



**Post Disaster Redevelopment Plan (PDRP)
Working Group Meeting #2**

**Wednesday, July 22, 2009, 6 - 8 p.m.
Alachua County Health Department Auditorium
224 SE 24th Street
Gainesville, Florida 32641**

Agenda

1. Welcome

David Donnelly, Alachua County Emergency Management Chief, welcomed those attending. Introductions were had of all present at the meeting. Lisa Flax, PBS&J Project Manager, made introductions of those in attendance representing PBS&J and EREC.

Lisa Flax reviewed the agenda from the previous meeting, and noted the importance of developing a PDRP. She noted the Action Plans passed out to those in attendance and the need to build on the concerns listed in the meeting minutes from last session in conjunction with the need to continue to address these concerns during the current planning meeting.

A handout of an example PDRP from Nassau County was reviewed. Ms. Flax noted that Nassau's PDRP will be used as a resource/example for Alachua's counties PDRP. Ms. Flax elaborated on the planning process and the purpose for the Alachua County PDRP planning meetings. Ms. Flax noted the various sections of the handout and indicated that the purpose of all handouts during this meeting were to aid in the creation of policies and procedures for the various groups represented by this planning meeting.

Lisa Flax gave examples of common problems and scenarios associated with PDRP planning and stated the importance of addressing those problems. Ms. Flax also noted that the PDRP should take into consideration the following :

- Needs of the community
- Continuity of Operations
- Current unresolved planning problems.

2. Vulnerability Assessment Progress Update

Lisa Flax expounded on the Vulnerability Assessment Progress and reviewed the different points to be covered including the changes in some communities by adding additional ESF's to their response plans.



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Lisa Flax noted that one purpose of the Vulnerability Assessment Program is to identify areas or buildings that could be rezoned or relocated during the Post Disaster Planning Process. She emphasized the need to address any response issues currently known in Alachua's PDRP prior to the actual disaster to increase response time during an actual disaster.

Lisa Flax noted that the Vulnerability Assessment Plans will be provided to Alachua County shortly and that departmental input was requested.

A current map of Alachua County with noted city boundaries and current population density was reviewed. This map also included the different groups of people including special needs and the elderly. A map of the current floodplains for both the 100 and 500 year floodplain was reviewed. It was noted that the wording on the maps should include overflow flooding to more accurately reflect the situation.

Lisa Flax noted the Recovery and Redevelopment Action Plan and suggested a brief review of the plan. She further noted that this plan can be used as an example of the plan being constructed for Alachua County. Ms. Flax elaborated on page 6-4, Government Operations, and noted the importance of disseminating information to the public during post disaster events. On Page 6-7, Ms. Flax elaborated on the importance of the Financial Management planning. She noted that this would include understanding FEMA financial assistance the 9500 policy series, appeals and funding guide. She suggested that those involved in PDRP process become familiar with the procedures.

3. Example PDRP Issues – Actions Plan Examples (10 min)

Lisa Flax noted section 7.6 on the Nassau County Post Disaster Redevelopment plan and addressed some of the issues with temporary housing. She addressed the importance of determining land use and the availability of temporary housing for the critical work force. She noted the need to address asbestos and mold issues in long term housing plans and the importance of including code enforcement in post disaster planning response especially for the restoration of historical buildings.

Page 7-11 Economic Resumption Sub-Committee, was noted. Lisa Flax noted the importance of including the business community for a post disaster scenario. She elaborated on meeting the needs of the business community and ensuring that businesses have both a continuity of operations plan and a recovery plan during the pre-disaster planning period.



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4. Recovery and Redevelopment Lessons Learned

No minutes were recorded during this time, as the meeting was advanced to the reports on the Sub Committee Meetings in the interest of staying of schedule.

