

APPENDIX 5-A: Land Use, Housing and Mitigation Action Plan

LAND USE, HOUSING AND MITIGATION

ISSUE A1: TEMPORARY POST-DISASTER PERMITTING AND LAND USES – While the PDRP is meant to address long-term redevelopment issues, it can not be denied that many actions taken in response and short-term recovery may have a significant impact on long-term recovery and economic stabilizations. Three major response/short-term recovery actions, disaster housing, emergency permitting and debris management have demonstrated the potential to undermine recovery if not addressed comprehensively prior to a disaster.

Strategy A1.1: Disaster Housing: Use, placement, and removal of temporary disaster housing

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needs
Action 1.1.1: Establish a Disaster Housing Task Force	Pre-Disaster Planning	Pinellas County Community Development	<ul style="list-style-type: none"> • Pinellas County Planning • Municipalities • Public Housing Authorities • Private Sector • NGOs, PROUD 	<ul style="list-style-type: none"> • Local commitment to disaster housing mission

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Action A1.1.2: Identify properties that meet the criteria for short-term disaster housing group sites, contact property owners and maintain updated list	Pre-Disaster Planning	Pinellas County Planning Dept. Disaster Housing Task Force	<ul style="list-style-type: none"> • State and Federal Partners • Emergency Management • Construction, Permitting Work Group • Real Estate Management 	<ul style="list-style-type: none"> • Map identifying properties meeting established criteria • Property Owner Contact List
Action A1.1.3: Immediately following an event, assess the impact on potential group sites listed in Action A1.1.2 and determine those sites most appropriate for short-term disaster housing given potential demand and owner cooperation	Post-Disaster: D+3 days – D+ 3 weeks (Post Damage Assessment)	Pinellas County Planning Dept. Disaster Housing Task Force	<ul style="list-style-type: none"> • State and Federal Partners • Emergency Management • Construction, Permitting Work Group 	<ul style="list-style-type: none"> • Damage Assessment of Properties • FEMA IHP¹ Housing Needs Assessment
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needs
Action A1.1.4: Establish MOUs with property owners, as applicable	Pre-Disaster Planning	<ul style="list-style-type: none"> • Disaster Housing Task Force • Real Estate Mgmt 	<ul style="list-style-type: none"> • State and Federal Partners • Emergency Management • Construction, Permitting Work Group • County and Municipal Planning Departments 	<ul style="list-style-type: none"> • Standard MOU
Action A1.1.5: Establish Lease Agreements with property owners, as applicable.	Post-Disaster: D+3 days – D+2 years	<ul style="list-style-type: none"> • Disaster Housing Task Force • Real Estate Mgmt 	<ul style="list-style-type: none"> • State and Federal Partners • Emergency Management • Construction, Permitting Work Group • County/Municipal Planning Departments 	<ul style="list-style-type: none"> • Standard Lease Agreement

¹ Federal Assistance to Individuals and Households (42 U.S.C. 5174), Section 408 of the Stafford Act

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<p>Action A1.1.6: Notify Disaster Housing Task Force members of possible activation of the County Disaster Housing Strategy.</p>	<p>D+3 days – D+5 days</p>	<p>Planning Dept.</p>	<ul style="list-style-type: none"> • Disaster Housing Task Force 	<ul style="list-style-type: none"> • Current contact information
<p>Action A1.1.7: Coordinate with federal, state and local partners to identify appropriate transient and interim housing options.</p>	<p>D+5 days – D+30 days</p>	<p>Disaster Housing Task Force</p>	<ul style="list-style-type: none"> • County Planning Department • Municipalities 	<ul style="list-style-type: none"> • Federal and State Disaster Housing Partners • PROUD
<p>Action A1.1.8: Recommend activation of temporary disaster housing ordinance to allow permitting of temporary placement of mobile home/ RV/Travel Trailers on private residential or commercial lots, as appropriate.</p>	<p>D+5 days – D+15 days</p>	<p>BDRS</p>	<ul style="list-style-type: none"> • Disaster Housing Task Force • Board of County Commissioners • Emergency Management • Planning Department 	<ul style="list-style-type: none"> • Housing Damage Assessments • Temporary Disaster Housing Ordinance

