

Land Use & Housing Redevelopment Strategies

- Permissive Policies for Temporary Uses
- Increased Community Rating System Ranking
- Increased Design Flood Elevations
- Flood-Resistant Construction Planning
- Low Impact Development Techniques
- Incorporate “Firewise” Design Principles Into Landscape Code
- Incorporate “Stormscaping” into Tree Ordinances
- Blue-Sky Zoning Reforms to Expand Redevelopment Options
- Pre-Reviewed Housing Plans
- Transfer of Development Rights Program
- High-Risk Property Acquisition



Strategy	Description/Purpose	Instruments & Authorities	Implementation Steps/Notes
Recovery Permitting Plan & Guide	Streamline post-disaster permits and inspections to enable faster rebuilding.	Permit SOPs; Mutual-Aid MOUs; Local Ordinances	Publish a pre-event permitting surge plan and property-owner guide, arrange mutual-aid staffing for inspections
Flexible Policies For Temporary Uses	Pre-adopted rules that allow temporary housing, aid sites, staging, and pop-up business space in locations that are normally restricted. This avoids weeks of case-by-case approvals while preserving basic safety and compatibility.	Zoning & LDRs; Emergency/Temporary Use Policy	Adopt a temporary use ordinance for a given time period post-disaster
Improve CRS Ranking	Go beyond NFIP minimums and document it, so residents get lower flood insurance premiums. This ties floodplain management to household cost savings.	Floodplain Ordinance; Zoning & LDRs	Perform CRS audit, select activities with high impact on rating, codify practices
Higher Design Flood Elevation	Require extra freeboard above BFE or apply advisory elevations beyond mapped zones, plus simple lookup tools for applicants. This lowers damage depth and repeat claims.	Floodplain Ordinance; Zoning & LDRs	Adopt higher elevation standards, update review checklists, provide guidance to applicants
Flood-Resistant Construction Guidance	Plain-language guidance and checklists for elevation, dry floodproofing, and wet floodproofing where allowed by the Florida Building Code. It makes compliance clearer, upgrades build quality, and accounts for these techniques in community plans.	FBC; LDRs	Develop supplemental guides, train contractors and inspectors, tie to redevelopment incentives and community character outcomes
Low Impact Development Requirements	Require practical green infrastructure and setbacks from flood zones and wetlands that reduce runoff and risk exposure. It cuts nuisance flooding and long-term O&M.	LDRs; WMPs; CIP	Specify rain gardens, permeable pavement, and setbacks; integrate with stormwater regulations and development review; promote retrofits through homeowner outreach and resources
Firewise Landscape Standards	Plant lists, spacing, and maintenance rules in wildland-urban interface areas. These lower ignition risk and support firefighting.	LDRs	Map Wildland-Urban Interface, adopt Firewise plant lists and spacing rules, set inspection protocols
Stormscaping In Tree Ordinance	Prefer wind-firm, long-lived species, set pruning and spacing standards, and encourage succession planting. This keeps canopy benefits without escalating wind damage.	LDRs	Update approved species lists, encourage succession planting and maintenance guidance
Blue-Sky Zoning Reforms	By-right options like ADUs and small multifamily with clear form standards so owners have feasible ways to rebuild and remain. This reduces displacement and dependence on grants alone.	Comp Plan (FLU); Zoning & LDRs	Explore locally supported zoning reform measures to advance long term community visions adopted in the Future Land Use Element.
Pre-Reviewed Housing Plan Library	County plan sets already checked for wind, flood, and zoning fit. This shortens design time and expedites permits.	Permit procedures; Zoning & LDRs; Housing Element	Solicit submission of plans with elevation options, establish expedited review, engage local builders and designers
Transferable Development Rights	A voluntary market where owners sell development rights from risky areas to safer places. Growth shifts, owners are compensated, and hazard exposure declines.	Comp Plan (FLU); LDRs	Define sending and receiving areas, set market value schedule, establish a TDR bank
High-Risk Property Acquisitions	Voluntary purchase of severe repetitive-loss properties repurposed as open space or stormwater. This removes the riskiest structures and creates buffers.	LMS; CIP; Comp Plan (Conservation); Buyout Policy	Identify target parcels, secure funding (FEMA, CDBG-DR, SWFWMD), plan post-acquisition use