



Monroe County

Post-Disaster Recovery Strategy

OPERATIONAL FRAMEWORK

January 2020



MONROE COUNTY
FLORIDA

Monroe County Post-Disaster Recovery Strategy Operational Framework

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How to Use this Plan

When a major disaster strikes a community, it can be **years** before all resources flow to a community and sometimes **over a decade** before the community completes all recovery efforts that resulted from the impact. The Monroe County Post-Disaster Recovery Strategy (PDRS) Operational Framework is intended to help Monroe County navigate resources that are available for long-term recovery, after FEMA Individual Assistance and Public Assistance has been exhausted. Through planning and close coordination, the County can maximize their recovery efforts in a way that uses all resources available to build back stronger and more resilient in the future.

Acronyms

With disaster recovery comes new federal, state and local terms and acronyms that are not familiar across all partners involved in recovery. A full list of acronyms can be found in **Appendix A** of this document.

Roles of Government in Long-term Recovery

Monroe County and its local municipalities play the lead coordination role in most efforts related to long-term recovery. However, unlike with response and short-term recovery efforts, the process is not always well-defined and requires coordination across departments as well as jurisdictions. Long-term recovery is a coordinated effort that leverages the entire community's capacity respecting the role of emergency management to stand ready to respond to the next event. While response and short-term recovery is more linear, long-term recovery is a collaborative process with coordination among all local government, non-profit and private entities that will play a role in the redevelopment of the community.

While response and short-term recovery is more linear, long-term recovery is a coordinated process that involves collaboration from many different government agencies, non-profit and private organizations.

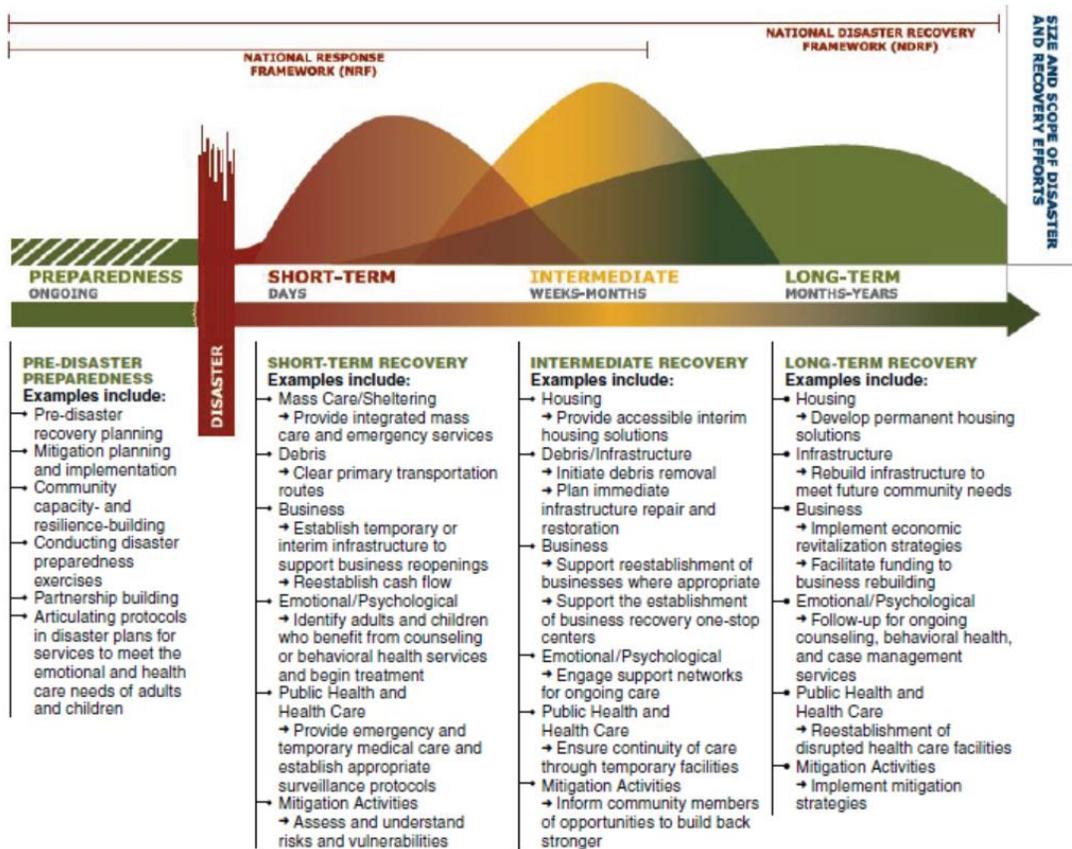
Although local governments may be the recipient of most disaster recovery funding, long-term recovery requires coordination with other partners to ensure that all organizations are leveraged to lead specific efforts over which they have significant influence. For example, while housing recovery funding may flow to Monroe County, partnering with other agencies such as state agencies, the Monroe County Land Authority or Monroe County Housing Authority can be helpful to manage specific funds or projects. In this way, the County can maximize its opportunities for redevelopment while ensuring that staff capacity is not overwhelmed.

Transition to Long-term Recovery

Long-term recovery refers to the need to re-establish a healthy, functioning community that will sustain itself over time by building back in a way that increases resilience to future disasters. While actions such as debris removal and restoration of power are extremely important to a community's recovery, these are considered short-term recovery actions that not part of the long-term recovery process. It is impossible to draw a line that delineates the transition from response to short-term recovery and

ultimately long-term recovery and redevelopment because these are overlapping functions that ramp up and down over time, as shown in the picture below. This guide is focused on the activities and decisions that begin to occur within days or weeks of the disaster that will guide recovery and redevelopment for years to come. This includes policy decisions that are made within days of a disaster that will govern long-term recovery and permitting. While there is no clear line for when a community begins to make the shift to long-term recovery, it can typically occur around six months after a disaster with all members of the community focused on long-term operations by one year after landfall.

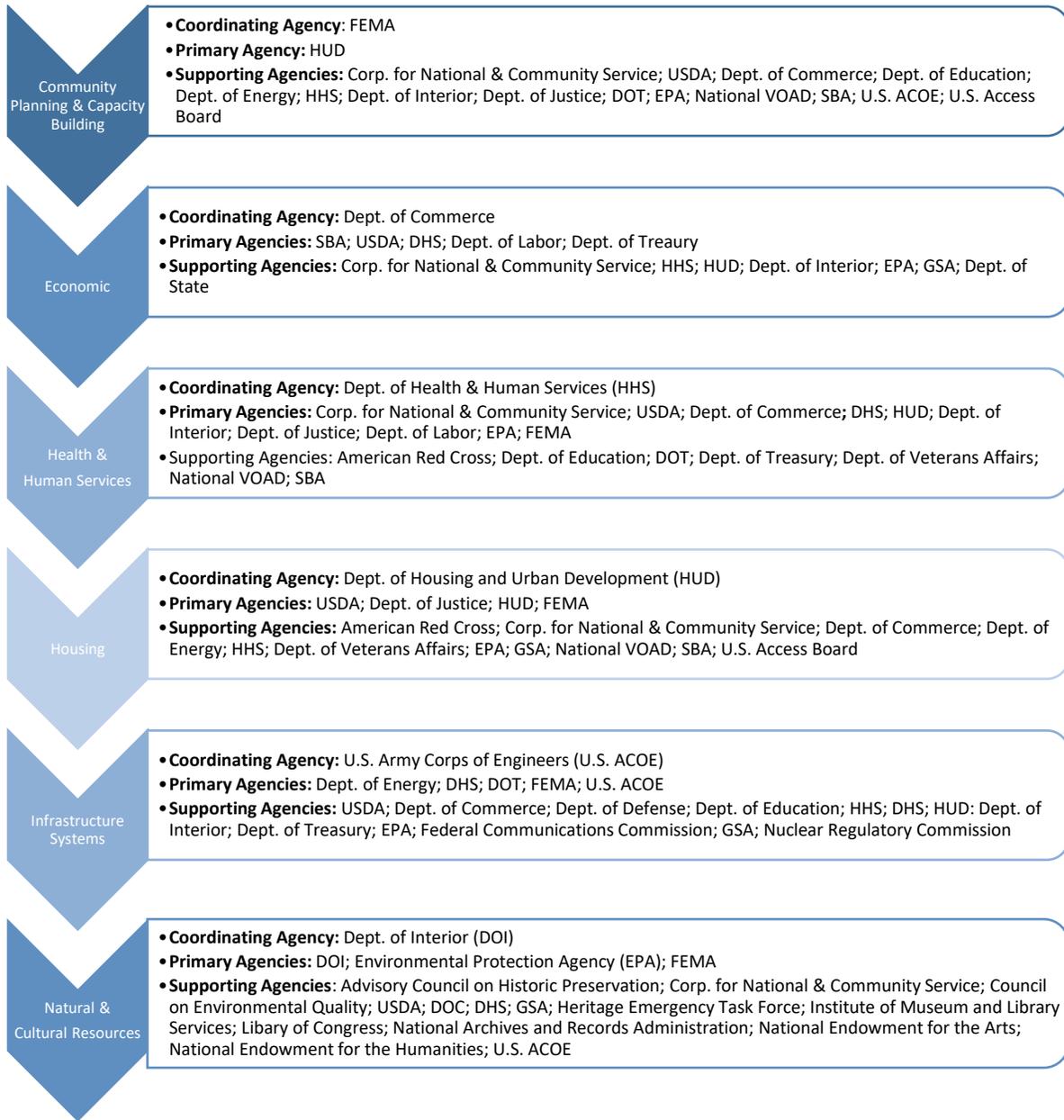
FEMA Disaster Recovery Continuum



Federal Recovery Support Functions

The Recovery Support Functions (RSFs) outlined in this strategy follow best practices established in the [National Disaster Recovery Framework](#). When a major disaster occurs, the Federal Government may provide additional support to states through standing up core recovery support functions that leverage the capacity of non-FEMA resources. The intent of this approach is to recognize that there is a need to coordinate on long-term recovery actions with other federal agencies outside of FEMA who may have resources to support. The Federal Recovery Support Functions are coordinated and managed by a FEMA-appointed Federal Disaster Recovery Coordinator (FDRC) who provides oversight over the long-term recovery support provided to states and local governments. It's important to note that while FEMA is the coordinating entity, most of the RSFs are led by federal agencies not typically active in emergency response. The Federal RSFs along with coordinating, primary and supporting agencies are detailed in the diagram below.

Federal Recovery Support Functions



State Recovery Support Functions

The State of Florida does not yet have established recovery support functions that correlate with the National Disaster Recovery Framework, however, after disasters, a State Disaster Recovery Coordinator (SDRC) is appointed and this official leads coordination with appropriate state agencies to support local recovery and connect recovery support from the federal level to local governments and organizations. Typically, the SDRC is coordinated through the Florida Division of Emergency Management. State and federal partners often co-locate at the State-Federal Joint Field Office, Area Field Office or Long-term Recovery Office, as needed, depending on the location and duration of the recovery.

Types of Support Provided by Federal RSFs through the State

The type and method of support provided by the state and federal government can vary from disaster-to-disaster. However, the following support is often offered for major disasters through the Federal RSFs.

- Serve as a vehicle for information sharing, interagency coordination, communication, and collaboration.
- Provide support for community engagement.
- Provide planning technical assistance, staffing resources and funding for recovery planning
- Data sharing to understand recovery needs and support decision making.
- Provide funding or technical assistance to support community priorities.
- Identify and leverage program resources that are available to implement recovery strategies.
- Provide technical assistance to impacted areas to support recovery planning and establish task forces.
- Identify legal, policy and programmatic requirements that may potentially limit efficient recovery and mitigate to the extent possible.



Monroe County Recovery Long-term Recovery Organization

In response to disasters communities often assume new organizational structures (such as the Incident Command System) to facilitate expedited decision-making with clear roles and responsibilities defined to manage resources during the critical phase during and after a disaster when lives are at stake. However, once an Emergency Operations Center deactivates, local governments resume normal reporting structures. This can lead to many challenges as most individuals are still focusing on some aspect of recovery operations for months if not years to come. Without proper coordination, decisions are made in a vacuum and opportunities to leverage funding and coordinate can be lost. To provide for continued communication after the critical period following a disaster, Monroe County has developed a long-term recovery organizational framework that recognizes the need for chain of command, while also implementing the principles of the National Disaster Recovery Framework. This organizational structure is lead by a Local Disaster Recovery Coordinator and supported by many different divisions and staff that play important roles during long-term recovery. The Monroe County Long-term Recovery Organizational Chart can be found in **Appendix B** of this document.



Monroe County Recovery Support Teams

In addition to a long-term recovery organizational structure, Monroe County has created local recovery teams to ensure effective coordination among all local governments, non-profits and private entities that play a role in long-term recovery. Establishing these teams will help to better coordinate recovery functions following disasters and harness opportunities to build back stronger with recovery resources that are available. The following roles and recovery support teams are addressed:

- Local Disaster Recovery Coordination and Administration
- Long-term Community Recovery Planning
- Long-term Housing Recovery
- Long-term Economic and Business Recovery
- Long-term Financial Administration
- Long-term Infrastructure and Public Facilities Project Management
- Long-term Environmental Restoration
- Long-term Health and Social Services

Local Disaster Recovery Coordination and Administration

Local Disaster Recovery Coordinator

The County Administrator with support from both Assistant County Administrators and the Emergency Management Director will serve as the Monroe County [Long-term Disaster Recovery Coordinator](#). These individuals will interface with the Federal Disaster Recovery Coordinator and the State Disaster Recovery Coordinator. Particularly, one Assistant County Administrator will oversee housing and long-term redevelopment while the other Assistant County Administrator will oversee infrastructure and facility systems recovery and redevelopment. The Emergency Management Director will advise the County Administrator on disaster recovery resources available and assist all three

administrators with decision-making. The County Administrator will provide oversight over all areas and particularly focus on preparedness and response, finance and administration, health and social services, and natural and cultural resources. Specifically, the County Administrator with support from the team will oversee the development of policies that need Board Approval to assist with long-term recovery.

The Monroe County Emergency Management Director will continue to guide all activities related to immediate response and recovery and preparedness for future disasters. A full list of emergency management roles and responsibilities is detailed in the [Monroe County Comprehensive Emergency Management Plan](#). Recognizing that long-term recovery takes many years and that a community must always be prepared for the next event, the Monroe County Emergency Management Director will provide direct support to the Monroe County Local Disaster Recovery Coordinator while maintaining focus on ensuring that the Monroe County Emergency Management Team is ready to respond, should disaster strike again.

Delegating Authority

Understanding that long-term recovery can be a multi-year process, it is likely that the County Administrator at some point may delegate overall disaster recovery coordination to one or more team members to act on his or her behalf and raise important issues to the Administrator that require leadership direction or Board consideration. If this authority is formally delegated down to other members of the team, clear lines of communication with roles and responsibilities should be established.

Recovery Policy Development

In order to streamline redevelopment and respond quickly to recovery needs, changes to local laws and ordinances are often needed to address immediate challenges. In the aftermath of Hurricane Irma, several ordinances were passed to help guide long-term recovery, which are detailed in **Appendix C and D** of this plan. As a best practice for long-term recovery, many communities adopt a pre-disaster recovery ordinance that contains the items that will be needed to guide post-disaster in advance of a storm. A comprehensive pre-disaster recovery ordinance is designed specifically to fill a void that often appears during immediate post-disaster hours, days and weeks when it is difficult to obtain a quorum for the purpose of adopting emergency authorization for staff actions needed to protect public health

and safety. It can provide a special regulatory tool that allows a community to adopt extraordinary powers that can be executed by staff upon the declaration of a local emergency in the form of temporary regulations. This can include:

- Environmental clearances
- Debris clearance and hazard abatement
- Damage assessment and placarding
- Development moratoria to assure public health and safety
- Temporary use and repair permits
- Deferral of fees for repair and rebuilding permits
- Continuity of nonconforming buildings and uses, accompanied by safety upgrades
- One-stop service centers
- Demolition of historic buildings
- Emergency contractor certification

American Planning Association Model Recovery Ordinance

The American Planning Association prepared a model recovery ordinance for communities to consider in the pre-disaster environment that can help streamline local recovery efforts. A template can be found on their [website](#). Monroe County can consider reviewing this ordinance in light of the post-Irma recovery laws (Appendix C and Appendix D) to determine if a pre-disaster recovery ordinance can help streamline future local recovery efforts.

Monroe County codified several of the emergency provisions that were implemented post, Hurricane Irma through the local comprehensive plan, land development code and code of ordinances. A detailed summary of these policies can be found in **Appendix C and D** of this document. By adopting these provisions in 2019, the County has helped ensure that it would be able to act quickly in the event of a future disaster.

In addition, the County may wish to adopt portions of this operational recovery plan such as special reporting structures to responsibilities to help establish clear lines of communication beyond the response and short-term recovery periods.



Staffing and Surge Capacity

It is typical for local governments to ramp up capacity in support of response and recovery operations. For example, contractors are hired to manage debris removal operations and consultants are procured to help with cumbersome insurance and FEMA reimbursement processes. However, it is not as commonplace for communities to consider surge capacity support for long-term operations. As major disasters are becoming more frequent, so are large congressional appropriations with tens of billions of dollars to support recovery. Many times, it is the first time a community may be managing funds of this type or magnitude and with it comes strict rules and auditing processes that can be overwhelming for existing staff who are also experiencing their own personal recovery journey and continue performing day-to-day work. Augmenting local capacity with expertise in long-term disaster recovery functions such as disaster housing recovery, marine debris removal or economic recovery can pay dividends by maximizing grant opportunities and reducing potential costly audit findings that result in the return of recovery funding. Like contracts that are put in place ahead of a disaster to support debris removal or Public Assistance funding, communities can consider pre-arranged contracts that allow them to ramp up support for their existing staff to avoid burnout and ensure a successful long-term recovery.

Many funding sources that are provided through congressional appropriations come with allowances for administrative support. Communities that wish to augment their capacity should review grants for the allowance of administrative support and hire support when needed.



Long-term Community Recovery Planning

Long-term Community Recovery Planning Team

The role of the Monroe County Community Recovery Planning Team is to develop the **project-specific action plan following a disaster**. They will work closely with all other recovery teams to understand and document unmet needs, coordinate with Monroe County staff on internal needs and conduct outreach to the community to understand long-term challenges with recovery. It is important to note that while the Community Planning Recovery Team is the creator of the plan, they are not the sole entity responsible for the maintenance and implementation of the plan. Their role is typically more of a coordination role with specific implementation efforts falling under appropriate staff aligned with the project.

Long-term Community Planning Recovery Resources

The American Planning Association (APA) released a guidebook titled, *Planning for Post-Disaster Recovery: Next Generation* that provides great context on long-term recovery planning. In addition, APA created a series of briefing papers and case studies to assist with post-disaster planning. These resources are available on their [website](#).

The Monroe County Post-Disaster Recovery Strategy is a good example of an action-oriented plan for long-term recovery. In the future, this planning effort should begin around 6 to 12 months after a disaster.

Unmet Needs Assessment

An important part of planning for long-term recovery is the development of an unmet needs assessment. An unmet needs assessment is a powerful tool to use when advocating for additional resources needed by a community and is often completed about six months to a year after a disaster, once initial resources have been deployed. However, data collection can begin shortly after the disaster and continued throughout the recovery process to clearly communicate current needs to potential resource providers (state/federal agencies, State Legislature, congress, non-profit and private donors). The collection of this information is done through coordination with other recovery teams. The basic formula for an unmet needs assessment is:

$$\text{Total Disaster Impacts} - \text{Resources Received to Date} = \text{Unmet}$$

When advocating for additional resources, agencies that have access to funding will often want to know how current resources are being used and where gaps may exist. By demonstrating this need through real data and specific examples, a community can tell the story of the assistance they need to recover and how a specific agency may be able to help.

Integrate Planning for Resiliency

Recognizing the need to build back stronger, the Community Planning Recovery Team will consult plans such as the GreenKeys Watershed Management Plan, GreenKeys Sustainability Plan, Local Mitigation Strategy and other resources that assess future vulnerability to climate change and sea-level rise during the long-term recovery process. Disaster recovery can be a good opportunity to incorporate resiliency

into projects with funding to implement those projects becoming available relatively quickly. This will help to ensure that proposed projects are mindful of future impacts and built to withstand disasters and increased vulnerabilities in the future.

FEMA Individual Assistance Data

The data provided through the FEMA Individual Assistance (IA) program can help a community understand broader impacts and needs. Some of this data is available online and can be easily accessed through [OpenFEMA datasets](#). More detailed information than what is provided online can help a community drill down into specific needs and demographics of individuals who need assistance. To access this data, the county must enter into a data sharing agreement with FEMA. The county should review the [FEMA Secure Data Sharing Policy](#) and work with the Florida Division of Emergency Management and the Federal Disaster Recovery Coordinator of Federal Coordinating Officer for the specific event to start the process for getting this data.

Community Outreach and Engagement

The Monroe County Community Planning Recovery Team will conduct community forums and surveys to solicit community input on redevelopment following the disaster. Long-term disaster recovery involves all residents and stakeholders as this is often a time to re-think or implement visions for the future, with potential funding sources available to carry out projects on a shorter timeline than most community visioning efforts.

Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Community Planning for Recovery
Florida DEO – Community Planning Technical Assistance Grant	The Florida Department of Economic Opportunity has a small Community Planning Technical Assistance Grant that can be used to support long-term recovery planning after a disaster. The application cycle is typically in the spring of each year.
Florida Department of Environmental Protection – Florida Resilient Coastlines Grant	The Florida Department of Environmental Protection offers the Florida Resilient Coastlines Grant on an annual basis. Past application cycles have supported long-term recovery planning after a disaster. The application cycle is typically in the late summer/early fall of each year.
Economic Development Administration	If awarded through a congressional appropriation, the federal Economic Development Administration may have funding to support long-term recovery planning. There is no standard application cycle as this is disaster-specific appropriation.
Community Development Block Grant - Disaster Recovery (CDBG-DR)	CDBG-DR funding can be used to support planning activities. As this often comes too late in the process for most communities, it can be good to advocate for the reimbursement of completed plans, if large in-scale or if there is a need to make changes to existing plans that guide growth in the aftermath of a disaster.

Long-term Community Recovery Planning Responsibilities

The list of responsibilities below is meant to serve as a guide to help those in this role to understand where they fit into the big picture of countywide recovery. During a time of emergency and recovery, many people will be asked to take on new roles that are outside of their day-to-day function as is needed by the type and magnitude of an event. *Note: These responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Work closely with Monroe County Emergency Management to understand data related to the FEMA Individual Assistance Program. Specifically, document the number of applicants, the amount of assistance provided to-date and the number of individuals denied assistance. It is also important to understand the number of households who are provided temporary sheltering assistance support through FEMA trailers, hotel lodging or other resources. ▪ Review existing plans and ordinances to determine if adjustments need to be made to streamline recovery or address a specific need resulting from the disaster.
3 – 6 months	<ul style="list-style-type: none"> ▪ Coordinate with the Housing Recovery Team to conduct a survey of long-term housing repair needs that considers the appetite of homeowners for mitigation programs as well as voluntary buyout programs.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Coordinate the Housing Recovery Team to understand impacts on homeowners and renters and the need for new workforce housing to support long-term recovery. ▪ Coordinate with the Economic Recovery Team to conduct a survey of local long-term business recovery needs (the survey conducted following Hurricane Irma is a great example). ▪ Coordinate with the Infrastructure Recovery Team to understand infrastructure impacts and specific projects that will not be covered by the FEMA Public Assistance or the FEMA Hazard Mitigation Grant Program. ▪ Coordinate with the Finance and Administration Teams to understand the long-term fiscal impacts the County and any additional support that may be needed to ensure a successful recovery. This can include financial assistance to support local tax revenue shortfalls or new positions that are needed to support long-term recovery and redevelopment. ▪ Coordinate with the Finance and Administration to understand impacts to cultural and historic resources and any gaps in funding that may exist to ensure that these resources are restored. ▪ Coordinate with the Environmental Restoration Team to understand impacts on the environment, including marine debris, fisheries, and other environmental concerns/impacts. ▪ Coordinate with municipalities to understand how the disaster impacted their community and specific projects not covered by current resources, needed to support this recovery. ▪ Conduct forums or listening sessions to get public feedback on important elements to preserve in the community and potential strategies to build-back in a way that may move the community in a more resilient direction in the future.