5. Report on Sub-Committee Meetings

The report out of the Sub-Committee Meetings are as follows:

➤ **Economic and Redevelopment Committee**

Met on July 14, 2009

- The committee utilized a SWOT (Strengths, Weakness, Opportunities and Threats) Analysis
 - Strengths were noted as follows: Educated Population, Relatively stable funding stream, University of Florida, Shands Health Care and other stable industries, Geographic Location, International Airport, and Road Transportation Network.
 - Weaknesses were noted as follows: Lack of a diverse industry, Interconnected financial institutions, potential debris, potential bottlenecks, Interstate 75/US 441 damage, Alachua as a host community, Hotels/Motels (5000 rooms), Shelters, International Airport
 - Opportunities were noted as follows: time to inventory housing stock and encourage residents to prepare for storms, inventory of businesses with generators, time to identify incentives for businesses to prepare i.e.: tax holidays on disaster supplies, "Disaster Ready Business" designation, information in the Chamber Newsletter, determine what business have response plans, New policies
 - Threats were noted as follows: Major Hurricanes, Tornados, Macroeconomic conditions, Terrorism, Cyber Attacks, Wildfires, Infrastructure Failures, Nuclear Plans, Sinkholes, Post-Disaster Crime.
- The committee also examined current Pre-Incident Economic Processes and the ability to reduce the "Hassle Factor" of items such as permits, funding and reconstruction to the civil population.
- Ideas were also addressed regarding including economic transformation during a post disaster plan and the inclusion of a Communications plan in the PDRP

➤ **Government Operations Sub-Committee**

Met on July 16, 2009

- The Committee noted that the Department of Community Affairs is currently working with four additional counties and one city as a part of a pilot program to develop a PDRP. They noted that once the DCA



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approves these plans, there will be a PDRP guidebook that they will use for developing their plan.

- The committee considered the possibility of waiving fees and requirements for permits for minor repairs and issuing certificate of competence cards to licensed contractors from surrounding counties during a post disaster response.
- The committee asked and addressed the issue of getting government services up and running after a disaster. The need to secure lodging, financial assistance, emergency assignment list and securing a mutual aid list.
- Tax assessments changes post disaster were also addressed.
- The committee suggested that they focus on the following issues
 - Reestablishing a Tax Base and revenue estimates
 - Rebuilding County Governmental Services
 - Securing Aid and rebuild government and private sector facilitates

➤ **Land Use Sub-Committee**

Met on July, 14 2009

- The committee discussed the land use area overlaps and the need for coordination between departments
- The committee addressed the following areas :
 - Temporary Housing
 - Zoning
 - Potential Future Land use
 - Priority areas for redevelopment
 - High hazard areas
 - Policy development to not allow density/intensity in high hazard areas
- Current land uses policies were addressed
- The committee determined that the following items will continue to be researched:
 - Current Allowances for temporary structures
 - Inventory of Structures within High Hazard areas
 - Inventory of Current Comprehensive Plan and Unfilled Land Development Code (ULDC) requirements including information on Stormwater Management
 - Identify areas with non-conforming land; use this process with the Evaluation and Appraisal Report

➤ **Environmental and Historic Sub-Committee**

Met on June 30, 2009

- The committee indicated the following points for consideration:
 - Minimize recovery “effects” on historic preservation and environmentally significant lands



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- Inventory of “sensitive” resources (historic properties, cemeteries, etc...) with contact information
- Distributed Area Management Plan for invasive species through critical agency contacts, public educational and organization
- Rural Clusters Management Plans
- Identify funding source for purchase of “damaged/destroyed” owner-willing environmentally significant properties
- Water quality protection
- Coordination between agencies
- A centralized sharepoint for all PDRP

6. Working Session: Sub-Committees Identify PDRP Long Term Redevelopment Issues (60 min)

The Working Session met for 30 minutes, this is a change from the projected time of 60 minutes. No minutes were recorded during individual breakout time, as the Sub-Committees recorded their issues in preparation for reporting out to the entire group.

