

**MINUTES  
CITY COMMISSION DOWNTOWN STORMWATER  
WORKSHOP  
HELD AT CITY HALL TRAINING ROOM**

---

**February 21, 2012**

**5:30 PM**

**Training Room**

---

**1. Call to Order**

Mayor Ed Kelley called the meeting to order at 5:30 p.m.

Present were Mayor Ed Kelley, Commissioners James Stowers, Troy Kent, Rick Boehm, and Bill Partington, City Manager Joyce Shanahan, Assistant City Manager Ted MacLeod, City Attorney Randy Hayes, City Clerk Joshua Fruecht, Planning Director Ric Goss and Civil Engineer Shawn Finley.

**2. Strategic Planning for 2012**

**A. Downtown Drainage Master Stormwater Plan for Community Redevelopment Area**

Ms. Joyce Shanahan, City Manager, explained that the purpose of the workshop was to update the Commission on the CRA Stormwater Master Plan and stated that Mr. Ric Goss, Planning Director, Mr. Dwight Durant, President, Zev Cohen & Associates, and Mr. Shawn Finley, Civil Engineer, were present and involved with the project.

Mr. Goss stated that the presentation would be given by Mr. Finley, who was the in-house project manager. He stated that Mr. Durant would also participate in the presentation. He stated the project started in September of 2010 and had evolved from the re-development plan that was approved back in 2007. He stated the idea was to come up with a comprehensive stormwater solution and to obtain a conceptual permit. Mr. Goss stated they were not looking for an approval from the Commission and that the workshop was set up to provide information only. He stated that if the Commissioners saw aspects of the project that they did not like, he would like them to let him know now.

Mr. Shawn Finley stated that the project had two end goals, the first of which was to develop a master plan for the redevelopment area and the second was to obtain a conceptual permit from the St. Johns River Water Management District (SJRWMD). He stated that the background of the project was, as Mr. Goss had said, a part of the 2007 update of the downtown Community Redevelopment Area (CRA) plan.

Mayor Kelley inquired as to what the difference was between the conceptual plan and the actual plan, and asked if the conceptual plan would be approving the concept, and then the actual plan would have to be approved.

Mr. Finley stated that the conceptual plan would give them the authority to define volumes and flow rates and would serve as a bubble plan that defined the basins.

Ms. Shanahan stated that essentially the goal was to identify mass storage areas so that they did not have to break up a site to provide on-site stormwater storage.

Mr. Finley stated that the objective was to be more efficient with the city's stormwater. He stated that you sometimes could hold more with a five-gallon bucket than with five one-gallon buckets. He stated that there were several local areas in Volusia County that had implemented similar plans, such as Port Orange, who had made parks out of them. He stated that stormwater permitting had not been around very long and that the advent of environmental resource permitting had started in the early 1990s. He stated the majority of development in the CRA was done before that period. He showed examples of the permits issued in the last 20 years in the CRA by the SJRWMD. He displayed maps and explained that the CRA was divided into three districts: Ocean, River, and Creek. He stated that streamlining the process and transferring stormwater burden off individual sites would be an advantage.

Mr. Finley explained the comparison between the permitting process with and without the master plan. He stated the process started with the candidate going to their consultant. He stated that the next step in the permitting process normally would be to go to a pre-application meeting and then submit the application to SJRWMD and go through their agency review. He stated that step often hung up the process because you would begin to receive Requests for Additional Information from SJRWMD and each cycle allowed 30 days for a review period, so the time added up and discouraged the developer. He stated that finally after the requests were all answered a permit would be issued. He stated that with the permitted master plan in place you would go to your consultant for your design and then submit directly to SJRWMD. He stated that with that plan it would just be a simple matter of the SJRWMD checking the books and verifying that you met the permit conditions. He stated that the most recent permit issued in the CRA, the one on the Maria Bonita property, was a good example of the timeframe for the permitting process. He stated the engineer was diligent in their responses to the SJRWMD and the application had been submitted in 2009 and was issued in late May

2010. He stated that was a rather timely turnaround for the process. He explained that for a simple site it was usually five months. He stated that by going to a permitted system it would cut the time down to about 45 days.