	<ul style="list-style-type: none"> ▪ Create an online survey or input tool that allows community members the opportunity to provide feedback without attending meetings.
1– 2 years	<ul style="list-style-type: none"> ▪ Ensure that the collection of unmet needs and action plan development processes are transparent by posting relevant information to a central website for recovery and offering opportunities in-person and online for community members to ask questions and offer feedback on projects. ▪ Work closely with the Public Information Officer to ensure that all opportunities to provide feedback are broadly disseminated through all advertising venues including social media, press releases, etc. ▪ Work with schools and non-profit agencies to develop creative ways to involve students and the art community in soliciting feedback on redevelopment. ▪ Develop a long-term recovery plan that builds on the information collected to date and outlines clear actions that are needed, with funding sources aligned to guide recovery and long-term redevelopment. ▪ As resources are available to support long-term recovery, coordinate closely with municipalities and other eligible stakeholders to ensure that the opportunities are seized.
2+ years	<ul style="list-style-type: none"> ▪ Continue close coordination with all stakeholders as funding continues to roll out and provide webinars, meetings, newsletters and other media to get the word out about grant opportunities and facilitate a forum for communication.

Community Disaster Recovery Planning Coordinator

It is important to have one individual who is leading community recovery planning for the County as well as coordinating with the municipalities. This provides a centralized contact who can focus on the future during the early stages of recovery while others are working on tasks that are immediately needed to respond to the disaster. In the Florida Keys, where community planning is challenging due to local laws in place to protect the environment and control growth, this individual should be familiar with Monroe County and island communities. In the aftermath of Hurricane Irma, and through the assistance of the South Florida

Regional Planning Council, an EDA grant was used to hire a local disaster recovery coordinator who was familiar with South Florida and had expertise in long-term recovery planning. It may be helpful in the future to consider a team of individuals with expertise in specific areas of disaster recovery.

Recovery Guiding Principles

Within a couple of months after disaster strikes, federal and state agency representatives will be in the community ready to talk about long-term planning for community recovery. This can be overwhelming for local officials who are still responding to basic needs of citizens and dealing with their own personal recovery. Shortly following Hurricane Irma, the Community Development Division created an executive briefing on important principles to guide recovery. This was handed out to federal and state partners to help give direction on what was important to the community and how they can best assist. By creating this short document, a community can lay the foundation for success, provide general direction to entities that have resources and want to assist, while also leaving room for more detailed planning that responds to unmet needs, once data is available to support this type of effort.

Tips for the Long-term Community Disaster Recovery Planning Team

- Be proactive in evaluating unmet needs and where possible, have a seat at the table when state and federal priorities for long-term recovery are being set. This is especially important for disasters that result in congressional appropriations. It is better to provide the data that drives state and federal recovery decision making than to react to requests for information and feedback on structures that have already been outlined.
- Ensure close coordination with municipalities from the start of long-term recovery planning efforts. It is important that when speaking to the state or federal government, the community communicate with one voice. The message will resonate more strongly if federal and state funding agencies feel that impacted local governments are on the same page.

Municipal Coordination

It is important to develop a clear concise Countywide vision for long-term recovery that is inclusive of all communities and stakeholders. The table below is meant to serve as a guide to demonstrate different recovery support functions and who may play a role at the municipal level.

Stakeholder	Community Planning and Capacity Building	Economic Recovery – Business and Tourism	Housing	Infrastructure Systems	Finance and Administration	Natural and Cultural Resources/Environment	Health and Human Services
Village of Islamorada							
Village Manager	✓	✓	✓	✓	✓	✓	✓
Village Attorney	✓	✓	✓	✓	✓	✓	✓
Chief Building Official	✓	✓	✓	✓	✓		
Finance Director/Deputy Village Manager					✓		
Park Office Coordinator	✓	✓				✓	
Director of Planning	✓	✓	✓	✓	✓	✓	
Environmental Coordinator						✓	

Stakeholder	Community Planning and Capacity Building	Economic Recovery – Business and Tourism	Housing	Infrastructure Systems	Finance and Administration	Natural and Cultural Resources/Environment	Health and Human Services
Public Works Director				✓	✓		
Asst. to Village Manager/Public Information Officer	✓	✓	✓	✓	✓	✓	✓
Environmental Resources Manager						✓	
Asst. to Village Mgr/Community Development Services	✓	✓	✓	✓	✓		✓
Wastewater Operations Supervisor				✓	✓		
City of Marathon							
City Manager	✓	✓	✓	✓	✓	✓	✓
Assistant City Manager/Planning Director	✓	✓	✓	✓	✓	✓	✓
Growth Management Director	✓	✓	✓	✓	✓	✓	
Building Official			✓	✓	✓	✓	
Finance Director					✓	✓	
City Attorney			✓		✓		
Ports Director		✓		✓		✓	
Parks & Recreation Director	✓	✓			✓	✓	
Public Works Manager				✓	✓	✓	
Utilities Director				✓	✓	✓	

Stakeholder	Community Planning and Capacity Building	Economic Recovery – Business and Tourism	Housing	Infrastructure Systems	Finance and Administration	Natural and Cultural Resources/Environment	Health and Human Services
City of Key West							
City of Manager	✓	✓	✓	✓	✓	✓	
Asst. City Manager	✓	✓	✓	✓	✓	✓	
Public Information Officer	✓	✓	✓	✓	✓	✓	✓
Chief Building Official			✓	✓	✓		
Director of Community Services	✓	✓		✓		✓	
Director of Port and Marina Services		✓		✓		✓	
Director of Engineering				✓		✓	
Finance Director					✓		
Director of Planning	✓	✓	✓	✓		✓	
Utilities Director				✓			
City of Layton							
Administrative Assistant to the Mayor	✓	✓	✓	✓	✓	✓	✓
Administrative Assistant	✓	✓	✓	✓	✓	✓	✓
Building Code Administrator	✓	✓	✓	✓	✓	✓	✓
City of Key Colony Beach							
City Administrator	✓	✓	✓	✓	✓	✓	✓

Stakeholder	Community Planning and Capacity Building	Economic Recovery – Business and Tourism	Housing	Infrastructure Systems	Finance and Administration	Natural and Cultural Resources/Environment	Health and Human Services
Chambers of Commerce/Tourist Development Council							
Islamorada Chamber of Commerce			✓				
Lower Keys Chamber of Commerce			✓				
Key Largo Chamber of Commerce			✓				
Greater Marathon Chamber of Commerce			✓				
Key West Chamber of Commerce			✓				
Monroe County Tourist Development Council			✓				
Environmental Stakeholders							
Program Administrator FL Department of Environmental Protection (Marathon)						✓	
The Nature Conservancy (Keys)						✓	
Health and Human Services							
Monroe County Long-term Recovery Group			✓				✓
Monroe County Health Department Administrator						✓	✓
Mariners Hospital & Fishermen’s Community Hospital							✓

Stakeholder	Community Planning and Capacity Building	Economic Recovery – Business and Tourism	Housing	Infrastructure Systems	Finance and Administration	Natural and Cultural Resources/Environment	Health and Human Services
Other Stakeholders							
State Representative		✓	✓	✓		✓	✓
State Senator		✓	✓	✓		✓	✓
U.S. Representative and U.S. Senators		✓	✓	✓		✓	✓
Florida Keys Aqueduct Authority				✓			
Florida Keys Aqueduct Authority				✓			
DEO Areas of Critical State Concern	✓	✓	✓	✓		✓	



Long-term Housing Recovery

Long-term Housing Recovery Team

The main role of the Long-term Housing Recovery Team is to map out solutions for rebuilding a stronger, safer, and more resilient housing stock following a disaster. Short-term housing assistance including the Federal Emergency Management Agency (FEMA) Sheltering and Temporary Essential Power (STEP) Program, trailers and hotel lodging through the FEMA Individual Assistance Program and other transitional housing options are an important part of recovery. However, the role of the Long-term Housing Recovery Team is focused on the repair of homes that were damaged or destroyed, facilitating the construction of new, resilient affordable housing options as well as long-term infrastructure and economic development solutions.

Funding for Staff to Support Function

After Hurricane Irma, Monroe County merged two internal positions to create a self-funded Housing Recovery Administrator position to support housing recovery in the Keys. The following other options can be considered to support this role as staff augmentation or a full-time position:

- SHIP administrative funds
- Hurricane Housing Repair Program administrative funds
- CDBG-DR program delivery funds

Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Housing Solutions
<p>Long-term Recovery Group</p>	<p>The Monroe County Long-term Recovery Group coordinates with non-profit and other philanthropic groups to support a range of unmet needs, including housing rehabilitation and repair. After Hurricane Irma, this group coordinated with the long-term disaster case management organization to support individuals who needed assistance after FEMA resources had been exhausted. Further, LTRGs can provide a great source of gap funding for CDBG-DR housing repair if it determined that an applicant cannot receive full-award to repair or replace their homes due to a duplication of benefits (see page 60 for CDBG-DR overview). This need to match funding can come up to two years after a disaster or longer.</p>
<p>Florida Housing Finance Corporation</p>	<p>The Florida Housing Finance Corporation manages two important programs for long-term recovery: The State Housing Initiatives Partnership (SHIP) and the State Apartment Incentive Loan (SAIL) programs. In addition to annual allocations, the Corporation may also make other resources available to support housing recovery through the HOME program and special appropriations from the State Legislature for the Hurricane Housing Recovery Program and the Rental Recovery Loan Program. For more information on these programs, see page 51. The Monroe County Social Services Senior Director manages these programs Countywide pre-disaster and post-disaster.</p>

Florida Department of Economic Opportunity/US Department of Housing and Urban Development	<p>The Florida Department of Economic Opportunity (DEO) manages the annual allocation of Community Development Block Grant (CDBG) Program funds as well as any disaster supplemental funds that may be available for disaster recovery. An application can be submitted to DEO to secure annual appropriations for CDBG funding to support housing rehabilitation. In addition, the State may have emergency funding set-aside to assist with long-term recovery (see page 51 for CDBG overview). In addition, DEO is charged with developing the State’s action plan for CDBG-Disaster Recovery Funding as well as implementing programs (see page 60).</p>
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Long-term Housing Recovery Responsibilities

The list of responsibilities below serves as a guide to integrate housing recovery into Countywide recovery operations. During post-disaster response, short-term recovery and long-term redevelopment many people will be assigned new roles that are beyond their day-to-day function based upon the type and magnitude of an event. *Note: These responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Monitor data collection on damage to housing and mobile home parks to consider long-term impacts for redevelopment. This may include preliminary damage assessment data, safety inspection data, and substantial damage assessment data being collected through the planning and building department as well as other partner organizations. ▪ Monitor FEMA Individual Assistance Programs in coordination with the Monroe County Division of Emergency Management to understand temporary sheltering needs and the data to understand long-term housing needs. ▪ Provide support to the evaluation and identification of temporary and transitional sheltering options including hotels, motels, vacation rental properties, sites for recreational vehicles, and others.
3 – 6 months	<ul style="list-style-type: none"> ▪ Monitor residential reconstruction progress by reviewing housing permit applications and approvals throughout the recovery process to understand long-term community housing needs. ▪ Monitor the availability of affordable housing Rate of Growth Restrictions (ROGO/NROGO) to support redevelopment throughout the recovery process. ▪ Monitor Monroe County Long-term Recovery Group Meetings to evaluate non-profit and faith-based resources available to support immediate housing needs and real-time information on unmet housing needs resulting from case management. ▪ Coordinate with organizations providing temporary and transitional sheltering options.

<p>6 months – 1 year</p>	<ul style="list-style-type: none"> ▪ Coordinate with the Monroe County Legislative Director and provide data as requested to support requests for funding to assist with long-term housing recovery and redevelopment such as SHIP, SAIL, and CDBG-DR. ▪ Monitor the appropriation of major resources to support housing from the State, including SHIP, SAIL as well as from the federal government including CDBG-DR, USDA, HMGP, PDM, FMA.
<p>1 – 2 years</p>	<ul style="list-style-type: none"> ▪ Provide multi-media survey tools to identify housing program assistance needs among disaster survivors including housing repair, rebuild, replacement, buy-out, and/or mitigation. Continually maintain and update the survey results as new disaster recovery housing programs are launched. ▪ Inventory shovel-ready affordable housing projects and ROGO availability to help streamline the development of new affordable housing developments. ▪ Be proactive and communicate long-term recovery needs and program structures that will work best for the County and the State to guide the development of the CDBG-DR Action Plan. ▪ Understand the details of available housing programs and ensure eligible homeowners know how to apply for assistance. ▪ Monitor or manage the CDBG-DR application intake and approval process to understand if application numbers are matching up with identified needs in the community.
<p>2+ years</p>	<ul style="list-style-type: none"> ▪ Monitor the status of housing repair throughout the life of the program to ensure that any permitting, environmental and other issues are communicated to the appropriate Monroe County staff to resolve the concern. ▪ Track additional unmet needs not addressed through state and federal resources and communicate those needs back to the Monroe County Social Services Director and Long-term Recovery Group, as well as the Monroe County Disaster Recovery Coordinator to advocate for additional needs and resources. ▪ Coordinate with the Monroe County Housing Authority and Monroe County Land Authority to implement state and local programs for housing repair, including voluntary buyout, rental construction, and other housing programs that may be available during the long-term recovery process.



Hurricane Irma Success with Temporary Housing Rates

Hurricane Irma caused extensive damage to housing units and limited land was available to place FEMA trailers for temporary sheltering. The lack of housing dramatically increased the cost of temporary housing making it challenging to secure rental assistance with funding limitations on FEMA programs. Monroe County staff worked closely with the State and FEMA to increase the rental assistance and direct lease rate to 300% of the Fair Market Rent to create a viable option for residents to rent homes within the community. This was done through documentation of real costs provided to FEMA in local hotel rates, listing for rental properties (both long-term and vacation) as well as information provided by Coldwell Banker on available rentals and the associated high costs. By providing this documentation, the County was able to increase fair-market rent to more closely represent housing costs in the Keys.

Data Collection

Data collection is an important part of understanding long-term impacts and communicating recovery needs to state and federal agencies that have funding to support redevelopment. It can also help guide the work of all the groups within the County who will be working on the mission of long-term housing recovery and redevelopment. The following resources are great tools to help understand housing impacts:

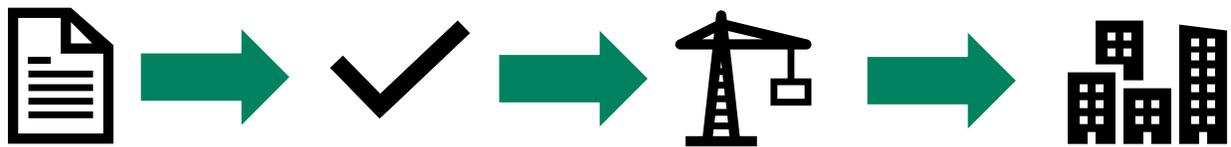
- Local Damage Assessment Information: This information provides the number of homes in the community that were impacted, and categorizes them as “major”, “minor”, or “destroyed”. This data is further refined by the completion of safety inspections and substantial damage assessments.
- Building Permit Applications and Approvals: The status of residential building permits is a great indicator of the progress of overall housing recovery in the community. It can also help those working on housing recovery to better understand where there may be delays or bottlenecks in the process or the need for additional resources.
- FEMA Individual Assistance Data: FEMA Individual Assistance (IA) data can help a community in a number of ways. First, it provides information on damage by housing tenure (renter or owner) to understand impacts on both types of housing in a community. Second, it can provide point-level data to be used to display concentrated impacts on maps. Third, it includes basic information on income to help understand the impacts on low- and moderate-income populations. Finally, it can be a great tool to target outreach directly to impacted homeowners registered with FEMA to ensure their needs are met. However, this data contains personal information (like addresses) and can be sensitive and difficult to obtain. To access this information, work with the Monroe County Emergency Management. Tips on how to secure this data can be found on page 12.



CDBG-DR Housing Resource Liaison

After a major disaster, Congress can appropriate additional funds to support long-term recovery through the Community Development Block Grant – Disaster Recovery Program (see page 60). The CDBG-DR Housing Resource Liaison should work proactively with the Department of Economic Opportunity to provide guidance on how to develop programs in the State’s CDBG-DR Action Plan. Once housing programs are implemented, this liaison should work to ensure applications to the Housing Repair and Replacement Program are on track and expedited through local processes, understanding the unique needs and requirements of Monroe County.

New Construction: Workforce/Affordable Rental Development Liaison



The Monroe County Long-term Housing Recovery Team will stay aware of potential shovel-ready affordable/workforce rental developments that need financial gap assistance for implementation. This includes working closely with developers and monitoring the Florida Housing Finance Corporation’s Request for Applications that target Monroe County and disaster-impacted communities. After a disaster significantly impacts a community’s housing stock, funding can be made available to create new long-term affordable rental housing options in a community. The Housing Administrator will coordinate with private developers to ensure affordable housing ROGOs are in place and help guide the development through the local review process.

Local Housing Disaster Recovery Toolkit

The Florida Housing Coalition released a new publication to help communities create a Local Housing Disaster Strategy which contains a lot of great information and resources for local governments to help navigate the entire disaster housing recovery process. This resource can be found on the [FHC website](#).



Long-term Economic and Business Recovery

Economic and Business Recovery Team

The Monroe County Economic and Business Recovery Team will monitor the overall economic impacts and health of the community and identify possible resources for addressing issues resulting from a disaster. This role involves working with private businesses, chambers of commerce, as well as key community workforce partners to address challenges with long-term economic recovery. The Economic and Business Recovery Team will work with local businesses to understand their recovery needs and help facilitate any issues relating to permitting and other repair and redevelopment challenges following the disaster. The team will also coordinate with local businesses and workforce development entities in the County (Career Source South Florida, Florida Keys Community College, etc.) to determine workforce impacts, and advocate for resources to support these needs. Following many disasters, the biggest impact on the workforce is lack of housing, as was true following Hurricane Irma. In this case, the Monroe County Economic and Business Recovery Team may support the efforts of the Housing Recovery Team by providing information about how housing is contributing to many economic recovery challenges in the community advocate for resources and support.

Hurricane Irma Business Recovery Survey

After Hurricane Irma, Monroe County conducted a survey to understand long-term recovery needs of the business community. The results were provided to the Florida Department of Economic Opportunity in a report to help guide the development of economic recovery programs. A summary of this report, along with questions posed to the business community can be found on the Monroe County [website](#). This survey was conducted nearly 18 months after Hurricane Irma; however, many businesses were still struggling to recovery. Key Recovery Issues include:

- Eighty percent of respondents noted a decline in sales and customers more than 30 days following Hurricane Irma.
- Nearly 60 percent of businesses stated that the assistance they received was not enough to support the long-term recovery of their business.
- Close to 50 percent of business owners reported still having physical damage.
- Fifty-four percent of businesses reported to

Important Local, Regional, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Marine Debris Removal
Florida Small Business Development Center - US Small Business Administration	The Florida Small Business Development Center provides on the ground support for businesses to help them qualify for Small Business Administration low-interest disaster loans to help recover from disasters.
Florida Department of Economic Opportunity	The Florida Department of Economic Opportunity offers an Emergency Bridge Loan Program that can provide quick, short-term interest-free working capital loans to help “bridge the gap” between the time a disaster strikes and when a business has secured longer-term recovery resources such as sufficient

	<p>profits, insurance claims or federal assistance. In addition, DEO manages a website for businesses: www.floridadisaster.biz which is meant to be a one-stop-shop to help businesses prepare for, respond to and recover from emergencies. Communities can also work with the agency to advocate for specific programs to be included in the CDBG-DR Action plan to address economic recovery.</p>
<p>Florida Fish and Wildlife Conservation Commission - Fisheries Disaster Funding</p>	<p>Following Hurricane Irma, the National Oceanic and Atmospheric Administration (NOAA) allocated nearly \$45 million through the Florida Fish and Wildlife Conservation Commission to provide relief for Florida’s commercial and recreational fishing industry. Ten types of projects were funded under this grant including:</p> <ol style="list-style-type: none"> 1. Lobster Trap Replacement 2. Direct Payouts to Commercial Fishermen 3. Redundant Power Supplies for Wholesale Dealers 4. Improvement or Uninsured Repair to Wholesale Dealers 5. Direct Payouts to Wholesale Dealers 6. Direct Payouts to Charter Boat Businesses 7. Coastal Habitat Restoration 8. Marine Debris Recovery 9. Florida Marine Fisheries Infrastructure Recovery Grant Program 10. Coral Rescue, Spawning, Larval Propagation and Brooding
<p>South Florida Regional Planning Council</p>	<p>The South Florida Regional Planning Council is a governmental planning agency serving Monroe, Miami-Dade and Broward counties. Designated an Economic Development District by the U.S. Department of Commerce, Economic Development Administration, the Council has direct access to federal and state agencies that can assist with economic and business recovery immediately following a disaster and in the months and years that follow. Following Hurricane Irma, the Council helped facilitate the creation and funding of the Director of Disaster Recovery Position in Monroe County. Additionally, the Council operates a small business revolving loan fund that can assist area businesses.</p>

Long-term Economic Recovery Responsibilities

The list of responsibilities below is meant to serve as a guide to help those in this role to understand where they fit into the big picture of Countywide recovery. During a time of emergency and recovery, many people will be asked to take on new roles outside of their day-to-day functions, depending on the type and magnitude of an event. *Note: these responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs for the community.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Promote state and federal resources available to support business recovery found on websites like www.FloridaDisaster.Biz. ▪ Coordinate with local chambers of commerce to ensure that they are aware of business support resources.
3 – 6 months	<ul style="list-style-type: none"> ▪ Host meetings with local businesses and chambers to understand their challenges and help address concerns related to tourism and other industry sectors. ▪ Provide information on a central website on loans and other resources that may be available to assist businesses. ▪ Meet with local fishermen to understand their needs and share available resources to support their recovery.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Compile unmet needs to share with the Community Recovery Planning Team to support the development of the Local Long-term Recovery Plan. ▪ Advocate for business recovery programs to be included in the CDBG-DR Action plan that supports local business and economic recovery needs.
1 – 2 years+	<ul style="list-style-type: none"> ▪ As new resources become available to support long-term business recovery, conduct public outreach campaigns to ensure that this information is communicated to all business owners who may still need assistance. ▪ Work closely with tourism-related organizations to monitor visitors and evaluate the need for outreach campaigns to show that the Keys have recovered from the event.

Planning for Success

Ensuring that businesses can recover following a disaster involves helping them to understand and plan for some of the vulnerabilities that can come with owning a business in Paradise. After Hurricane Irma, over half of businesses reported they were uninsured or under-insured. Conducting disaster recovery workshops ahead of time with businesses to educate them on their responsibilities and the limited tools available to them following a disaster can help them be ready when disaster strikes. Some recommended measures include creating cash reserves and seeking adequate insurance coverage.

The County may consider forming a local business recovery network through the local chambers of commerce to help guide both pre- and post-disaster business recovery efforts. This could be led by a specific chamber for the entire Keys with support from all other chambers and County officials.

Business Recovery Coordination

Monroe County does not currently have a staff position dedicated to Economic Development as a business recruitment function. This is likely due to the fact that their economy is mostly natural resources-dependent and staffing capacity supports these roles instead. After a disaster, the County should identify a staff member to lead business recovery efforts in close coordination with local chambers of commerce. Without establishing this position, it can be difficult to truly understand business recovery needs and advocate for resources to support these needs.

