#### REDEVELOPMENT ISSUES IN A POST HURRICANE ENVIRONMENT: LOCAL GOVERNMENT POLICIES GUIDE RECOVERY AND REBUILDING



8<sup>TH</sup> Annual Southern and Caribbean Regional Meeting January 18, 2006

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## **Department of Community Affairs**

- Emergency Management
  - ✓ Preparedness
  - ✓ Response

#### Housing and Community Development

- Community assistance
- ✓ Grants and financial assistance
- Community Planning
  - Oversight of growth management activities
  - ✓ Technical support for land-use planning

# Integrate programs to help create better communities!





## **Community Planning**

- Enforce land-use planning requirements related to coastal development
- Provide technical support to local governments to create more effective land-use plans
- Assist local governments to plan for redevelopment and long-term recovery



## Land-Use Planning Requirements

Florida's Planning Framework:
 – Comprehensive Plan

• Chapter 163, F.S., and Rule 9J-5, F.A.C.

- Post Disaster Redevelopment Plan

• Chapter 163, F.S. ,and Rule 9J-5, F.A.C.

- Comprehensive Emergency Management Plan
  - Chapter 252, F.S.
- Local Mitigation Strategy
  - Stafford Act





## **Planning Framework**

Purpose and Use	Comp Plan	PDRP	CEMP	LMS
Documenting hazard exposure and vulnerability of a community	$\checkmark$		$\checkmark$	$\checkmark$
Defining policies that govern pre-disaster mitigation strategies	$\checkmark$			$\checkmark$
Defining policies that should govern post-disaster mitigation strategies	$\checkmark$	$\checkmark$		$\checkmark$
Defining policies that should govern other post-disaster recovery and redevelopment actions	$\checkmark$	$\checkmark$		$\checkmark$
Defining operational procedures for post-disaster recovery and redevelopment		$\checkmark$	$\checkmark$	





- Manage the development of land in hazardous locations
- Make the environment less hazardous:
  - Protect natural features (dunes, mangroves)
  - Make structures more resistant to wind and water
- Provide for evacuation and sheltering of populations at risk





- Integrate hazards mitigation and redevelopment policies
- Provide for coordination and collaboration with neighboring jurisdictions





- Prioritize public expenditures:
  - Capital Improvements Element
  - 5-year schedule of improvements
  - Direct away from vulnerable areas
  - Strengthen structures
- Evaluate every 7 years EAR must address:
  - hazard mitigation & impacts of past storms
  - areas of historic and potential risks



- Fully address hazard mitigation and postdisaster redevelopment in the Comprehensive Plan
  - Coastal management element
  - Conservation element
  - Sanitary sewer, solid waste, storm water management, potable water & natural ground water recharge element
  - Transportation element
  - Capital improvements element





# Post-Disaster Redevelopment Planning

- Plan guides recovery operations and postdisaster redevelopment decision-making
- Adopt recovery and redevelopment ordinance
- Model plans and ordinances
- Recommended plan components:
  - Authority, organization & operation policies
  - Designate lead agency and create redevelopment task force
  - Define plan preparation, review and revision process
  - Short-term response and recovery rehabilitation functions
  - Long-term redevelopment and mitigation tasks and policies
     Incorporate components from other plans



### Land-Use Planning and Development Management Tools

- Building Codes
- Zoning
- Subdivision Regulations
- Planned Unit Development Regulations
- Site Design & Performance Standards
- Cluster Development
- Incentive Zoning
- Fee-simple Property Acquisition
- Purchase-and-sellback or Leaseback
- Purchase of Development Rights
- Transfer of Development Rights
- Capital Expenditure Policies & Programs
- Education & Information





## **Technical Support**

- Local Mitigation Strategy Updates
- Update of Comprehensive Plans/Local Mitigation Strategies
- Training Course for Local Government
- Modeling Future Land Use Scenarios/Hazard Impact Evaluation





## **Technical Support**

- Mitigation Best Practices Guidebooks
  - Hazard mitigation
  - Wildfire mitigation
  - Disaster plans for historic resources





 State will invest about \$2 million accomplish these initiatives (substantial support from FEMA)

- Partnership with FEMA
- Most severely impacted communities:
  - Infrastructure damage ratios
  - Housing losses
  - Job losses



- FEMA pilot initiative
- Creation of plans to prioritize projects needed for the long-term recovery
  - Planning/feasibility studies
  - Hard projects, like infrastructure & housing
  - Economic development stimulus
- "Walking grant application"

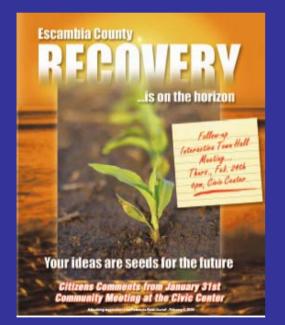


- Planning Window
- Planning Process
  - 60 days after storm
  - 60-day process
- About listening to community
  - Series of public meetings
    - Brainstorming on projects
    - Building consensus on projects and priorities
    - Delivering the plan



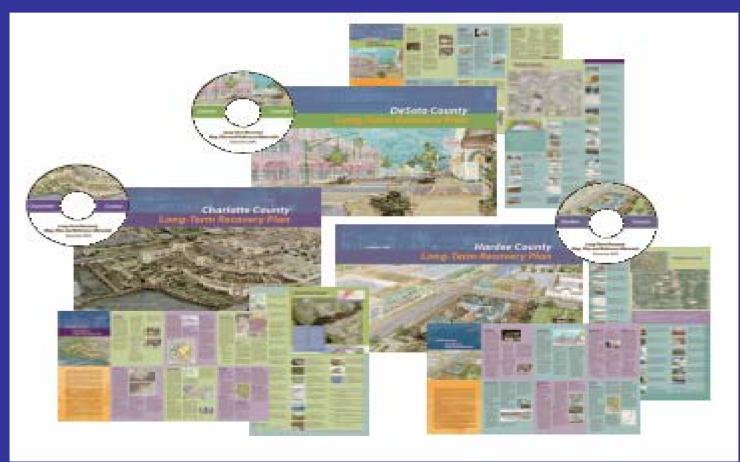


 Planning process underway in Escambia and Santa Rosa Counties
 Damage Prevention



	Damage P	Prevention					
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• Plans completed for Charlotte, Hardee, and Desoto Counties in December 2004



- FEMA providing LTR coordinator for each county
- LTR coordinator will provide support for plan implementation for at least one year
- Liaison from community to Federal-State Task Force



## **Other Initiatives**

- Coastal High Hazard Study Committee
  - Final Report by Feb 1, 2006
  - Final Meeting in Tallahassee Jan 27, 2006
  - Established by Governor EO
- Hazard Mitigation Grant Proposals pending:
  - Regional Mitigation Strategy (WFRPC)
  - Post Disaster Redevelopment Plan and Coastal TDR Program (New Port Richey)



Statewide Survey of Post Disaster Redevelopment Planning

## **Helpful Links:**

- Division of Community Planning http://www.dca.state.fl.us/fdcp/dcp/
- Hazard Mitigation Planning: http://www.dca.state.fl.us/fdcp/dcp/hazardmitigation/index.cfm
- Long-Term Recovery Plans:
   http://www.dca.state.fl.us/recovery/index.cfm
- Evaluation and Appraisal Reports: http://www.dca.state.fl.us/fdcp/dcp/EAR/index.cfm



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