Mr. Finley stated they had indentified four phases of the project. He stated the first phase was to evaluate the redevelopment district in its current condition. He stated the next phase was to evaluate the district in its redeveloped condition by taking the basins and assigning impervious areas to determine how much volume needed to be provided to treat them and determine where it would be generally natural to place the treatment facilities. He stated that the third phase was to prepare the CRA stormwater plan with the fourth phase being to actually apply for the Conceptual Permit from SJRWMD.

Mayor Kelley asked if the conceptual plan was created using the maximum amount allowed, because if they did not they would have to constantly go back to SJRWMD; whereby, Mr. Finley stated that generally speaking the main corridor SR 40 frontage was at 85% and the properties to the rear of the SR 40 main corridor were at 80%. He stated that both of those figures were pretty ambitious for impervious areas, but would allow room for areas that might be higher than that percentage since there would be areas that would be lower as well which would balance out. He stated that they currently were at the tail end of phase three and were working on phase four, obtaining the SJRWMD conceptual permit. He stated that they were in the process of responding to a request for information from the district and should be rather close to obtaining the permit.

Mr. Durant stated that all the negotiating had already been done with the SJRWMD for the conceptual plan so that the city or other future developers would not have to do so. He showed the Ocean, River and Creek district maps integrated in with the conceptual plan. He stated that after he received the permit they would issue the city a Stormwater manual which would contain maps identifying the areas and what needed to be done. He stated this removed the uncertainty for private developers of what could be done with a property before it was purchased. He explained that on the maps they saw ponds but that their placement could be moved around. He stated they had to incorporate them into the design to show what sizes they could be. He stated that all of the ponds could be moved or taken and put together, as long as they accounted for a certain amount of water volume within a particular basin. He stated that there were even a couple out in the river. He explained that if you placed bulkheads underneath the piers and trapped all the water underneath the bridge you could turn it into a stormwater pond and the general public would not even know. He stated that they were setting up the conceptual plan so it could be

easily modified, as the district had stated that they needed a definite project in order to create ponds in the river.

Mayor Kelley stated that he did not believe there was much available land to be developed in the CRA, as it was mostly just re-development. He theorized that there might be two or three acres available, which was not much for all this design and work.

Mr. Durant stated that in the downtown area everything was mostly developed. He stated that they were trying to provide for re-development projects; because once something was torn down to be redeveloped it had to be re-built to meet current codes.

Mayor Kelley stated that they seemed to be going through a great exercise for the potential of redevelopment, with potential being the key word.

Commissioner Stowers stated that certain properties currently would not have an incentive to re-develop because they would not easily be able to come up to current standards. He stated that this would provide flexibility in the future and an opportunity for them to do so cost effectively.

Mayor Kelley stated that most of those properties that needed to be redeveloped would be quite impervious and at least in the 80<sup>th</sup> percentile. He stated that many other properties would have to be greatly reduced in imperviousness to accommodate that.

Mr. Durant stated that going a couple of blocks away from the River District there were areas that were about 60% impervious.

Ms. Shanahan stated that part of the process for the developer would be going through SJRWMD and this would shrink the six-month process down to 45 days. She stated that time was money and it would make a difference.

Mayor Kelley stated he understood when this was done for new development in the business park and the sports complex as it had been great for the developers. He stated he hoped someone who could come in with the funds to re-develop in the CRA.

Mr. Durant stated that this plan showed that the city was trying to make it easier for potential developers and it was an advantage for them. He stated that once you had those natural plans in place it would put the city at the top of the list to get grants. He stated that low impact development and other green elements could be implemented as well. He stated that the conceptual plan permit would lock them in for 20 years and that the requirements could not be changed on them during

that time.

Commissioner Kent wondered if there would be any negative public perception; whereby, Mr. Durant stated that he could not think of any.

Ms. Shanahan stated that the only thing she could think of was that they were setting themselves up for more re-development and that might make some people wonder if they were going to revisit height, but that would be an extreme example.

Commissioner Stowers stated that height issues were in the charter. He stated that he thought of some potential negative issues, one of which was the \$2 million figure and he wanted to know if that included property acquisition; whereby, Mr. Durant stated that it did not.

Commissioner Stowers stated that the purchasing of property for water retention areas could be something that was viewed negatively. He asked about the flexibility of the proposed pond areas and inquired if they were only flexible within each basin.

Mr. Durant stated that they could shift downstream but that they would have to have ponds downstream of development and that they could not all shift upstream.

