



# Town of Melbourne Beach

**TOWN COMMISSION WORKSHOP  
WEDNESDAY, DECEMBER 5, 2018  
6:00 p.m.  
MASNY ROOM – 507 OCEAN AVENUE**

## **MINUTES**

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Mayor Jim Simmons  
Vice Mayor Wyatt Hoover  
Commissioner Steve Walters  
Commissioner Sherri Quarrie  
Commissioner Corey Runte

Town Manager Bob Daniels  
Town Clerk Nancy Wilson

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## **PUBLIC NOTICE**

**The Town Commission conducted a Town Commission Workshop  
on Wednesday, December 5, 2018 in the Masny Room  
to address the items below.**

## **I. Call to Order – Led by Mayor Simmons**

Mayor Simmons called the meeting to order at 6:00 p.m.

## **II. Roll Call**

Town Clerk Wilson led the roll call.

### Commissioners Present:

Mayor Jim Simmons  
Vice Mayor Wyatt Hoover  
Commissioner Sherrie Quarrie  
Commissioner Steve Walters  
Commissioner Runte

### Staff Present:

Town Manager Bob Daniels  
Town Clerk Nancy Wilson  
Intern Katie Reed

## **III. Pledge of Allegiance and Moment of Silence**

Led by Mayor Simmons

## **IV. Public Comment**

No public comment

## **V. Old Business**

### **A. Discuss stormwater issues with Scott Glaubitz from BSE Consulting**

#### **1. Stormwater issue at 2nd & Pine**

At a previous meeting, Vice Mayor Hoover asked that this issue be added to the Action List and suggested some possibilities for handling the water flow issues on 2<sup>nd</sup>/Pine:

- Check to see if pipes in front of the property are clogged
- Check if expanding the drain will help
- Check to see if some type of resurfacing of that intersection would improve drainage
- Discuss other possibilities

Mr. Glaubitz handed out maps to the Commission members and indicated on those maps what is aggravating the problem at 2<sup>nd</sup> & Pine.

To mitigate the problem, Mr. Glaubitz gave a few options:

1. On 1<sup>st</sup> Avenue up to Pine, staying on the Town Hall side of the road, install 3 catch basins to catch water coming from every direction
2. Install 2 catch basins where all the water would be caught on the south side
3. Do nothing

The first option would have 4 boxes and the second option would have 3 boxes. The second option would involve going through 3 driveways which would add to the expense. Adding to the expense of the first option would be road and sewer cleanouts that would have to be crossed. He added that option 2 would provide the most effective solution; he didn't think there would be more than a \$3,500 difference in cost between the 2 options

Mayor Simmons asked if anything was done to intentionally direct water to this area to which Mr. Glaubitz responded "no".

Responding to a question asked by Commissioner Quarrie, Mr. Glaubitz said there are non-monetary considerations that should be factored into any decision. Option 1 would be less problematic to the public and option 2 would be better technically.

Vice Mayor Hoover asked how much of the flooding Mr. Glaubitz thinks would be alleviated by either solution. He answered that they would handle summer storms but not a hurricane.

*Kate Wilborn  
502 2<sup>nd</sup> Avenue*

She asked why there are gullies on 1<sup>st</sup> Avenue saying that all they do is direct water to 2<sup>nd</sup> Avenue. Mr. Glaubitz concurred with Ms. Wilborn that the road is graded uphill but it would take too much to correct it; he can't explain why that was done initially.

Commissioner Walters asked if either fix would resolve the problem at 2<sup>nd</sup> and Pine. Mr. Glaubitz responded that either fix would be effective with 5 inches of rain but there's no guarantee at 7 inches; removing the coquina rock would help a little. Mr. Glaubitz said he can take the drainage basin area and model it with an 18 inch pipe under ideal conditions and the area would drain well. However, if palm fronds are on the grates, drainage can be blocked by 50% or more.

Commissioner Runte asked Mr. Glaubitz if he thinks the flooding issues are occurring because this area is in the middle of basin 8, saying that it seems to be a bigger picture issue. Mr. Glaubitz said over the years, more development has occurred with drainage going to the street and there are more impervious areas so those factors add to overall drainage issues in the Town.

**There was Commission consensus (5-0) to ask Mr. Glaubitz to provide estimates for options 1 and 2 factoring in both technical and emotional considerations.**

2. P& Z Board Land Development Code Action Items (01:41:42)

Mayor Simmons said the action item to be addressed that evening had to do with minor fill and minor grading. We allow people to do minor fill



and grading after they have their site plans, elevations, landscaping, etc. Those terms need defining so people can't alter their retention solutions. What we want to discuss are solutions to prevent flooding on streets or on neighboring properties. Mr. Glaubitz said that what the definitions of minor fill/grading should encompass are not changing the direction of water flow and not increasing water flow to the street. The bigger picture is what do you do and how do you classify redevelopment and new development. It would be a good idea for the Town's drainage ordinance to require retainage of the 10 year storm of the lot being developed, after which, it would run out to the street. Mayor Simmons asked if there is an objective way to define that such that our Building Official would have objective standards he could point to. Currently, our site plan approval says the drainage plan will be approved by the Building Official and may require a topographic map. Mr. Glaubitz said redevelopment is easy to define but the Mayor said there are degrees of redevelopment such that in some cases a drainage plan should be required and in other cases not.