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Strategy A1.2: Maintenance and Coordination of Debris Management Plans addressing the siting for temporary storage, recycling, disposal, burning				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A1.2.1: Identify properties that meet the criteria for short-term debris management uses, contact property owners and maintain updated list (need to coordinate with temp. housing sites so there is no conflict)</p>	Pre-Disaster Planning	Solid Waste Division	<ul style="list-style-type: none"> State, Federal, and municipal partners Emergency Management Construction, Permitting Work Group Environmental Work Group Debris Management Center Disaster Housing Task Force 	<ul style="list-style-type: none"> Map indicating property meeting established criteria Property Owner Contact List
<p>Action A1.2.2: Immediately following an event, assess impact of the storm on potential debris management sites and determine appropriate use of sites given potential demand and owner cooperation.</p>	D+3 days – D+60 days (Short-Term Recovery)	Solid Waste Division	<ul style="list-style-type: none"> State, Federal, and municipal partners Emergency Management Construction, Permitting Work Group Environmental Work Group Debris Management Unit Disaster Housing Task Force 	<ul style="list-style-type: none"> Damage Assessment of Properties FEMA IHP Housing Needs Assessment

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Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A1.2.3: Establish MOUs with property owners, as applicable</p>	<p>Pre-Disaster Planning</p>	<p>Solid Waste Division Real Estate Management</p>	<ul style="list-style-type: none"> • State, Federal, and municipal Partners • Emergency Management • Construction, Permitting Work Group • Environmental Work Group • Debris Management Center • Disaster Housing Task Force 	<ul style="list-style-type: none"> • Standard MOU

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Strategy A1.3: Social Equity: Ensure that the siting of temporary housing and debris sites is fair to the community and does not unnecessarily burden low socio-economic areas.				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A1.3.1 Identify and evaluate special permit requirements (e.g. temporary housing, feeding operations, mobile work units)	Pre-Disaster 2011-2013 Post-Disaster: D+3 days-D+15 days	County Health Dept.	<ul style="list-style-type: none"> • County and Municipalities • Emergency Management • Public Works and Transportation (Environmental Services) • Health and Human Services 	<ul style="list-style-type: none"> • GIS support • Legal Review
Action A1.3.2 Review criteria for selection of temporary housing sites and temporary debris sites to ensure equity and fairness to all neighborhoods and persons with special needs/functional needs.	Pre-Disaster 2011-2013 Post-Disaster: D+3 days-D+15 days	Disaster Housing Task Force; Solid Waste Division	<ul style="list-style-type: none"> • County and Municipalities • Health Dept. • Public Works and Transportation (Environmental Services) • Health and Human Services • Community Dev. • Health and Human Services Coordinating 	<ul style="list-style-type: none"> • GIS support • Legal Review • Environmental justice data • Guidance on Planning For Integration of Functional Needs Support Services in General Population Shelters • Contact information of direct service providers and advocacy organizations

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ISSUE A2: BUILD BACK POLICIES AND STANDARDS FOR NON-CONFORMING AND SUBSTANTIALLY DAMAGED STRUCTURES –

Disasters may provide some opportunity to propel the vision developed for the county in the Local Comprehensive Plan, Land Development Regulations (LDRs), and Community Redevelopment Plans. However, following a disaster there is (1) tremendous pressure to build back quickly as well as (2) to balance the needs of survivors. Through the PDRP process, key issues such as how the community will address build back policies and non-conforming uses were addressed. **In addition, it was recognized that if a disaster resulted in significant erosion or loss of property above mean sea level, serious environmental contamination or other circumstances resulting in greater risk to public safety, redevelopment will have to be considered judiciously.**

