

MEETING RECAP



Pinellas County Post-Disaster Redevelopment Plan (PDRP) Construction, Permitting and Mitigation Group

Monday, January 31, 2011
2 PM – 4 PM

Pinellas County Planning Department
Conference Room, 600 Cleveland Street, Suite 750
Clearwater, Florida 33755

- **Welcome and Introductions**

- Attendees: Larry Goldman, Chair, David Howdeshell, Todd Myers (BDRS); Gordon Beardslee, David Walker, Elizabeth Freeman (Planning); Jane Muhrlin (Cmty. Development), Rodney Fischer (PCCLB), Ron Spoor (Habitat for Humanity), Cate Lee, Tammy Vrana (City of Clearwater), John Landon, P.E., John Tillinghast, Tim Burns (Justice & Consumer Services), Betti Johnson (TBRPC)

- **Overview of the PDRP Process**

- Purpose and Objectives
 - 1994 – Post Disaster Development Plan was developed as a guide as to what would and could be done after a disaster
 - Now time to truly develop a plan and there are many players that need to be and will be involved (Pinellas County, municipalities, non-government agencies, private sector, non-profits, etc.)
 - Currently setting up working groups: Land Use & Housing, Mitigation, Construction Permitting (this group), Redevelopment, Public Information, Infrastructure, Restoration, Environmental Restoration, Health & Human Services. Some work groups will cross over. We have policies and guidelines in place for the most part – what we are developing now are plans, baseline data, defining what plans are out there, etc. and need to make sure the stakeholders know what is going on.
 - Presented a video by Commissioner LaSala
 - Betti Johnson (TBRPC) clarified that the eight working groups do overlap and that may be a challenge so communication between the work groups will be critical.
 - The intent of this group is basically the unincorporated areas of Pinellas County however, we are hoping that the municipalities will participate as some are too small to develop their own plan and may join us or larger municipalities can use our plan as a guide to develop their own.
- Project Schedule
- Work Groups Structure

- **Purpose of the PDRP Work Group**

- Municipal Representatives suggestions
- Material suppliers representative suggestions (Note DSH working on this presently)

- Basically we are to give recommendations for mitigation pre-event, and develop programs/procedures to utilize post-event to re-establish residency as quickly as possible.
 - Refer to PowerPoint Presentation attached to agenda
 - Building & Safety Codes – Code to be updated within the next 18 months – 2007 is currently in effect
 - Non-conforming structures
 - Grants and loans
 - Material suppliers and supplies – do they have a post-disaster plan
 - Temporary moratoria on certain projects
 - Temporary Housing Permits – what will be allowed and where and how to permit – individual setting and group setting
 - Licensing Fraud – coordinating with all municipalities and the PCCLB
 - Mutual Aid Agreements
 - Mitigation efforts
 - ✓ Current housing stock is 0 to 60 years old – most of which are 40+ years
 - ✓ Awareness program (Florida My Safe Home program is now de-funded) – perhaps local governments could provide the inspections
 - ✓ This group will provide ‘suggestions’ to the main work group
 - Insurance difficulties – flooding, fire, etc. – what plan do they have in place for post-event assistance
 - Blight and abandoned homes
 - Basically, these topics will be taken on by order of importance to this work group via a survey so we don’t spend time on a topic that is not considered by all to be a top priority
 - ***Anything need to be added ??***
 - Historic preservation issues. Many properties have local significance but may not be on or eligible to be on the register. Approximately 20 on national register and perhaps 20 on the state register in the unincorporated Pinellas County. There would be many more within each of the city limits
- **Challenges and Opportunities: Experiences in Other Communities: Case Studies**
 - Structures 0-60 years old
 - Previous codes lacked wind and water provisions (1997 SBC)
 - Many structures below DFE
 - FIRM maps have changed
 - **Assessing Our Capabilities: Institutional Capacity**
 - Current Plans, Procedures and Ordinances
 - Post Disaster Permitting
 - ✓ This is one of your handouts. Request that you go through before the next meeting and let us know if you have any suggestions for improvements
 - ✓ Operation Blue Roof – FEMA plastic tarping of roofs at no cost to the homeowner
 - ✓ Rapid Temporary Repair Initiative – US Army Corps of Engineers (USACE) boards up windows, makes doors, etc. so homes are a little more habitable
 - If people can get back into their homes, they are more likely to get back to work, children back into schools and begin to resume life. People will not go back to shelters, they will leave the state and not return.