Long-term Financial Administration

Long-term Financial Administration Team

The main role of the Long-term Financial Administration Team is to coordinate with private insurance and FEMA Public Assistance program following a disaster and manage all long-term fiscal needs and impacts in the community. The FEMA Public Assistance reimbursement process is a significant undertaking as it requires coordination across all departments within a community to provide proper documentation on damage as well as repairs completed to infrastructure and public facilities. Since this is a reimbursement process it often requires communities to take out loans and other forms of credit to pay for upfront costs. These loans come with interest payments and the longer a community must have the loan in place, the more interest it must pay which is not considered a reimbursable expense. For example, following Hurricane Irma, the County was required to take out approximately \$40 million to cover upfront costs. This came with an interest payment of around \$78,000 each month, which adds up over multiple years. It is important that local governments streamline internal processes to ensure that reimbursement through the FEMA process is smooth.

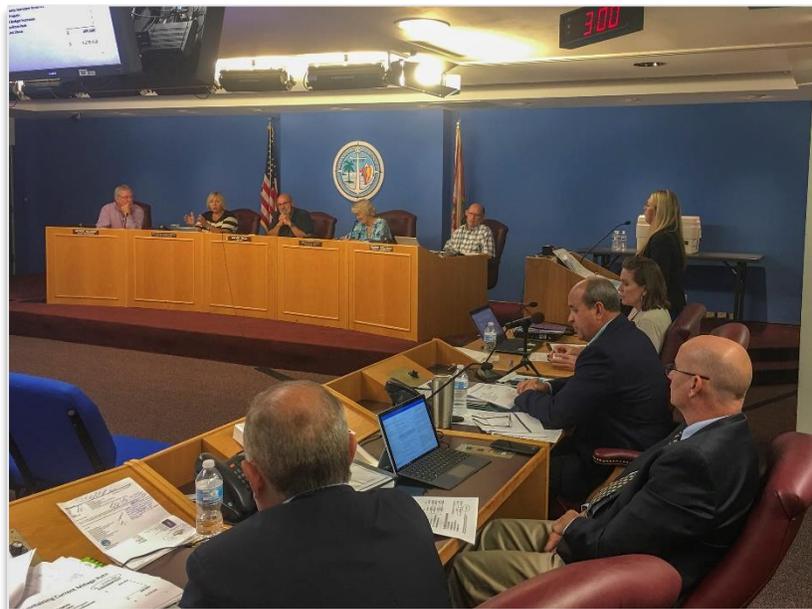
Further, as the financial administration coordinator for disaster recovery, this team should be searching for ways to expand the staffing capacity of the local government to support recovery operations. Most often, this comes through administrative fees and other grants provided to support long-term recovery staffing. A function of this team is to look for opportunities to use these administrative fees to augment staff so the local government has the capacity to manage a multi-year recovery effort.

Establishing Authority to Streamline Process

After the Emergency Operation Center closes, it can be challenging to maintain the centralized focus on tasks that support long-term reimbursement and recovery. As staff moves back into their traditional roles, other duties – both recovery and non-recovery related – can take priority. It is important to maintain a centralized chain of command that provides authority for the Financial Administration Coordinator to provide direction to all staff and request prompt response. This should be established upfront so that all staff are clear on their primary role to continue to support disaster recovery financial management. By establishing this clear priority, documentation needed to support reimbursement claims can be streamlined reducing the amount of time a community must maintain loans with non-reimbursable interest payments. This can significantly reduce the local cost of recovery.

Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Financial Administration
Private Insurance	Private insurance is the first resource utilized to support local recovery of infrastructure and public facilities. It is important to start claims quickly to understand where there may be gaps that require other sources of funding.
FEMA Community Disaster Loan Program	The FEMA Community Disaster Loan Program is available to help local governments that are located in a Presidentially Declared Disaster Area with a substantial revenue loss of at least 5 percent. This tool can help provide funding to cover upfront costs that can later be reimbursed through FEMA Public Assistance and other sources.
FEMA – Public Assistance	The FEMA Public Assistance Program is the largest grant program that provides emergency assistance, such as debris clearance and protective measures as well as permanent restoration of community infrastructure. For more information on this program, see page 50.
FEMA – Hazard Mitigation Grant Program	The FEMA Hazard Mitigation Program can be used to strengthen community infrastructure and public facilities so it is rebuilt in a way that mitigates future risk from storms. For more information on this program, see page 59.
Community Development Block Grant - Disaster Recovery (CDBG-DR)	The CDBG-DR program is an important federal resource that can be used to match other funds such as the FEMA PA and FEMA HMGP Program. Understanding what gaps may exist with FEMA PA funding before the CDBG-DR Action Plan is developed can help the County advocate for local cost-share as an eligible use of funding.



Long-term Financial Administration Responsibilities

The list of responsibilities below is meant to serve as a guide to help those in this role understand where they fit into the big picture of countywide recovery. During a time of emergency and recovery, many people will be asked to take on new roles outside of their day-to-day functions depending on the type and magnitude of an event. *Note: these responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Execute contract for FEMA Public Assistance support. ▪ Consider the FEMA Community Loan Program and other resources that may be needed to help cover up-front costs related to disaster recovery.
3 – 6 months	<ul style="list-style-type: none"> ▪ Exhaust all private insurance options available to support the repair of infrastructure and facilities. ▪ Establish a clear line of communication for ensuring that tasks related to FEMA reimbursements are prioritized across all departments. ▪ Require all departments to begin to collect documentation needed to support the reimbursement process and establish clear expectations for what needs to be done. ▪ Monitor Congressional appropriations and work with Monroe County Legislative Affairs Director to advocate for resources need to support needs that are not covered under private insurance or the FEMA PA programs. Also consider advocating for reduced cost-share and supplemental funding from the Legislature, if needed. ▪ Consider surge capacity needs for long-term recovery and the need for a long-term recovery procurement to get support.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Continue to work through the FEMA Public Assistance Project Worksheet process with contractors and staff to streamline reimbursement and bring to the attention of leadership when costs won't be covered by FEMA Public Assistance so other avenues can be explored.
1 – 2 years	<ul style="list-style-type: none"> ▪ Advocate for cost-share and other gaps as an eligible expense in the development of a CDBG-DR Action Plan.
2+ years	<ul style="list-style-type: none"> ▪ Ensure that projects involving multiple funding streams are tracked with clearly defined scopes to avoid any issues with perceived or actual duplication of benefits.

Planning for Success

Planning for upfront financial management can avoid costly delays and minimize frustration in the process. It is important to ensure that the community has appropriate emergency reserves for disasters and understands that there are certain times when money must be spent early on that may not get reimbursed. In addition, it is important for all local government staff to understand the necessity of clear documentation of work. The acquisition of an asset management system, like described in the box to the right, can help a community manage its public facilities prior to an emergency event, streamline the process for reimbursement and also make it easier to document losses – potentially increasing the amount a community receives through reimbursement processes. A system such as this, however, is only as good as the information put into it. If an asset management system is implemented, Monroe County should consider training for documentation requirements to ensure it is kept up-to-date.

Financial Administration Coordinator

It is essential that the individual who coordinates the financial administration of post-disaster recovery can manage contracts and the work of contractors as well as has the authority to direct other staff across the entire local government. While familiarity with the FEMA Public Assistance process is a bonus, much of this expertise can be acquired through supplemental contracting staff. It is important that this individual has the support to augment staff through contractual services. This is a lengthy and labor-intensive process that is challenging to support without sufficient staff. Providing support to hire a team to assist with these efforts can ensure that this individual can continue to manage this process for several years, while also functioning in their day-to-day roles related to financial management.

Tips for the Long-term Financial Administration Team

- Ensure there is a pre-arranged contract in place to support the FEMA reimbursement process procured in line with FEMA guidance.
- Consider specific procurements to supplement staff for long-term recovery support needs. This can often be reimbursed through administration fees provided by larger congressional appropriations. Understanding the desire to seek reimbursement for these costs, procurements should be consistent with federal guidelines.

Asset Management System

One of the biggest challenges in the FEMA Public Assistance reimbursement process following Hurricane Irma was access to proper documentation of the management of assets. An asset management system helps to provide a comprehensive inventory of property and assets owned by a community, track the age of systems, records maintenance and issues with systems. There are many “off the shelf” models available to communities that can help with coordinating intra-agency efforts. After a disaster, a system such as this can potentially significantly increase the amount of funding available to a community for reimbursement by having clear documentation for insurance and federal programs. In addition, it can help to streamline the often-cumbersome reimbursement process by reducing the amount of time searching for documentation. Finally, under blue skies this can be an important budgeting tool to help make decisions on critical needs based on real data instead of ad hoc requests from different departments.

- The individual who functions in this role must continue to have the authority to direct other staff to ensure an expedited reimbursement process, even when the Incident Command System is no longer in place.
- Providing advance payment to local governments through the FEMA Public Assistance Program is extremely important to reduce the amount of credit and loans that a community must access to cover upfront costs. The Long-term Financial Administration Coordinator should proactively work with the Legislative Affairs Director to advocate for policies that support advance payment. If the state or focal government is considering policies that would not allow for advance payment, it will be important to provide examples to the local delegation and the Florida Division of Emergency Management from Hurricane Irma where this was a major complication for local governments.
- Advocate for cost-share to match programs like the FEMA Public Assistance program and the FEMA Hazard Mitigation Grant Program to be included in the CDBG-DR Action Plan. This can help a community to leverage all other funding sources and continue to use local funding in a more flexible way to support needs not covered in disaster recovery grant programs.



Long-term Infrastructure and Public Facilities Management

Long-term Infrastructure and Public Facilities Project Management Team

The role of the Long-Term Infrastructure and Public Facilities Project Management Team is to manage the long-term repair and recovery of infrastructure and public facilities. This should be conducted in close coordination with the Financial Administration Team which provides oversight of the FEMA Public Assistance reimbursement process. This team should look for opportunities to incorporate resiliency in the design of future projects using other funding sources or creative solutions. Disasters present the opportunity to rebuild in a way that considers the future of the community. This can include the consideration of future environmental vulnerabilities such as sea-level rise or projects that could provide an economic benefit to the community. This team should explore all funding sources available to support the restoration of infrastructure and public facilities, and leverage these resources where possible.

This team will also manage the restoration of local government-owned historic resources serving as important public facilities throughout the community. Historic resources are part of the unique culture and sense of place in the Keys. The restoration of these properties requires additional care and consideration to retain their historical significance.

FEMA PA 428: Creative Solutions for Long-term Recovery

Recognizing the need to provide flexibility in the redevelopment process, FEMA instituted the Section 428 Alternative Public Assistance Program which enables communities to drive their own recovery and build back in new ways that respond to future needs. If a local government accepts a fixed-cost offer for a project, additional flexibility can be granted such as:

- Exemption from requirement to rebuild facilities back to what existed prior to the disaster.
- Allowed to share funds across all qualified projects that accept a fixed-cost offer.
- Exemption from tracking costs of specific work items.
- Allowed to retain and use excess funds to reduce risk and improve future disaster operations.
- Eligibility for cost-effective hazard mitigation on replacement projects.



Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Infrastructure and Public Facilities Project Management
Private Insurance	Private insurance is the first resource utilized to support local recovery of infrastructure and public facilities. It is important to start claims quickly to understand where there may be gaps that require other sources of funding.
FEMA – Public Assistance	The FEMA Public Assistance Program is the largest grant program that provides emergency assistance, such as debris clearance and protective measures as well as permanent restoration of community infrastructure. For more information on this program, see page 50.
FEMA – Hazard Mitigation Grant Program	The FEMA Hazard Mitigation Program can be used to strengthen community infrastructure and public facilities so it is rebuilt in a way that mitigates future risk from storms. For more information on this program, see page 59.
Community Development Block Grant - Disaster Recovery (CDBG-DR)	The CDBG-DR program is an important federal resource that can be used to match other funds such as the FEMA PA and FEMA HMGP Program. Understanding what gaps may exist with FEMA PA funding before the CDBG-DR Action Plan is developed can help the County advocate for local cost-share as an eligible use of funding.
Emergency Supplemental Funding – Historic Preservation Fund.	Congressional appropriations can sometimes include funding specifically for historic preservation. This can be an important resource for restoring public facilities in the community with historic value.

Long-term Infrastructure and Public Facilities Project Management Responsibilities

The list of responsibilities below is meant to serve as a guide to help those in this role understand where they fit into the big picture of countywide recovery. During a time of emergency and recovery, many people will be asked to take on new roles that are outside of their day-to-day function as is needed by the type and magnitude of an event. *Note: these responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Conduct damage assessments for infrastructure and public facilities. ▪ Collect important data to support reimbursement through private insurance and FEMA Public Assistance. ▪ Remain in close coordination with the Financial Administration Team to ensure a streamlined reimbursement process, reducing the amount of time a community must use loans to cover upfront costs.
3 – 6 months	<ul style="list-style-type: none"> ▪ Monitor Congressional appropriations and work with Monroe County Legislative Affairs Director to advocate for resources need to support impacts that are not

	<p>covered under private insurance or the FEMA PA programs. This can include resources to support historic preservation needs.</p> <ul style="list-style-type: none"> ▪ Consider surge capacity needs for long-term recovery and the need for a long-term recovery procurement to get support.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Continue to coordinate with the Financial Administration team on the FEMA Public Assistance Project Worksheet process. ▪ Review and update the Local Mitigation Strategy to include new needs and reprioritize projects based on current conditions.
1 year – 2 years	<ul style="list-style-type: none"> ▪ Apply for FEMA Hazard Mitigation Grant Program funding to support mitigation for infrastructure and public facilities. ▪ Advocate for cost-share and other specific infrastructure and public facility-related recovery and mitigation needs in the CDBG-DR Action Plan.
2+ Years	<ul style="list-style-type: none"> ▪ Ensure that projects involving multiple funding streams are tracked with clearly defined scopes to avoid any issues with perceived or actual duplication of benefits.

Infrastructure and Public Facilities Project Management Coordinator

The Infrastructure and Public Facilities Project Management Coordinator should be someone with decision-making authority over all aspects of facilities management. It is essential that the individual who coordinates infrastructure and public facilities repair coordinate closely with the Financial Administration Team and prioritize their needs for reimbursement. Providing support to hire a team to assist with construction management can ensure that this individual can continue to manage this process for several years, while also functioning in their day-to-day roles related to infrastructure and public facilities management.

Tips for the Infrastructure and Public Facilities Project Management Team

- An asset management system can significantly improve facilities management and streamline documentation requirements for insurance and FEMA PA reimbursement before a disaster strikes.
- Consult resiliency planning efforts across all Departments to ensure that long-term solutions and permanent work completed considers increased future vulnerability from sea level rise.
- Consider natural or green infrastructure solutions in addition to hard infrastructure, where appropriate, for shoreline protection and flood reduction.

Long-term Environmental Restoration

Long-term Environmental Restoration Team

The main role of the Long-term Environmental Restoration Team is to manage the marine debris removal process and find creative funding sources to support this recovery effort. In the aftermath of a disaster, marine debris removal is essential to both recovery and environmental health issues. The waterways of Monroe County are the lifeblood of its economy as they are part of its attractive landscape as well as important marine habitat for the fisheries that provide local seafood and sports fishing – both mainstays of the community’s economy. Marine debris removal operations should be considered in terms of its location, legal ownership of the waterbody, hazard posed by the marine debris, and purpose for removal of the debris. While debris removal on public property is typically a FEMA reimbursable expense, responsibility for debris removal in private canals and other areas can be more complicated. The box to the right provides some guidance on creative solutions to ensure a successful marine debris removal response. Important resources to support marine debris removal are detailed below.

Funding for Marine Debris Removal

After Hurricane Irma, Monroe County used creative strategies to tackle marine debris removal.

Tips for securing funding include:

- FEMA is a last resort. Use other funding sources tied to natural resource conservation that are broader in scope. Review ALL resources available in a Congressional Appropriation and the requirements for each.
- The largest single source of funding provided to the County came from the US Department of Agriculture. In addition to environmental restoration, this should be presented as a flood capacity issue.
- The U.S. Coast Guard can address navigable waterways such as intercoastal waterways or ports.
- The U.S. Coast Guard can remove derelict vessels under the premise that they are polluting waterways with gas and oil.
- The County passed an ordinance to create “public use canals” which provided the authority for the County to remove debris in private canals.

Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Marine Debris Removal
U.S. Department of Agriculture, Natural Resources Conservation Services Grant	USDA provided Monroe County with a \$49.2 million grant through the Natural Resources Conservation Services, Emergency Watershed Protection Program to assist with marine debris. This grant was used successfully for a similar purpose following Hurricane Georges.
Florida Keys Stewardship Act Funding	The Florida Keys Stewardship Act provides a recurring set-aside of Florida Forever funding in the Keys. Specifically, it authorizes the use of the Stan Mayfield Working Waterfronts Grant Program funding to include critical water quality projects such as stormwater and canal restoration. \$5.5 million of this funding was used to match the USDA NRCS grant to support marine debris removal through canal restoration.
U.S. Coast Guard and Florida Fish and Wildlife Conservation Commission – Derelict Vessel Removal	The US Coast Guard supported debris removal in navigable waterways, such as intercoastal waterways or ports. This includes derelict vessels. In addition, the Florida Fish and Wildlife Conservation Commission supported the removal of Derelict Vessels.
Lobster Trap Removal – Florida Sea Grant and FWC	After Hurricane Irma, Florida Sea Grant conducted aerial reconnaissance mapping of displaced traps to assist with proper removal. Using the Spiny Lobster, Stone Crab, and Blue Crab Trap Retrieval Program and the Derelict Trap and Trap Debris Removal Program through FWC, these traps were removed.
FEMA – Public Assistance	While the FEMA Public Assistance program can be a resource, it is difficult to use for marine debris removal. First, it is a reimbursement process that can take many months or years to complete requiring local governments to cover costs upfront. Second, the community must have documentation to support that the debris is directly tied to the Hurricane Impact. Without proper studies to show that the debris was not there prior to the storm, a community may risk not getting reimbursed for these costs.
Volunteer Groups – The Conch Republic Marine Army	The Conch Republic Marine Army was formed as a volunteer organization to go where large-scale debris removal operations could not. Using kayaks, canoes, and manual labor, the group removed 272,010 pounds of documented debris.
Florida Fish and Wildlife Conservation Commission - Fisheries Disaster Funding	Following Hurricane Irma, the National Oceanic and Atmospheric Administration (NOAA) allocated nearly \$45 million through the Florida Wildlife Commission to provide relief for businesses that rely on Florida’s commercial and recreational fishing industry. Ten types of projects were funded under this grant including: <ol style="list-style-type: none"> 1. Lobster Trap Replacement 2. Direct Payouts to Commercial Fisherman 3. Redundant Power Supplies for Wholesale Dealers

	<ol style="list-style-type: none"> 4. Improvement or Uninsured Repair to Wholesale Dealers 5. Direct Payouts to Wholesale Dealers 6. Direct Payouts to Chater Boat Businesses 7. Coastal Habitat Restoration 8. Marine Debris Recovery 9. Florida Marine Fisheries Infrastructure Recovery Grant Program 10. Coral Rescue, Spawning, Larval Propagation and Brooding.
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Long-term Environmental Restoration Responsibilities

The list of responsibilities below serves as a guide to integrate marine debris removal into countywide recovery operations. During post-disaster response, short-term recovery, and long-term redevelopment, many people will be assigned new roles that are beyond their day-to-day function based upon the type and magnitude of an event. *Note: these responsibilities are not meant to serve as an official position description and may change as county leadership identifies new needs for the community.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Gather all pre-existing studies and canal maintenance records to demonstrate disaster impacts that can be directly tied to storm-related damage. ▪ Through a federally approved vendor procurement process, establish marine debris removal vendor agreements (consider the inclusion of marine debris removal, monitoring, debris transport, and storage). Identify vendor payment methods based on time and materials versus payment based upon pounds of debris removed. ▪ When reviewing potential funding sources, request additional administrative funds to augment staffing capacity to manage large-scale post-disaster projects.
3 – 6 months	<ul style="list-style-type: none"> ▪ Monitor Congressional disaster supplemental appropriations and work with the Monroe County Legislative Affairs Director to advocate for additional marine debris management resources, such as the USDA resource mentioned above. ▪ Coordinate with volunteer organizations and focus their manual marine debris removal efforts in geographic areas that are not accessible by larger automated debris removal operations. ▪ Coordinate with the US Coast Guard and FWC to remove navigational barriers and derelict vessels in approved waterways.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Once a congressional allocation is in place, work to secure this funding through an agreement and prepare for larger operations. ▪ Consider hosting monthly coordination calls that involve all organizations that are supporting this effort to ensure that teams are working together and stay abreast of important timelines for grants and funding. ▪ Advocate for resiliency to sea level rise to be considered during the development of long-term recovery plans and State CDBG-DR Action Plans.

1– 2 years	<ul style="list-style-type: none"> As sites are completed, document clean-up through pictures and other studies to be able to demonstrate post-clean up conditions. This will also help prepare the community for documentation needed, should there be an event in the future.
2+ years	<ul style="list-style-type: none"> Continue to document clean-up and transition back to normal operations, including the implementation of a canal maintenance plan.

Planning for Success

A proper Canal Maintenance Plan is key to a successful marine debris removal operation to provide solid documentation of what can be attributed directly to disaster impacts and avoid program funding denial due to deferred maintenance. This plan should include:

- Canal depth to justify sediment removal,
- Routine water quality sampling, and
- Sonar imaging to demonstrate the difference between typical canal debris and that which is caused by a storm.

This plan can be used to help coordinate volunteer annual clean-up activities as well as other important day-to-day county operations. In the post-disaster environment, a proper Canal Maintenance Plan becomes critical documentation to justify funding for debris removal.

Environmental Restoration Coordinator

When considering who should coordinate environmental restoration, specifically marine debris removal operations within the County government, consider the array of skillsets needed by this individual who will be filling this role. The individual who performs this function must have a strong background in contract management and procurement. This individual should understand canal maintenance and demonstrate the ability to think outside the box when it comes to funding streams. The marine debris removal coordinator should have the authority to challenge administrative and programmatic rules and interpretations when necessary to achieve results. Based upon the magnitude of the disaster event, Marine Debris Removal Coordination may become a full-time job for at least one year. This can mean that the County leadership may need to delegate responsibilities to other staff. In addition, all grants should be explored for additional administrative funding to support staff augmentation to help lead this task.

Marine Debris Removal Lessons Learned

Following the 2016-2017 hurricane season, the Florida Department of Environmental Protection captured [lessons learned on marine debris removal](#) to assist communities that face this issue in the future. This resource should be reviewed at the start of marine debris removal operations. It contains a marine debris readiness checklist, regulatory requirements and best management practices based on Hurricane Irma, state guidance on debris management sites as well as a list of resources used to compile the document.



Tips for the Long-term Marine Debris Removal Team

- Explore ALL funding sources available after a disaster and understand that it will require multiple funding streams to accomplish goals. You must understand: “Who owns the waterway? Why is the debris being removed?”
- A canal restoration plan can help ensure that the County has proper documentation to attribute debris to the disaster and avoid classification as deferred maintenance.
- Remember that canals serve an important function for flooding capacity. If debris is not cleared, it can increase the risk of flooding to nearby homes and structures.
- Vendor agreements should be based on time spent, instead of the amount of debris cleared. If structured around amount of debris cleared it can be difficult for vendors to financially make this work and can lead to cherry-picking of canals, avoiding those that may not have as much debris because the compensation will not be as high.

Building in Sea Level Rise Adaptation

The Environmental Restoration Coordinator should also examine ways to integrate sea level rise adaptation into all aspects of disaster recovery, working closely with other city and county partners. After disasters comes the opportunity to rebuild in ways that reduce impacts to future vulnerabilities, including increased flooding due to sea level rise. Over the past ten years the County has taken the many actions (See table below) to address climate change and sea level rise. In 2018, the State of Florida released a guidance document that details how communities can integrate sea level rise in to long-term recovery planning called, [Post-Disaster Redevelopment Planning: Addressing Adaptation During Long-Term Recovery](#). This guide can help communicate to other stakeholders the nexus between sea level rise adaptation and long-term recovery.



