



Palm Beach County Disaster Housing Strategy

Palm Beach County Board of County Commissioners

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Executive Summary

As a result of recent disasters such as Hurricane Katrina, our nation has witnessed the suffering of many people, who have lost their homes and businesses. This level of destruction can lead to an overwhelming sense of loss and subsequently may result in relocation of large portions of the population. Regardless of the type of hazard, an extensive loss of residents will severely hamper the ability of the community to recover and rebuild. This housing strategy provides policies and tactics our community may employ to hopefully retain our population and offer hope to survivors when their homes and businesses have been damaged or destroyed. By pooling our local resources, state expertise and federal support, we will provide temporary housing and support services to displaced families and individuals. Rapid recovery requires that all segments of the community, including businesses and government agencies, quickly reconstruct infrastructure, facilities, and structures. The provision of interim disaster housing in the post-disaster environment is essential to the long-term recovery and economic viability of the impacted community.

This strategy details the full array of interim housing options available to Palm Beach County leadership in the aftermath of the disaster. Based upon the severity and magnitude of the impact, decision-makers will have the flexibility to select the appropriate interim housing strategies including placement of displaced residents within local hotels, vacant rental units, or within FEMA provided manufactured housing units. This strategy will also ensure that the needs of special populations within our community are addressed.

Palm Beach County would like to thank the many agencies and organizations that supported the development of the disaster housing strategy. Their ongoing dedication before, during, and after a large-scale disaster will ensure the long-term viability of our community.

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**Palm Beach County
Disaster Housing Strategy
FY 2014-2015**

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I. Introduction

A. Mission

Palm Beach County leadership is dedicated to supporting a safe, sanitary, and functional living environment for all community members in the aftermath of a disaster. The intent of the Disaster Housing Strategy is to foster consensus and collaboration among stakeholders with the aim of building a common approach for carrying out the disaster housing mission and, thereby, expediting community recovery.

B. Purpose

In the aftermath of natural or manmade disasters, community members may be displaced due to damage or loss of residential structures, environmental contamination, or other environmental factors. The Strategy will detail a framework for providing safe, sanitary, and functional temporary housing options for displaced residents in order to expedite long-term community recovery. Within the broader recovery framework, the Strategy primarily addresses **interim housing solutions** for residents. This document will detail a full range of temporary housing options which may be employed based upon the severity and magnitude of the disaster.

C. Disaster Housing Planning Goals

1. Detail a comprehensive framework for providing interim housing solutions for displaced community residents, and if necessary, emergency home repair and relocation assistance.
2. Develop procedures to address the comprehensive client case management system, which engages service provider organizations in order to address post-disaster needs within the community.
3. Enhance the coordination, design and delivery of Federal and State disaster housing assistance through an ongoing partnership with internal and external stakeholders. Extend the partnership to tribal, non-profit agencies, faith-based partners and the private sector.
4. Provide an overview of the regulatory environment, which may impact interim housing solutions in the post-disaster environment.
5. Ensure the integration of the disaster housing strategy with related operational plans and policy documents such as the Comprehensive Emergency Management Plan (CEMP), the Post-Disaster Redevelopment Plan (PDRP), the Palm Beach County Disaster Recovery Plan, and the Palm Beach County ordinances and regulations.

The Strategy provides a framework consistent with the National Disaster Housing Strategy (January 2009) to help integrate existing disaster housing efforts and focuses on the following:

1. Support individuals, households, and communities in returning to self-sufficiency as quickly as possible.
2. Affirm and fulfill fundamental disaster housing responsibilities and roles.
3. Increase our collective understanding and ability to meet the needs of disaster survivors and affected communities.
4. Build capabilities to provide a broad range of flexible housing options, including sheltering, interim housing, and permanent housing.
5. Better integrate disaster housing assistance with related community support services and long-term recovery efforts.
6. Improve disaster housing planning to better recover from disasters, including catastrophic events.

D. Plan Methodology

For over a decade, Palm Beach County leadership has recognized the need to address housing solutions in the event of a disaster. During the Fall of 2001, PBC's Executive Policy Group (EPG) tasked the Department of Housing and Community Development (HCD) to prepare a temporary housing plan. Brainstorming sessions were held in the early process, including representatives from various county departments (see Appendix A for the EOC Activation Organization Chart). The sessions resulted in input related to structure and content of the Temporary Housing Plan for Catastrophic Events. A countywide survey of potential vacant sites was undertaken and the Plan was prepared by HCD staff. The first Temporary Housing Plan for Catastrophic Events was then approved by the Board of County Commissioners on October 22, 2002.

