



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



**8TH Annual Southern and Caribbean
Regional Meeting
January 18, 2006**

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Morris-Depew Associates**

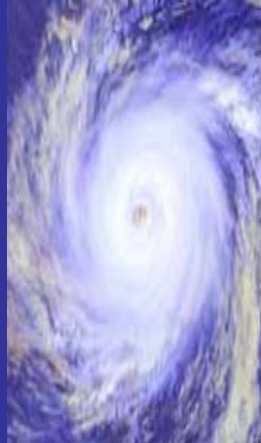
Department of Community Affairs

- 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!

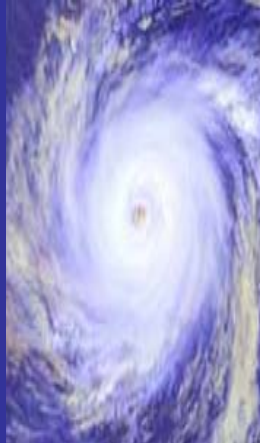


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Community Planning

- 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

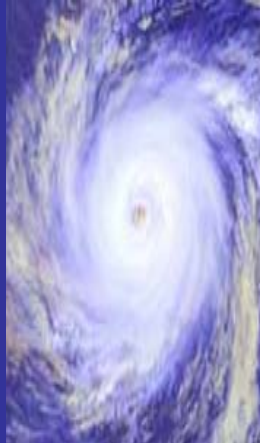


Land-Use Planning Requirements

- **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*

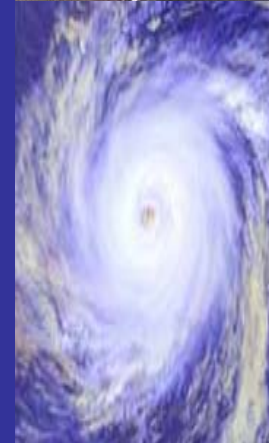


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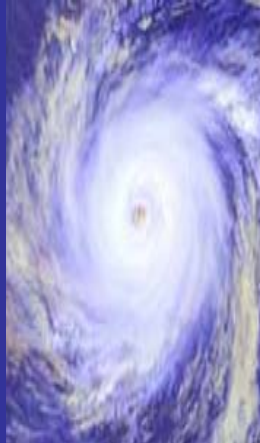
Planning Framework

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



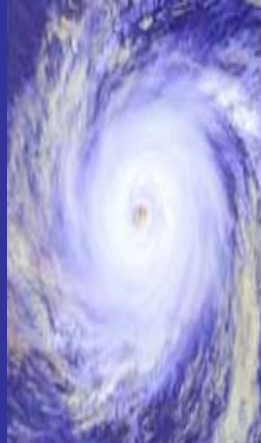
Effective Land-Use Planning Lessens Impacts

- 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



Effective Land-Use Planning Lessens Impacts

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



Effective Land-Use Planning Lessens Impacts

- 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



Effective Land-Use Planning Lessens Impacts

- Fully address hazard mitigation and post-disaster 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

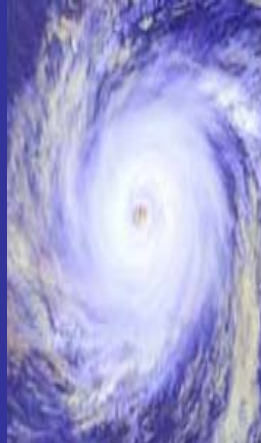


Post-Disaster Redevelopment Planning

- Plan guides recovery operations and post-disaster 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

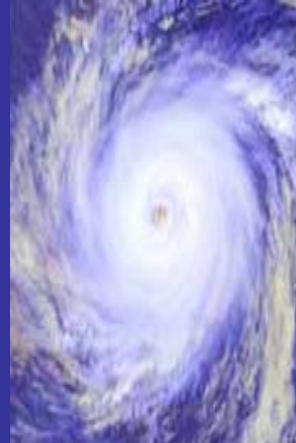


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Land-Use Planning and Development Management Tools

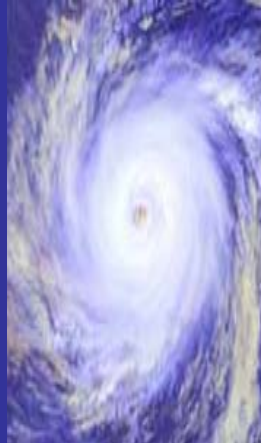
- Building Codes
- Zoning
- Subdivision Regulations
- Planned Unit Development Regulations
- Site Design & Performance Standards
- Cluster Development
- Incentive Zoning
- Fee-simple Property Acquisition
- Purchase-and-sellback or Leaseback
- Purchase of Development Rights
- Transfer of Development Rights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



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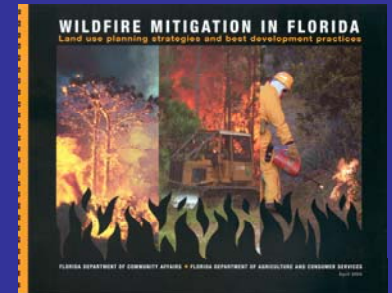
Technical Support

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



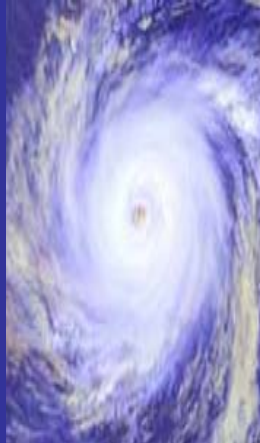
Technical Support

- 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)