Year		Monroe County Actions to Address Climate Change and Sea Level Rise	
Completed Work			
2008	Conducted greenhouse gas emission inventory and convened the Monroe County Green Building Task Force		
2009	Joined as founding member of the Southeast Florida Regional Climate Compact		
2010	Secured a \$1.2 million Federal/State Energy Grant to implement a number of energy efficient measures		
2011	Convened a Climate Change Advisory Committee which drafted the County's first Climate Action Plan		
2012	Created the County's Office of Sustainability and position of County Sustainability Director		
2013	Added Energy and Climate Element to the County's Comprehensive Plan		
	Commenced development of the Green Keys Sustainability Action Plan		
2015	Completed Countywide Vulnerability Assessment on habitat, critical facilities and infrastructure including electric, water and wastewater		
	Completed update to the Monroe County Local Mitigation Strategy which recognizes future scenarios for increased flood risk due to sea-level rise and describes the risk and vulnerability of the communities in detail		
2016	Completed and formally adopted the Green Keys Sustainability Action Plan		
	Completed the Roads Elevation Pilot Project Report		
	Achieved Class 5 in FEMA Community Rating System		
2017	Added policies to Comprehensive Plan to disincentivize development in high-risk areas		
2018	Incorporation of sea level rise projections into new County facility construction		
2019	Completed the Countywide Mobile LiDAR elevation data		
	Began implementation of the Roads Elevation Pilot Project		
	Completed Site-Specific Vulnerability Assessments and Adaptation Plans for two County facilities		
	Commenced the Florida Keys Coastal Storm Risk Management Feasibility Study with the Army Corps of Engineers (Shoreline and US 1 Vulnerability Assessment)		
	Adopted Interim Design Criteria Resolution for Road Elevations that factor in sea level rise and future flood risk		
	Commenced a \$1.8 million Countywide Roads Vulnerability Assessment/Elevation and Adaptation Plan		
	Pursuit of \$150 million in CDBG-MIT funds to implement the Monroe County Flood Mitigation and Sea Level Rise Resilience Program, a regional, multi-year program to address critical infrastructure vulnerabilities, build resiliency, reduce risk and protect people and property.		
Upcoming Work			
2020	Develop criteria for Adaptation Action Areas (areas that experience coastal flooding due to extreme high tide and storm surge and are vulnerable to the related impacts of sea level rise.)		
	Revise Comprehensive Plan to add Peril of Flood requirements for the Coastal Element and incorporate climate, energy and sea level rise strategies and data throughout the Plan		
	Complete Repetitive Loss Analysis		
	Complete requirements to achieve Class 4 rating in FEMA Community Rating System (results in \$19 million in savings to National Flood Insurance Program policyholders to-date.)		
	Update the Local Mitigation Strategy to reflect new knowledge on future flood mitigation measures that the County has gained over the past five years		

Long-term Health and Social Services Support

Long-term Health and Social Services Support Team

The main role of the Long-term Health and Social Services Support Team is to coordinate and address the needs of individuals, particularly those who are the most vulnerable, after a disaster. This is done in coordination with many other active organizations in the community. The primary partner in this effort within Monroe County is the Long-term Recovery Group, which coordinates philanthropic and disaster-recovery volunteer organizations after a disaster. The Long-term Health and Social Services Support Team serves as the local government coordination arm of this effort, bring to the table local government aid and resources in helping to support case management needs. Monroe County typically runs a lean Social Services Division. The workload that is required after a disaster can be overwhelming for this team and limit their ability to coordinate with other stakeholders and leverage their resources. It is important to supplement staff after a disaster with contractual support to ensure that they can continue to manage their day-to-day tasks while also assuming new disaster recovery roles and responsibilities.

Funding for Support Staff Augmentation

Monroe County can consider various funding sources to support augmented capacity of the Social Services Division. It is important take inventory of existing grants received that allow for administration fees as well as grants provided specifically after a disaster to support staff augmentation. The following sources should be considered

- SHIP administrative funds
- HHRP administrative funds
- Partnering with Community Action Agencies who receive Community Service Block funding.
- CDBG-DR funding for public service projects
- Volunteer Florida grants to support disaster recovery.

Important Local, State, and Federal Resources to Support this Function

Resource	Relationship to Long-term Social Services Solutions
Long-term Recovery Group	The Monroe County Long-term Recovery Group coordinates with non-profit and other philanthropic groups to support a range of needs, including housing rehabilitation and repair. After Hurricane Irma, this group managed long-term case management for individuals who needed assistance after FEMA resources had been exhausted. It is important to closely coordinate with this organization following a disaster to leverage funding opportunities and understand unmet needs that continue to exist in the community.
Florida Housing Finance Corporation	The Florida Housing Finance Corporation manages the State Housing Initiatives Program (SHIP) which can provide funding

	for both temporary and long-term housing solutions. After disasters, the Florida legislature can appropriate additional dollars into the Hurricane Housing Recovery Program, which is a disaster-specific SHIP Program. It is important to note that typically, communities can spend a higher percentage of these dollars on administration costs, like staff augmentation.
Florida Department of Economic Opportunity/U.S. Department of Housing and Urban Development	The Florida Department of Economic Opportunity manages the annual allocation of Community Development Block Grant (CDBG) Program funds as well as any supplemental funds that may be available for disaster recovery. An application can be submitted to DEO to secure annual appropriations for CDBG funding to support housing rehabilitation. In addition, the State may have emergency funding set-aside to assist with long-term recovery. In addition, DEO is charged with developing the State’s action plan for CDBG-Disaster Recovery Funding as well as implementing programs. If additional long-term support is needed for public services to address unmet needs, the community should advocate that this be included as an eligible activity in the CDBG-DR Action Plan.
Centro Campesino – Community Services Block Grant	Centro Campesino is the local provider of Community Services Block Grant funding for Monroe County. This is a flexible source of funding that can be used to address a myriad of needs for individuals following a disaster. The County should partner with this organization in the delivery of these services as well as work with DEO, the State administrator of CSBG funding, to request additional emergency support for disaster relief.
Volunteer Florida	Volunteer Florida administers the Federal Disaster Case Management Program which provides coordinated case management support following a disaster. In addition, they manage the Florida Disaster Fund which can provide flexible support to service organizations that will serve individuals in the community. This can be an important resource for addressing unmet needs as well as staff augmentation.

Long-term Health and Social Services Recovery Responsibilities

The list of responsibilities below is meant to serve as a guide to help those in this role to understand where they fit into the big picture of Countywide recovery. During a time of emergency and recovery, many people will be asked to take on new roles that are outside of their day-to-day function as is needed by the type and magnitude of an event. *Note: these responsibilities are not meant to serve as an official position description and may change as County leadership identifies new needs.*

Time Period	High-Level Responsibilities
Landfall – 3 months	<ul style="list-style-type: none"> ▪ Monitor FEMA IA program intake and understand data behind the needs that are coming in through applications for assistance. ▪ Monitor mental impacts in the community including increased incarceration rates, problems with children at school and general behavioral health of the community. ▪ Establish close coordination with the Monroe County Long-term Recovery Group. ▪ Stay aware of all philanthropic support coming into the community and help match these organizations with needs.
3 – 6 months	<ul style="list-style-type: none"> ▪ As the FEMA IA application closes, collect data of individuals and ramp up coordinated case management with support of the Monroe County Long-term Recovery Group. ▪ Develop and maintain a uniform reporting process to collect information on unmet needs and track dollars that are coming into the community to support recovery from non-governmental sources. ▪ Request assistance from an outside organization (such as World Renew) to conduct a human-based unmet needs assessment. ▪ Actively participate in all Monroe County Long-term Recovery Group meetings and think of ways to leverage limited State funding with non-profit and private dollars to address individual needs (throughout the life of the entire long-term recovery process). ▪ Advocate for resources to support identified mental and behavioral health impacts.
6 months – 1 year	<ul style="list-style-type: none"> ▪ Coordinate with the Monroe County Legislative Director and provide data as requested to support requests for funding to assist with long-term recovery including SHIP funding, potential HHRP funding, and CDBG-DR. ▪ Monitor the appropriation of major resources to support housing from the State, including SHIP, HHRP, Volunteer Florida and other resources. ▪ Provide data to support the community-wide unmet needs assessment and the Statewide unmet needs assessment for CDBG-DR funding. ▪ Consider any public service programs that may be needed to address unmet individual needs and suggest potential CDBG-DR programs or eligible activities to address these needs.
1 – 2 years	<ul style="list-style-type: none"> ▪ Work closely with the entity that receives the Disaster Case Management Grant to ensure that needs are being met and case management is coordinated. ▪ As CDBG-DR program funding rolls out to address housing recovery and other needs, think of other resources that may be able to be used to fill gaps for individuals who may not be able to receive full support through these programs.
2+ Years	<ul style="list-style-type: none"> ▪ Track additional unmet needs that are not addressed through state and federal resources and communicate those needs back to Long-term Recovery Group, as well as the Monroe County Disaster Recovery Coordinator to help, advocate for additional needs and resources.

Data Collection

Data collection is a critical part of the delivery of services to address the unmet needs of individuals. It is important to not only use data to support requests for assistance but also communicate how funding has been used to address community needs when requesting additional gap support. Below are some data sources that should be considered:

- **World Renew Community Needs**

Assessment: World Renew is a philanthropic organization that provides support following disasters. One service that it offers is a Community Assessment of Unmet Needs. This assessment can help a community locate the vulnerable and most needy, identify resources available for recovery and provide data to support a recovery budget. It can also be a useful tool when prioritizing unmet needs. These assessments are typically conducted after a Long-term Recovery Group has formed and when most people know the benefits they will receive through FEMA, SBA, and insurance.

- **FEMA Individual Assistance Data:** FEMA Individual Assistance (IA) data can help a community in a number of ways. First, it provides information on damage by housing tenure (renter or owner) to understand impacts on both types of housing in a community. Second, it can provide point-level data to be used to display concentrated impacts on maps. Third, it includes basic information on income to help understand the impacts of low- and moderate-income populations. Finally, it can be a great tool for outreach directly to individuals who were impacted and registered with FEMA to ensure their needs are being met. This data contains personal information (like addresses) and can be sensitive and difficult to obtain. Work with the Monroe County Emergency Management to access this information. Tips on how to secure this data can be found on page 12.

Providing Support for Mental Health

Disasters are known for the physical damage that results, but an often-under-represented challenge is the post-traumatic stress that can overtake to an entire community at once. Since it is a shared experience, individuals may be more likely to overlook the symptoms of Post Traumatic Stress Disorder (PTSD) that can manifest as high levels of anxiety, guilt or depression due to the overwhelming shock after a disaster. It is important to recognize this, and advocate for and provide resources for the community. This includes the need to provide support for first responders, schoolteachers, and local government employees who are often assisting with overall recovery efforts in addition to their own personal recovery. Support can include free counseling sessions, group yoga for staff, faith-based events, or even community festivals and events that celebrate small victories. It may also include more intensive therapies for individuals whose reactions may result in incarceration or other negative actions. Recognizing the additional stress of the event and providing alternative therapies through the local penal system can help treat the underlying challenge instead of the negative reaction.

Health and Social Services Coordinator

The Long-term Health and Social Services Coordinator should be someone who works closely with the Emergency Management as well as the Social Services Division in Monroe County. Further, this individual should coordinate closely with the Long-term Recovery Group established to support disaster recovery. This individual should have in-depth knowledge of social services programs as well as an understanding of case management. This individual may be an emergency management employee, but it is critical that they have the full support and breadth of resources offered by the Social Services Division. It is important to recognize that this may significantly augment the responsibilities of the Social Services Director and additional staffing capacity will be needed to support long-term recovery for at least two years.

Case Management Coordination

After a disaster many organizations will come the aid of individuals in a community. The front-line individuals who interact with those who need support are case managers. It is typical that many different organizations have these case managers and that they each have different software and information they collect for their own purposes. Establishing clear coordination upfront between all organizations and uniform data collection can help to reduce the amount of redundancy that clients experience during the intake process. To the extent possible, it is best to encourage one centralized case management organization who can then coordinate with all other organizations to leverage all resources to assist an individual. This can be challenging because the funding that supports Disaster Case Management often is not available until a year after a disaster. It is important for one local organization to take the lead on case management in the interim and ensure that any long-term organizations brought on through Disaster Case Management, work in close coordination with this organization.

Tips for the Long-term Health and Social Services Support Team

- Advocate for the use of one client intake system for all support providers to coordinate on services provided to individuals. This can help organizations transfer client information as well as allow for a common collection of information to be requested upfront from an individual who needs assistance.
- Advocate for Hurricane Housing Recovery Program dollars from the Florida Legislature which can be used to support temporary and long-term housing solutions. This program is a special disaster-specific allocation of SHIP funding that can help individuals who may be behind on rent or mortgage payments, enabling them to use their funding to address other necessities. In addition, it can help make permanent repairs to homes of low- to moderate-income individuals who may not have insurance or may be underinsured.
- Advocate for local case managers through the Disaster Case Management Grant. This could include the County or another local organization assuming these responsibilities using grant funds but at a minimum should include case managers who are present in the community and can help address community needs.

- Request standard reporting from all organizations involved in addressing the needs of individuals to understand how resources are being used and where gaps may exist. This can also be a great communication tool to help advocate for additional resources.
- Track data such as increased crime rates, incarceration rates, behavioral issues at school and voluntary and involuntary admission of persons for psychiatric care to demonstrate the need for continued mental and PTSD support resources.

Monroe County Long-term Recovery Group

In light of the challenges caused by Hurricane Irma, the Monroe County Long-term Recovery Group was formed in early 2018 to provide recovery services to individuals and families affected by disasters throughout the Florida Keys. The effort to create this group was spearheaded by the Florida Keys Outreach Coalition for the Homeless in response to the great need that the organization identified in the community. This organization coordinates the work of many volunteer organizations active in disasters such as Habitat for Humanity, Salvation Army, Catholic Charities, Legal Services, and the United Methodist Committee on Relief (UMCOR). In addition, this organization coordinated case management with Compass 82, a 501(c)3 corporation that provides additional case management support, using resources provided by the FEMA Disaster Case Management grant.

One of the groups crowning achievements was the development of its mobile Volunteer Village, a creative solution to temporary house volunteers who come to the Florida Keys to assist with Irma Recovery. This solved a large challenge after the storm – there were many volunteer organizations willing to assist with recovery but nowhere to house them while they were providing help. The village has bunkhouses made from shipping containers and an office with onsite laundry and kitchen facilities. It is on county-owned property and will be available to assist in the event of future storms.

The Monroe County Long-term Recovery Group will remain an organization under blue skies to ensure that the county has the support needed and can hit the ground running if disaster strikes in the future.



Funding to Support Infrastructure and Public Facilities Recovery Projects

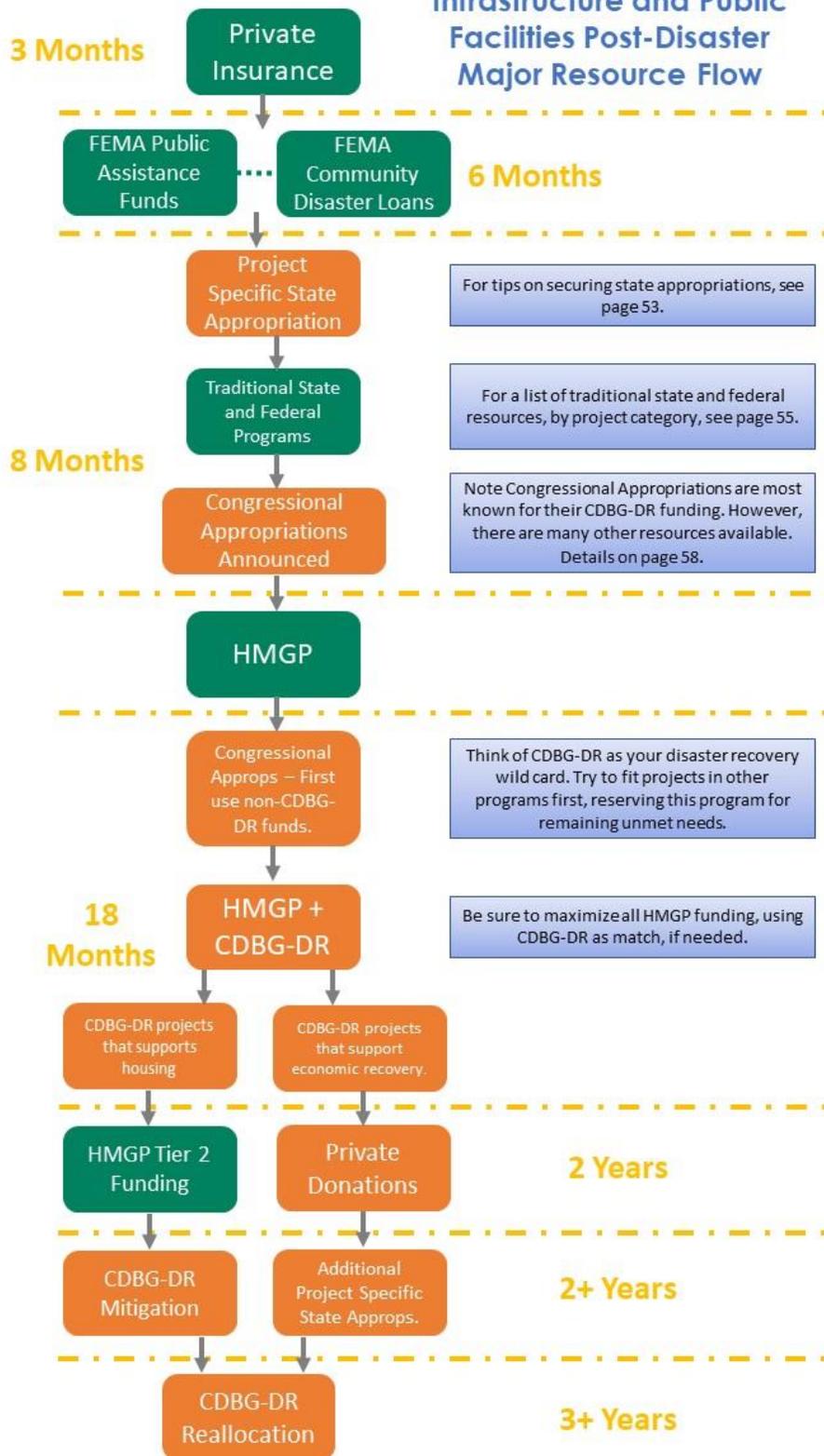
Funding to support disaster recovery often comes in phases with the first resources arriving within hours of an event and other sources taking sometimes two years or more before reaching local governments. The diagram below detail major funding sources that support infrastructure/public facilities recovery. As always, local revenue and resources should be consulted first as the most readily available funding to a community. These guides assume that local revenue will not be enough to cover costs and focus on state and federal resources.

After damage assessments have been conducted, private insurance is the first resource that should be used to support repairs. For additional needs not supported or covered by insurance, the FEMA Public Assistance (PA) Process can provide funding for infrastructure and public facilities. Since FEMA PA is a reimbursement process, communities must often secure loans to cover upfront costs. The FEMA Community Disaster Loan can help provide support for these costs. After a local government has determined what will not be covered by private insurance and the FEMA PA process, local leaders can begin to advocate for additional support. The first line of support may be through specific state appropriations or special allocations of traditional state or federal programs.

For major disasters, Congress may appropriate a disaster supplemental package that can contain tens of billions in support for communities impacted by disasters across the nation. While most well-known for the Community Development Block Grant-Disaster Recovery (CDBG-DR) Program, these appropriations contain many more sources that should be explored as solutions for recovery needs. In concert with or shortly after, FEMA will allocate funding through its Hazard Mitigation Program (HMGP) to help strengthen communities to withstand the impacts of future disasters. Communities that are significantly impacted are likely to be eligible for a specified amount of HGMP funding. It should be noted that while the HMGP program requires a 25 percent cost-share, CDBG-DR funding can be used to cover local and state cost-share. CDBG-DR, as a funding source that is primarily designed to support housing recovery, should be leveraged to fill gaps. This should be considered if there are additional funds available that were not used by other communities (through the Tier 2 phase) to leverage additional funding for mitigation. Private donations should also be considered as a potential source of funding. Private and philanthropic donations can sometimes come with fewer restrictions and therefore should be used wisely to address needs that are not covered by more restrictive programs.

Finally, the CDBG-DR program, which is often released in a series of disbursements to communities, may provide additional funding for mitigation. This can further help strengthen a community's infrastructure and public facilities. The CDBG-DR program is a long process and often funding is allocated for programs that may not be fully utilized. Communities should closely monitor this process and stand ready with eligible projects to offer up as shovel-ready in the event that CDBG-DR funds are reallocated and must be spent on an expedited timeframe to meet grant closeout requirements.

Local Government Infrastructure and Public Facilities Post-Disaster Major Resource Flow



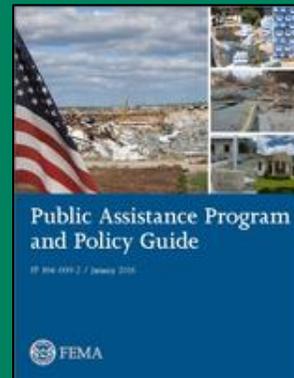
Private Insurance and FEMA Public Assistance

Following a disaster, a community should first file a claim with any private insurance company that covers their public facility or infrastructure. For Presidentially declared disasters, the FEMA Public Assistance (PA) Program will be the next resource available to support needed repairs. Since FEMA PA is a reimbursement program, local governments may need to take out loans and might consider the FEMA Community Disaster Recovery Loan as a resource to help bridge the gap between repairs and reimbursement from FEMA.

Once a local government knows how much funding will be available through the FEMA PA program to help address remaining needs, the next step is to determine if additional resources are needed to fully repair the facility. This can also be an opportunity to make upgrades or expansions to facilities to accommodate additional community growth, address issues with older facilities or integrate resiliency to future storms and sea-level rise into redevelopment. See page 33 for additional information on the FEMA PA 428 program that may help communities leverage multiple resources for more creative long-term redevelopment solutions.

FEMA Public Assistance Guidance

The FEMA Public Assistance Program and Policy Guide (PAPPG) combines all PA policy into a single volume and provides an overview of the PA Program implementation process with links to other publications and documents that provide additional details. It can be found on the [FEMA website](#).



Funding to Support Housing Recovery

Funding to support disaster recovery often comes in phases with the first resources arriving within hours of an event and other sources taking sometimes two years or more before reaching local governments. This diagram below details major housing recovery support dollars along with the timeframe for the potential implementation of these programs. Individuals resources should be consulted as the first line of support for recovery. This guide assumes that an individual is uninsured or underinsured and may require additional support.

After private insurance resources have been exhausted homeowners can seek low-interest loans provided through the Small Business Administration to support repairs needed to their homes. SBA loans are provided to cover the entire cost of repairs (up to \$200,000), including the cost of bringing homes up to current code standards if required and damaged beyond 50 percent of market value. For homeowners who do not qualify for SBA assistance, FEMA can provide housing repair assistance. However, the purpose of FEMA assistance is to make a home habitable and typically does not cover the complete cost of needed repairs. The maximum grant amount awarded through this process is around \$33,000 and typical grants awarded are significantly less than this amount.

Local State Housing Initiative Partnership (SHIP) funding can also be utilized to cover the cost of repairs for individuals who meet income requirements for this program. Typical SHIP appropriations are modest and do not provide a significant source of disaster housing support to address community unmet need. However, these resources can be leveraged with non-profit support. Through philanthropic and volunteer organizations active in disasters, some individuals can receive support to help bridge the gap to cover repairs to their homes.

After major disasters, the Florida Legislature can appropriate disaster-specific housing funding that is similar to SHIP funding in structure, through the Hurricane Housing Recovery Program. This flexible source of funding can be used by a community to make repairs to homes as well as support the construction of new homes. It can also be used to provide purchase assistance to individuals who may have lost their homes. While this funding source was not implemented for Hurricane Irma, it was implemented the following year to address housing needs from Hurricane Michael in the Florida Panhandle.

