

February 14, 2018

MINUTES OF THE COLLIER COUNTY
FLOODPLAIN MANAGEMENT PLANNING COMMITTEE MEETING

Naples, Florida, February 14, 2018

LET IT BE REMEMBERED, the Collier County Floodplain Management Planning Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00 A.M. in REGULAR SESSION at the Collier County Growth Management Division Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman: Jerry Kurtz, CC Staff
Vice Chairman: Craig Pajer, CC Staff
Kenneth Bills
Rick Zyvoloski (Alt.), CC Staff
Christa Carrera, City of Naples
Phillip Brougham
Kelli DeFedericis, City of Marco Island (Excused)
Duke Vasey
Mike Sheffield, CC Staff
Lisa Koehler
Raquel Pines, Everglade City (Alt.) (Excused)
Jonathan Walsh, CC Staff (Excused)
Tim Nance
Joseph Gagnier (Excused)
(Vacancy)
(Vacancy)

ALSO PRESENT: Caroline Cilek, Manager, Plans Review and Inspections
Amy Patterson, Capital Project Planning – Impact Fees Program
Management

Chairman Kurtz called the meeting to order at 9:00am

1. Approval of previous meeting minutes from November 8, 2017

Mr. Vasey moved to approve the minutes of the November 8, 2017 meeting as presented. Second by Mr. Brougham. Carried unanimously 8 – 0.

Discussion occurred on presentation at the November 8, 2017 by Staff on the Golden Gate Area Master Plan update and the feasibility of the Committee taking formal action on the concept of Disbursed Water Management in the area. It was noted the minutes reflect the Committee's favorable view of the concept but a motion may be in order.

Mr. Brougham moved for the Committee to endorse the County's Disbursed Water Management concept as currently proposed for the revisions to the Golden Gate Area Master Plan. Second by Mr. Nance. Carried unanimously 8 – 0.

Mr. Pajer arrived at 9:05am

Ms. Koehler arrived at 9:05am

2. CRS updates

Ms. Cilek reported representatives of the ISO (Insurance Services Office, Inc.) will be on site to perform a 3 year audit of the County's program. Staff to this point, does not believe there are any major changes to the rating system that will impact the County.

3. Hurricane Irma Update

Ms. Cilek reported

- Staff inventoried structures to determine any substantial damage as a result of the hurricane and issued letters to any owners as necessary informing them of their status.
- The major impact of flooding occurred in Plantation Island, Goodland and Everglade City.
- Staff is working with owners to determine options for reconstruction given any damage to a building greater than 50 percent of appraised value requires conformance with most recent FEMA standards.
- The standard may require elevating ones home to one foot above base flood elevation given many of the structures are constructed at or below base flood elevation.
- Staff is working with the owners to help provide options including FEMA funding, grants, etc. so they have available resources to raise the structures if necessary.
- Staff continues to monitor areas where re-occurring loss occurs to determine what, if any measures need to be undertaken to remedy the continual damage.

4. Flood Damage Prevention Ordinance Update

Ms. Cilek reported the County is "repealing and replacing" the Flood Damage Prevention Ordinance given the changes to the Florida Building Code. She presented the PowerPoint "*Floodplain Management and the Florida Building Code*" highlighting:

- Floodplain regulation is a partnership between: FEMA who provides flood maps, sets minimum regulations and provides federal flood insurance; the Florida Department of Emergency Management who provides technical assistance; and communities who adopt the flood maps and enforce regulations.

- The Florida Building Code (FBC) governs the design and construction standards for buildings in flood hazard areas with the 6th edition requiring a Base Flood Elevation (BFE) of +1 foot for all structures.
- The local regulations are proposed to be changed to coordinate the Florida Building Code with local floodplain management regulations and avoid redundant or conflicting requirements.
- The State Model Ordinance developed by the Florida Division of Emergency Management may be adopted and was coordinated with the FBC, approved by FEMA and reviewed by the Building Officials Association of Florida and the Florida Floodplain Management Association.
- The Ordinance has specific administrative provisions, definitions matching the FBC, recaptures and regulates buildings exempt from the FBC and provides coordination between the Building Official and Floodplain Administrators. It also has provisions for development other than buildings such as manufactured homes, recreational vehicles, tanks, floodplain fill and channel alterations.
- It incorporates long-standing FEMA policies and guidance and retains the 18" above the Crown of Road requirement and allows exceptions if a P.E. prepares a stormwater plan (Type 2), however there are no requirements for slabs, garages, or sheds to be elevated to the COR.
- Manufactured homes are not subject to the FBC however are required to meet the BFE +1 requirement.
- The goals of the ordinance include lowering NFIP flood insurance premiums, lessening the amount of damage incurred during flooding events and promoting faster re-occupation of buildings.
- The Ordinance allows a Federal, State and Local government's to locate temporary housing in the SFHA.
- The adoption process includes Staff developing a draft ordinance, a review by Advisory Committees, adoption by the BCC and submittal to FEMA and Florida Building Code office.
- Staff will be scheduling a meeting for the Committee to review the Draft Ordinance.

The following was noted during Committee discussion:

- FEMA is in the process of updating the County's floodplain maps, however the process is anticipated to be time consuming.
- It would be beneficial to ensure the changes do not negatively impact existing or proposed accessory structures in the Golden Gate Estates area, especially agriculture related uses such as goat sheds, pole barns, etc. – *Staff noted the intent is to lessen restrictions on accessory structures.*
- Consideration should be given to coordinating the review with owners in the Rural Lands Stewardship Area given the potential for new development in the region – *Staff agreed but noted the projects would potentially require issuance of an Environmental Resource Permit by the South Florida Water Management District and the homes will potentially be elevated via "fill" at or above the "X zone" flood elevation which would reduce the potential impacts of the Ordinance on proposed developments in the area.*

5. Floodplain Management Plan Mitigation Action Updates

Ms. Cilek provided the "FPM Progress Report for 2018 Action Items 1st Quarterly Meeting 2018 – February 14, 2018" for information purposes and provided an overview of the report.

The Committee noted it may be advantageous for the Committee to provide input on future stormwater projects given the County is implementing a Stormwater Utility and the revenue generated may be utilized for capital projects and maintenance.

Mr. Sheffield left at 10:10am

6. Sea Level Rise Sub-committee updates

Ms. Patterson reported the Subcommittee will be reconvening to review new studies and other information related to sea level rise. The Committee is currently comprised of Mr. Vasey, Mr. Kurtz and Ms. Koehler and she will be scheduling a meeting in the near future.

7. Collier County Floodplain Mapping updates

Ms. Cilek reported representatives of FEMA will be visiting the County in March to review floodplain mapping and Staff will issue public notice for any meetings which Committee members may want to attend

8. Review Development from the Last Quarter

Ms. Cilek reported the rate of building applications submitted is at high level mainly attributed to repairs due to hurricane damage and projects delayed in the fall as a result of the hurricane.

9. FPMC Public Member Vacancy

Ms. Cilek reported Clarence Tears and James Hale have resigned from the Committee creating 2 vacant seats which will be publicly noticed in accordance with County policy. It was noted it may be advantageous to designate a seat for a representative from the Rural Lands Stewardship Area lands given the potential impacts on floodplain management to the region.

10. Other Items/Committee Correspondence

None

There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 10:35AM.

**COLLIER COUNTY FLOODPLAIN MANAGEMENT
COMMITTEE**



Vice Chairman, Craig Pajer

These Minutes were approved by the Board/Chairman on 5/9/2018, as presented X, or as amended _____.