7. Next Steps: Develop Action Plan to Implement Issues

The following is a summary by Sub-Committee of the report given by the Sub-Committees to the entire group.

- **Land Use Planning Sub-Committee** Issues noted:
 - Purchasing Issues for outside services
 - Reactivating retired employees for expediting permits
 - Identify permitting and old infrastructure issues for redevelopment
 - Establish thresholds for temporary housing/zoning
 - Flexibility for non-confirming standards
 - Outlining procedures for addressing non-conformities
 - Offsite backup of electronic files
 - Maintain and build community character and development patterns
 - Develop and review problem issues for recovery
- **Health and Social Services Sub-Committee** Issues noted:
 - Service Gap Problem
 - Hospital involvement
 - Veterinarian and Animal needs
 - Livestock care
 - Food and health supplies



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- Mental Health Counseling to include faith-based and community resources (Churches, Crisis hotline, Crisis Center etc...)
- Addressing the hierarchy of needs (food, water, shelter)
- Special needs populations and related housing, medical, supervisory needs
- Incorporating private and public physicians along with the American Red Cross in public shelters
 - Training for private and public physicians
- Establish and utilize mobile clinics
- Long-term pet friendly shelters
- Coordinating financial base to support ongoing medical cost for individuals and families

➤ **Environmental and Historic Property Restoration Sub-Committee**

Issues noted:

- Identify existing transportation infrastructure (FDOT Coordination) systems that, due to design, have negative impact on environmental quality and exacerbate disaster caused conditions
 - Ensure US 441 culvert systems are Eco-passages
- Identify existing compliance regulations that enhance the environment and mitigate hazards
- Improve environmental functions
- Educate general public on dual protection regulations and policies and comp plan during amendment process (EAR)
- Consider GRU biomass facility for debris reduction and recycling
- Ensure that debris management operations don't adversely impact historical, environmental, archeological sites
- Consider deconstruction of historic sites
- Tree maintenance
 - Replacement tree supplies
 - Bio-diversity seed bank
- Local food supply: encourage and recover for post disaster
- Things to do to get there:
 - ID orange c.b. bmap A.I. that are applicable to PDRP
- Be aware of:
 - Superfund site in County
 - 302 facilities
 - Hazmat storage facilities



- **Governmental Operations Sub-Committee** Issues noted:
 - Establish service priorities for county departments prior to disaster events
 - Ensure all departments have policies and procedures for day to day activities
 - Re-establish education facilities, get all schools and universities up and running)
 - Prioritize re-establishing residential housing
 - Recognize low-income communities may be disproportionately impacted
 - Re-establish local business as soon as possible
 - Secure Grants/Loans/Assistance for Government and private sector
 - Understand the importance to the tax base of the county
 - Determine financial stability
 - Establish a fund to identify and purchase properties for government use
 - Have financial planning group identify sources in advance
- **Economic Redevelopment Sub-Committee** Issues noted:
 - Dislocated Workers
 - Housing requirements
 - Transportation requirements
 - School/educational availability
 - Phone, internet and network access
 - Re-investment and re-building concerns
 - New building development
- **Infrastructure and Public Facilities Sub-Committee** Issues noted:
 - Debris (final disposal, late removal)
 - Roads (lighting and mitigation)
 - Utilities (ST except reconstruction)
 - Schools/ Governmental buildings (planning and rebuilding)
 - Temporary Cell Tower Permitting (working with the land use sub-committee)
- **Housing and Structural Sub-Committee** Issues noted:
 - Hotel and Transient Short-term Housing
 - Apartment Surplus for rebuilding
 - Rented homes and Quadraplexes



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- Establishing an ordinance to override state law in emergency in regards to accommodating transient housing in non-transient communities
- Pre/Post-disaster Checklist to ensure housing availability

The Meeting was concluded by Lisa Flax. Ms. Flax encouraged the sub-committees to meet over the next month to review the listed issues.

Meeting began at 6:15 pm

Meeting concluded at 8:00 pm