptions and maybe new things that have to be done. Civil Emergencies, Chapter 38, covers a lot of that. But we want a lot of those things that work tactically to be on paper and clearer so that in Dan Summer's words, if he dies, they can use that plan to operate efficiently without him or anyone else being a leader.
- They could essentially give that to Duke and he could read it and he could do the job.

**Planning Commissioner Shea** said it seems like there's a disconnect. You could have your whole slate wiped clean and you'd lose a 25% discount. There needs to be wording somewhere that says that permit processing or unpermitted work is a criteria in the rating system. He's bringing this up because he doesn't want this to happen to Collier County, and that's why Mr. Vasey wrote the memo.

***Mr. Mason told the committee:***

- In the case study going on with Lee County, one issue was lack of permitting, lack of permitting records.
- Yesterday, Cape Coral was having code enforcement case hearings about that issue. They heard 50 over the past two days related to storm repair and Hurricane Ian. Of those 50 cases, the code enforcement magistrate found 47 people were in the right, meaning they had permits.
- We've dealt with that here because we've responded to three requests from FEMA for permitting information. We did that in June and in December. In December, we provided FEMA with a 240-page report based on 130 permits they sought information about. Of those 130 permits here, they gave us incorrect addresses. They may see a pile of wood from a fence and think it's work going on and ask for a permit. A lot of this is not very clear and at some point some of this will come out in the wash in Lee County.
- FEMA has been less than stellar when it comes to these requests.
- Howard Critchfield, our resilience engineering manager, has handled most of this reporting and FEMA asks about a condo and says Building 2, but there are 100 units in that condo. We send it back and ask for more information.
- There's some disconnect with what's going on in Lee County and its partnering jurisdictions. Some of it will come out in the wash in the end because if there were 50 properties reviewed over two days and 47 were dismissed as being above board, something's wrong.
- There's always a lack of data management from time to time for FEMA, and we usually ferret it out, and we're good at it. In Lee County, they were obviously very overwhelmed with the amount of devastation they had, but they tried their best.

**Planning Commissioner Shea** asked if his feeling is that Collier isn't vulnerable to the same situation.

***Mr. Lang responded:***

- It's not that we're necessarily vulnerable. We're always vulnerable. That's why recommendations are important because you're always trying to not repair.
- We don't know much about Lee County's scenario but he many of their coordinators called him right after that occurred – and it occurred very strangely. Many of those coordinators' phones were blowing up in the morning. They answered the phone and FEMA told them they would be calling within a period of time, maybe later in the afternoon, and then FEMA called those jurisdictions and told them not to speak. They were reading off a script. When some of those floodplain coordinators attempted to ask questions, FEMA told them to be quiet and let them finish their spiel. Then at the end, they were allowed to ask questions.
- It was about a 15- to 30-minute call and discussion. One of the biggest questions was – and he would have asked this – “Can you give me what you just read me?” FEMA said we'll give it to you via snail mail, USPS. FEMA has always historically communicated



through email so to not be willing to email that so they can get it to the County Attorney's Office is a big issue.

- The second question was the legality. You're talking about a situation where FEMA's National Flood Insurance Program hasn't had a long-term reauthorization from Congress since 2012. They had a five-year reauthorization from 2012-2017, and since that time they've had temporary reauthorizations for six months, maybe a year or month at a time. The count is now 30-31 times since 2017.
- When you're a regional officer, you are FEMA headquarters, and you're trying to implement rules Congress gave you. FEMA's hands are tied because you can't get a valid reauthorization done that will last a significant period of time.
- It seems they're trying to do their best within the powers they were given. He's not defending them but that's his perception.

**Mr. Vasey** said the insidious part of that is that the Community Tracking System really should be able to do a job for you, but it's supposed to cover all the preserves. The problem we have with the preserves is their damage often is never recorded or looked at. The problem with all of that is that those preserves have been guaranteed on the part of the homeowner, not the homeowner personally, but the large developments. If you don't believe that, look at the agreement we used to have, the Deltona agreement. The commissioners are sitting in their offices today trying to decide whether they're going to approve higher density out there and break the Deltona agreement. His point is that in Collier, everything is temporarily permanent, maybe shorter at times.