Commissioner Runte said that what he has seen in different municipalities is that if improvements exceed 50% of the property value or more than 50% of structure is replaced, it's considered new development. However, those triggers can also be subjective.

Mr. Glaubitz said Indialantic is facing the same problem adding that the 10 year storm requirement isn't as restrictive as it sounds because the soils beachside are conducive to retention. He suggested that we rewrite our Code; he gave the Town Manager the water management code change from Indialantic.

Commissioner Quarrie said that in section 3A-80(b) of our Code, under Drainage Concurrency, it reads: *Stormwater management facilities shall meet the adopted minimum level of service standard of retention of the first 1/2 inch of runoff from a 25 year/24 hour storm event; that the additional runoff generated by this storm event in excess of the predeveloped runoff is retained on site.....* She added that if we removed 3A-80(c): *Single family residential lots within a subdivision which were platted prior to January 1, 1990 are exempt from this requirement*, every lot in Town would be covered. Mayor Simmons said that in section 7A-51, it says that minor grading/fill do not require approval by the Building Official.

Commissioner Runte asked: For development or redevelopment, when a site plan application is submitted for construction, is our Building Official reviewing the site plan and the topographical map. The answer was "yes". He said that's a problem; an engineer should be looking at issues such as drainage. If the Town is concerned about drainage and stormwater issues, a qualified individual should be reviewing applications. He added that there are 2 problems, the first problem is that our Code is too

subjective; the second problem is that we don't have qualified individuals reviewing the subjective applications. The added cost to have an engineer review plans could be added to the application fee. Mayor Simmons said we need to have a subjective-objective definition that's measurable.

**There was Commission consensus (5-0) to have Mr. Glaubitz and the Town Manager work on how to best deal with minor grading and minor fill then bring their ideas back to the Commission.**

Mayor Simmons would like Mr. Glaubitz to also look at the maximum allowable lot slope. Currently, that would achieve the minimum floor elevation (18 inches above the crown of the road) is achieved by adding more fill to the lot. This often results in more runoff to the streets and to lower adjacent properties. He would like to see a maximum slope after which, other solutions (e.g., stem walls, etc) would be employed to achieve the minimum floor elevation.

Commissioner Quarrie asked if Mr. Glaubitz would look at 3A-80 (p. 159) Mr. Glaubitz said he would, adding that he'd want to ensure that vested rights aren't impeded.

Mayor Simmons read some suggestions offered by Grady Stewart who is a builder in Town:

- Prohibit gutters so roof runoff is not funneled to 4 or 5 points
- Require berms on property lines to ensure water does not flow off the property
- Require final elevation surveys to ensure water is flowing to a lower point and retained on the property

Commissioner Runte reiterated the need to look at the entire application process.

**There was Commission consensus (5-0) to codify the changes to the LDC that have already been decided upon and tackle the current issues in a separate codification.**

Commissioner Quarrie said that in our definitions, monkeys are allowed as domestic pets. She questioned whether they should be permitted. Another issue has to do with chickens; it's common knowledge that they are allowed. Mayor Simmons said this would be something for which we should get residents' input. The matter will be on the December agenda

3. Stormwater management master plan & implementation

Mr. Glaubitz said he hasn't worked on the master plan because the Commission had instructed him to wait until the current projects were completed. He added that the paperwork he acquired from previous



engineers will prevent him from having to do the work himself and thus, will save time and money. He was also able to obtain as-builts but he will spot check them anyway. B.S.E. went through all the stormwater information the Town has and generated a digital copy of it.

Commissioner Walters talked about the history of our stormwater projects and how he doesn't feel we will have the money to do what's needed after more engineering studies are performed. Discussion ensued about past projects, possible future projects and how to tweak our current system.

A recap of issues that Mr. Glaubitz has been tasked with (working with Town Manager and Town Attorney as necessary):


- How to address minor fill, minor grading
- Determine standard maximum lot slope to achieve minimum floor elevation
- Assess recommendations made by Grady Stewart
  1. Prohibit gutters so roof runoff is not funneled to 4 or 5 points
  2. Require berms on property lines to ensure water does not flow off the property
  3. Require final elevation surveys (before COA issued) to ensure water is flowing to a lower point and retained on the property
- Verbiage for 3A-80 in the Land Development Code
- Cost of options 1 & 2 to help resolve flooding problems at 2<sup>nd</sup> and Pine

## VI. Adjournment

**Commissioner Walters made a motion to adjourn; Vice Mayor Hoover seconded. Motion carried 5-0.**

The meeting adjourned at 7:46pm.

**ATTEST:**

  
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James D. Simmons, Mayor  
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Nancy Wilson, Town Clerk