Commissioner Stowers then inquired about the retaining walls and stated that a few years ago the mixed-use project had received a lot of backlash. He asked if the SJRWMD had approved those sorts of things in a waterway and if Mr. Durant had any photos so that they knew what it looked like. He stated that he could see residents wondering what it would look like in a public park.

Mr. Durant stated that the designs on the map were just geometric shapes and it really should have said bulkhead and not retaining wall. He stated that if the bulkhead was put directly under the pier you would never know it was there, except that you would catch fish on one side and not on the other. He stated that at the Chart House in Daytona Beach, south on Beach Street right before you took a left; there was a little basin right in the marina with a wall that looked a little weird, and that was one of them. He stated it looked like a marina where you would wonder why no one put their boat in it.

Commissioner Kent asked where the water would go if storms came; whereby, Mr. Durant stated it would go right over and be treated right there.

Commissioner Kent stated he had seen that one and did not like the way it looked.

Mr. Durant stated that if they had a pier over it, it would look a lot better; whereby, Commissioner Kent stated that he agreed.

Mr. Goss stated that they wanted to have the infrastructure up to date so that they could encourage re-development.

Mayor Kelley asked if the cost could be recovered by charging fees; whereby,

Mr. Goss stated that when he was in Largo they had done a downtown retention program and had a pond approved which all the properties drained into, and those properties paid the city based upon the cost of the pond split by cubic feet. He stated there were a number of ways to fund that type of thing.

Ms. Dorian Burt, Highlander Corp., stated that although some may think there were not areas for redevelopment, she felt there were. She stated that the Rose Villa was left off of the River District and it took 13 months to get permitted and now had a big hole on its property. She stated that Mr. Jones was still buying property and had big ideas but did not like the idea of giving up multiple holes on downtown property to have a pit. She stated that everyone would be thrilled to pay in for the ones in the river that you could hardly see in order to maximize the downtown development. She stated that everyone was hurting but she assured them that the cost of land in downtown was not lowering.

Mayor Kelley asked whether someone who already had a pit dug could have it replaced; whereby, Mr. Durant stated that they could but they would have an existing permit that they would need to modify. He stated that if the permit and modifications were in compliance with the conceptual plan, then it would be easy to obtain.

Mr. Goss stated that there were a number of exfiltrations within existing city streets. He stated that in many areas either the utilities underground or the road needed to be upgraded and when engineering was accepting bids to do some of those projects it would be very easy to also integrate one of the exfiltrations in at the same time. He stated this would help cut the cost because there would already be a hole in the road.

Mayor Kelley asked whether it was too late to do so on Granada Boulevard; whereby, Mr. MacLeod stated it was a resurface project and they would not be going underground.

Ms. Shanahan stated that they would not be digging a pit for that project.

Commissioner Partington wondered what the next steps would be.

Mr. Durant stated that they broke up their pre-development submittals so that they received comments from SJRWMD and they would be responding to them in the next seven to 10 days. He stated he expected to be issued a permit within 45 days. He stated after that the manual would be put together and distributed.

Ms. Shanahan stated that the final plan would be brought back before the Commission.

Commissioner Boehm asked whether the city would be asked to fund any of this in the next year or two years or whether it was an idea that may eventually happen. He stated that several of the ponds and retaining walls seemed to be development driven.

Mr. Goss stated that some money had been set aside in the CIP to begin improvements in the basins where they felt redevelopment was likely to occur in the immediate future.

Commissioner Boehm noted a large blue pond square on the Creek District map and asked how large of an area it encompassed; whereby, Mr. Goss stated that it currently was a vacant area and was about six acres.

Commissioner Stowers asked if a quarter acre lot within that district wanted to permit their site would have to have one of the large ponds on the map built to do so; whereby, Mr. Durant stated they could always do it conventionally on their particular property.

Ms. Shanahan stated that a small development like that would not cause them to have to create the six acre pond.

Mr. Finley pointed out the differences in the Ocean District map, including that there was a lot of proposed underground exfiltration and surface dry retention. He stated that the beachside had sugar sand and a low water table so they could use exfiltration sub-surface.

Mr. Durant stated they also put one proposed pond out of the district to set that precedence with SJRWMD so that the ponds could be outside of the CRA.

### **3. Adjournment**

Mayor Kelley adjourned the workshop at 6:28 p.m.

Transcribed by: Colby Cilento