## 5. 2024 Summary of Map Action (SOMA) and Revalidation Letter

**Mr. Lang told the committee:**

- He showed this to the committee before we adopted our flood map change on February 8. This is the official page: [bit.ly/2024CoastalCollierCountyFloodMap](https://bit.ly/2024CoastalCollierCountyFloodMap). He also provided this electronically as part of the agenda.
- This is the page Collier provides to the public. Since the map change, and after every community map change, the letters of attempts by property owners or developers to remove land, portions of land, or structures from the Special Flood Hazard Area are called a Letter of Map Change process with FEMA. We deal with those often.
- One of the letters of map change specific to Collier County is called a Letter of Map Revision-Based on Fill (LOMR-F). Homeowners can do that and developers often do that. They'll remove an entire portion of land from the Special Flood Hazard Area before development occurs because it's a selling feature that flood insurance is not required.
- Then you have a map change, the flood risk elevation or what's known as the Base Flood Elevation increases. It exceeds the qualifying elevation of the land, meaning the land is too low now to qualify for that Letter of Map Change. It's then placed back into the Special Flood Hazard Area unbeknownst to the homeowner who buys the house under the pretense in a flat southwest Florida swamp that they're potentially never going to have a flood risk because they don't have flood insurance. It's a bad way to communicate risk from our perspective, but it's an option for property owners to pursue.
- After the map change, many Collier County communities that were built in the last several years under the previous 2012 flood map, they removed the land right at the Base-Flood Elevation, meaning they brought fill in for slab-on-grade construction, they removed the land.



- This is a completely legal process. It's a process FEMA allows, and they have an entire department dedicated to this, the Letter of Map Change Clearinghouse out of Alexandria, Virginia. We deal with them often. We get requests and guide homeowners on how to do this. We don't encourage this because it generally results in a non-requirement of flood insurance through a mortgage lender, and then a disaster happens and there are a lot of ramifications for not having insurance, so we're not advocating for Letters of Map Change but we do have to provide information to the public on how they need to do it.
- Simultaneously, we are in the context of the challenge of natural floodplain versus urban sprawl. We're trying to help homeowners save some money. Flood insurance is not cheap. If you go out for a quote, unless you have an older policy grandfathered in on a climb path, the current FEMA rating methodology, flood insurance is costing homeowners thousands. He's received calls from homeowners who got a letter after the map change, a 45-day notice from the lender. They have 45 days to obtain flood insurance.
- They go out to the market to get a National Flood Insurance Program policy and at times, premiums are \$6,000-\$10,000 out of pocket immediately for the homeowner.
- We have many ways to guide homeowners to mitigate that. We generally inform them that regardless of how they purchase flood insurance, they need to purchase flood insurance immediately to comply with their mortgage lender, but they need to get the flood insurance escrowed so they can spread the payment over 12 months.
- In the meantime, we guide them through a Letter of Map Change process so that if they elect voluntarily they can remove their structure because the land is no longer high enough from the developer's efforts.
- We're going through the audit, updating ordinances and there are about 100 documents in backlog just on helping homeowners get appropriate documentation completed to submit to FEMA.
- FEMA's Letter of Map Change clearinghouse isn't being consistent in its rules. He'll tell a homeowner they must get a document signed by him and they have a non-refundable FEMA fee. That's factual. A homeowner did a congressional inquiry two days ago, bypassed the entire process, and immediately got an approved Letter of Map Change, and then posted it on social media to show he didn't need to go through Mr. Lang's processes. So he (Mr. Lang) wrote a scathing email to FEMA two days ago and included our regional office and immediately got an answer, which was that FEMA will do whatever we need to do with you, Mr. Lang, to figure out a compromise.
- We are recommending that homeowners don't have to get the document from Mr. Lang and don't have to pay the fee, but we need to analyze their structure at the individual level to make a generic statement to the Letter of Map Change clearinghouse so this doesn't happen.
- He also made an inquiry to make sure that homeowners who previously submitted and paid the fee are addressed and that FEMA provide potential refunds to those homeowners for the non-refundable fee they charged. We're working diligently but with everything we're doing with this map change, we're working long hours daily to address this. That's where we are currently.
- *[He showed the committee the web page, Summary of Map Action (SOMA) letter and Letter of Map Change Revalidation.]*
- The SOMA letter shows that from FEMA's perspective in August 2023, the properties that got revalidated Letters of Map Change no longer qualify, or are non-revalidated.

- The revalidation letter, the bottom link, provides all the Letters of Map Change that got revalidated and carried forward after FEMA's review.
- We've mapped this in our GIS, so that permitting can identify which ones were rescinded or non-revalidated and which ones continued forward. It helps tremendously with permitting.
- Island Walk originally was in a flood plain. The community was low, so they dug out lakes, piled the dirt on the land, and houses were built on top of a pile. The community knew they could submit these requests and word spread like wildfire. Everyone did it and got approval for no longer being in the floodplain because now your house is three feet higher than it was originally before the land was developed.