Strategy A2.1: Through the PDRP, identify policies to address non-conforming uses and structures in a post-disaster situation, substantially damaged structures in the floodplain (50% rule) will be addressed as well as any variances to these policies.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A2.1.1: Develop a strategy to expedite minor repairs yet ensure compliance with floodplain management regulations, building code and other LDR requirements	Pre-Disaster Planning	Building & Dev. Review Services (BDRS)	<ul style="list-style-type: none"> • Code Enforcement • Municipalities • Construction, Permitting Workgroup • Public Information Workgroup 	<ul style="list-style-type: none"> • Floodplain Management Ordinance • Emergency Permitting Plan
Action A2.1.2: Develop a strategy to maintain the inventory of non-conforming uses in the unincorporated area and how to remedy these non-conforming uses.	Pre-Disaster Planning	Pinellas Planning Dept.	<ul style="list-style-type: none"> • BDRS • Construction, Permitting Workgroup • Public Information Workgroup • Local Planning Agency Board of Adjustment 	<ul style="list-style-type: none"> • GIS support • Identification of Non-conforming properties • Post-Disaster Ordinance • Legal Review
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed

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<p>Action A2.1.3: Implement strategy to identify and regulate the redevelopment of non-conforming structures and uses in the unincorporated area following a disaster event.</p>	<p>Post-Disaster: D+5 days – D+5 years</p>	<p>BDRS Planning Department</p>	<ul style="list-style-type: none"> • BDRS • Construction, Permitting Workgroup • Public Information Workgroup • Local Planning Agency Board of Adjustment 	<ul style="list-style-type: none"> • BCC policies
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Strategy A2.2: Consider a Temporary Phased Moratorium on Building Reconstruction and Repair in Heavily Damaged Areas

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A2.2.1: Prepare a post-disaster ordinance that would allow a temporary phased moratorium, if required, to address the redevelopment of heavily damaged areas.</p>	<p>Pre-Disaster 2011-2012</p>	<p>Planning Department BDRS</p>	<ul style="list-style-type: none"> • Counties and Municipalities • Health Dept. • Health and Human Services Dept. • Public Works and Transportation 	<ul style="list-style-type: none"> • GIS Support • Legal Review
<p>Action A2.2.2: Enact a post-disaster moratorium, if necessary.</p>	<p>D+3 days – D+60 days</p>	<p>Board of County Commissioners (BOCC)</p>	<ul style="list-style-type: none"> • Counties and Municipalities • Planning Department • BDRS 	<ul style="list-style-type: none"> • GIS Support • Legal Review • Federal and State Acquisition Funding/Programs, if possible

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Strategy A5.3: Through the PDRP ensure that build-back after a disaster incorporates applicable requirements for neighborhood design, economic development projects, and implementation of local redevelopment plans				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A5.3.1: Prepare Local Development Plans for individual communities with the objective of formulating specific implementation projects for each community within the context of a countywide plan. This element would strive to consolidate and coordinate initiatives in economic development, housing, public facilities/infrastructure and transportation into a cohesive plan for each individual community.</p>	<p>Pre-Disaster Planning</p> <p>Post-Disaster: D+3 – D+5 years</p>	<p>Pinellas Planning Dept. Municipalities</p>	<ul style="list-style-type: none"> • Pinellas Community Development • Pinellas Economic Development • Economic Redevelopment Work Group • Infrastructure Work Group • Pinellas Planning Council 	<ul style="list-style-type: none"> • Local Comprehensive Plans • Community Redevelopment Plans • Countywide Plans

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ISSUE A3: MINIMIZE BLIGHT AND LONG TERM NEGATIVE IMPACTS OF ABANDONED STRUCTURES AND PROPERTY – Many communities have seen resulting blight following a disaster due to abandoned structures and properties. In any economy – especially with a depressed real estate market - some residents may not be able to rebuild immediately or may choose to leave the area. It is incumbent upon the jurisdiction to decide how these abandoned structures/properties will be addressed to ensure that they do not have a long-term detrimental affect on recovery.