The Plan is updated on an annual basis, but was first implemented following Hurricanes Frances and Jeanne of September 2004. As a result, HCD made substantial revisions to the Plan. As a result of Hurricane Wilma of 2005, additional lessons were learned, leading to further refinement of Plan procedures and modifications to correspond to new operational approaches of the PBC Division of Emergency Management (DEM).

Prior to the onset of 2012 hurricane season, the County's Department of Economic Sustainability (DES), the successor to HCD, obtained the new State-provided Disaster Housing Strategy format. DES utilized that format for the 2012 update, tailoring it to the specific organizational structure, policies, procedures, and organizational structure of Palm Beach County. In accordance with the State format, the document has been renamed the *Palm Beach County Disaster Housing Strategy*. DES will update the *Strategy* each year prior to the June 1st onset of hurricane season.

E. Planning Assumptions

- Since some disasters will not receive a Presidential Disaster Declaration, it may be necessary to implement all or portions of the Disaster Housing Strategy without a Federal disaster declaration.
- Determine if the housing demand will exceed the housing supply through the provision of existing residential structures and/or vacant residential units.

- The ability to provide interim housing is contingent upon the availability of utility infrastructure services as well as healthcare, fire, EMS, Law Enforcement, school, transportation, retail and other essential governmental services including the Federal Emergency Management (FEMA) Disaster Relief Fund (DRF).
- Households should be placed in temporary housing as close as possible to their original home or neighborhood, whenever possible.
- Persons with low income, living in manufactured housing such as mobile homes, migrant farm workers, and persons with functional needs are likely to require greater levels of post-disaster assistance, including provisions for interim housing. This effort may require a combined effort of additional community resources and the efforts of the private sector and community non-profit agencies.
- Urgency must be balanced with informed decisions.
- Significant damage will trigger a Presidential Disaster Declaration (Individual Assistance Declaration and Public Assistance).
- A substantial quantity of displaced disaster survivors, as determined by percentage of housing losses, is expected in disasters of major or catastrophic levels.
- An incident may occur with little to no warning.
- A disaster may cause significant disruption to critical infrastructure.
- Response in the immediate aftermath of the event must begin with the rapid damage assessment (without the benefit of detailed/complete assessments.)
- A large number of people may be left displaced.
- Demographics and socioeconomic characteristics will create unique challenges.
- The success of the housing mission will depend on how timely mission-critical information and issues can be collected, confirmed, and circulated in a consistent format that is readily accessible and useful to all key stakeholders.

F. Authorities and References

1. Federal Disaster Housing

- a. **The Stafford Act:** The Federal Emergency Management Agency (FEMA) has set the standard for housing assistance as identified in the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The Stafford Act enables the federal government to employ “special measures, designed to assist the efforts of the affected States in expediting the rendering of aid, assistance, and emergency services, and the reconstruction and rehabilitation of devastated areas, as necessary”. The Act provides statutory authority for most Federal disaster response activities especially as they pertain to FEMA programs, including disaster housing.
- b. **The Architectural Barriers Act (ABA):** This Act requires that all buildings and facilities designed, constructed, or altered with federal funds, or leased by a Federal agency, comply with federal standards for physical accessibility. These requirements are limited to architectural standards in new and altered

buildings and in newly-leased facilities. Federal funds used to provide shelter, interim, or permanent housing after a disaster must comply with ABA requirements. Guidelines for meeting ABA requirements are provided through Uniform Federal Accessibility Standards.

- c. **The Disaster Relief Appropriation Act, 2013:** Public Law 113-2 (Pub.L. 113–2, H.R. 152, 127 Stat. 4, enacted January 29, 2013), containing Division A: Disaster Relief Appropriations Act, 2013 and Division B: Sandy Recovery Improvement Act of 2013 is a U.S. appropriations bill authorizing more than \$50 billion for fiscal year 2013 to 19 federal agencies for improving and streamlining disaster assistance for Hurricane Sandy, and for other purposes.
- d. **Uniform Federal Accessibility Standards (UFAS):** UFAS is authorized under the Architectural Barriers Act of 1968, as amended, Pub. L. No. 90-480, 42 U.S.C. 4151-4157. UFAS establishes requirements for the design, construction, and alteration of buildings to ensure that individuals with disabilities will have access and use of them.
- e. **The Americans with Disabilities Act (ADA):** The ADA prohibits discrimination on the basis of a disability. The ACT defines a person with a disability as an individual, who has a physical or mental impairment that substantially limits one or more major life activities. All programs that receive Federal funds must be ADA compliant.
- f. **Section 504 of the Rehabilitation Act of 1973:** Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal financial assistance, including federally subsidized housing programs.
- g. **The Fair Housing Amendments Act of 1988 (FHAA):** The FHAA extends protection against housing discrimination to persons with disabilities. It requires housing providers to permit, at the expense of the individual with a disability, reasonable modifications of existing premises.
- h. **Developmental Disabilities Assistance and Bill of Rights Act of 2000:** The Developmental Disabilities (DD) Act requires the Administration on Developmental Disabilities (ADD) to ensure that people with developmental disabilities and their families receive required services and support.
- i. **Executive Order 13347: Individuals with Disabilities in Emergency Preparedness:** This executive order became a policy of the Federal government to ensure that the support needed by individuals with disabilities is integrated into the development and implementation of emergency preparedness plans by Federal, State, tribal, local governments and private organizations.