**Ms. Orlich** said communities are probably doing this via social media information.

**Mr. Lang** said she's right and provided an example:

- He's helped homeowners and it's taken 45-75 minutes to talk a homeowner off the ledge and provide correct guidance so they can immediately remediate this. It takes a vast amount of time and he's backlogged with voicemails. He's not the only employee dealing with it. Other staff are assisting.
- The No. 1 recommendation we make when we initially got these calls was that you need to contact your HOA to facilitate a meeting. Then we advise them they need to identify who has mortgages. If you don't have a mortgage, you don't have a flood insurance requirement. They need to categorize homeowners within the community – who has mortgages, who doesn't have mortgages, who may have a pending sale listed and has a mortgage. That's the first priority: Who doesn't have a mortgage and who doesn't have a sale?
- The last step is anyone who is interested because maybe they want to sell their structure in the future and don't want that negative implication that they have a flood insurance requirement.
- We are proponents of flood insurance. We don't think that's a negative thing. We recommend that homeowners band together because the cost of the FEMA application is significantly reduced when you do one application for multiple structures versus one structure. Many communities are doing that. Some are not because they're all for one and they have their own individual mortgage lenders.
- It's been a patchwork job and we know homeowners and subdivisions are doing that, so kudos to them.

**Ms. Orlich** said maybe it would help your workflow if you developed some active information.

**Mr. Lang** said we've already done that. He made a template and reads it verbatim to homeowners and then emails it to them after as a summary. He usually doesn't get many questions back after that.

**Mr. Vasey** said homeowners are foolish if they don't get flood insurance. There's a project called Verona Walk at SR 951 and U.S. 41. It's designed to take 16 inches of rain in 72 hours and not flood the houses.

**Mr. Lang** said that's a 72-hour, 100-year event.

**Mr. Vasey** said in the mid-80s, that property got 24 inches of rain overnight and was flooded for months. Anybody who lives there now would be totally underwater. Thinking you don't need flood insurance there is crazy. You need it everywhere.

**Mr. Lang told the committee:**

- Emergency managers know that when you don't get flood insurance, homeowner's insurance or a wind policy, if we're lucky enough to receive a presidential declaration, an Individual Assistance Declaration, often with the Small Business Administration (SBA), that means the cavalry rolls in – FEMA and SBA – and we set up Disaster Recovery Centers countywide.
- He set up DRCs after Hurricane Ian. They generally use public buildings and we had no pause in service from roll out to when they ended, which was roughly October 2022 to January 2023, almost February 2023.
- Property owners who don't have insurance or don't have enough insurance go to the DRCs call FEMA or go to the FEMA website and apply for disaster assistance money. What they don't realize is that when they're taking that low amount of money versus a potential insurance payout, if they have insurance, they're getting a very small amount of money under FEMA's Individual And Household Programs (IHP).
- They take that money and it acts like a building and contents policy. The payout award is structured that way, but it's a lot less money.
- If they get \$20,000 from FEMA, they don't realize that when they sign on to get that money, they're agreeing to a flood insurance in perpetuity clause for that address. What later happens is they get a temporary three-year policy known as a Group Flood Insurance Policy (GFIP).
- Every year they're notified that after the three years, they must go out to the market and get their own policy. Many homeowners don't realize they have the Group Loan Insurance Policy during the three years. They let it lapse, intentionally or not intentionally, and then another disaster occurs. They still live in the house. They go back to a DRC if we get an IA (Individual Assistance) Declaration, and they're told they cannot get benefits because they didn't keep flood insurance in perpetuity for the life of the address.
- That means even if you demo the structure and build it back to compliance, you still have a flood insurance and perpetuity requirement for that address. That's strange isn't it?
- He held an outreach event with Realtors yesterday and this was a very good topic. You sell the home, you don't inform the new owner of the situation, they show up at a DRC because they didn't properly insure, or they're underinsured. You only get \$250,000 in building coverage through the NFIP, so if you're lucky enough to get that full payout, it doesn't mean you're going to have enough money to rebuild your home.
- What mostly happens is you get an SBA low-interest loan to supplement it and with that, the flood insurance and perpetuity costs can sometimes take effect through the SBA.
- That's the primary argument that we make when we talk to the professional development community: A Letter of Map Change is not a form of mitigation. Flood insurance is always preferred or recommended.