Strategy A3.1: Streamline public acquisition and condemnation processes so that unsafe and/or blighted structures do not remain in neighborhoods for an extended period of time.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A3.1.1: Work with Legal Authorities to streamline the acquisition and reselling of blighted properties after a disaster	Pre-Disaster 2012-2013	Planning Dept.	<ul style="list-style-type: none"> • County/ Municipalities • BDRS • Community Development • Real Estate/ Property Management • Property Appraisers Office • County Attorney • PROUD² • Finance Community • Mortgage Brokers Association 	<ul style="list-style-type: none"> • Legal Review • Federal and State Partners/ Funding Programs for acquisitions

²-PROUD - Pinellas Recovery Organizations United in Disasters, the 501(c) 3 entity organized to address long term unmet needs in the community.

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Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A3.1.2: Establish post-disaster condemnation policy	Pre-Disaster Planning	Pinellas Planning Dept. BDRS	<ul style="list-style-type: none"> • BOCC • County/Municipalities • Health Dept. • Construction, Permitting Work Group • Economic Redevelopment • Public Information • BDRS • Real Estate Management • Property Appraisers Office (PAO) • County Attorney 	<ul style="list-style-type: none"> • Legal Review • Post-Disaster Ordinance addressing condemnation, access to private property, debris removal on private property
Action A3.1.3: Implement a post-disaster condemnation policy if abandoned properties and structures become a health or public safety issue.	Post-Disaster: D+3 days – D+ 5 years	BDRS	<ul style="list-style-type: none"> • BOCC • Health Dept. • Construction, Permitting Work Group • Community Development • Public Information 	<ul style="list-style-type: none"> • GIS Support • Legal Review • Post-Disaster Ordinance addressing condemnation, access to private property, debris removal on private property

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Actions	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>ISSUE A4: AFFORDABLE HOUSING – Lessons learned from other disasters highlight the need to ensure that there is an adequate quantity of affordable housing/ workforce housing following a disaster. It is important to review existing requirements for affordable housing as well as to provide additional protections against unlawful rent hikes – especially for those property owners who use federal and state grants/loans for reconstruction. Additional safeguards should also be investigated.</p>				
<p>Strategy A4.1: Have affordable housing ordinances in place to ensure that reconstruction and new construction following a disaster provide affordable options for the workforce</p>				
<p>Action A4.1.1: Review existing policies / regulations regarding affordable housing to ensure adequate safeguards are in place to protect renters in the community.</p>	Pre-Disaster 2011-2013	Justice and Consumer Services	<ul style="list-style-type: none"> • County/ Municipalities • BDRS • Planning Department • Real Estate/ Property Mgmt. Organizations – • Community Development • Disaster Housing Task Force 	<ul style="list-style-type: none"> • Legal Review • Federal and State Partners/ Funding Programs
<p>Action A4.1.2: Implement Code under Section 34 of PC Code of Ordinances to preclude rental price gouging in the aftermath of a disaster.</p>	D+3- D+30 days	<ul style="list-style-type: none"> • Justice and Consumer Services • Community Development 	<ul style="list-style-type: none"> • County/ Municipalities • Code Enforcement • Real Estate/ Property Management Organizations • PROUD • Communications 	<ul style="list-style-type: none"> • Legal Review • Federal and State Partners/ Funding Programs

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Strategy A4.2: Work with government (federal, state, local), the private sector and the local non-governmental organizations, volunteer organizations and faith-based groups to help build affordable housing that is disaster-resilient.				
Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A4.2.1: Work with the private sector and federal and state housing partners to ensure that an adequate number of disaster-resilient affordable rental units are (re)constructed.	D+15 days– D+ 1 year	Community Development Disaster Housing Task Force	<ul style="list-style-type: none"> • County/ Municipalities • BDRS • Planning Dept. • Real Estate/ Property Management Organizations • PROUD • Public Housing Authorities • Rental Housing Associations • Pinellas Realtor Organization 	<ul style="list-style-type: none"> • Legal Review • Federal and State Partners/ Funding Programs
Action A4.2.2: Work with the Long-Term Recovery Organization to ensure that an adequate number of disaster-resilient affordable rental units are (re)constructed.	Post-Disaster: D+15 days – D+ 1 year	Community Development Disaster Housing Task Force	<ul style="list-style-type: none"> • County/ Municipalities • BDRS • Planning Dept. • Real Estate/ Property Management Organizations • PROUD (LTRO) • Public Housing Authorities • Rental Housing Association 	<ul style="list-style-type: none"> • Legal Review • Federal and State Partners/ Funding Programs