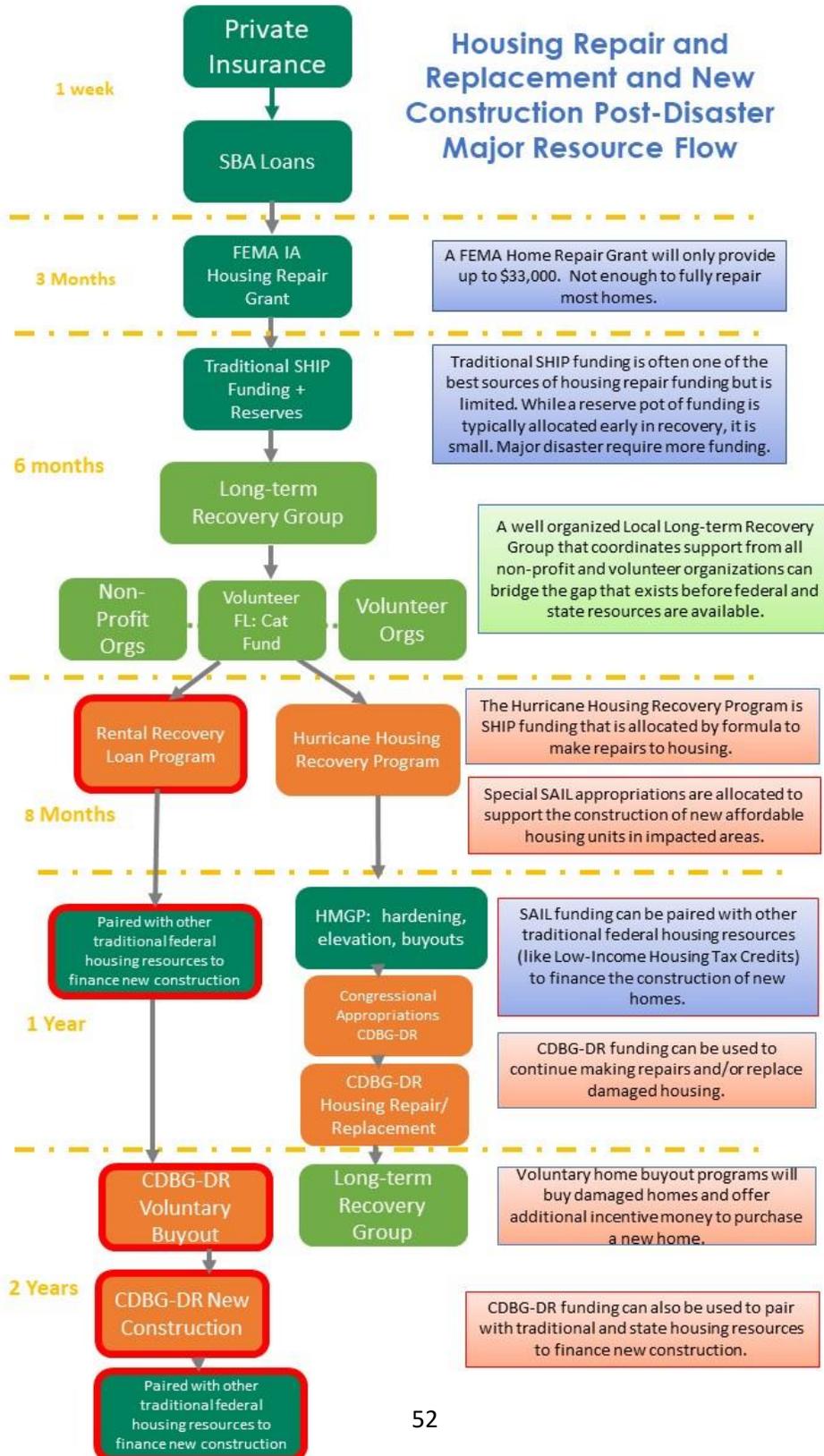
For homes that are significantly flood-prone, elevation or buyouts through the Hazard Mitigation Program can be an alternative solution. Local governments must prepare and submit applications on behalf of homeowners as funding is not provided directly to individual homeowners.

In addition to support provided by the State Legislature, Congress may also appropriate specific funding to support long-term housing recovery. This support is typically provided through the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program. When this funding is appropriated, it is important for the community to proactively advocate for solutions that will meet the needs of their community. This should be presented as data that demonstrate unmet needs and specific program ideas best fitting local housing recovery needs. A standard program offered through CDBG-DR is a housing repair or replacement program to be managed by the State or local government. While funding is provided from HUD to the State, the State can grant a sub-grant to a community to manage its own local housing recovery programs. CDBG-DR housing repair and replacement programs are designed to fill the gaps and create permanent housing solutions for recovery. This includes bringing homes into code compliance. It should be noted that as a program that is intended to fill gaps, homeowners will not be eligible to receive funding to cover costs covered by other programs. This is considered a duplication of benefits. For example, if a homeowner received funding through their insurance company but chose to spend that money on other expenses, this amount of funding will be deducted from their total award. For this reason, it is important for homeowners to understand this upfront so they document and use resources provided for the intended purpose. Not doing so can result in gaps later in the process that can be difficult to meet.

In addition to programs designed to repair and replace current housing stock, some CDBG-DR programs provide resources for voluntary buyout programs in flood-prone areas. These programs are like those provided through HMGP funding but can also include incentive funding to cover the cost of purchasing a new home in less vulnerable areas.

Finally, long-term recovery funding can also be used to support the construction of new affordable housing in a community. After Hurricane Irma, CDBG-DR funding, managed by the Florida Housing Finance Corporation in partnership with DEO, is resulting in new multi-family affordable rental housing throughout the Keys. In addition, after Hurricane Michael, the Florida Legislature appropriated funding

for the Rental Recovery Loan Program which will result in new affordable rental housing throughout the Florida Panhandle.



Project Specific State Appropriation

If the County feels they will need additional resources, it's important to determine this gap as quickly as possible to gear up for state legislative session. Since hurricanes tend to occur during the summer and early fall, timing is critical to ensure that a community's request can be integrated into the State budget. Below are tips for securing state funding to support disaster recovery requests.

- **Only ask for what you need.** When presenting your request for funding, be sure to show how much will be covered by private insurance and/or the FEMA Public Assistance Program or FEMA Individual Assistance Program (if housing funding is sought). Prepare a budget that shows how other resources will be leveraged like insurance, FEMA Public Assistance and housing resources available through the Florida Housing Finance Corporation. If the County is contributing funds, include this in the budget as well.
- **Work with your lobbyist.** Hire a lobbyist that is familiar with disaster recovery requests or local issues to ensure that you can secure meetings with appropriate individuals that are essential to get your request funded.
- **Coordinate your request with other local entities.** Ensure that your requests internally (within the County) and externally (with other local governments, school districts, etc.) are coordinated so that requests are not duplicated and are leveraged with one message. Lobbyists should be aware of all requests being made not just of their client but also the requests from other surrounding areas.
- **Look for existing active programs that can be used as a vehicle.** It can be easier for Legislators to add additional funding to existing grant programs with specific proviso language that earmarks it for a disaster recovery project, than to create line-item budget requests for specific projects. These existing programs already have processes in place which can make additions potentially easier to justify in budget negotiations.
- **Look for statutorily authorized programs that may be inactive to use as a vehicle.** If there are no existing programs that align with your request, suggest including money in the budget for an inactive program with proviso language that details your request.
- **Coordinate with the agency that administers the program.** State agency leadership can help to ensure that they have the capacity in place to manage this request. Engage them early on as they are oftentimes called upon by Legislators to discuss the project/program. Meet with the agency and show how their program could help solve your disaster recovery issue. If they are informed of your request and understand how they can help solve the issue, they will be more likely to support the request when called upon by legislative staff.
- **Consider a line item request.** It is good to present several options to legislators for meeting your needs. In addition to existing programs, ensure that you are going through appropriate channels to request a specific appropriation for your project. If a line item request is the only way to accomplish a project, be sure to explain why other existing grant programs will not work.

- **Know the committees that must approve of your request before it is final.** Understand the path that your request will have to follow in order to get funded and meet with legislative allies ahead of time to express your need in person, if possible, and to tell your story of why this project is critical to your local recovery.
- **Be concise.** Be ready to present your issue in short sound bites with a prepared two-minute, five-minute and ten-minute version with several solutions that would be amenable.
- **Create a high-level summary.** Create a one-page document that is concise and easy to understand to leave behind with legislators and other state officials. Your request should be clear and include all potential solutions that you can identify.
- **Use the media to help deliver your message.** Write press releases and tap into newspapers and TV stations that will help tell the story of why the funding is needed. It is important to ensure that media coverage is objective and does not alienate legislators but keeps the recovery of your community front-and-center across the State as other issues arise that may also compete for funding.
- **Designate a local ambassador.** After a disaster, many organizations with resources will come to your community and want to tour the impacts and see how they can help. It can be easy to lose sight of the importance of these visits in the immediate aftermath of a disaster when there are major needs. These visits establish a personal connection with the devastation caused by the disaster and individuals who can help often leave with a personal sense of responsibility that could be lost without a first-hand visit. Designate a local ambassador who can be the point person for coordinating with these individuals, understanding their resources and thanking them for their time. This can take the pressure off local elected officials, who can make a quick stop in to the meeting and then get back to local priorities. Their visit will not be forgotten by your visitors later when their resources are needed.
- **Monitor the progress of your request.** Pay close attention to your request's movement through the process. If you see your request stalling, be sure to get in touch with appropriate decision-makers who are next in line to approve your request to understand any potential challenges.
- **Work with your neighbors.** Disasters know no boundaries and often nearby communities are experiencing the same issues. Work together on larger program requests to show how the solution you are presenting would benefit multiple communities. Local delegations coming together can be incredibly important to ensure the recovery of an entire region.
- **Be willing to reach a compromise or negotiate.** While disaster recovery is a hot topic, legislators receive many requests from across the State to consider any given legislative session. Be flexible and ready to answer the question of what you can do with less (i.e., project phasing).

- **Say thank you!** Throughout the process, give public praise to legislators and others who visit your community and help you along the way. It is easy to forget this step when you are focused on immediate recovery. This expression of gratitude is not only appreciated, it helps to remind state and federal leaders of commitments they made to your community.

Traditional State and Federal Programs

Often traditional state and federal programs can serve as a resource for disaster recovery. Programs such as the Small Cities Community Development Block Grant Program (non-entitlement annual allocation) and existing programs to support infrastructure needs can be used as a vehicle for disaster recovery repairs. The County can take inventory of available traditional resources and advocate that these resources be used to support immediate needs for disaster recovery. Sometimes state and federal programs have emergency set-aside funding or set new priorities for funding following disasters that help address recovery needs. For example, the Florida Housing Finance Corporation (FHFC) will typically set aside \$5 million of the State Housing Initiatives Program (SHIP) budget for disaster recovery. This funding can be released and accessed quickly by the County to address temporary and long-term housing needs. The Florida Department of Economic Opportunity (DEO) also sets aside a portion of the Community Service Block Grant (CSBG) program funding each year for disaster recovery. This funding is very flexible and can be used to support the needs of individuals as well as temporary housing.

In addition to potentially securing resources, exhausting these avenues is an important part of justifying requests to the state and federal government for support. Since appropriations and long-term funding support is geared towards unmet needs, the County will need to take this step to show that traditional resources didn't work. The County can consider reaching out to the following state agencies to request support. Communities are encouraged to think creatively when it comes to traditional resources and consider how they may be adapted to address disaster recovery needs. This may include requesting state rule waivers and other policy changes to use resources to address immediate needs.

State Agency Support

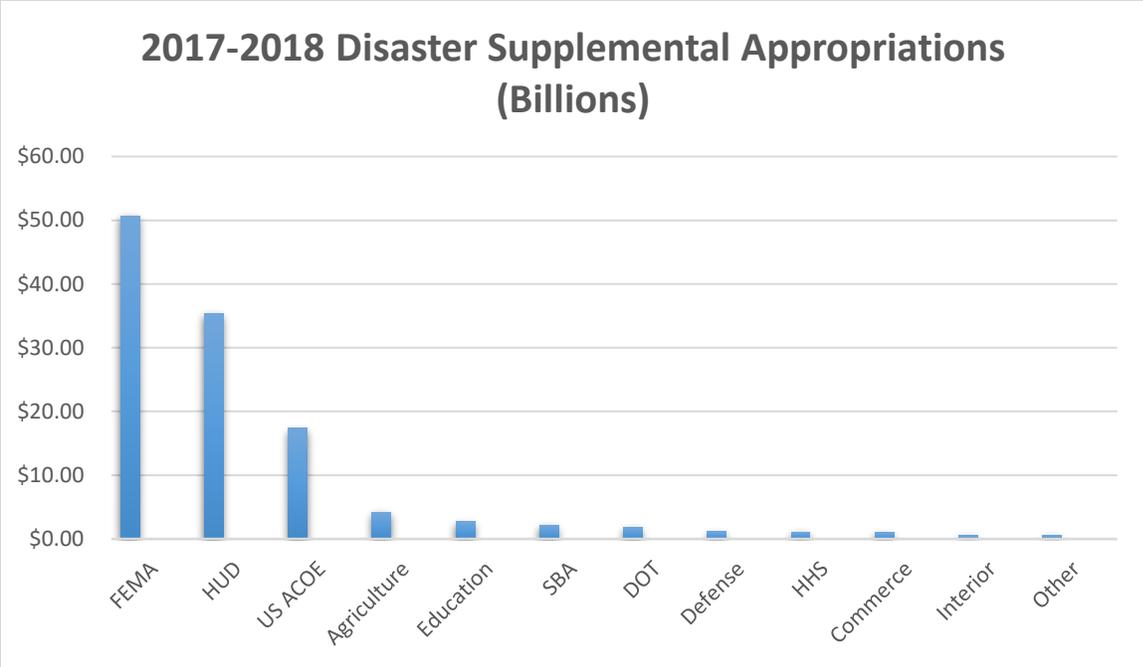
State Agency	Potential Resources
Florida Division of Emergency Management	The Florida Division of Emergency Management (DEM) is the state entity responsible for the management of FEMA funding during disaster recovery. The community may wish to request support on policy changes needed to ensure that FEMA programs meet community needs related to the FEMA Individual Assistance Program, FEMA Public Assistance Program, and FEMA Hazard Program.
Florida Department of Economic Opportunity	The Florida Department of Economic Opportunity (DEO) provides many different resources to support short and long-term recovery. Communities may wish to request policy changes or the release of emergency set-asides to ensure that these programs meet community needs. <ul style="list-style-type: none"> ▪ Disaster Unemployment Assistance to provide unemployment benefits to individuals who are unemployed due to a major disaster. ▪ Disaster Dislocated Workers Grants provide funding to create temporary employment opportunities to assist with clean-up and recovery efforts after a disaster. ▪ The Florida Emergency Bridge Loan Program provides a source of expedient cash flow to Florida small businesses impacted by a disaster.

	<ul style="list-style-type: none"> ▪ The Community Planning Technical Assistance Program can provide small grants to local governments for the development of recovery plans. ▪ The annual Community Development Block Grant program provides small communities with grants to support housing, infrastructure, and economic development activities. Additional funds may be appropriated by Congress through the CDBG-DR funding to support long-term recovery. ▪ The Community Service Block Grant Program provides funding to designated local governments and non-profit agencies to assist eligible low-income individuals with a wide array of emergency support for temporary housing, nutrition, mental health, and other support. ▪ The Low-Income Home Energy Assistance Program provides funding to local governments and non-profit agencies to assist low-income individuals with paying energy bills following a disaster. ▪ The Weatherization Assistance Program can provide funding to designated local governments and non-profits to make minor repairs to homes after a disaster to restore power and the ability to heat/cool the home.
<p>Florida Housing Finance Corporation</p>	<p>The Florida Housing Finance Corporation (FHFC) can provide support and technical assistance for housing recovery following a disaster.</p> <ul style="list-style-type: none"> ▪ State Housing Initiatives Partnership dollars are flexible sources of funding available to local governments to address temporary and permanent housing solutions. Typically, an emergency set-aside of \$5 million is available to be released following a disaster. ▪ Affordable Rental New Construction resources are available through a myriad of state and local funding streams. If there is a need to build new affordable housing units after a disaster, the FHFC may release targeted opportunities to address the needs of impacted local governments. ▪ New Homeownership resources are available through some federal sources managed by FHFC. If there is a need to provide support for families who need to purchase new homes, the FHFC may provide disaster-specific funding opportunities to provide assistance with down-payment and closing costs. ▪ Foreclosure Counseling services may be available to help homeowners impacted by a disaster who are in danger of foreclosure by providing financial counseling. ▪ Affordable Rental Housing Locator services are available online to help families who are impacted by a disaster find rental housing units available throughout the State.
<p>Florida Department of State</p>	<p>The Florida Department of State (DOS) can be a source of funding for historic preservation funds to support emergency repairs and recovery needs for historic properties.</p> <ul style="list-style-type: none"> ▪ State Historic Preservation Grants can provide small matching grants to local governments and non-profit organizations to cover emergency protective measures, restoration, rehabilitation, hazard mitigation and relocation work on Certified Historic Buildings. ▪ Special Category Grants can cover similar work as the grant above but are larger in scope and dollar amount.

Florida Department of Transportation	The Florida Department of Transportation (FDOT) plays an integral role in debris removal operations following major disasters. Through traditional grants and funding provided by the Federal Highway Administration, the agency may be able to assist with long-term recovery and repairs to infrastructure.
Florida Department of Environmental Protection	The Florida Department of Environmental Protection (DEP) plays an important role in debris removal following a disaster. The Division of State Lands is responsible for waterway debris removal on designated state lands as well as land acquisition. The Division of Waste Management plays a role in coordinating household hazardous waste removal and designating disaster management sites. More information on disaster debris removal resources can be found on the DEP website . Additionally, the Florida Coastal Office can provide grants to local governments to support planning for recovery and resilience.
Florida Fish and Wildlife Conservation Commission	During the long-term recovery process, the Florida Fish and Wildlife Conservation Commission (FWC) can be a resource for managing derelict vessels and fishing equipment following a disaster. The FWC also administers crucial NOAA Fisheries Disaster funding that may be available to support local recovery needs following a disaster.

Congressional Appropriations

After a catastrophic event, Congress can elect to appropriate specific funding to support disaster recovery. This funding is not typically appropriate for one single event, but rather for a series of disasters that have occurred throughout a year. For example, funding appropriated for Hurricane Irma also addressed wildfires in California and Hurricane Maria in Puerto Rico and the U.S. Virgin Islands. While FEMA is the most well-known source of recovery funds, there are many other agencies that play a role in the disaster recovery process. The chart below shows the funding that was appropriated through a disaster supplemental in 2017-2018 by federal agency.



Given the amount of funding that flows through many different federal agencies, it is important to consider these options when exploring resources to meet community needs. The table below shows some programs recently included in a supplemental disaster appropriation.

Examples of Congressional Disaster Supplemental Appropriations Programs by Agency

Federal Agency	Programs Included in Recent Disaster Appropriations
Department of Agriculture	<ul style="list-style-type: none"> ▪ Crop Loss Block Grants ▪ Emergency Forest Restoration Program ▪ Emergency Conservation Program ▪ Natural Resources Conservation Service Watershed and Flood Prevention Operations ▪ Rural Community Facilities Program ▪ Forest Service ▪ Wildland Fire Management
Department of Commerce	<ul style="list-style-type: none"> ▪ Economic Development Administration ▪ National Oceanic and Atmospheric Administration ▪ NOAA – Fisheries and Disaster Assistance
Related Agencies	<ul style="list-style-type: none"> ▪ Legal Services Corporation
Department of Defense	<ul style="list-style-type: none"> ▪ Army Corps of Engineers – Investigations ▪ Army Corps of Engineers – Construction ▪ Army Corps of Engineers – Operations, and Maintenance ▪ Army Corps of Engineers - Flood Control and Coastal Emergencies ▪ Military Construction for Navy, Marine Corps, Air Force, Army, and Army National Guard

Department of the Interior	<ul style="list-style-type: none"> ▪ Bureau of Reclamation – Water and Related Resources ▪ U.S. Fish and Wildlife Service ▪ National Park Service – Historic Preservation Fund ▪ U.S. Geological Survey – Surveys Investigation and Research
Environmental Protection Agency	<ul style="list-style-type: none"> ▪ Leaking Underground Storage Tank Fund ▪ Science and Technology ▪ State and Tribal Assistance Grants – Hazardous Waste Financial Assistance Grants ▪ Federal Water Pollution Control Act Grants ▪ State and Tribal Assistance Grants – Wastewater Treatment and Drinking Water Facilities.
Department of Health and Human Services	<ul style="list-style-type: none"> ▪ National Institute of Health – Natural Institute of Environmental Health Sciences ▪ Public Health and Social Services Emergency Fund ▪ Administration for Children and Families – Children and Families Services Programs
Department of Labor	<ul style="list-style-type: none"> ▪ Employment Training and Administration – Dislocated Workers Assistance
Department of Education	<ul style="list-style-type: none"> ▪ Hurricane Education Recovery
Department of Veterans Affairs	<ul style="list-style-type: none"> ▪ Veterans’ Health Administration – Medical Facilities
Department of Transportation	<ul style="list-style-type: none"> ▪ Federal Transit Administration – Public Transportation Emergency Relief Program ▪ Federal Aviation Administration – Operations ▪ Federal Highway Administration – Emergency Relief Program
Department of Housing and Urban Development	<ul style="list-style-type: none"> ▪ Community Development Block Grant – Disaster Recovery
General Provisions	<ul style="list-style-type: none"> ▪ Disaster Nutrition Assistance

The tips provided in securing state appropriations (page 53) can be adapted to support congressional appropriations as well. In this context, it is important to think outside of state boundaries and consider leveraging partnerships with other states who may have been impacted by a disaster. It is also important to research congressional appropriations committee membership and advocate specifically to Florida leaders who may not necessarily be from your community but could play an important role in decision-making for disaster recovery appropriations. Finally, as with state appropriations, it is best to find an existing program vehicle that can address your need and request funding to augment that program for disaster recovery

FEMA Hazard Mitigation Grant Program

After a presidentially declared disaster, FEMA will provide a percentage of the cost of repairing public facilities through the FEMA PA Program to the State through the Hazard Mitigation Grant Program (HMGP). The State will then allocate the funding out to communities through a formula based on damage received and FEMA Public Assistance (PA) costs. Local governments can then submit mitigation projects to the State for funding which demonstrate how the project will support the 25 percent local cost-share required. **Note that CDBG-DR funding can be used to cover the 25 percent cost-share requirements of this program.** This is a great way to ensure that the County and its municipalities can submit projects for the entire amount they may be eligible to receive under this program. These projects are cataloged and prioritized in the Local Mitigation Strategy. For more information on this resource and how the program works, see the [Monroe County Local Mitigation Strategy](#). This resource does not require a congressional appropriation.

Community Development Block Grant – Disaster Recovery

As noted in the graph above, the second-largest resource available to communities following a disaster is Community Development Block Grant (CDBG) funding, appropriated specifically for disaster recovery through a supplemental disaster appropriation to the U.S. Department of Housing and Urban Development (HUD). This funding can be used to address unmet needs related to housing, infrastructure, and economic recovery. It should be noted that unmet housing needs are typically prioritized in federal guidance, along with infrastructure needs to support housing. While this funding has many of the characteristics of traditional CDBG funding, there are some very important differences as well, which are noted below:

- CDBG-DR funding is not available immediately and often flows through a state government agency. In Florida, this is the Florida Department of Economic Opportunity.
- The Florida Department of Economic Opportunity must develop an action plan that details how this funding will be spent to address unmet needs related to the disaster.