- ✓ Discussion of mold in homes – they were blue roofed, semi-boarded up – but people were leaving their homes and moved into FEMA trailers just to avoid the mold.
- Damage assessment habitability inspectors come by they will post a placard listing what can be done, i.e. stay out/uninhabitable, can go into part of the house, list of temporary repairs the homeowner can do – this will be handwritten and posted on the house. (sample in handout)
 - ✓ BDRS has given Emergency Management information as to our immediate need of approximately 150 teams from around the state to perform these inspections
 - ✓ Suggestion: Thought about using local contractors to assist in this aspect?
 - ✓ Question: Is BDRS thinking about a command center not so close to the water? Yes, that location has not yet been selected but a secondary location is being considered. Need a place with a roof, electricity for computers, etc.
- Develop Mitigation information/incentives
- PCCBL teamed up about five years ago with Justice & Consumer Services Office and State's Attorney's Office to field 22 man teams to monitor licensed contractors and track down unlicensed contractors trying to do post-disaster work.
 - ✓ Have signs in storage ready to go up at every entrance to Pinellas County – "Licensing is Required in Pinellas County"
 - ✓ Have 200+ yard signs ready for use
 - ✓ Prepared to download our database and have hard copies ready
 - ✓ As an Independent Special District created by the legislature, serve all the jurisdictions so one of the important things we need to be able to coordinate with all the jurisdictions throughout the county.
 - ✓ We will be going after the licensing issues unless and until the Governor waives such licensing requirements. Problem with waiving such issues is that the homeowner gets no warranty, work is 'as is' and contractor may well be gone before you find and issues.
 - ✓ At the very least, we would want to see state licensures, if not with the PCCLB. Currently we must be licensed with PCCLB and registered with the state or licensed with the state and registered with the PCCLB to do work in the county.
 - ✓ Is there reciprocity from county to county? Primary focus is probably going to be on roofing, and roofers must be with state-certified or state-registered to work in this county.
 - ✓ The order of opening work up the roofers should be: registered and/or certified in Pinellas County, then the State and last, should be other states. The last event ... the Governor did it in reverse order ... according to local roofers.
 - ✓ Construction Licensing Officials Assn of Florida has loosely formed a cooperative agreement to step in and help each other if we experience a major event. The problem with that – with the economy and cutbacks – the feasibility of that happening is not as good as in the past. Hopefully, the damage won't be state-wide and we will be able to shift around, but a major event would prevent that.
- Does Habitat have any kind of a plan? This is a grassroots organization with over 2200 affiliates, but these are all volunteers and the volume would depend on who volunteered. Habitat is permit-exempted from the one-, two- and three-family housing.

- Florida Homeowners Association is another group that might be a source to assist in checking licensures etc.
 - A significant issue to consider and of major issue will be 'the taking of money and not returning to do the work' as well as price gouging.
 - Materials shortages – we have been assured that another shortage of materials will not happen as it did in 2004. The material suppliers have 'a plan' in place so this will not happen again.
 - Is a special license needed to do roofing or in that industry ... how do you feel about certifying your own work on an interim basis, how do you feel about your competitor certifying your work on an interim basis ... answer – I'm be comfortable with about three-quarters of my competitors, none out of state.
 - What about tree permits – if there are any left. We will add this to our list of things up for discussion.
 - Engineering Societies haven't really 'planned' for this type of thing, but would be an excellent source, so we should look into that group.
 - Mutual Aid Estimations – all but one municipality has requested that the county help them with post-disaster everything as they will be easily overwhelmed.
 - Consider inviting someone from the Health Department to participate in this work group as we will be dealing with mold issues, septic tanks and health related issues. This will be a real problem that will need to be dealt with as well as 'bladder permits' etc. (DSH Working on this)
 - Are Historic Preservation buildings somehow marked for those in the field? Currently trying to get information on the GIS but that has not happened.
 - What about short and long term volunteer organizations, reception areas, etc. We need to develop some guidelines for these organizations as well.
 - Timeline Issues – what sparks each issue – what is the sequence of our functions having to come into play ... assuming we have something to spark. Will downtown St. Petersburg be gone, will Oldsmar be gone, etc., if communication is out, etc – wave action results.
 - Action Plan – 1. Identify major issues, 2. Strategies on how to address them, then, 3. Actions that would be implemented and the timeframe to shoot for, and ultimately, a Timeline that shows who's doing what, when and what the timeline is.
 - After the damage assessment, immediate clean up & assistance, then you start getting into your restoration services – that's what the Post-Disaster deals with – we would be more mid-disaster timeframe.
- **Preliminary List of Major Issues and Establish Priorities**
 - Review preliminary list (add, delete or clarify issues)
 - Prioritize – use survey
 - **Other Business**
 - Land Use is looking at temporary housing ordinance – what the Board would adopt, put the legal standards in place so you could issue temporary housing permits. It might be beneficial that once our draft is complete, we send it around to this work group.
 - We have a draft and it will be sent out for review in the very near future.
 - **Schedule the Next Meeting** – end of April so we have time to get the survey circulated and returned.

- **Adjourn**

Meeting Handouts:

1. Overview of PDRP and Construction, Permitting and Mitigation Work Group
2. Pinellas County Post-Disaster Building Permit Procedures