

Temporary Housing Ordinance Attachment

NOTES FROM AUGUST 18, 2010 MEETING OF THE BREAKOUT SESSION OF THE LAND USE/HOUSING/MITIGATION WORK GROUP

Interim Disaster Housing (Temporary Dwelling on individual lot or parcel):

1. Geographic area of the County that would be impacted by County Emergency Housing Ordinance
 - a. Which jurisdictions would be covered? Countywide? Unincorporated area only?

It was recommended to draft an ordinance that would have countywide effect as much as possible to provide as much commonality as possible among local governments in providing interim housing. Municipalities may need to modify some parts in response to local conditions. At a minimum, the County ordinance should try to enable local governments to allow interim housing countywide.
 - b. Should there be the ability to allow interim disaster housing within a limited geographic area if the impact of a natural disaster is localized (e.g. a tornado in north county or south county)?

This is not necessary.
2. What types of temporary dwellings would be allowed?

It was decided to allow recreational vehicles, motor homes, and FEMA trailers. Interim housing should be able to be easily moved onto and off a lot (have axles). It was recommended not to allow mobile homes or manufactured housing since these are considered a form of permanent housing rather than interim housing units that would be removed after the temporary housing permit expires.

The group did not discuss POD units or emergency cottages that may be available.
3. Where would they be allowed to be located?
 - a. Appropriate zoning districts

Residential zoning districts that allow up to a duplex. There was not a consensus on whether to permit interim housing on attached single-family lots (i.e. single-story attached villas or multi-story attaché townhomes). The County Attorney's Office would need to research whether deed restrictions could be temporarily waived if there is an emergency declaration. If deed restrictions cannot be waived, one option is for a Homeowner Association to approve a Disaster Housing Plan for their community that would be submitted to the County for approval and used

as a basis for permitting interim housing within the neighborhood following a disaster.

The group thought it made sense to also consider allowing interim housing in non-residential zoning districts so employees and their families had the option of residing at their place of employment.

b. Other criteria?

4. Should interim disaster housing comply with Code requirements such as setbacks, parking spaces, etc.?

Basic utilities (electric, water, and ideally sewer) would need to be operating prior to issuing a permit for interim housing. Allowing pump out services until sewer or septic systems come back on line may be an option. This would be considered at the time of permitting and would not need to be included in the Ordinance.

It was agreed that interim housing should not have to adhere to setback requirements. Making exceptions on a case-by-case basis was considered, but it was concluded that this would be too staff intensive in light of reduced staffing levels. Interim housing, however, should be located entirely on the applicable lot and not extend into the public ROW or onto an adjacent property.

5. Does interim disaster housing have to meet FEMA requirements (e.g. elevation above the 100-year flood elevation)?

It was our understanding that the 100-year floodplain is off-limits for interim housing. Subsequent discussions after the meeting indicate there may be some flexibility on this.

6. Permits and Permit fees

- a. What permits would be required for installation of temporary dwellings?
Pinellas County will require that all interim housing receive a permit for those areas served by Pinellas County BDRS.
- b. What is the role of the Health Department on lots with septic tanks?
We did not have time to discuss this question.
- c. Collection of permit fees
- i. *Pinellas County plans to collect permit fees for permitting temporary dwellings in those jurisdictions where it issues permits*

7. How long would permits for temporary dwellings be in effect? Could they be extended? What would be the process for approving an extension, if allowed?

18 months with a procedure for receiving an extension.

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