To ensure that local needs are met, the County and municipalities should work closely together to advocate to the Florida Department of Economic Opportunity for programs that will address the greatest need. Communities should highlight infrastructure projects that seek to resolve housing needs or may address needs in low- and moderate-income areas (LMAs). An online mapping tool delineating

CDBG-DR Tool Kit

HUD has developed a [comprehensive online toolkit](#) for states and communities that details how this funding works and provides guidance on how to implement successful disaster recovery programs using these funds. The toolkit contains a [great video](#) that provides a primer on CDBG-DR and can be an excellent resource for communicating how these funds work at a high-level to community leadership.



low- and moderate-income areas in the community has been developed to support the Monroe County Post-Disaster Recovery Strategy. This map supports communities when planning and prioritizing infrastructure projects to identify and print LMA maps for their community.

Timeline for CDBG-DR Funding

While CDBG-DR funding is often one of the largest and most flexible resources provided to support long-term recovery, it can often take years before an impacted community begins to see the benefits of the program. This is due to the long appropriations process. A summary of the timeline from congressional appropriation to award of funding following Hurricane Irma is detailed below.

Date	Action
September 2017	Hurricane Irma made landfall in Florida; Congress appropriated funding to support disaster recovery nationwide through the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program.
November 2017	HUD announced that Florida will receive approximately \$616 million to support long-term recovery for Hurricane Irma.
February 2018	HUD released guidance that must be followed by state and local governments to access the funding; Congress appropriated additional funding to Florida for additional unmet needs and mitigation.
May 2018	DEO submits a Draft Hurricane Irma Action Plan detailing how the funding will be spent to HUD for review.
June 2018	HUD approves the State’s action plan.
July 2018	DEO executes a grant agreement from HUD to spend funding.
August 2018	HUD releases guidance for second appropriation related to unmet needs and DEO begins the process of an amendment to its action plan to incorporate this additional funding.
November 2018	Florida announces the opening of the Housing Repair and Replacement Program, funded through CDBG-DR.
June 2019	Florida announces the opening of the application cycle for New Affordable Workforce Housing Program, funded through CDBG-DR.
July 2019	Florida announces the opening of the application cycle for the Voluntary Home Buyout Program and the Infrastructure Repair Program, both funded through CDBG-DR.
August 2019	HUD releases guidance for the Community Development Block Grant – Mitigation (CDBG-MIT) program and Florida begins to create a new action plan for this funding.
October 2019	Florida begins to accepting applications for the Workforce Recovery Training Program, funded through CDBG-DR.
December 2019	Florida announces the approval of funding for 23 developments through the Affordable Workforce Housing Program, funded through CDBG-DR and the awards for Voluntary Home Buyout Program.
January 2020	HUD announces an additional \$38 million available to support infrastructure unmet needs related to Hurricane Irma in Florida.

As of December of 2019, over two years following Hurricane Irma, none of the programs outlined above have resulted in breaking ground on any repairs to homes, new affordable housing developments or sub-recipient agreements to local governments and other partners. This demonstrates the length of time that it can take for CDBG-DR funding to begin to make a difference in a community.

Currently, there are efforts to reform this process by permanently authorizing the program. The National Low-Income Housing Coalition released a [summary of the the Reforming Disaster Recovery Act in 2019](#), detailing the changes that may result if the legislation is adopted. Monroe County should monitor the progress of this legislation and seek updated guidance on the program timeline and implementation requirements, should it be adopted.

PDRS Operational Framework Maintenance

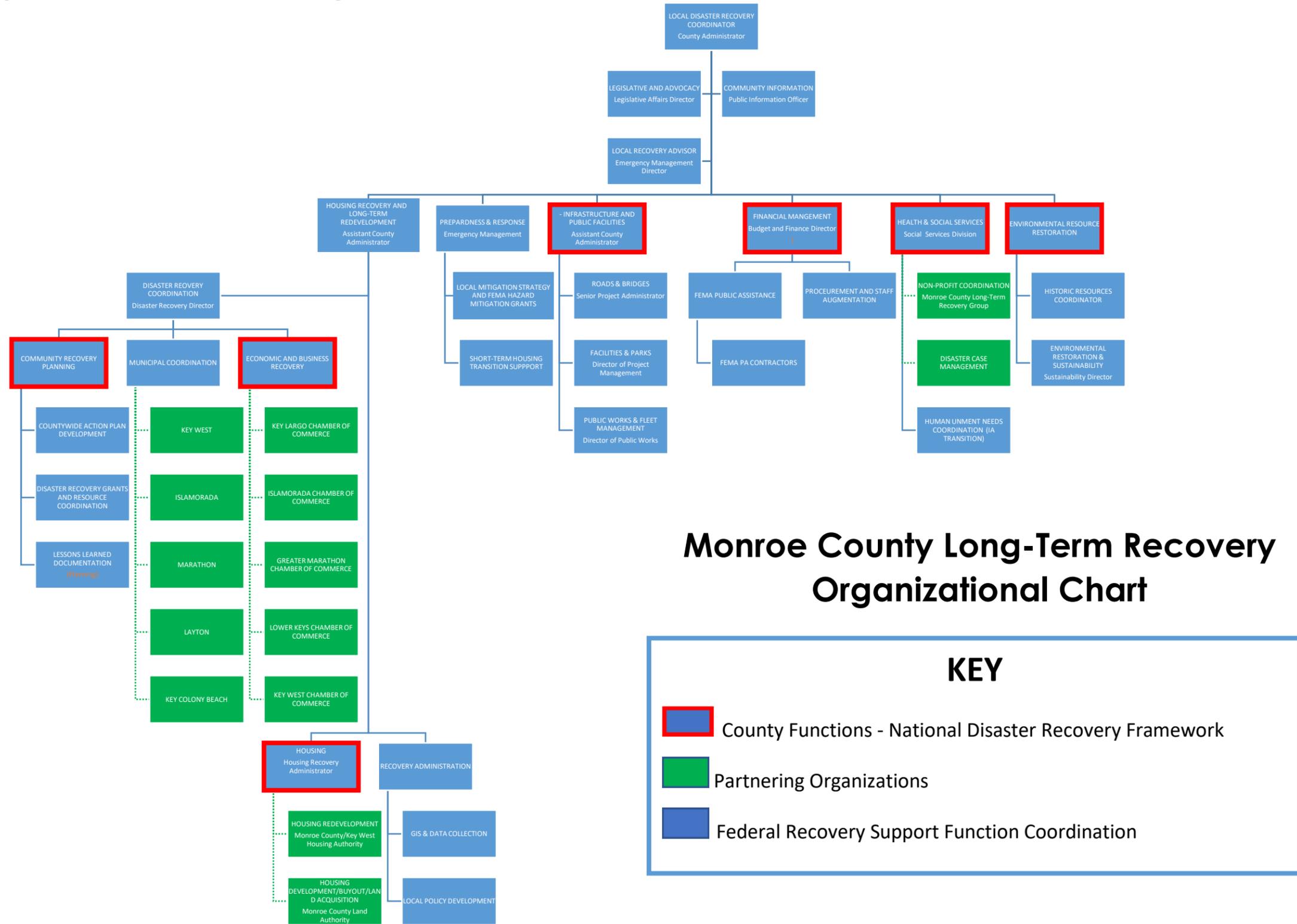
As time marches on after a disaster and positions shift within local governments and partnering local organizations, the institutional knowledge and memory gained after a major long-term recovery effort can be lost. This is especially true for local government functions that do not typically include disaster response roles. Losing this experience can result in communities finding themselves back to square one when a disaster strikes again. The following practices are recommended to keep staff fresh on long-term recovery roles and responsibilities:

- **Integrate key long-term recovery roles and responsibilities into job descriptions.** As staff leaves and new employees are gained, it can be important upfront to communicate the individuals that they may have extra roles or responsibilities assigned to them after a disaster.
- **Require review of this guide as part of the process of onboarding new employees.** As new employees are hired, require that certain employees with long-term recovery roles read this document and offer an opportunity for them to ask questions.
- **Provide a copy of this guide to current key staff.** Providing a single reference to staff members can help to ensure that everyone is working from the same playbook and remains fresh on their roles and responsibilities.
- **Offer an annual training on long-term recovery.** On an annual basis, offer a one-day seminar on long-term recovery to keep all team members fresh on their roles and responsibilities and up-to-date on new program changes. This could be done shortly after the annual hurricane exercise as individuals will be fresh from this experience. It can also be injected into the exercise to ensure that those who may not play an immediate emergency response role are understand their long-term recovery roles.
- **Appoint Disaster Recovery Team Coordinators at the start of hurricane season each year.** Many of the roles and responsibilities outlined in this document begin within days of the disaster. However, long-term recovery is often not the focus until about a year after a disaster. By appointing these positions under blue skies, individuals can get a headstart on their responsibilities and County leadership can avoid having to make these decisions when focused on higher priorities following a disaster.
- **Update this plan to reflect program evolution.** With every disaster comes lessons learned with possible improvements to programs. This can result in completely different procedures for the next event. On at least a five-year schedule, this plan should be revisited by County Leadership to ensure that it is up-to-date.

Appendix A: Acronyms

ACRONYM	TERM
AAA	Adaptation Action Areas
ACSC	Area of Critical State Concern
AMI	Area Median Income
AMS	Asset Management System
APA	American Planning Association
BRIC	FEMA Building Resilient Infrastructure and Communities
CBDO	Community Based Development Organization
CDBG	Community Development Block Grant
CDBG-MIT	Community Development Block Grant – Mitigation Action Plan
CSBG	Community Services Block Grant
DEO	Florida Department of Economic Opportunity
DFIRM	Digital Flood Insurance Rate Map
DOB	Duplication of Benefits
DRGR	Disaster Recovery and Grant Reporting System
EOC	Emergency Operations Center
FCMP	Florida Coastal Management Program
FDEP	Florida Department of Environmental Protection
FEMA	U. S. Federal Emergency Management Agency
FMA	Flood Mitigation Assistance Grant Program
FMR	Fair Market Rent
HCD Act	Housing and Community Development Act
HHRP	Florida’s Hurricane Housing Recovery Program
HMGP	Hazard Mitigation Grant Program
HUD	U.S. Department of Housing and Urban Development
HUD CDBG-DR	Community Development Block Grant Disaster Recovery Program
IA	Individual Assistance
ICS	Incident Command System
LIDAR	Light Detection and Ranging remote sensing
LMH	Low and Moderate-Income Housing
LMI	Low and Moderate Income
NDRF	National Disaster Recovery Framework
NOAA	National Oceanic Atmospheric Administration
FWC	Florida Fish and Wildlife Conservation Commission
NSP	Neighborhood Stabilization Program
PA	Public Assistance
PDM	Pre-Disaster Mitigation Grant Program
PDRS	Monroe County Post-Disaster Recovery Strategy
ROGO	Rate of Growth Ordinance
ROWs	Right of Ways
SFHA	Special Flood Hazard Area
SFRPC	South Florida Regional Planning Council
URA	Uniform Relocation Act of 1970 as Amended
USACE	U.S. Army Corps of Engineers
USDA	US Department of Agriculture

Appendix B: Long-term Disaster Recovery Organizational Chart



Monroe County Long-Term Recovery Organizational Chart

KEY

- County Functions - National Disaster Recovery Framework
- Partnering Organizations
- Federal Recovery Support Function Coordination

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Appendix C: Ordinances Adopted Post-Hurricane Irma

This is a compendium of all emergency ordinances adopted following Hurricane Irma.

Disaster Resolution	Actions
Resolution 022-2017	<ul style="list-style-type: none"> • Allowing temporary housing on parcels with an already issued, unexpired building permit for the construction of a dwelling unit, to allow the temporary emergency housing to connect to central sewer, onsite system or utilize holding tanks; to allow one temporary emergency housing unit for each lawful dwelling unit to be occupied by county residents who have been displaced by natural or manmade disasters damages; and to allow the placement of temporary emergency housing on vacant residential properties limited to travel trailers, RVs or similar sheltering units provided and licensed by FEMA. <p>The Monroe County Land Development Code is hereby amended as follows:</p> <p>Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:</p> <p>Recreational vehicle (RV) means the same as that term is defined in F.S. § 320.01.</p> <p>Temporary emergency housing means recreational vehicles (or similar approved sheltering units) used for temporary occupancy in response to natural or manmade disasters, including, but not limited to, hurricanes and tropical storms, where such RVs (or other approved sheltering units) are provided to residents or relief workers as part of emergency relief efforts.</p> <p>Temporary non-emergency housing means RVs (or other approved sheltering units) used for temporary occupancy by employees in order to provide project site security for a long-term capital improvement project or to avoid delay in completing ongoing or future airport safety and capacity improvements.</p> <p>Purpose. It is the purpose of this section to provide regulations that allow for the relaxation of the use prohibitions in Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), to:</p> <ol style="list-style-type: none"> 1. Provide regulatory authority to allow temporary emergency housing, not subject to the ROGO permit allocation system, for temporary occupancy by residents displaced by natural or manmade disaster damage or by relief workers involved in reconstruction activities following a natural or manmade disaster;

2. Provide regulatory authority to allow temporary non-emergency housing, not subject to the ROGO permit allocation system, for temporary occupancy by workers undertaking a long-term capital improvement project to provide site security for the capital improvement project site or to avoid delay in completing airport safety and capacity improvements on county-owned airport properties.

Placement of temporary emergency housing on residential parcels. Notwithstanding the provisions of Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be placed on a residential parcel for temporary occupancy by residents who have been displaced by natural or manmade disaster damage subject to the following conditions:

1. The dwelling unit(s) on the subject parcel is lawfully established and has incurred sufficient damage from the disaster to make the dwelling unit(s) uninhabitable as determined by verifiable photographic evidence provided by the applicant to the Building Department, and/or an inspection by an official from a federal or state governmental relief agency, the County Building Department or the County Code Compliance Department; or the subject parcel has an already issued, unexpired building permit for the construction of a dwelling unit;
2. A building permit must be issued within 90 days of placement of the temporary emergency housing for repair of damages caused by the casualty event to make the dwelling unit habitable or the subject parcel must have an already issued, unexpired building permit for the construction of a dwelling unit;
3. A separate, no-fee building permit must be issued for the placement of the temporary emergency housing, linked to the building permit issued for damage repair or linked to an issued, unexpired building permit for the development of a dwelling unit on the subject parcel. The building permit shall require approval by the Building Official of the unit's siting location on the parcel and authorization for connection of the unit to central sewer, an on-site wastewater treatment, and disposal system, an existing community wastewater treatment system; or use of a holding tank with a licensed septage hauler;
4. Only one temporary emergency housing unit shall be placed per each lawful dwelling unit and the temporary emergency housing unit may only be occupied by County residents who have been displaced by natural or manmade disaster damage; and
5. The temporary emergency housing unit may remain on the property for a period not to exceed 180 days from the date of building permit issuance or until the final inspection or certificate of occupancy is issued on the repairs made to the dwelling unit, whichever comes first. A single extension of up to an additional 180 days may be granted by the Building Official if he determines that good cause has been shown for the need for an extension and that the temporary emergency housing unit is adequately tied down and secured so as not to present an undue hazard to persons or property in

a high-wind or flood event. Expiration of the building permit for damage repairs or dwelling unit construction shall require immediate removal of the temporary emergency housing unit from the site. However, nothing in this section shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing units otherwise authorized under this section should it be deemed required for the public safety.

Placement of temporary emergency housing on nonresidential properties or vacant residential properties. Notwithstanding the provisions of Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be placed on a nonresidential or mixed-use property or on publicly-owned lands or vacant residential properties, excluding lands designated for conservation and resource protection for temporary occupancy by county residents displaced by natural or manmade disaster damage, subject to the following conditions:

1. A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, and authorization for the connection of the unit(s) to central sewer, an on-site wastewater treatment and disposal system(s), to an existing community wastewater treatment system or use of a holding tank with a licensed septage hauler;
2. The placement of temporary emergency housing on vacant residential properties is limited to travel trailers, RVs or similar sheltering units provided and licensed by FEMA; and
3. The temporary emergency housing unit(s) may remain on the property for a period not to exceed 180 days from the date of building permit issuance. A single extension of up to an additional 180 days may be granted by the Building Official if he determines that good cause has been shown for the need for the extension and that the temporary emergency housing unit is adequately tied down and secured so as not to present an undue hazard to persons or property in a high-wind or flood event. However, nothing in this section shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing units otherwise authorized under this section should it be deemed required for the public safety.

Placement of temporary emergency housing for emergency relief workers. Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be provided for temporary occupancy by emergency relief workers involved in reconstruction activities, subject to the following conditions:

1. An emergency directive or resolution of the BOCC must be issued authorizing the placement and duration of the temporary emergency housing for relief workers;

2. Placement of temporary emergency housing for relief workers must not impede or interfere with other emergency and recovery operations or public safety;
3. Temporary recovery or reconstruction housing facilities shall ensure that temporary electrical and sewage lines do not constitute an attractive nuisance to children or homeless persons in the area (i.e., sufficient temporary fencing may be required by the Building Official);
4. A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, consistent with the BOCC resolution, and a Department of Health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system;
5. Any required demolition or building permits for the related reconstruction activities must be issued within 90 days from the placement of the temporary emergency housing for relief workers;
6. The temporary emergency housing unit(s) may remain on the site for a period not to exceed the duration specified by the BOCC resolution, and may only be extended at the discretion of the BOCC by an additional resolution. However, nothing in this section shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing unit otherwise authorized under this section should it be deemed required for the public safety;
7. The only persons permitted to reside for any period in temporary emergency housing for relief workers are individuals who are gainfully employed on a fulltime basis in completing cleanup and reconstruction efforts following a natural or manmade disaster. All residents of temporary emergency housing for relief workers who were not permanent residents of the county prior to first occupying such housing facilities will be required to evacuate in accordance with local evacuation orders. Residents of any temporary emergency housing for relief workers who were permanent residents of the county prior to first occupying such housing facilities may not remain in temporary emergency housing for relief workers during any period when a local evacuation order is in effect.

Placement of temporary non-emergency housing for contractors on county-owned airport properties. Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary non-emergency housing may be placed on county-owned airport properties for temporary occupancy by contractors completing airport safety and capacity improvements subject to the following conditions:

1. A building permit must be issued for placement of the temporary non-emergency housing unit(s) and linked to existing airport construction permits. The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the

	<p>temporary non-emergency housing unit(s) on the parcel, and a department of health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system. All units shall be adequately tied down;</p> <ol style="list-style-type: none"> 2. Placement of temporary non-emergency housing for airport construction purposes must not impede or interfere with aviation operations or safety and must conform to any applicable FAA regulations; 3. Temporary non-emergency housing for airport construction purposes shall remain on the property for a period not to exceed 30 days from the date of completion of the related airport construction work unless extended by resolution of the BOCC. However, nothing in this section shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary non-emergency housing unit otherwise authorized under this section should it be deemed required for the public safety; and 4. The only persons permitted to reside for any period in temporary non-emergency housing units for airport construction purposes are individuals who while in the county are actually gainfully employed on a fulltime basis in completing airport safety and capacity improvements at a county airport. All residents or occupants of temporary airport construction housing facilities must be required to timely evacuate in accordance with local evacuation orders. <p>Placement of temporary non-emergency housing to provide site security for capital improvement projects. Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary non-emergency housing for temporary occupancy by workers undertaking a long-term capital improvement project may be provided in order to provide site security for the project site, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. A resolution of the BOCC must be issued authorizing the placement of a temporary non-emergency housing unit for site security. The resolution shall specify the location (placement of the unit at the project site) and the duration of the temporary housing unit, not to exceed 180 days. No more than one temporary non-emergency housing unit shall be approved per project site. When considering such placement, the BOCC shall take into account the number of times a parcel has been used for temporary non-emergency housing purposes for capital improvement projects and shall consider compatibility, complications and other circumstances that may require a site to be utilized for more than 365 consecutive days and public comment. 2. Placement of a temporary non-emergency housing unit for site security must not impede or interfere with public safety; 3. The purpose of the temporary non-emergency housing unit shall be to provide security for the project site; 4. A building permit must be issued for the placement of the temporary non-emergency housing unit for site security, linked to the building permits for the related construction activities (if applicable). The building permit shall
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	<p>require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit on the parcel, consistent with the BOCC resolution, and a Department of Health permit authorizing the connection of the unit to an on-site wastewater treatment and disposal system or to an existing community wastewater treatment system;</p> <ol style="list-style-type: none"> 5. The temporary non-emergency housing unit for site security may remain on the site for a period not to exceed the duration specified by the BOCC resolution, and may only be extended at the discretion of the BOCC by an additional resolution. When considering an extension, the BOCC shall take into account the number of times a parcel has been used for temporary non-emergency housing purposes for capital improvement projects and shall consider compatibility, complications and other circumstances that may require a site to be utilized for more than 365 consecutive days and public comment. Nothing in this section shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary non-emergency housing unit otherwise authorized under this section should it be deemed required for the public safety. 6. The only persons permitted to reside for any period in temporary non-emergency housing for site security for a capital improvement project are individuals who are gainfully employed in completing the capital improvement project. All residents of temporary non-emergency housing for site security who were not permanent residents of the county prior to first occupying such housing facilities will be required to evacuate in accordance with local evacuation orders. Residents of any temporary non-emergency housing who were permanent residents of the county prior to first occupying such housing facilities may not remain in temporary non-emergency housing for site security during any period when a local evacuation order is in effect. <p>No clearing or filling of environmentally sensitive lands may occur as a result of providing any type of temporary housing unit(s).</p> <p>For all permitted temporary housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary housing shall be removed.</p>
<p>Resolution 091-2017</p>	<p>Allowing the placement of temporary emergency housing at mobile home parks and RV parks for the temporary occupancy by residents displaced by Hurricane Irma.</p> <p>Notwithstanding the provisions of Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be provided for temporary occupancy by residents displaced by Hurricane Irma, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Temporary emergency housing is authorized for up to 360 days on mobile home park sites and RV park sites, beginning on September 5, 2017, and ending on August 31, 2018;

	<ol style="list-style-type: none"> 2. The Planning Director and Building Official shall have the authority to approve the locations of the temporary emergency housing on mobile home parks and RV parks; 3. Placement of temporary emergency housing must not impede or interfere with other emergency and recovery operations or public safety; 4. Temporary recovery or reconstruction housing facilities shall ensure that temporary electrical and sewage lines do not constitute an attractive nuisance to children or homeless persons in the area (i.e., sufficient temporary fencing may be required by the Building Official); 5. A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, consistent with condition (1) above, and a Department of Health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system; 6. The temporary emergency housing unit(s) may remain on the site for a period not to exceed 180 days, and may only be extended at the discretion of the BOCC by an additional resolution. However, nothing shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing unit otherwise authorized under this resolution should it be deemed required for the public safety; 7. The placement and use of temporary emergency housing unit(s) on mobile home parks and RV parks as housing assistance due to Hurricane Irma does not create a ROGO exemption nor recognize nonconforming uses. Nonconforming uses damaged or destroyed so as to require substantial improvement shall be repaired or restored only for uses that conform to the provisions of the land use (zoning) district in which it is located; 8. Pursuant to LDC Section 103-1(h), no clearing or filling of environmentally sensitive lands may occur as a result of providing any type of temporary housing unit(s); and 9. Pursuant to LDC Section 103-1(h), for all permitted temporary emergency housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary emergency housing shall be removed.
<p>Resolution 214-2017</p>	<ul style="list-style-type: none"> ▪ Enacting a 180-day temporary emergency suspension of the acceptance and processing any new Planning and Environmental Resources Department applications for development approval, including ROGO and NROGO applications, for a 180-day period beginning on September 5, 2017, and ending on March 24, 2018. <p>This 180-day temporary suspension of permit fees is limited to the following permit types being issued as emergency permits:</p> <ol style="list-style-type: none"> 1. Commercial & Residential Roofing 2. Reconnect/Safety Electrical

