

***Flood Hazard Area & Wetlands Working Group  
Agenda  
Monday, July 26***

**I. Staff Comments**

- ❖ Minutes
- ❖ Webpage
- ❖ Requested items completed from last meeting:

- Future Land Use Map posted on webpage.
- Policy 4.1.A: “Special reasons or need.” Posted on webpage.

From Section 62-3724(c)(4): "Development, except for permitted uses, shall be transferred out of the ten-year floodplain unless the project has a **special reason or need** to locate below the ten-year floodplain and is found to be in the overriding public interest." There is no definition for "special reason or need," or "overriding public interest." Historically, these would be Board determinations.

From Comprehensive Plan Glossary: “**Public Interest** means demonstrable environmental, social, and economic benefits which would accrue to the public at large as a result of a proposed action, and which would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action. In determining the public interest in a request for use, sale, lease, or transfer of interest in sovereignty lands or severance of materials from sovereignty lands, the board shall consider the ultimate project and purpose to be served by said use, sale, lease, or transfer of lands or materials.”

From the Comprehensive Plan Glossary: “**Public Facilities** - transportation, sewer, solid waste, drainage, potable water, fire and police protection, emergency medical, educational, parks and recreation, and public health systems and facilities.”

- Jim Williams provided 100-year floodplain map (posted on website) and will bring 11x17 handouts.
- Osceola (Bob Massarelli) & Sarasota Counties (Lisa Frazier) “homework.”
- Previously proposed language posted on webpage.

## **II. Facilitator Comments**

## **III. Public Comment (3 minutes per speaker)**

## **IV. Working Group Discussion**

- Possible motion next meeting 4.1.B – remove reference to water quality.
- Possible motion for next meeting 4.1.B – add requirement for compensatory storage in 100 yr- floodplain.
- Group may want to consider TDRs, “smart growth,” cup for cup, clustering, conservation areas, etc...as alternatives to density?
- 4.3 is OK.
- Discussion on borrow pits?
- Look at changes previously proposed to Board.

❖ *Break times will be determined by Group & facilitator*