



Minutes

Pinellas County Post-Disaster Redevelopment Plan (PDRP) Land Use, Housing and Mitigation Working Group

November 9, 2010
10 AM – 12 PM
Pinellas County Planning Department
Conference Room
600 Cleveland Street, Suite 750
Clearwater, Florida 33755

- **Welcome and Introductions**

Working Group was welcomed and committee members introduced themselves and the organizations they represent.

- **Status of Draft Post-Disaster Redevelopment Plan**

A draft report has been developed which identifies major issues, strategies and actions.

1. Comments on the goals and strategies were discussed.

Goals and Strategies

The best practice for post-disaster redevelopment is to restrict rebuilding in hazardous locations and require mitigation where vulnerable redevelopment cannot be precluded. Potential regulatory methods could include reduced intensity or density of use, special permit requirements, increased setbacks from hazard sources (i.e., beach or waterway), hazard-specific site design requirements, and increased structural mitigation requirements. These methods could be implemented through policies instituting lower damage thresholds requiring nonconforming uses/structures to meet current standards (in certain zones or throughout the jurisdiction), zoning overlay districts, post-disaster specific land development codes, and/or special assessment districts to fund mitigation projects that benefit more than one property, such as beach renourishment.

The Work group identified these goals and objectives to address the major issues relating to the County Build-Back Policy and the Disaster Housing Strategy:

Goal A1: The expeditious re-establishment and enhancement of viable, balanced communities / neighborhoods consistent with the vision established through the Comprehensive Plan

Strategy A1.1: Develop a phased community redevelopment building strategy to expedite minor repairs yet ensure compliance with floodplain management regulations, building code and other LDR requirements

Strategy A1.2: Develop strategy to identify and remedy non-conforming uses

Strategy A1.3: 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.

Strategy A1.4: Identify procedures/resources necessary to address anticipated shortfalls in resource and staffing

Goal A2: Incorporate mitigation into coastal redevelopment and other floodprone areas

Strategy A2.1: Limit future allowed uses in the 100-year Floodplain, Coastal High Hazard Area and Hurricane Vulnerability Zone

Strategy A2.2: Limit density/intensity increases in the 100-year Floodplain, Coastal High Hazard Areas and Hurricane Vulnerability Zone

Strategy A2.3: Ensure compliance in rebuilding of substantially damaged structures.

Goal A3: Identify procedures and criteria to prioritize areas appropriate for acquisition

Strategy A3.1: Establish criteria for post-disaster land acquisition; i.e. repetitive loss areas, CHHA, wetlands, etc. for the conservation of environmental resources, protection of habitat and wildlife corridors, etc.

Goal A4: Ensure property proposed for short-term recovery (temporary) uses (debris sites, temporary housing) is consistent with environmental policies.

Strategy A4.1: Identify areas which meet the criteria for short-term uses, contact property owners and maintain updated list

Strategy A4.2: Immediately following an event, assess area to determine impact and appropriate use given potential demand and owner cooperation

Strategy A4.3: Establish MOUs as applicable

Goal A5: Direct redevelopment and increased density/intensity consistent with the *Comprehensive Plan, Pinellas by Design* and the *Long-Range Transportation Plan*

Goal A7: Control Long-Term Post-Disaster **Blight**

Comment [bcj1]: Define Blight in post-disaster environment
Contact banks to define procedures

Strategy A7.1: Establish post-disaster structural condemnation policy

Goal A8: Restoration and protection of historic resources, properties and **neighborhoods**

Comment [bcj2]: Meeting January 7th to identify strategies.

2. Other Land Use/Housing Issues

A major discussion focused on the redevelopment of sites where there was a fundamental alteration of terrain. For example, a barrier island where surge has cut through the community or where coastal erosion has removed the required setback, dune system or vegetation. What is the process to evaluate redevelopment? What is the permitting process? What is the procedure to “re-survey” the coastal construction control line? What are the setbacks required? Staff will investigate the CCL Legislation (62B)

Redevelopment Areas were also briefly discussed. Where will redevelopment be encouraged and supported with any additional economic redevelopment funding? A map showing Community Redevelopment Areas in Pinellas County was distributed; however, it was discussed that these sites are specific to CRA program and are not inclusive of all redevelopment priorities. Further discussion is required.

3. Status of Disaster Housing Plan

- **The Draft Disaster Housing Plan** is available for review at the www.postdisasterplan.org website. It is being updated and will be revised (prior to the next hurricane season) consistent with the PDRP and the State Disaster Housing Plan Initiative underway. More collaboration is needed to incorporate the roles of the private sector in getting survivors back to permanent housing; i.e. CVB (providing information on the operational status and capacity of hotels/motels) and Property management associations, realtors, etc. to find needed rental units.
- **Temporary Housing Ordinance**
David Walker of Pinellas County Planning Department presented the Draft Temporary Housing Ordinance which allows for the temporary placement of mobile units/RVs in residential (SF1 and 2), some commercial areas and provides guidance for the identification of potential group sites.
- **Nonconformities Ordinance** – Identification of non-conforming uses and structures and clarification of how they will be handled.
- **Emergency Permitting Procedures** will need to be clear as well.
- The possibility of other Ordinances was discussed.
- Discussion on Potential Locations for Temporary Housing – Group Sites
 - TBRPC produced a Map illustrating 5 acre or more vacant lots coded by ownership (public v. private) outside of the 100-year flood plain.
 - A List will be developed once the map and other criteria are reviewed.
- The meeting was adjourned at 11:45 a.m.