



**SURFSIDE BEACH TOWN COUNCIL MEETING MINUTES
WORKSHOP SEPTEMBER 22, 2015 ♦ 6:00 P.M.
TOWN COUNCIL CHAMBERS**

Mayor Samples called the workshop to order at 6:00 p.m. Mayor Samples, Mayor Pro Tempore Pellegrino, and Councilmembers Childs, Johnson, Mabry, and Stevens were in attendance. Councilmember Magliette was absent. A quorum was present. Others present: Administrator Fellner; Town Clerk Herrmann; Planning Director Morris; and Public Works Director Adair.

Mayor Samples explained the workshop was to hear from Ms. Morris regarding the Federal Emergency Management Agency (FEMA) flood maps, which would not be adopted any sooner than nine months from now, possibly longer.

Ms. Morris presented a slide presentation and maps, copies of which are attached and made a part hereof. Referring to the map captioned "Proposed Flood Hazard Map," she explained that the blue solid line represents the special flood hazard area as it currently exists. The area filled in blue is the new flood line for special flood hazard areas. The green line near the bottom is the current Coastal A zone, which is the Limited in Moderate Wave Action (LIMWA). That green line represents at least 1.5 feet of storm surge. The red line represents the new FEMA LIMWA line. All of the FEMA lines were expected to be adopted within the year. New construction in the LIMWA area would be required to be built to the Velocity (V) Zone standards. Currently everything within the green line back meets those requirements.

Mayor Samples asked how those changes would affect current property. Ms. Morris said there would be no impact unless construction was done that exceeded 48-percent, which is currently in the flood ordinance.

Ms. Morris referred to the map captioned "(Preliminary) Updated Flood Zone Map," and said that the town's GIS (Geographic Information System) technician added the new information to the town's system so it would be available for the public and to allow staff to print maps when requested. The pale blue shaded area is the "Shaded X Zone" that was expanded farther away from the ocean. The area shows between 100- and 500-year floods. That area does not required flood insurance. The blue area is the Special Flood Hazard area which does require flood insurance. There are areas within the flood zone that are not highlighted. Those properties either had their own flood studies performed, or the ground elevations were very high. The datum was being changed, because 1929 readings were being used. The 1988 study was more detailed and will be used now. If you compare the two maps, you can see the new map is much more accurate by the detailed zone lines.

Ms. Morris explained that by the 1st of November the State FEMA representative will meet with Town Council and the general public to explain the process and answer questions. Then an appeals period will be held during which Town Council may choose to appeal any of the flood maps. A letter of final determination will be sent once the appeals process was finished. Once the letter was received there is a compliance period that is explained on the PowerPoint presentation that is attached.

Ms. Morris said public meetings will be held on October 20th at 10:00 a.m. and 5:30 p.m. [in the fire station] so the public may view the preliminary maps, receive information, and ask questions. Public notice will be posted on the marquee and website. Additional meetings will be scheduled as needed.

Mayor Samples encouraged everyone to attend one of the October 20th sessions to avoid disrupting staff as they performed their daily tasks.

Ms. Morris said the FEMA Community Rating System (CRS) committee met today and discussed placing information in the newsletter. The preliminary maps can be published on the website, too.

Town Council Regular Meeting
September 22, 2015

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Mr. Stevens asked if the pale blue properties on the (Preliminary) map had to be elevated. Ms. Morris said no, that is the "Shaded X Zone" and construction was not required to be elevated. She explained that the flood ordinance requires that area to have a 3-foot freeboard. That was also discussed in the CRS meeting today. The CRS committee is going to study the code and make recommendations to Town Council. She explained that the white areas on the map represent the 500-year flood area; the pale blue represents the 100-year flood area.

Mayor Samples asked if insurance on the new structures in the LIMWA zone would be affected. Ms. Morris did not know. She said the Town Code states that any property located in the LIMWA zone is a V zone. This was also discussed at the CRS meeting. Owners should get a larger discount on insurance premiums, because they are exceeding requirements.

There were no public comments or questions.

Mayor Samples adjourned the workshop at 6:13 p.m.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: October 13, 2014

Douglas F. Samples, Mayor

David L. Pellegrino, Mayor Pro Tempore

Robert F. Childs, Town Council

Mark L. Johnson, Town Council

Mary Beth Mabry, Town Council

Ralph J. Magliette, Town Council

Randle M. Stevens, Town Council

Clerk's Note: This document constitutes summary minutes of the workshop that was digitally recorded. Contact the town clerk for appointments to hear recordings. Bring a flash drive to obtain a free copy. In accordance with FOIA §30-4-80, meeting notice and the agenda were distributed to local media and subscribers on the town's email subscription list. The agenda was posted on the town website and the entry door at Town Council Chambers. Meeting notice was also posted on the Town marquee.