	<ol style="list-style-type: none"> 3. Electric 4. Plumbing 5. Electric/Sewer Tie in 6. Plumbing/Sewer Tie in 7. AC Replacements within the same footprint and above base flood elevation 8. Commercial & Residential Component New/Replace 9. Stairs 10. LP Gas 11. Temporary RV/Emergency Housing 12. Temporary Use/Structure/Tents 13. Gas/Fuel Tanks (Above Ground/In-Ground) 14. Foundation & Piling 15. Commercial & Residential Remodel/Repair Exterior/Interior 16. Generator Auxiliary/Building 17. Shutters 18. Demolition of items not included in permit exemptions (Exemptions: No permit shall be required for any work involving the demolition/removal of drywall, cabinet and vanities, heating/cooling and electrical systems, and floor coverings in flooded structures and demolition of storm-damaged accessory structures or docks, seawalls, and lifts)
<p>Resolution 214-2017</p>	<p>Enacting a 60-day temporary emergency suspension of the acceptance and processing of applications to the Planning and Environmental Resources Department.</p> <p>The Monroe County is enacting a 60-day temporary emergency suspension of the acceptance and processing any new Planning & Environmental Resources Department applications for development approval, including ROGO and NROGO applications, for a 60-day period beginning on September 5, 2017 and ending on November 4, 2017, except for the following applications that may be needed during the County's initial recovery and emergency building permit phase:</p> <ol style="list-style-type: none"> 1. ROGO Exemption Requests; and 2. Requests for Letter of Development Rights Determination (LDRD) <p>Pending applications submitted to the Department prior to September 5, 2017, will be placed on hold during the 60-day suspension. Any required deadlines for mandatory submission requirements for suspended for 60-days.</p> <p>Planning Commission, Development Review Committee and Historic Preservation Commission hearings are suspended for a 60-day period beginning on September 5, 2017, and ending on November 4, 2017.</p>
<p>Resolution 215-2017</p>	<p>Exempting the removal of nuisance exotic vegetation from the permitting requirements of the Monroe County Code of Ordinances for 60-days as necessary to facilitate recovery from impacts associated with Hurricane Irma.</p> <p>Monroe County is enacting a 60-day temporary suspension of the requirement for a permit to remove more than ten stems of invasive exotic vegetation on Tier III parcels where the removal is necessary for the storage and staging of storm-related debris; at</p>

	<p>county authorized staging locations, this exemption shall not apply to the removal of any native vegetation. The temporary suspension begins on September 5, 2017, and ends on November 4, 2017.</p> <p>Monroe County is enacting a 60-day temporary suspension of the requirement for a permit to remove more than ten stems of invasive exotic vegetation. The temporary suspension begins on September 5, 2017, and ends on November 4, 2017.</p>
<p>Resolution 216-2017</p>	<p>Allowing the placement of temporary emergency housing for temporary occupancy by emergency relief workers involved in reconstruction activities related to Hurricane Irma.</p> <p>Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be provided for temporary occupancy by emergency relief workers involved in reconstruction activities, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Temporary emergency housing for relief workers is authorized for up to 180-days, beginning on September 5, 2017, and ending on March 4, 2018. 2. The Planning Director and Building Official shall have the authority to approve the locations of the temporary housing for relief workers. 3. Placement of temporary emergency housing for relief workers must not impede or interfere with other emergency and recovery operations or public safety; 4. Temporary recovery or reconstruction housing facilities shall ensure that temporary electrical and sewage lines do not constitute an attractive nuisance to children or homeless persons in the area (i.e., sufficient temporary fencing may be required by the Building Official); 5. A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, consistent with condition (1) above, and a Department of Health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system; 6. Any required demolition or building permits for the related reconstruction activities must be issued within 90 days from the placement of the temporary emergency housing for relief workers; 7. The temporary emergency housing unit(s) may remain on the site for a period not to exceed 180-days, and may only be extended at the discretion of the BOCC by an additional resolution. However, nothing shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing unit otherwise authorized under this resolution should it be deemed required for the public safety; 8. The only persons permitted to reside for any period in temporary emergency housing for relief workers are individuals who are gainfully employed on a fulltime basis in completing cleanup and reconstruction

	<p>efforts related to Hurricane Irma. All residents of temporary emergency housing for relief workers who were not permanent residents of the county prior to first occupying such housing facilities will be required to evacuate in accordance with local evacuation orders. Residents of any temporary emergency housing for relief workers who were permanent residents of the county prior to first occupying such housing facilities may not remain in temporary emergency housing during any period when a local evacuation order is in effect;</p> <p>9. Pursuant to Section 103-l(h), no clearing or filling of environmentally sensitive lands may occur as a result of providing any type of temporary housing unit(s); and</p> <p>10. Pursuant to Section 103-l(i), for all permitted temporary housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary housing shall be removed.</p>
<p>Resolution 217-2017</p>	<p>Enacted a temporary suspension of the expiration of ROGO and NROGO allocation awards, issuance of allocation award letters, and deferring the processing of new and existing ROGO and NROGO applications and Planning Commission review.</p> <ul style="list-style-type: none"> ▪ Enacted a 180-day temporary emergency suspension of the expiration of ROGO and NROGO allocation awards, due to the impacts of Hurricane Irma. For those allocation awards for which award letters were issued prior to September 5, 2017, and not already expired, building permits must have been issued within 180 days of September 5, 2017 (on or before March 4, 2018) notwithstanding the deadline specified in the letter. ▪ Deferred the issuance of allocation award letters. Upon the issuance of award letters, applicants were given 180 days to pick up building permits. ▪ Deferred the process of new and existing ROGO and NROGO applications and Planning Commission review for Quarter 1 of the ROGO/NROGO Year 26 (7/13/17 – 10/12/17). Quarter 1 of the ROGO/NROGO Year 26 (7/13/17 – 10/12/17) and Quarter 2 of the ROGO/NROGO Year 26 (10/13/17 – 1/12/18) shall be combined for evaluation and award of allocations.
<p>Resolution 218-2017</p>	<p>Allowing the placement of temporary emergency housing at mobile home parks for the temporary occupancy by residents displaced by Hurricane Irma. Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be provided for temporary occupancy by residents displaced by Hurricane Irma at mobile home parks and RV parks, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Temporary emergency housing is authorized for up to 180-days on mobile home park sites, beginning on September 5, 2017, and ending on March 4, 2018; 2. The Planning Director and Building Official shall have the authority to approve the locations of the temporary housing on mobile home parks; 3. Placement of temporary emergency housing must not impede or interfere with other emergency and recovery operations or public safety; 4. Temporary recovery or reconstruction housing facilities shall ensure that temporary electrical and sewage lines do not constitute an attractive nuisance to children or homeless persons in the area (i.e., sufficient temporary fencing may be required by the Building Official);

	<ol style="list-style-type: none"> 5. A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, consistent with condition (1) above, and a Department of Health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system; 6. The temporary emergency housing unit(s) may remain on the site for a period not to exceed 180-days, and may only be extended at the discretion of the BOCC by an additional resolution. However, nothing shall prevent the County or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing unit otherwise authorized under this resolution should it be deemed required for the public safety; 7. The placement and use of temporary emergency housing unit(s) on mobile home parks as housing assistance due to Hurricane Irma does not create a ROGO exemption nor recognize nonconforming uses. Nonconforming uses damaged or destroyed so as to require substantial improvement shall be repaired or restored only for uses that conform to the provisions of the land use (zoning) district in which it is located; 8. Pursuant to Section 103-1 (h), no clearing or filling of environmentally sensitive lands may occur as a result of providing any type of temporary housing unit(s); and 9. Pursuant to Section 103-1(i), for all permitted temporary housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary housing shall be removed.
<p>Resolution 220- 2017</p>	<p>Exempting the removal of hazardous vegetation from the permitting requirements of the Monroe County Land Development Code for 60-days as necessary to facilitate recovery from impacts associated with Hurricane Irma.</p> <p>Monroe County is enacting a 60-day temporary suspension of the requirement for a permit for the major pruning or removal of native vegetation where imminent danger to life or safety exists or to prevent further property damage caused by Hurricane Irma. Property owners may prune or remove native vegetation to the minimum extent necessary without a permit; however, photographs should be taken before and after the necessary pruning or removal. This exemption from the permitting requirements of Chapters 6-100 or of the Monroe County Code of Ordinances and Chapters 114-103 and 118-8 of the Monroe County Land Development Code shall be for a period of 60 days. The temporary suspension begins on September 5, 2017, and ends on November 4, 2017.</p>
<p>Resolution 221-2017</p>	<p>Authorizing temporary emergency debris removal staging areas on parcels of land for the collection, storage and transfer of debris related to Hurricane Irma:</p> <ul style="list-style-type: none"> ▪ Under this state of emergency, the BOCC hereby approves the following sites that have been identified as available areas for such emergency debris removal staging areas: [lists many specific parcels]. ▪ Additional emergency debris removal staging areas shall be authorized based on the following. Notwithstanding the permitted uses established in Chapter 130, Land Use Districts, of the Monroe County Land Development Code,

	<p>temporary emergency debris removal staging areas may be established by Monroe County, for a period not to exceed 180 days, effective September 11, 2017, for the collection, storage, and transfer of debris related to Hurricane Irma subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The temporary emergency debris removal staging area shall be authorized by the County Engineer, Building Official and/or Planning Director; 2. Temporary emergency debris removal staging areas shall be located on Tier 3 designated areas; 3. No clearing of native vegetation or filling shall occur to accommodate the temporary emergency debris removal staging areas; 4. Only fencing, as a temporary structure associated with a temporary emergency debris removal staging area, may be located in any required setback, unless the BOCC determines a temporary structure associated with emergency debris removing staging area may occur temporarily with setbacks to alleviate increased public expenses; avoid threats to public health and safety; or the work cannot be readily performed otherwise. 5. The County Engineer, Building Official and/or Planning Director may require conditions to a specific temporary emergency debris removal staging area to a) avoid substantial harm to public health or safety; b) avoid substantial harm to, or impairment of the normal use of, a public place; and/or c) avoid substantial harm to the environment; 6. Use of these temporary emergency debris removal staging areas shall be limited to a period not to exceed 180 days from the effective date, September 11, 2017, unless extended by a subsequent resolution by the BOCC; and 7. Each site shall be restored to its prior condition following termination of use as a temporary emergency debris removal staging area.
<p>Resolution 225-2017</p>	<p>Authorizing the placement, location, duration, type of housing and gainful employment of relief workers.</p> <ul style="list-style-type: none"> ▪ Location. The approved location for the placement of temporary emergency housing for emergency relief works is: [specific location with parcel ID numbers]. ▪ Duration. The temporary emergency housing may remain on the subject Property for two (2) years from the date of issuance of the required no-fee building permits authorizing placement of temporary housing unit(s). The duration may only be extended at the discretion of the BOCC by an additional resolution. ▪ Gainful Employment. For purposes of compliance with LDC Section 103-1(e), the utilization of the temporary emergency housing shall be deemed compensation and as such relief workers temporarily occupying emergency temporary housing shall be determined to be gainfully employed in Monroe County.
<p>Resolution 290-2017</p>	<p>Waiving the Planning and Environmental Resources Department Application Fee for a letter of ROGO exemption.</p>

	<ul style="list-style-type: none"> ▪ Enacted a 180-day temporary suspension of the Planning and Environmental Resources Department application fee for a Letter of ROGO Exemption, for ROGO Exemption Letter applications associated with a dwelling unit(s) that sustained damage due to Hurricane Irma. The temporary suspension shall begin on September 27, 2017, and ends on March 24, 2018. ▪ The 180-day temporary suspension of application fees is limited to ROGO Exemption Letter requests for dwelling units that have sustained damage due to Hurricane Irma ▪ The Planning and Environmental Resources Department shall issue refunds for qualifying ROGO Exemption Letter application fees collected between the retroactive effective date of this resolution, September 25, 2017, and its adoption.
<p>Resolution 291-2017</p>	<p>Waiving building permit fees for 22 types of emergency permits for 180-days as necessary to facilitate recovery from impacts associated with Hurricane Irma.</p> <p>Monroe County is enacting a 180-day temporary suspension of building permit application fees associated with emergency permits. The temporary suspension begins on September 25, 2017, and ends on March 24, 2018.</p> <p>The 180-day temporary suspension of permit fees is limited to the following permit types being issued as emergency permits:</p> <ol style="list-style-type: none"> 1. Commercial & Residential Roofing 2. Reconnect/Safety Electrical 3. Electric 4. Plumbing 5. Electric/Sewer Tie in 6. Plumbing/Sewer Tie in 7. AC Replacements within the same footprint and above base flood elevation 8. Commercial & Residential Component New/Replace 9. Stairs 10. LP Gas 11. Temporary RV /Emergency Housing 12. Temporary Use/Structure/Tents 13. Gas/Fuel Tanks (Above Ground/In-Ground) 14. Foundation & Piling 15. Commercial & Residential Remodel/Repair Exterior/Interior 16. Generator Auxiliary/Building 17. Shutters 18. Demolition of items not included in permit exemptions (Exemptions: No permit shall be required for any work involving the demolition/removal of drywall, cabinet and vanities, heating/cooling and electrical systems, and floor coverings in flooded structures and demolition of storm-damaged accessory structures or docks, seawalls, and lifts) 19. Site work-for FEMA temporary housing only 20. Concrete slab -for FEMA temporary housing only 21. Handicap Ramp -for FEMA temporary housing only 22. Paving/Driveway/Sidewalk -for FEMA temporary housing only

<p>Resolution 297-2017</p>	<p>Authorizing additional temporary emergency staging areas on parcels of land for the collection, storage, and handling of vessels and marine debris related to Hurricane Irma.</p> <p>Under this state of emergency, the BOCC hereby approves the following sites that have been identified as available areas for such emergency staging areas for vessels and marine debris: [includes a table of specific parcels]</p>
<p>Resolution 342-2017</p>	<p>Relating to post-Hurricane Irma sign regulations; Establishing an interim sign permit; Directing County staff to study and recommend amendments to the County’s Land Development Regulations governing permitted signs.</p> <ul style="list-style-type: none"> ▪ Incorporation of Recitals. The foregoing recitals are incorporated herein and found by the County Commission to be true and correct statements of fact. ▪ Interim Sign Permits Established. For a period of two (2) years from the signed date of this Resolution, all sign permits issued by Monroe County shall be interim permits. The applicant shall sign a written acknowledgement that will be placed into the file, understanding that the permit is an interim permit and that it’s possible in two years that the sign may become nonconforming after which time if it is damaged more than 50% of destroyed the applicant will have to comply with the new sign code. During the period of interim permits County staff is directed to issue sign permits in accord with Chapter 142 of the Monroe County code with the specific exception that any permits issued shall have the word “interim” added to the permit along with a clearly stated expiration date. ▪ County Staff to Examine Regulations. County Staff is hereby directed to examine, study, revise, recommend and submit proposed sign regulations concerning the foregoing matters to the Board of County Commissioners for action and adoption, in the form of one or more recommended ordinances. ▪ Basic Interim Sign Permits. The Board of County Commissioners finds that the sign regulations of Monroe County identified in Section 2 require examination, study and revision in order to protect and further the substantial interests of the County and its citizens in ensuring safe vehicular travel, constitutional compliance, the maintenance of the aesthetic harmony and natural beauty of the Florida Keys, the prevention of unsightly visual clutter brought about by unmanaged nonpermanent signage and the vigorous protection of the right of free speech and public discourse guaranteed by the First Amendment to the Constitution of the United States and the Declaration of Rights of the Florida Constitution. ▪ Extension of Interim Sign. The Board of County Commissioners may, upon finding that development of new sign regulations is continuing to occur in good faith, extend the length of the interim sign two-year period by adopting an official Resolution.
<p>Resolution 360-2017</p>	<p>Authorizing temporary emergency marine disaster debris management site and vessel staging area on a parcel of land for the collection, storage and transfer of marine debris and vessels related to Hurricane Irma.</p> <p>Under this state of emergency, and notwithstanding the uses as of right and permitted uses established in Chapter 130, Land Use Districts, of the Monroe County Land Development Code, the BOCC hereby approves the following Tier I site, which has been</p>

	<p>identified as an available area for such emergency marine disaster debris management site or vessel staging areas: [lists specific parcel]</p> <p>Additional emergency marine disaster debris management sites and marine vessel staging areas shall be authorized on Tier 3 properties based on the following. Notwithstanding the uses as of right and permitted uses established in Chapter 130, Land Use Districts, of the Monroe County Land Development Code, temporary emergency debris removal staging areas and vessel staging areas located on Tier 3 designated properties may be established by Monroe County, for a period not to exceed 180 days, effective December 13, 2017, for the collection, storage, and transfer of marine debris and vessels related to Hurricane Irma subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any temporary emergency disaster debris management sites and vessel staging areas located on Tier 3 designated areas may be authorized by County Engineer, Building Official and/or Planning Director; 2. No clearing of native vegetation or filling shall occur to accommodate the temporary emergency debris removal staging areas; 3. Only fencing, as a temporary structure associated with a temporary emergency debris removal staging area, may be located in any required setback, unless the BOCC determines a temporary structure associated with emergency debris removal staging area may occur temporarily within the setbacks to alleviate increased public expenses; avoid threats to public health and safety; or the work cannot be readily performed otherwise; 4. The County Engineer, Building Official and/or Planning Director may require conditions to a specific temporary emergency debris removal staging area to a) avoid substantial harm to public health or safety; b) avoid substantial harm to, or impairment of the normal use of, a public place; and/or c) avoid substantial harm to the environment; 5. Use of these sites as temporary emergency debris removal staging areas shall be limited to a period not to exceed 180 days from the effective date, December 13, 2017, unless extended by a subsequent resolution by the BOCC; and 6. Each site shall be restored to its prior condition following termination of use as a temporary emergency debris removal staging area.
<p>Resolution 113-2018</p>	<p>Waiving the inclusionary housing requirements of the Monroe County Land Development Code on an emergency basis for the redevelopment or replacement of existing residential dwelling units that were substantially damaged or destroyed as a result of Hurricane Irma.</p> <ul style="list-style-type: none"> ▪ The inclusionary housing requirements of Section 139-I(b) of the Monroe County Land Development Code are hereby temporarily waived on an emergency basis until March 21, 2020 for like for like repair, redevelopment or replacement; or for units coming into compliance with building, flood, and land development codes, of existing residential dwellings that were damaged or destroyed due to Hurricane Irma, as follows: <ol style="list-style-type: none"> 1. Proof of the damage or destruction resulting from Hurricane Irma must be documented through County building permits applied for no later than March 21, 2020.

	<p>2. The waiver shall not apply to any property that has an active development agreement for the removal and replacement of existing mobile homes with other types of dwelling units, such as allowed by the affordable housing incentive program pursuant to the LDC Section 139-2. This waiver shall not apply to residential repair, redevelopment or replacement of housing units in permitting prior to Hurricane Irma, nor shall it apply to residential redevelopment that increases the overall size of a residential unit.</p>
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Appendix D: Adopted Comprehensive Plan Language that Supports Emergency Provisions

In June of 2019 following language was adopted into the Monroe County 2030 Comprehensive Plan, Land Development Code and Code of Ordinances to codify some of the actions taken after Hurricane Irma, included in **Appendix B**. Adopting this language in the pre-disaster environment will make it easier for the County Commission to enact these emergency provisions in the future.

Comprehensive Plan

Policy 101.3.7

Monroe County may permit temporary emergency housing, not subject to the Permit Allocation System, for temporary occupancy by residents displaced by natural or manmade disaster damage; or for relief workers involved in reconstruction activities.

Temporary emergency housing may be permitted subject to the following:

- Temporary emergency housing means recreational vehicles (or similar approved sheltering units) used for temporary occupancy in response to natural or manmade disasters, including, but not limited to, hurricanes and tropical storms, where such units are provided to residents and relief workers as part of emergency relief efforts.
- Building permits for temporary emergency housing for displaced residents on residential parcels shall be limited to one recreational vehicle (or similar approved sheltering unit) per lawfully established dwelling unit, and occupancy shall not exceed 180 days, unless an extension of up to an additional 180 days is granted by the building official. Occupancy may be further extended at the discretion of the Board of County Commissioners (BOCC) by resolution.
- Building permits for temporary emergency housing for displaced residents on nonresidential or mixed use sites or vacant residential properties shall not exceed 180 days, unless an extension of up to an additional 180 days is granted by the building official. Occupancy may be further extended at the discretion of the Board of County Commissioners (BOCC) by resolution.
- The Board of County Commissioners (BOCC) may adopt a resolution authorizing the duration of temporary emergency housing after a natural or manmade disaster.
- The Board of County Commissioners (BOCC) may adopt a resolution authorizing the placement of temporary emergency housing at mobile home parks and RV parks for the temporary occupancy by residents displaced by a natural or manmade disaster.
- Approval by the Board of County Commissioners (BOCC) of a resolution authorizing the placement and duration of temporary emergency housing for relief workers shall be required. Occupancy of temporary emergency housing for relief workers shall not exceed the duration specified by the BOCC resolution, but may only be extended at the discretion of the BOCC by an additional resolution.

Policy 101.3.8

Monroe County may permit temporary non-emergency housing, not subject to the Permit Allocation System, for temporary occupancy by workers undertaking a long-term capital improvement project to provide site security for the capital improvement project site; or to avoid delay in completing ongoing or future airport safety and capacity improvements on county airport properties.

Temporary non-emergency housing may be permitted subject to the following:

- Temporary non-emergency housing means recreational vehicles (or similar approved sheltering units) used for temporary occupancy by employees in order to provide project site security for a long-term capital improvement project or to avoid delay in completing ongoing or future airport safety and capacity improvements.
- Approval by the Board of County Commissioners (BOCC) of a resolution authorizing the placement of a temporary non-emergency housing unit to provide site security for a capital improvement project shall be required. The BOCC resolution shall specify the location (placement of the unit at the project site) and the duration of the temporary housing unit, not to exceed 180 days. No more than one (1) temporary non-emergency housing unit shall be approved per project site. Occupancy may only be extended at the discretion of the BOCC by an additional resolution. When considering such placement, the BOCC shall take into account the number of times a parcel has been used for temporary non-emergency housing purposes for capital improvement projects and shall consider compatibility, complications, public comment and other circumstances that may require a site to be utilized for more than 365 consecutive days.
- Occupancy of temporary non-emergency housing necessary to avoid delay in completing ongoing or future airport safety and capacity improvements on county airport properties shall not exceed 30 days after the completion of the associated project, unless an extension is granted by the BOCC.

For all permitted temporary housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary housing shall be removed.

Land Development Code

Chapter 103 - TEMPORARY HOUSING AND TEMPORARY USES

Sec. 103-1. - Temporary Housing.

- (a) **Definitions.** The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Recreational vehicle (RV) means the same as that term is defined in F.S. § 320.01.

Temporary emergency housing means recreational vehicles (or similar approved sheltering units) used for temporary occupancy in response to natural or manmade disasters, including, but not limited to, hurricanes and tropical storms, where such RVs (or other approved sheltering units) are provided to residents or relief workers as part of emergency relief efforts.

Temporary non-emergency housing means RVs (or other approved sheltering units) used for temporary occupancy by employees in order to provide project site security for a long-term capital improvement project or to avoid delay in completing ongoing or future airport safety and capacity improvements.