- j. **Civil Rights Act of 1964, Title VI:** This title prohibits discrimination by government agencies on the basis of race, color, and national origin by recipients of federal financial assistance. If an agency is found in violation of Title VI, that agency may lose its federal funding.
 - k. **Age Discrimination Act of 1975:** This Act prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance.
 - l. **Pets Evacuation and Transportation Standards Act of 2006:** This act was an amendment to the Robert T. Stafford Disaster Relief and Emergency Assistance Act to ensure that State and local emergency preparedness operational plans address the needs of individuals with household pets and service animals following a major disaster or emergency.
 - m. **National Fire Protection Association 501 A: Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities:** This standard provides minimum requirements for the installation of manufactured homes and manufactured home sites, including accessory buildings, structures, and communities.
 - n. **National Flood Insurance Program:** Includes clause related to substantial damage and sets limits on what may be placed in the flood zone.
2. **State Disaster Housing**
- a. **Florida Statute Chapter 513 (F.S. Chapter 513), Mobile Home and Recreational Vehicle Parks:** Regulates the establishment of mobile home and recreational vehicle parks.
 - b. **Florida Statute 320.8285 (F.S. 320.8285), Onsite inspection: Mobile Home Park and Recreation Vehicle Park Site Design and inspection standards are established in this statute.**
 - c. **Rule Chapter 69A-42, Uniform Fire Safety Standards for Mobile Home Parks and Recreational Vehicle Parks:** This rule establishes a uniform requirement for fire safety in mobile home parks and recreational vehicles parks for both new and existing parks.
3. **County/Municipal Disaster Housing**
- a. **Post-Disaster Redevelopment Plan (PDRP):** This document acts as a single reference for guiding decision-making and action during the difficult disaster recovery period, as well as detailing actions that can be taken before a disaster strikes to speed the recovery process The Plan details the organizational structure, policies, priorities, and vision for community redevelopment in the post-disaster environment. The plan addresses

recovery issues including disaster housing. Each jurisdiction should have their own disaster housing strategy consistent with their PDRP. The PDRP planning process addresses emergency ordinances related to a disaster housing mission including a disaster housing ordinance, which would be implemented in the strategy and provide for the placement of temporary units. It includes an emergency permitting procedure to facilitate immediate minor or temporary repairs, providing for more thoughtful review of permits for non-conforming units and address mitigation strategies.

- b. **Comprehensive Emergency Management Plan (CEMP):** This plan outlines the organizational roles and responsibilities as well as policies and procedures, which will be employed by the local jurisdiction during the response and recovery phases.
- c. **Flood Prevention Ordinance:** This ordinance is required under the National Flood Insurance Program and details regulatory guidance for development within the flood hazard areas. The ordinance may incorporate policies related to placement of manufactured temporary housing units in flood zones.
- d. **Local Government Comprehensive Plan and Land Development Regulations:** The Comprehensive Plan provides a vision for jurisdiction's future by presenting goals and policies to address sustainability, resiliency and quality of life. Land development regulations (LDRs) including building codes, floodplain management regulations and coastal setbacks, etc. provide the specific requirements for development while incorporating safety, mitigation, and design.
- e. **National Flood Insurance Program (NFIP):** The program enables property owners in participating communities to purchase insurance protection from the government against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.
- f. **Palm Beach County Disaster Recovery Plan:** The Disaster Recovery Plan details a coordinated system for recovery operations; identifies the operational concepts; and provides an overview of organizational structures which will bridge the gap between the Comprehensive Emergency Management Plan (2010) and the Post-Disaster Redevelopment Plan (2006). The Plan addresses policies that promote an expedited, all-hazards disaster recovery process among all stakeholders, including public-sector agencies and organizations; nonprofit and faith-based organizations; municipal jurisdiction and independent districts, including water control districts; fire districts; and school districts.

