



CITY COMMISSION WORKSHOP MEETING MINUTES

Thursday, July 11, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

PRESENT: Mayor Patti King, Chairman Scott Spradley, Commissioners Eric Cooley, Jane Mealy and James Sherman. City Manager Dale L. Martin, City Attorney D. Andrew Smith, City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chairman Spradley called the meeting to order at 5:30 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders:** Commissioner Sherman led the pledge to the flag. The agenda moved to Item 3a of the Regular Meeting.
3. **General Business**
 - a. Discussion and direction to Staff regarding Fill Allowance.

Chairman Spradley opened the meeting and detailed the order of the meeting. Mr. Martin spoke to the history of the item. He introduced Bill Freeman, City Engineer.

Mr. Freeman described the difference in streets and subdivisions being designed now and when the City's streets and homes were built. At the time, the City streets and homes were built one did not need a permit from St. Johns River and Water Management District because they had not started the permitting process. If there had been, there would have been a requirement for compensatory storage. Because there was not a design in place for where the stormwater would flow, the City's low-lying areas are receiving stormwater, resulting in yards flooding and it does not drain for hours or days.

The code does require compensatory storage, however, there are a number of exceptions in the code. He reviewed options assisting the citizens with containing and removing the stormwater. As the code read now, using the exceptions, the amount of fill allowed does not allow for enough compensatory storage. Mr. Freeman thought it would be a good idea to amend sections of the Land Development Code.

Commissioner Cooley referred to other areas of the code protecting citizens from homes being built adjacent to their property. His concern was there was a lack of research or selective reading during the approval process. Commissioner Cooley was not in favor of the moratorium because the rules currently exist.

Mayor King felt it boiled down to enforcement. She had mixed emotions about the moratorium. Mayor King was not sure where the short-fall was in the process.

Commissioner Mealy felt that this workshop should have been scheduled after the McKim & Creed presentation. She felt stormwater and fill were not two different subject matters. She was in favor of the moratorium if the section of the code could be revised in 90 days.

Mayor King suggested tabling the item for two weeks until the Commission received the presentation from McKim & Creed.

Chairman Spradley did not think it was the right time for the moratorium when the Commission is still processing the information from McKim & Creed.

Commissioner Sherman agreed to table the item to the next meeting. He was concerned and wanted assurance that if we do change the ordinance to better the situation that the ordinance will be followed.

Chair Spradley opened public comment. The following citizens shared their concerns, opinions and suggestions: Bobby Richman, Christine Shoestack, Paul Mykytka, Anna Maria Long, and Brenda Wotherspoon. Chair Spradley closed public comment.

It was the consensus of the Commission to meet again regarding the topic as a separate meeting from the Regular Meeting after they have read and digested the information from the study.

4. **Adjournment:** The workshop ended at 6:51 p.m. and returned to the regular meeting agenda.

Attest:

Scott Spradley, Chair

Penny Overstreet, City Clerk