**Mr. Vasey** noted that your designed-for storm is regularly exceeded.

**Mr. Lang** said definitely. Floods know no lines.

**Mr. Mason** said that just because we haven't heard back from FEMA doesn't mean it's over, but we're prepared to handle our business with the utmost urgency and precision.

**6. Other Items/Committee Correspondence**

***Mr. Lang told the committee:***

- Simultaneously with the FEMA audit of Hurricane Ian damages, we have a recurring audit with the State Floodplain Management Program office. That's a higher regulatory agency that's giving us a list of properties they identified through a field/community visit. They don't randomly pick those. They're pulling data from the private database we discussed for Repetitive Loss Properties, looking at quit-claim data and claims data post-event.
- They usually already know what they're looking for when they show up here and they're still inaccurate. We met with the state, which notified us that they were auditing us by coming through on a recurring scheduled community-assisted visit. We don't know the schedule. It's a rotation through Florida communities.
- We met with them on April 12<sup>th</sup> at the Lee County Emergency Operations Center and we spoke our mind. This was a post-Lee County situation. We're supposed to get back a small amount of properties for this audit, maybe 10 is what we were told, and that's easy for us to address and mitigate.
- But we pushed back to the state office the locality of the scenario. There are two ways to conduct substantial damage per FEMA's guidelines. You can use the building permit process as one option, or do what we did with Hurricane Irma as a pilot community with FEMA, which is witch hunts, going out in the field and doing Substantial-Damage Determinations. We made it very clear to the state office that those are the two options on the books.
- They were trying to tell us that going out in the field was required. We said they should show us where that is in Code of Federal Regulations.

**Mr. Mason** said he even brought the Substantial Damage desk reference and asked him to point out here where it says that because it doesn't.

**Mr. Lang** said we were prepared for the discussion. It was a civil discussion and they walked away with a better respect for the situation. Their response to our question about the legality was that's what was preached to them. So it was a civil, informal, relaxed discussion and wasn't contentious. But the point was that they seemed to acknowledge that just because someone tells you something doesn't mean it's factual. That's where we stand currently.

**Public Speaker**

***Pat McCabe, of Doral Circle, told the FMPC:***

- She's impressed with what this group is doing and appreciates the effort and time that you're putting into it, both Collier County employees and volunteers.
- Doral Circle is surrounded by Hibiscus Golf Course, with 66 homes in the flood zone on FEMA's map. We're concerned that our homes are vulnerable to flooding because Hibiscus recently changed the course's elevation.
- In 2022, our homes barely escaped flooding during Hurricane Ian, with water within inches of our pools and back doors. Across the lake and canal behind us, Hibiscus was inundated with water covering several acres.
- Hibiscus' website says it decided in 2020 that its aging hydraulic irrigation system needed to be replaced and the course needed a complete renovation. Work started last April. As part of that renovation, Hibiscus dug large holes in the fairways beside the lake and canal, piling soil into large mounds and filling holes with broken paving and then refilling the holes with soil.



- We called during construction, requesting drawings for the drainage and the elevation changes. We were told the manager would have to get back to us and he never did. We also sent emails with the same concerns that went unanswered.
- She couldn't find any permit on the county's website for that renovation. The course now appears higher in many places, leaving us wondering where the new drainage system will discharge. We're fearful of flooding into our homes from the next storm.
- We have questions for Collier County. Is the water draining into the lake? If not, where is it going? We would like to see a topographical plan for the course's renovation.
- What oversight did the county have for Hibiscus' renovation? If there was any, we would like to see it.
- Was a water flow analysis done to show Hibiscus' renovation would not increase flood levels within our community? If so, we would like to see it. If not done, does this not jeopardize our Class-5 rating and the county's 25% flood insurance discount?
- You talked about flood warnings. She's really concerned about this because we sit so low. We are about four feet below Rattlesnake-Hammock Road in an enclosed dead-end.
- At least one resident called her to say she's worried he'd drown there so he asked a neighbor with a big truck to pick him up and bring him to a house that was higher.
- The question she had after that was, where were the warnings?
- We also had a water main break recently and it took six to eight hours for Collier Alert to get back to us and tell us to boil our water and don't boil your water. We need to be better coordinated. She also remembers that with 911, people couldn't talk to each other because they had different frequencies.

*[Mr. Chrzanowski and Mr. Vasey applauded.]*

**Mr. Lang** said the Hurricane Ian notifications and alerts were specific to certain evacuation zones, specifically Zone A. That may have played a part in terms of your geospatial location or location of your home in relation to that zone. Mrs. McCabe may already have done this, but he recommends signing up for [www.alertcollier.com](http://www.alertcollier.com) notifications. That's important.