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Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>ISSUE A5: ACHIEVING COMMUNITY GOALS – Redevelopment following a natural disaster creates opportunities to implement long-range Comprehensive Plan goals as communities are rebuilt. To this end, the County wants to ensure that it can achieve its goals to reduce demands on energy and natural resources, incorporate livable community policies in the design of redeveloped neighborhoods, and provide a better quality of life for its citizens and visitors. Following a disaster, there is pressure to move quickly, sometimes losing the opportunity to accomplish these goals.</p>				
<p>Strategy A5.1: Incorporate and implement development policies and practices to make homes and commercial buildings more efficient in energy and water use.</p>				
<p>Action A5.1.1: Review the County’s green building policies to ensure that development will result in energy and water efficient buildings.</p>	<p>Pre-Disaster 2012-2013</p>	<p>Planning Dept.</p>	<ul style="list-style-type: none"> • BOCC • BDRS • County Extension • Community Development 	

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Strategy A5.2: Provide incentives to use energy conservation, renewable energy technologies, and sustainable building materials during (re)construction.				
Goal/Strategy/Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A5.2.1: Work with private sector and federal/state partners to identify incentives for property owners to use energy conservation, renewable energy technologies, and sustainable building materials for reconstruction.	Pre-Disaster 2013-2014	BDRS County Extension	<ul style="list-style-type: none"> • County/ Municipalities • Community Development • Real Estate/ Property Management Organizations • PROUD • Private Developers • Planning Department 	<ul style="list-style-type: none"> • Legal Review
Action A5.2.2: Following a disaster, work with partners including the private sector to offer incentives to property owners to use in accomplishing Strategy A5.2 during (re)construction and get the information to the public.	D+3 days – D+5 years	BDRS	<ul style="list-style-type: none"> • Public Information/ Communications • County/ Municipalities • Community Development • Real Estate/ Property Management Organizations 	<ul style="list-style-type: none"> • Federal/ State Partners • Private Sector Partnerships

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ISSUE A6: REDUCE FUTURE VULNERABILITY TO DISASTERS - The goal of the PDRP is to ensure that the community rebuilt after a disaster is safer, stronger and better prepared for the next storm. The Tampa Bay Region has been identified as one of the most vulnerable metropolitan areas in the United States to damage from hurricanes. In order to reduce the exposure of human life and property to natural hazards, and support economic growth, Pinellas County must continue to support the implementation of hazard mitigation measures. The additional cost of mitigation must be borne by both the public and private sectors, recognizing that the future of the community is at stake. In order to ensure compliance with existing codes and encouraging code-plus reconstruction, Pinellas County must ensure adequate staffing, comprehensive public information and public/private partnerships.

Strategy A6.1: Ensure capability to enforce Land Development Codes including the Florida Building Code and National Flood Insurance Program requirements during redevelopment following a natural disaster.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A6.1.1: Identify procedures/resources necessary to address anticipated shortfalls in resources and staffing in the aftermath of a disaster event.	Pre-Disaster Planning	BDRS	<ul style="list-style-type: none"> County Administration Emergency Management Office of Management and Budget (OMB) 	<ul style="list-style-type: none"> Identification of anticipated needs Identification of Mutual Aid Resources Contracts with Temp agencies