- (b) **Purpose.** It is the purpose of this section to provide regulations that allow for the relaxation of the use prohibitions in Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), to:

- (1) Provide regulatory authority to allow temporary emergency housing, not subject to the ROGO permit allocation system, for temporary occupancy by residents displaced by natural or manmade disaster damage or by relief workers involved in reconstruction activities following a natural or manmade disaster;
 - (2) Provide regulatory authority to allow temporary non-emergency housing, not subject to the ROGO permit allocation system, for temporary occupancy by workers undertaking a long-term capital improvement project to provide site security for the capital improvement project site or to avoid delay in completing airport safety and capacity improvements on county-owned airport properties.
- (c) **Placement of temporary emergency housing on residential parcels.** Notwithstanding the provisions of Chapter 130, Land Use Districts, Chapter 131, Bulk Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be placed on a residential parcel for temporary occupancy by residents who have been displaced by natural or manmade disaster damage subject to the following conditions:
- (1) The dwelling unit(s) on the subject parcel is lawfully established and has incurred sufficient damage from the disaster to make the dwelling unit(s) uninhabitable as determined by verifiable photographic evidence provided by the applicant to the Building Department, and/or an inspection by an official from a federal or state governmental relief agency, the county Building Department or the County Code Compliance Department; or the subject parcel has an already issued, unexpired building permit for the construction of a dwelling unit;
 - (2) A building permit must be issued within 90 days of placement of the temporary emergency housing for repair of damages caused by the casualty event to make the dwelling unit habitable or the subject parcel must have an already issued, unexpired building permit for the construction of a dwelling unit;
 - (3) A separate, no-fee building permit must be issued for the placement of the temporary emergency housing, linked to the building permit issued for damage repair or linked to an issued, unexpired building permit for the development of a dwelling unit on the subject parcel. The building permit shall require approval by the Building Official of the unit's siting location on the parcel and authorization for connection of the unit to central sewer, an on-site wastewater treatment and disposal system, an existing community wastewater treatment system; or use of a holding tank with a licensed septage hauler;
 - (4) Only one temporary emergency housing unit shall be placed per each lawful dwelling unit and the temporary emergency housing unit may only be occupied by County residents who have been displaced by natural or manmade disaster damage; and
 - (5) The temporary emergency housing unit may remain on the property for a period not to exceed 180 days from the date of building permit issuance or until the final inspection or certificate of occupancy is issued on the repairs made to the dwelling unit, whichever comes first. A single extension of up to an additional 180 days may be granted by the Building Official if he determines that good cause has been shown for the need for an extension and that the temporary emergency housing unit is adequately tied down and secured so as not to present an undue hazard to persons or property in a high-wind or flood event. Expiration of the building permit for damage repairs or dwelling unit construction shall require immediate removal of the temporary emergency housing unit from the site. However, nothing in this section shall prevent the county or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing units otherwise authorized under this section should it be deemed required for the public safety.
- (d) **Placement of temporary emergency housing on nonresidential properties or vacant residential properties.** Notwithstanding the provisions of Chapter 130, Land Use Districts, Chapter 131, Bulk

Regulations, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be placed on a nonresidential or mixed-use property or on publicly-owned lands or vacant residential properties, excluding lands designated for conservation and resource protection for temporary occupancy by county residents displaced by natural or manmade disaster damage, subject to the following conditions:

- (1) A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, and authorization for the connection of the unit(s) to central sewer, an on-site wastewater treatment and disposal system(s), to an existing community wastewater treatment system or use of a holding tank with a licensed septage hauler;
 - (2) The placement of temporary emergency housing on vacant residential properties is limited to travel trailers, RVs or similar sheltering units provided and licensed by FEMA; and
 - (3) The temporary emergency housing unit(s) may remain on the property for a period not to exceed 180 days from the date of building permit issuance. A single extension of up to an additional 180 days may be granted by the Building Official if he determines that good cause has been shown for the need for the extension and that the temporary emergency housing unit is adequately tied down and secured so as not to present an undue hazard to persons or property in a high-wind or flood event. However, nothing in this section shall prevent the county or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing units otherwise authorized under this section should it be deemed required for the public safety.
- (e) **Placement of temporary emergency housing for emergency relief workers.** Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary emergency housing may be provided for temporary occupancy by emergency relief workers involved in reconstruction activities, subject to the following conditions:
- (1) An emergency directive or resolution of the BOCC must be issued authorizing the placement and duration of the temporary emergency housing for relief workers;
 - (2) Placement of temporary emergency housing for relief workers must not impede or interfere with other emergency and recovery operations or public safety;
 - (3) Temporary recovery or reconstruction housing facilities shall ensure that temporary electrical and sewage lines do not constitute an attractive nuisance to children or homeless persons in the area (i.e., sufficient temporary fencing may be required by the Building Official);
 - (4) A no-fee building permit must be issued for the placement of the temporary emergency housing unit(s). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit(s) on the parcel, consistent with the BOCC resolution, and a Department of Health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system;
 - (5) Any required demolition or building permits for the related reconstruction activities must be issued within 90 days from the placement of the temporary emergency housing for relief workers;
 - (6) The temporary emergency housing unit(s) may remain on the site for a period not to exceed the duration specified by the BOCC resolution, and may only be extended at the discretion of the BOCC by an additional resolution. However, nothing in this section shall prevent the county or any state or federal authority to terminate without notice the authority to keep any temporary emergency housing unit otherwise authorized under this section should it be deemed required for the public safety;

- (7) The only persons permitted to reside for any period in temporary emergency housing for relief workers are individuals who are gainfully employed on a fulltime basis in completing cleanup and reconstruction efforts following a natural or manmade disaster. All residents of temporary emergency housing for relief workers who were not permanent residents of the county prior to first occupying such housing facilities will be required to evacuate in accordance with local evacuation orders. Residents of any temporary emergency housing for relief workers who were permanent residents of the county prior to first occupying such housing facilities may not remain in temporary emergency housing for relief workers during any period when a local evacuation order is in effect.
- (f) **Placement of temporary non-emergency housing for contractors on county-owned airport properties.** Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary non-emergency housing may be placed on county-owned airport properties for temporary occupancy by contractors completing airport safety and capacity improvements subject to the following conditions:
- (1) A building permit must be issued for placement of the temporary non-emergency housing unit(s), and linked to existing airport construction permits. The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary non-emergency housing unit(s) on the parcel, and a department of health permit authorizing the connection of the unit(s) to an on-site wastewater treatment and disposal system(s) or to an existing community wastewater treatment system. All units shall be adequately tied down;
 - (2) Placement of temporary non-emergency housing for airport construction purposes must not impede or interfere with aviation operations or safety and must conform to any applicable FAA regulations;
 - (3) Temporary non-emergency housing for airport construction purposes shall remain on the property for a period not to exceed 30 days from the date of completion of the related airport construction work, unless extended by resolution of the BOCC. However, nothing in this section shall prevent the county or any state or federal authority to terminate without notice the authority to keep any temporary non-emergency housing unit otherwise authorized under this section should it be deemed required for the public safety; and
 - (4) The only persons permitted to reside for any period in temporary non-emergency housing units for airport construction purposes are individuals who while in the county are actually gainfully employed on a fulltime basis in completing airport safety and capacity improvements at a county airport. All residents or occupants of temporary airport construction housing facilities must be required to timely evacuate in accordance with local evacuation orders.
- (g) **Placement of temporary non-emergency housing to provide site security for capital improvement projects.** Notwithstanding the provisions of Chapter 130, Land Use Districts, and Chapter 138, Rate of Growth Restrictions (ROGO/NROGO), temporary non-emergency housing for temporary occupancy by workers undertaking a long-term capital improvement project may be provided in order to provide site security for the project site, subject to the following conditions:
- (1) A resolution of the BOCC must be issued authorizing the placement of a temporary non-emergency housing unit for site security. The resolution shall specify the location (placement of the unit at the project site) and the duration of the temporary housing unit, not to exceed 180 days. No more than one temporary non-emergency housing unit shall be approved per project site. When considering such placement, the BOCC shall take into account the number of times a parcel has been used for temporary non-emergency housing purposes for capital improvement projects and shall consider compatibility, complications and other circumstances that may require a site to be utilized for more than 365 consecutive days and public comment.

- (2) Placement of a temporary non-emergency housing unit for site security must not impede or interfere with public safety.
 - (3) The purpose of the temporary non-emergency housing unit shall be to provide security for the project site.
 - (4) A building permit must be issued for the placement of the temporary non-emergency housing unit for site security, linked to the building permits for the related construction activities (if applicable). The building permit shall require approval by the Building Official and the Planning Director of a site plan indicating the location of the temporary emergency housing unit on the parcel, consistent with the BOCC resolution, and a Department of Health permit authorizing the connection of the unit to an on-site wastewater treatment and disposal system or to an existing community wastewater treatment system.
 - (5) The temporary non-emergency housing unit for site security may remain on the site for a period not to exceed the duration specified by the BOCC resolution, and may only be extended at the discretion of the BOCC by an additional resolution. When considering an extension, the BOCC shall take into account the number of times a parcel has been used for temporary non-emergency housing purposes for capital improvement projects and shall consider compatibility, complications and other circumstances that may require a site to be utilized for more than 365 consecutive days and public comment. Nothing in this section shall prevent the county or any state or federal authority to terminate without notice the authority to keep any temporary non-emergency housing unit otherwise authorized under this section should it be deemed required for the public safety.
 - (6) The only persons permitted to reside for any period in temporary non-emergency housing for site security for a capital improvement project are individuals who are gainfully employed in completing the capital improvement project. All residents of temporary non-emergency housing for site security who were not permanent residents of the county prior to first occupying such housing facilities will be required to evacuate in accordance with local evacuation orders. Residents of any temporary non-emergency housing who were permanent residents of the county prior to first occupying such housing facilities may not remain in temporary non-emergency housing for site security during any period when a local evacuation order is in effect.
- (h) No clearing or filling of environmentally sensitive lands may occur as a result of providing any type of temporary housing unit(s).
- (i) For all permitted temporary housing, upon expiration of relevant approvals and timeframes expressly set forth in the relevant authorization, the temporary housing shall be removed.

Sec. 103-2. - Temporary Uses.

- (a) **Applicability.** If not already provided for as a permitted use by the Land Development Code, a temporary use is a permitted use in any land use (zoning) district, provided it meets the criteria set forth in this section. This section shall not override or substitute for any other section of this Land Development Code that requires another type of permit, certification or approval.
- (b) **Temporary uses, other than public assemblies and temporary construction staging areas.** Approval of a temporary use that is not defined as a *public assembly* in Section 101-1 or categorized as a *temporary construction staging area* pursuant to Section 6-3 shall be granted only if the following criteria are met:
 - (1) Prior to establishment of the temporary use, a special building permit approving the temporary use, and any associated temporary structures, shall be issued in accordance with this section and Section 6-112;
 - (2) No clearing or filling of environmentally sensitive lands shall occur to accommodate the temporary use;

- (3) The temporary use shall not occur in any required setback or required parking area; and
- (4) The temporary use shall be compatible with existing uses on surrounding properties, as determined by the Planning Director. If necessary, prior to issuance of a special building permit allowing the temporary use, the Planning Director may require a meeting with the applicant, the Planning Director (or his/her designee), Building Official (or his/her designee), the Sheriff (or his/her designee), the Fire Chief (or his/her designee), and/or a representative of the county Health Department to negotiate mutually satisfactory conditions under which the temporary use may be approved to avoid substantial harm to the public health or safety and to minimize or to avoid substantial harm to, or impairment of the normal use of, a public place or to avoid substantial harm to the environment. Depending on the nature and anticipated duration of the temporary use, as a condition of approval to the special building permit, the Planning Director and Building Official reserve the right to:
 - a. Require fencing, landscaping and/or other screening to limit potential visual and noise impacts of the temporary use on adjacent property owners; and
 - b. Require full compliance with the surface water management provisions provided in Chapter 114, article I and the bufferyard provisions provided in Chapter 114, article V.
- (c) **Public assemblies.** A public assembly is a type of temporary use that is attended by members of the general public, with or without an admission charge, when the duration of the event is less than seven consecutive days and/or the anticipated daily attendance is expected to exceed 250 persons. Approval of a public assembly shall be granted in accordance with the provisions set forth in Chapter 17, article II, Public Assembly Permits.

Code of Ordinances

Sec. 6-3. - Temporary construction staging areas.

A special permit may be granted by resolution by the board of county commissioners (BOCC) to allow a property to be used as a construction staging area for an off-site project. The BOCC shall hold a public hearing on the request for a temporary construction staging area and shall issue a resolution granting, granting with conditions or denying the request. The resolution shall take effect on the date of enactment by the BOCC.

- (a) *Applicability.* A temporary construction staging area for an off-site project is a permitted activity in any land use (zoning) district, provided it is approved by a special permit and meets the criteria set forth in this section. This special permit shall approve the temporary construction staging area location and use and shall not override or substitute for any other provision of the Florida Building Code and Monroe County Code that require an additional type of building permit, certification or approval.
- (b) *Criteria.* Approval of such a special permit shall be granted only if the following criteria are met:
 - (1) The temporary construction staging area shall serve a project being carried out in the vicinity of the construction staging area;
 - (2) The temporary construction staging area shall serve a project being carried out by a governmental agency;
 - (3) The temporary construction staging area shall not be located in a tier I designated area;
 - (4) The property subject to the request shall be posted and surrounding property owners within 300 feet shall be notified in writing at least 15 days prior to the BOCC public hearing, with the notice located so it shall be easily visible from all public streets and public ways abutting the property;

- (5) Prior to establishment of the temporary construction staging area, a special building permit approving any associated temporary structure shall be issued in accordance with section 6-112;
- (6) No clearing or filling shall occur to accommodate the temporary construction staging area;
- (7) Other than fencing, no temporary structure associated with a temporary construction staging area shall be located in any required setback, unless the BOCC determines the temporary construction staging may occur temporarily within the setbacks to alleviate increased public expenses; avoid threats to public health and safety; or the project work cannot be readily performed otherwise; and
- (8) The temporary construction staging area shall be compatible with existing uses on surrounding properties, as determined by the BOCC. If necessary, prior to issuance of a special permit allowing the temporary construction staging area, the BOCC may attach conditions to any special permit approval to a) avoid substantial harm to public health or safety; b) avoid substantial harm to, or impairment of the normal use of, a public place; and/or c) avoid substantial harm to the environment. Depending on the nature and anticipated duration of the use, as a condition of approval to the special permit, the board reserves the right to:
 - a. Provide a deadline for termination of the construction staging area;
 - b. Limit the hours of operation;
 - c. Limit the type of equipment and materials on the site;
 - d. Require fencing, landscaping and/or other screening to limit potential visual and noise impacts of the use on adjacent property owners;
 - e. Provide for temporary setback variances to allow construction staging to occur temporarily within the setbacks, provided the adjacent property owners submit letters of no objections to the temporary variance; and
 - f. Require surface water management improvements to the affected site; and
- (9) The property shall be restored to its prior condition.

Sec. 6-112. - Temporary structures.

The building official may issue a special building permit for a limited time of not more than six months for the erection of temporary structures, including but not limited to sheds, trailers, seats, canopies, tents, and fences used in construction work or for temporary uses and events. Any such permit for temporary uses shall be in compliance with this section and the provisions of the Land Development Code, specifically section 130-5. Any structures shall be completely removed upon expiration of the time stated in the permit, which shall be the minimum amount of time necessary to accommodate the temporary use. In the event a temporary structure is required for more than six months for a construction-related project, the applicant shall apply for a new special building permit prior to the expiration of the original building permit.

ARTICLE I. - IN GENERAL

Sec. 11-1. - Authority of mayor to declare state of local emergency.

- (a) For definitional purposes, a state of emergency shall exist whenever there is an occurrence or threat thereof, whether accidental, natural or caused by man, in war or in peace, that results in or may result in substantial injury or harm to the population and/or substantial damage to or loss of property.

- (b) The mayor, mayor pro tem, or the sheriff shall have the authority to declare a state of local emergency in the county, after consultation with the emergency management director. The duration of a state of emergency is limited to seven days; it may be extended in 72-hour increments.
- (c) Failure to comply and promptly obey a lawful order issued during a state of emergency is unlawful.
- (d) In the event of a declared emergency, Monroe County is authorized by law to enter onto private land for removal of disaster-generated debris, in order to protect the safety, health, and welfare of the public; eliminate immediate threat of significant damage to improved public or private property; and/or to ensure economic recovery of the affected community to the benefit of the community-at-large.

Sec. 11-2. - Disaster-generated debris removal.

(a) *Intent and purpose.* After declaration of a disaster in accordance with this chapter, the primary mission of the county will be to protect lives and property, restore governmental services and clear public streets and canals. Depending on the magnitude of the disaster and after accomplishment of the primary mission, resources may be available to the county that may not be available to a private property owner. This ordinance will establish a process by which the county may evaluate and, if necessary, remove disaster-generated debris from private rights-of-way or gated communities or canals in the event of an immediate threat to life, public health and safety after a significant disaster. While the county recognizes that, as a general proposition, the removal of disaster-generated debris from private property is the responsibility of the property owner, there are occasions when, because of the magnitude of the disaster and the threat posed to life, health, and safety, there may be a compelling need to remove debris from private rights-of-way and gated communities and canals as described in this ordinance.

(b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Canal means an artificial waterway constructed to allow the passage of boats or other waterways inland.

County work forces means officers, employees, and agents of the county including, but not limited to, contractor retained by the county to push, remove, store, or dispose of disaster-generated debris or to otherwise act in response to the implementation of the county's disaster-generated debris removal management plan.

Disaster-generated debris or debris means any material, including trees, branches, personal property, marine vessels, and building material deposited on county-owned property or rights-of-way or on private roads or in canals as a direct result of a major disaster or a catastrophic disaster.

(1) The term includes, but is not limited to:

- a. Vegetative debris, which means debris consisting of whole trees, tree stumps, tree branches, tree trunks, and other leafy material.
- b. Hazardous limbs and hazardous trees, which means limbs or trees damaged in a major disaster or a catastrophic disaster and in danger of falling on primary ingress or egress routes or on county rights-of-way.
- c. Construction and demolition debris, which means debris created by the removal of disaster-damaged interior and exterior materials from improved property such as lumber and wood, gypsum wallboard, glass, metal, roofing material, tile, carpeting and floor coverings, pipe, concrete, fully cured asphalt, equipment, furnishings, and fixtures.
- d. HHW, which means household hazardous waste such as household cleaning supplies, insecticides, herbicides, and other products or materials containing volatile chemicals that catch fire, react, or explode under certain circumstances, or that are corrosive or toxic.

- e. E-waste, which means electronic waste such as computer monitors, televisions, and other such electronics that contain hazardous materials.
 - f. White goods, which means discarded household appliances such as refrigerators, freezers, air conditioners, heat pumps, ovens, ranges, washing machines, clothes dryers, and water heaters.
 - g. Putrescent debris, which means debris that will decompose or rot such as animal carcasses and other fleshy organic matter.
 - h. Marine vessels, which is a nautical term that means all kinds of craft designed for transportation on water, including but not limited to boats, kayaks, canoes and other watercraft.
- (2) The term does not include:
- a. Debris on vacant lots, forests, heavily wooded areas, unimproved property, and unused areas.
 - b. Debris on agricultural lands used for crops and livestock.
 - c. Concrete slabs or foundations-on-grade.
 - d. Construction and demolition debris consisting of materials used in the reconstruction of disaster-damaged improved property.

Private right-of-way means any non-public road located within the unincorporated area of Monroe County with a designated name and road signage, the maintenance of which is not the legal responsibility of the county. The term includes, but is not limited to, roads owned and maintained by homeowners' associations, including gated communities, mobile home parks and roads for which no individual or entity has claimed or exercised maintenance responsibility, and canals. The term also includes the land under common ownership immediately adjacent to the travel lane or paved surface, or if no such common ownership exists, the land lying within the three-foot roadside shoulder area on both sides of the travel lanes or paved surface of such road.

Public right-of-way means land owned or controlled by the county and intended to be used for public passage, including but not limited to streets, alleys, sidewalks, canals, bike path, parkage and driveways constructed thereon.

(c) *Removal of debris from private rights-of-way.* Following issuance of a local declaration of emergency in accordance with F.S. ch. 252 and Monroe County Ordinance No. 028-1987, as may be amended from time to time, the county shall have the right of entry and authority to remove disaster-generated debris located within unincorporated Monroe County on county-owned property, canals (whether privately or publicly owned), county-owned roads and from private rights-of-way when such debris is determined to pose an immediate threat to the health, safety and welfare of the community. Pursuant to the authority set forth in article I of this chapter, the emergency management director shall determine whether there is an immediate threat to the public health, safety, and welfare sufficient to warrant removal of said debris based on one or more of the following factors:

- (1) There is a significant likelihood that rescue vehicles will be significantly hindered from rendering emergency services to residential and commercial property should the debris be allowed to remain in place absent county removal.
- (2) The type of debris is such that it may reasonably cause disease, illness, or sickness which could injure or adversely affect the health, safety, or general welfare of those residing and working in the area if it is allowed to remain.
- (3) The clearing is necessary to effectuate orderly and expeditious restoration of county-wide utility services including, but not limited to, water, sewer, power and telecommunications.
- (4) The debris prevents garbage collection thereby creating a public health and safety hazard.

- (5) The debris inhibits access to school buses and mass transit thereby interrupting recovery and normalization post-disaster.
 - (6) The debris becomes a fire hazard which is susceptible to igniting and causing damage to property and risking the safety of the public.
 - (7) The debris causes obstruction to mail boxes restricting the public's access to send and receive important documents.
 - (8) The debris is likely to harbor vermin and reptiles that are potentially poisonous.
 - (9) The debris contains contaminants which have a reasonable likelihood of leeching into the soil and/or aquifer of the county.
 - (10) The debris has a substantial negative impact in preventing or adversely affecting emergency repairs to buildings and/or property.
 - (11) The debris presents a reasonable danger of being transported by wind and/or water into the surrounding areas of the county and thereby increasing the cost of recovery and removal.
 - (12) The debris poses a significant likelihood of, if left over time, producing mold which would be injurious to public health.
 - (13) The presence of the debris significantly adversely impacts the county's recovery efforts.
 - (14) The debris significantly interferes with drainage or water runoff, so as to be a significant hazard in the event of significant rainfall.
 - (15) The sheer volume of the debris is such that it is impractical and unreasonable to remove in an orderly and efficient manner absent action by the county.
 - (16) The type, extent and nature of the debris is such that it would cause much greater damage if the debris was not removed immediately.
 - (17) The debris in the canals, including submerged or partially submerged vessels and other debris, is rendering the canals impassible or extremely dangerous to vessels, preventing movement down the canals by first responders as well as citizens in the area.
- (d) *Responsibility of private property owners.*
- (1) Any individual who places debris in the private or public rights-of-way shall be responsible for assuring that the placement of any disaster-generated debris for removal by county work forces satisfies each of the following conditions:
 - a. The disaster-generated debris shall be neatly stacked, piled, or placed with its leading edge lying within the three-foot roadside shoulder area on either side of the travel lanes of the road.
 - b. The disaster-generated debris shall be separated into stacks or piles of the following types of debris:
 1. Putrescent debris and mixed common household items.
 2. Vegetative debris.
 3. Construction and demolition debris.
 4. White goods.
 5. Hazardous household waste and electronic waste.
 - c. The disaster-generated debris shall be placed so that it does not block the roadway, traffic signs and signals, or stormwater structures.
 - d. The disaster-generated debris shall be placed so that it is not under any power lines, not on top of any water meters, or not within three feet of any power poles, fire hydrants, vehicles, mailboxes, or fences.
 - (2) Any damage to personal property by county work forces resulting from the placement of disaster-generated debris in a manner inconsistent with this section shall be the responsibility of the private property owner, or individual otherwise in possession of private property, who misplaced such debris.

- (3) Any owners of private property, or any individuals otherwise in possession of private property, who stack, pile, or otherwise place anything for removal on county rights-of-way or on private roads which is deemed not to be disaster-generated debris, shall be responsible for removing such unauthorized debris no later than 24 hours after notification of such removal requirement by a member of the county work forces. Any such owner or other individual who fails to timely comply with such removal requirement shall thereafter be responsible for any costs associated with the removal of such unauthorized debris by county work forces.
- (e) *Indemnification and hold harmless.* Prior to removal of debris from private rights-of-way by the county, as contemplated herein, each property owner adjacent to a private road or street or gated community association shall indemnify and hold harmless, to the maximum extent permitted by law, the federal, state, and local government and all employees, officers and agents of the federal, state, and local government connected with the rendering of such service.
- (f) *Emergency roadway clearance.* Nothing contained herein shall preclude a first response by the county to clear and push debris from all rights-of-way (both public and private) necessary for the movement of emergency vehicles including police, fire and ambulance within the first 70 hours after a disaster declaration.



MONROE COUNTY
FLORIDA

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