G. Overview of the Federal Emergency Management Agency's Disaster Housing Assistance Programs

Under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288), FEMA serves as the primary coordinating agency for disaster response and recovery activities. FEMA processes the Governor's request for disaster assistance and coordinates Federal operations under a Presidential Disaster Declaration. In addition to providing various types of response and recovery aid to state and local governments and certain nonprofit organizations, FEMA provides assistance under the Individuals and Households Program (IHP). Federal assistance to IHP has two major components: Housing Assistance, which is 100% federally-funded and other assistance, which is 75% federally-funded. These forms of assistance are available with the following authorizations:

- 1. Temporary Housing:**
 - a. Financial Assistance to eligible individuals and households for renting alternate housing accommodations, existing rental units, manufactured housing, recreational vehicles, and other readily fabricated dwellings.
 - b. Financial Assistance for reimbursement of reasonable, short-term lodging expenses that individuals or households incur in the immediate aftermath of a disaster.
 - c. Direct Assistance to be provided by FEMA, in the form of purchased or leased temporary housing units to individuals or households who, due to a lack of available housing resources, would be unable to make use of assistance provided under subparagraph (a).
 - d. FEMA will charge Fair Market Rent after 18 months, wherein the period of the declaration has not been extended for any housing unit it has provided as Direct Assistance to an individual or household.
 - e. FEMA may sell purchased housing units that it provided as Direct Assistance to individuals and households, and will deposit the proceeds from such sales into the Disaster Relief Fund.

- 2. Repairs:**
 - a. FEMA may provide financial assistance for the repairs of owner-occupied private residences, utilities, and residential infrastructure (such as a private access route) damaged by a major disaster. The funds are used to return individuals and households to a safe, sanitary, and functional condition.
 - b. FEMA to provide financial assistance for eligible hazard mitigation measures that reduce the likelihood of future damage to residences, utilities, or infrastructure.

- 3. Replacement:**
 - a. FEMA provides financial assistance for the replacement of owner-occupied private residences damaged by the disaster event. The maximum amount of assistance is adjusted annually to reflect changes in the Consumer Price Index for All Urban Consumers published by the Department of Labor.

- b. As a condition of the receipt of Federal disaster assistance, FEMA may require the purchase of flood insurance. This provision may not be waived.

4. Permanent or Semi-Permanent Construction:

The Permanent Housing Construction Category authorizes FEMA to provide financial or direct assistance to applicants for the purpose of constructing permanent housing in insular areas outside the continental United States and in other remote areas. This category is not available to county residents.

The Housing Assistance Program authorizes individual eligibility in more than one category of assistance. It ensures that survivors whose homes have been damaged or destroyed during a disaster are provided with a safe place until repairs are complete, the homes rebuilt, or another permanent residence is secured. Temporary Housing assistance is designed primarily for survivors who are uninsured/underinsured. Housing assistance is available only to homeowners and renters who are legal residents of the United States who were displaced by the declared disaster.

In general, to be eligible for Housing Assistance under the IHP, three conditions must be met:

- (1) The home must have been the applicant's primary residence;
- (2) The home must be inaccessible or have been damaged and rendered uninhabitable as a result of the disaster; and
- (3) The insurance, if any, covering the dwelling does not fully cover the applicant's additional disaster-related living expenses and/or cost of home repairs.

FEMA's Individual Assistance programs are designed for persons and families seeking assistance. Each household must individually apply and establish their eligibility. Survivors can apply for assistance by calling one of FEMA's National Processing Service Centers at the toll-free registration number, 1-800-621-3362 (FEMA) (or TTY 1-800-642-7585). Calls made before a Federal declaration is declared will not be accepted by FEMA Operators. Registration can also be completed online at www.disasterassistance.gov or www.fema.gov and by visiting the Disaster Recovery Center (DRC). After an application is submitted to FEMA through the official application process, a local FEMA-contracted inspector will assess the damage to the applicant's property and will file a report with FEMA. FEMA will then make an eligibility determination and may issue a check within 10 days of receiving the initial application for assistance¹. However, response times may vary depending on the volume of demand for assistance.

FEMA's Disaster Housing Assistance for those displaced by disasters includes the following forms of assistance based on the listed priorities²:

¹ The aggregate amount of assistance provided through FEMA's Individuals and Households Program in 2010 may not exceed \$30,200 per household (note: this amount is adjusted annually based upon the Consumer Price Index).