**Mrs. McCabe** said she did and that's why she's complaining about the water-main break.

**Mr. Lang** said the water outage situation/main break was addressed at the Board of County Commissioners meeting. Director Dan Summers and the Department Head of Public Utilities, Dr. Yilmaz, spoke to the board. He's confident this was brought to Emergency Management and that they're working on these fast-breaking events, specifically water-main breaks.

**Mr. Asthappan** said we were contacted by PUD on that. It was a cautionary boil water, not a mandatory boil. It wasn't a disaster, but with the flood it could be a disaster.

**Mrs. McCabe** said that's why we need to get these alerts working properly.

**Mr. Asthappan** said we're forging that relationship. He's drawing that up now and formalizing it, but we already have an informal one with the Utilities Department. If something were to happen, our office would send that alert out more quickly. We didn't foresee anything. We had two events in a couple of months that caused widespread precautionary well-water notices.

**Mr. Lang** said it was kind of a perfect storm so we said to forge that relationship and we're going to get alerts out more quickly. Hopefully that alleviates some of your concerns.



**Planning Commissioner Shea** said the only way we found out about a boil-water notice is that somebody happened to be watching the news. Is there a plan to send it out to HOA communication networks or any groups that can get it to groups?

**Mr. Lang** said he can elaborate historically because it's not fair to Jibey to put him on the spot for actions before his time.

**Mr. Lang told the committee:**

- Your complaint is more than justified.
- Public Utilities has a traditional way of doing this. As Emergency Management, we engage with them and provided the framework for notifying them. We got caught up historically because we were talking about the over-inundation of notifying the public through Alert Collier. That was one of our big concerns but that's not an excuse. That was just a part of the discussion.
- We were trying to come up with a reasonable threshold at a larger number to use Alert Collier versus the traditional Public Utilities approach, going door-to-door, because it was usually a smaller type of event, not such a large scale.
- The large scale event and those ramifications set off and reignited the discussion about thresholds where Alert Collier needs to be utilized. Kudos to Jibey because they're addressing that and he's got a lot of expertise. Public Utilities is now acknowledging that threshold and addressing it with Emergency Management so that it's hopefully mitigated in the future.

**Mr. Asthappan explained:**

- That's accurate. This was a large-scale one, something that hasn't been seen before. We had 30,000 homes on the last main break and they couldn't go door-to-door, so they needed something.
- Now they're working on a plan that meets with their Impassa System that will automatically generate those, but until then, we're on a band-aid solution to send out Alert Collier.
- Any time you send an alert, it's a double-edged sword because we don't want to upset anyone. We have mothers putting their babies down, people trying to sleep, even late in the morning, so we don't like to interrupt.
- We got a complaint about an Alert Collier call at 9:30 p.m., saying he woke them up and they have a hard time going to sleep.

**Planning Commissioner Shea** said they can turn off their phones if they want to sleep.

**Mr. Asthappan** said we try to cause the least amount of disruption to your life while still providing valuable information. That's the MOA that we're writing with the Utilities Department that needs to strike that balance. It's a good warning system. He doesn't mind being inundated. You can narrow the search down to certain communities. We may initially have some information that'll let you know there's something going on. As we have the exact, affected location, then we'd send a message to those on the list.

**Mr. Lang** said he spoke with Pat McCabe at great length and provided a lot of information and she had a lot of good questions about flood insurance issues and the rating methodology that we talked about so we went over that. He located a Planning Application number for Mrs. McCabe, but it was closed out.

**Mrs. McCabe** said that was before Hurricane Irma and seemed to be obsolete.

**Mr. Lang** said he provided Mrs. McCabe with contact information for one of the county engineers, Jack McKenna, to follow up on this.

**Mrs. McCabe** said county commissioners need to be concerned about this.

7. **Adjourn – Future Meeting Dates**


9 a.m. August 2, 2024

9 a.m. November 1, 2024

*Ms. Orlich made a motion to adjourn the meeting. Second by Mr. Shea. The motion passed unanimously. 8-0.*

There being no further business for the good of the county, the meeting was adjourned by order of the vice chairperson at 10:48 a.m.

**COLLIER COUNTY FLOODPLAIN  
MANAGEMENT COMMITTEE**

  
\_\_\_\_\_  
**Eric Johnson, Chairperson**

These minutes were approved by the board/Chairperson on 08/02/2024, (select one) as presented \_\_\_\_\_, or as amended X.