Planning for Long-Term Recovery

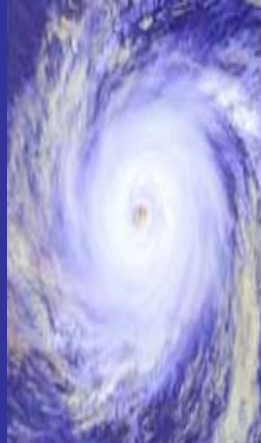
- Partnership with FEMA
- Most severely impacted communities:
 - Infrastructure damage ratios
 - Housing losses
 - Job losses



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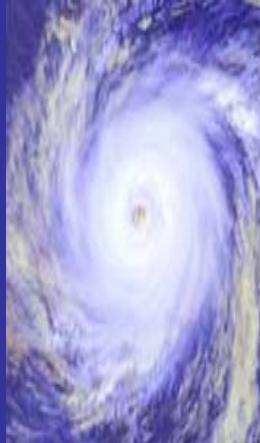
Planning for Long-Term Recovery

- 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 for Long-Term Recovery

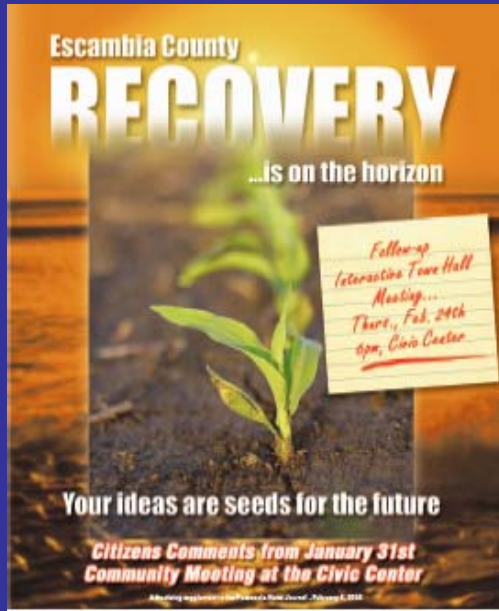
- Planning Window
- Planning Process
 - 60 days after storm
 - 60-day process
- About listening to community
 - Series of public meetings
 - Brainstorming on projects
 - Building consensus on projects and priorities
 - Delivering the plan



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Planning for Long-Term Recovery

- Planning process underway in Escambia and Santa Rosa Counties



Damage Prevention

Key items to check for an exterior building inspection include:

- Roofing: Inspect for missing, damaged, or loose shingles. Check for water damage in the attic.
- Windows: Check for missing or damaged panes. Inspect for water damage around the frame.
- Exterior Siding: Check for missing or damaged siding. Inspect for water damage.
- Foundation: Check for cracks or settling. Inspect for water damage.
- Drainage: Check for proper drainage. Inspect for water damage.
- Lighting: Check for proper lighting. Inspect for water damage.
- Security: Check for proper security. Inspect for water damage.
- Insurance: Check for proper insurance. Inspect for water damage.

After every FEMA presentation, some cities are making a big effort to ensure that everyone is on the same page. This is a great idea for your city.

Why would you, as a city manager, care about this? Well, if you have a big event in your city, you need to make sure that everyone is on the same page. This is a great idea for your city.

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Affordability Meter (Homeownership and Rental)

This tool helps you understand the affordability of housing in your area. It provides a visual representation of the data and allows you to compare your area to other cities.

Homeownership Affordability Meter

Renting Affordability Meter

These meters show the percentage of households that can afford to buy or rent a home in your area. The data is based on the median household income and the median home price or rent.

Why would you care about this? Well, if you are a city manager, you need to know how affordable housing is in your area. This is a great tool for that.

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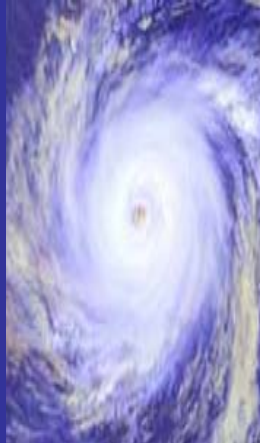
Planning for Long-Term Recovery

- Plans completed for Charlotte, Hardee, and DeSoto Counties in December 2004



Planning for Long-Term Recovery

- 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

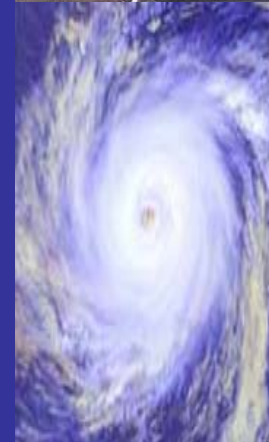


Other Initiatives

- **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

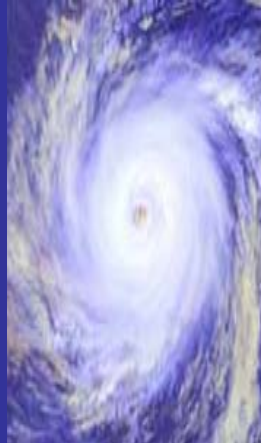


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Helpful Links:

- **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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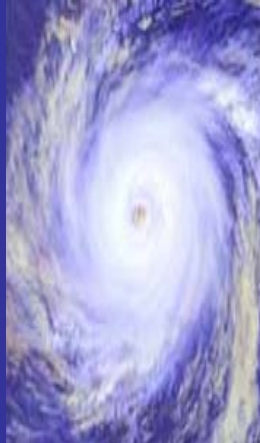
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