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Strategy A6.2: Require or encourage the use of increased mitigation options that exceed the minimum FEMA and Building Code requirements (e.g. use of freeboard to elevate structures, upgraded roofing materials/connection methods)				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A6.2.1: Decide which mitigation options will be required and which will be encouraged; amend land development regulations as appropriate	Pre-Disaster	BOCC BDRS	<ul style="list-style-type: none"> • Construction, Permitting Work Group • Finance and Administration • Public Information/ Communications • County Attorney 	<ul style="list-style-type: none"> • Legal Review
Action A6.2.2: Ensure minimum compliance or code-plus enforcement in rebuilding of substantially damaged structures and new construction.	Post-Disaster: D+3 days – D+ 5years (Damage Assessment through long-term recovery)	BDRS	<ul style="list-style-type: none"> • Construction, Permitting Work Group • Finance and Administration • Public Information/ Communications 	<ul style="list-style-type: none"> • BDRS Emergency Permitting Procedures
Action A6.2.3: Ensure property owners are aware of options or requirements to provide increased mitigation.	Pre-Disaster Planning Post-Disaster: D+3 days – D+ 5 years	BDRS	<ul style="list-style-type: none"> • Public Information Work Group • Public/Private Partnerships 	<ul style="list-style-type: none"> • Post disaster ordinances • Public information components • Federal/State Partners

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Strategy A6.3: Consider appropriate changes to Future Land Use policies and Land Development Regulations to reduce the vulnerability of development to natural disasters.				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A6.3.1: Consider Transfer of Development Rights out of locations that are highly vulnerable to disaster hazards.	Pre-Disaster Planning Post-Disaster: D+3 days – D + 5 years	Pinellas Planning Dept.	<ul style="list-style-type: none"> • BOCC • PPC and Municipalities • PDRP Economic Redevelopment 	<ul style="list-style-type: none"> • Identification of extremely vulnerable areas and potential density reductions through TDRs
Action A6.3.2: Review the County’s Comprehensive Plan and land development code to ensure that development will result in more disaster resilient buildings and neighborhoods.	Pre-Disaster 2011-2012	Planning Dept.	<ul style="list-style-type: none"> • BOCC • BDRS • Community Development • Real Estate/ Property Management Organizations 	<ul style="list-style-type: none"> • Legal Review
Action A6.3.3: Review the County’s land development code to promote the use of disaster resilient landscaping.	Pre-Disaster 2011-2012	Planning Dept.	<ul style="list-style-type: none"> • BOCC • BDRS • Public Works/Environmental • County Extension • Environmental Work Group 	<ul style="list-style-type: none"> • Legal Review

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Strategy A6.4: Identification and acquisition of vulnerable coastal properties consistent with the State's land acquisition program and the goals of the Comprehensive Plan and the Tampa Bay Estuary Program.				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A5.4.1: Establish criteria for prioritizing post-disaster land acquisition that consider the following:</p> <ol style="list-style-type: none"> 1) Repetitive loss properties; 2) Environmental significance; 3) Beach access and management opportunities; 4) Urban park and open space needs; 5) Supports Local Mitigation Strategy implementation; and 6) Habitat Protection and wildlife corridors. 	Pre-Disaster Planning	Pinellas County Planning Dept.	<ul style="list-style-type: none"> • State and Federal Partners • Municipalities • Environmental Work Group • Infrastructure Work Group • Tampa Bay Estuary Program • Agency of Bay Management 	<ul style="list-style-type: none"> • Environmental Resources Map and long-term plan • Long-Term Transportation Plan • Identification of most vulnerable areas
<p>Action A5.4.2: Identify potential funding sources for land acquisition following a natural disaster.</p>	Pre-Disaster Planning	Planning Department Public Works/ Environmental Services	<ul style="list-style-type: none"> • Environmental Work Group • Municipalities • State and Federal Partners • Tampa Bay Estuary Program • Agency of Bay Management 	<ul style="list-style-type: none"> • Federal/State funding programs

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ISSUE A7: PRIORITY REDEVELOPMENT AREAS - Although future land use plans are developed for all jurisdictions within the County, some of the most vulnerable areas (pre-disaster) or hardest hit areas (post-disaster) may require a reassessment of current land use/zoning in regards to the vulnerability to future loss. While these types of decisions should be made “in blue skies”, it may not always be feasible. Through the PDRP, discussion should identify those areas most vulnerable to specific hazards and the mitigation strategies most appropriate. In some areas, it may be prudent to reduce the intensity or density of redevelopment. Conversely, there may be appropriate areas for increased density/intensity. Following a disaster, there should be some procedure to ensure the community is rebuilt to insure increased resiliency in the rush to get the community “back to normal” as quickly as possible.

