

FLOODPLAIN COMMITTEE MEETING

September 16, 2015
Celestial Conference Room

PRESENT: Andrea Dobbins, Project Coordinator/Risk Manager
Joseph Lo Bello, Town Manager
Ruben Cruz, Director of Planning and Zoning
Anthony Meriano, Director of Public Works
Vanessa M. Mutchnik, Town Clerk
Frank Davila, Planning Technician

ALSO PRESENT: Julie Pilcher
Jo-Anne Cassels-Lander
Geri Brackman
Warren Turner
Chris Banker
David Cox

1) CALL TO ORDER

Project Coordinator Dobbins called the meeting to order at 10:03 AM

2) Overview of Flood Mitigation Action Plan

Project Coordinator Dobbins stated that the floodplain management plan was currently on the Town's website.

Ms. Dobbins pointed out some of the improvement projects that the Town is intending to do in the upcoming years (*document attached*).

3) Discussion of Other Recommended Stormwater Management Projects as Recommended by Town Engineer (Juno Ocean Walk & Zenith Lane)

Director of Public Works Meriano stated that there were three locations in Town that were identified as storm water issues. He stated that one of which was Pelican Lake. He stated that the other two remaining projects were Juno Ocean Walk and Zenith Lane.

Director of Public Works Meriano stated that, regarding Juno Ocean Walk, staff did contact Florida Department of Transportation (FDOT) to see if they could help to improve the flow that comes off of US Highway One. He said that the FDOT was not as responsive as staff would have liked but they made some additions, like a berm, which helped with the drainage. He stated that staff will continue to follow up with the FDOT.

Jo-Anne Cassels-Lander questioned if staff produced the video that they had made for the FDOT.

Director of Public Works Meriano stated they did.

David Cox questioned if Juno Ocean Walk was situated downhill towards the intracoastal.

Julie Pilcher stated that it was.

Director of Public Works stated that, regarding Zenith Lane, and the storm drainage issue, it is a little problematic as it comes with a heavy price tag. He stated that they have not been experiencing the type of flooding there that the Town experienced in 2009, but he added that he attributes this to property owner improvements.

Director of Public Works Meriano also addressed the storm drainage system on Universe Boulevard. He stated that it was old and falling apart. Mr. Meriano stated that it was the Council's decision to have those who discharge onto Universe Boulevard bare the cost of the improvements. He stated these stakeholders are the Town, Florida Power and Light (FPL) and a few condos on Universe Boulevard.

Town Manager Lo Bello stated that the pipe in the drainage system on Universe Boulevard is prevalent everywhere and it is not just happening in Juno Beach. He added that the Town also has to deal with salt issues, which causes further damage.

Director of Public Works Meriano stated that was correct and staff would continue to monitor the situation on Universe Boulevard.

Project Coordinator Dobbins stated that, regarding Juno Ocean Walk, the Town plans to use the Local Mitigation Strategy which is with Palm Beach County. She stated that the County identifies different hazardous areas and puts them on a prioritized list. Ms. Dobbins stated that this list could have over 100 projects on it. She said that the County then sends the list up to the State and the State decides which projects should be allocated funds.

Project Coordinator Dobbins stated that the County allows submittals beginning October 1st. Ms. Dobbins stated that her intention is to get Juno Ocean Walk on this list but added that it could be several years before funding becomes available.

Town Manager Lo Bello stated that it helps to be on this list for grant funding as well.

Jo-Anne Cassels-Lander questioned if there was anything that the Town could need from their end.

Ms. Dobbins stated that she would let them know.

Project Coordinator Dobbins requested insight from Chris Banker and Geri Brackman regarding rezoning of flood zones by FEMA in their professional opinion.

Chris Banker stated that with the insurance industry they still do not know how this will impact rates. He stated that at the earliest they should know something possibly by April 2016.

Ms. Dobbins questioned how the Biggert Waters Act would affect how much flood insurance could go up.

Mr. Banker stated that it is done on a parcel by parcel basis. He added that on average we should expect a 10-15% rate increase.

David Cox stated that at the Manor their rate increased more than that average.
Mr. Cox stated that the Biggert Waters Act only protects certain properties in the high risk zones; that was his understanding of it.

Mr. Banker stated that he could put something together to distribute at the next meeting regarding this issue.

Ms. Dobbins stated that it was her plan to have the next meeting at the beginning of the year.

Town Manager Lo Bello questioned if people without flood insurance should go ahead and get a policy as this would protect against a huge increase.

Mr. Banker stated that in the insurance industry, we always believe that it is better to have this type of policy but would not suggest everyone go into a panic mode.

Warren Turner questioned if those on the 12th floor of a condominium need flood insurance.

Mr. Banker stated that they do not necessarily need flood insurance but if a major flood event occurs, which impacts the association and there is an assessment, then having flood insurance would help.

Geri Brackman spoke on how the flood maps impact the real estate industry and stated that it has affected those buying in the middle range.

4) Comments from the Committee

David Cox questioned if Juno Ocean Walk experiences major flooding during a heavy rain or hurricane.

Jo-Anne Cassels-Lander stated that they do but thankfully the Town does help with pumping out water during these events.

Director of Planning and Zoning Cruz questioned if a home owner would get a discount on the flood insurance if their community has done improvements.

Mr. Banker stated that unfortunately no, but there are discounts when the flood insurance is combined with the home policy.

5) ADJOURNMENT

Project Coordinator Dobbins adjourned the meeting at 10:50 PM