Strategy A7.1: Identify areas to consider reducing or increasing the scale of development, density and/or intensity.

Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A7.1.1: Through the Local Mitigation Strategy, each jurisdiction should assess the hazard vulnerability of their communities, and identify appropriate strategies (including density/ intensity/ land use/ zoning policies) to reduce the potential for loss in a disaster.	Pre-disaster 2011-2014	County/Municipal Planning Depts. LMS Committee	<ul style="list-style-type: none"> • Environmental Work Group • Infrastructure Work Group • Public Works and Transportation • Private Sector/ Developers 	<ul style="list-style-type: none"> • Federal and State Partners/ Programs/ Funding • Local Mitigation Strategy • Floodplain Management Plans
Action A7.1.2: When preparing community redevelopment and revitalization plans, include an analysis of hazard vulnerability when considering appropriate locations for increased densities and intensities.	Pre-disaster Planning Post-Disaster D+5 months – D+5 years	County/Municipal Planning Depts. LMS Committee	<ul style="list-style-type: none"> • Environmental Work Group • Infrastructure Work Group • Public Works and Transportation • Private Sector/ Developers 	<ul style="list-style-type: none"> • Federal and State Partners/ Programs/ Funding • Community Redevelopment Plans/ Special Area Plans • Comprehensive Plans

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Strategy A7.2: Implement Community Redevelopment and Other Public Investment in Redevelopment Projects to Support Economic Restoration				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
Action A7.2.1: Identify areas where community redevelopment should take place and appropriate public investment would support economic restoration.	Pre-disaster 2011-2014	County/Municipal Planning Depts.	<ul style="list-style-type: none"> • Environmental Work Group • Infrastructure Work Group • Public Works and Transportation • Private Sector/ Developers • Economic Redevelopment Work Group 	<ul style="list-style-type: none"> • Federal and State Partners/ Programs/ Funding • Community Redevelopment Plans/ Special Area Plans • Comprehensive Plans
	Post-Disaster D+5 – D+5 years	LMS Committee		
Action A7.2.2: Identify community redevelopment projects which could spur economic recovery.	Pre-disaster 2011-2014	County/Municipal Planning Depts.	<ul style="list-style-type: none"> • Environmental Work Group • Infrastructure Work Group • Public Works and Transportation • Private Sector/ Developers • Economic Redevelopment Work Group 	<ul style="list-style-type: none"> • Federal and State Partners/ Programs/ Funding • Community Redevelopment Plans/ Special Area Plans
	Post-Disaster D+5 – D+5 years	LMS Committee		

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Strategy A7.3: Recognize Appropriate Redevelopment in the Coastal Storm Area (CSA)				
Action	Timeframe	Responsible Agency	Required Collaboration	Resources Needed
<p>Action A7.3.1: Identify redevelopment strategies for the coastal storm area, one of the most vulnerable areas with the greatest threat to public safety, as well as areas of repetitive loss.</p>	<p>Pre-disaster 2011-2014</p> <p>Post-Disaster D+5 – D+5 years</p>	<p>County/Municipal Planning Depts.</p> <p>LMS Committee</p>	<ul style="list-style-type: none"> • County/ Municipalities • Public Works and Transportation • Environmental Work Group • Infrastructure Work Group • Public Works and Transportation • Private Sector/ Developers 	<ul style="list-style-type: none"> • Federal and State Partners/ Programs/ Funding • Comprehensive Plans • Floodplain Management Plans

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