² DRAFT *Disaster Temporary Housing Operational Guide*, FEMA, 2010

1. Maximize the Use of Available Local Housing Resources

a. **Emergency Sheltering:**

Individuals and households may be forced to leave their homes to seek shelter due to an approaching disaster or after a disaster strikes. Regardless of eligibility for assistance programs, a shelter provides disaster survivors with a safe, sanitary and functional environment, including life-sustaining services. Shelter expenses may be eligible for reimbursement from FEMA under Section 403 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. FEMA can provide financial assistance to eligible applicants for critical disaster-related needs such as water, food, first aid, prescriptions, infant formula, diapers, personal hygiene items and fuel for transportation through Critical Needs Assistance under the Other Needs Assistance provision of the IHP.

b. **Congregate Shelters:**

Shelters can be operated in hard facilities (schools, churches, community centers, unused warehouses and stores, barracks and berthing ships) or in soft-sided facilities (tents or domes). Types of congregate care shelters include general population, medical support, emergency household pet, ad-hoc/spontaneous, and evacuation.

c. **Transitional Sheltering Assistance:**

When emergency shelters are overwhelmed or if State and FEMA disaster leadership determine that shelter residents and evacuees will not be able to return to their homes for an extended period of time, the State may request that FEMA authorize eligible disaster survivors to receive Transitional Sheltering Assistance (TSA). If TSA is authorized, FEMA will approve, fund and administer the use of hotels and motels as transitional shelters. The funds used for TSA are not charged against the disaster survivors' maximum amount of IHP financial assistance. (FEMA can provide reimbursement for hotel/motel accommodations to eligible applicants through the Housing Assistance Program, which is subject to the IHP financial assistance limit).

d. **Temporary Roofing:**

The roofing program allows homeowners to request government assistance for exigent repairs to damaged dwellings. Exigent repairs include installing plastic sheeting (Blue Roof) on damaged roofs and repairing accessibility fixtures such as ramps or railings. Homes must be inspected by qualified officials and determined to be structurally sound, and free from health and safety risks. The repair should begin within a week of the Presidential Disaster Declaration. Voluntary agencies may assist in coordination with the USACE to install plastic sheeting in areas that are not heavily populated or they may assist homeowners with installing tarps.

- e. **Rapid Temporary Repairs (RTR):**
Similar to the Blue Roof program, FEMA has partnered with the USACE on a new pilot initiative to make rapid temporary repairs to doors and windows, which would allow families to shelter in their homes until permanent repairs can be made.
- f. **Financial Assistance for Rent:**
The preferred method in providing interim housing is through rental assistance. This includes financial assistance that helps individuals and families to locate and lease vacant privately-owned apartments, condominiums, and single-family homes, and Federal or State-owned residential property. This type of interim housing support is provided within a few weeks following a Presidential Disaster Declaration and is used for those survivors whose homes have been rendered uninhabitable.
- g. **Financial Assistance for Repair and Replacement of Damaged Residences:**
Repair and replacement assistance is available following the inspection and verification of damages. FEMA will provide eligible homeowners financial assistance for repairs to make their home habitable by restoring the home to a condition that is safe, sanitary, and functional. The assistance may be used toward replacement of a destroyed or condemned home. Repair and replacement assistance may not be sufficient to restore the home to its pre-disaster condition. The assistance may also take several weeks to several months before it is made available.
- h. **Using Manufactured Temporary Housing:**
Temporary housing units may be used to house disaster survivors when other housing options have been exhausted. Once the appropriate options have been determined by the State in coordination with FEMA, temporary housing may be placed on an eligible family's private property, on a pre-existing commercial pad, or as a last resort, on a new community site approved by local officials, that is constructed and maintained by FEMA. The development of local ordinances to facilitate the placement of temporary units on private property, where appropriate, and the pre-identification of potential community sites helps to expedite the placement process
- i. **Employ Innovative, Alternative Forms of Temporary Housing:**
New materials and innovations in design have the potential to provide a much broader array of temporary housing than FEMA's current inventory of manufactured housing options. FEMA is exploring alternative options for temporary housing units through the Joint Housing Solutions Group and the Alternative Housing Pilot Program. Alternative forms of direct housing, which may include the type of modular units used after Hurricane Katrina.

j. **Semi-Permanent or Permanent Construction/Assistance:**

This includes financial or direct assistance to individuals and households. Programs administered through FEMA and the Department of Housing and Urban Development (HUD) may allow for the development of housing options. These options allow for renter to obtain a permanent housing solution or for the selling of manufactured or modular temporary homes to a homeowner if repair/rebuilding is not in the financial interests of the homeowner.

II. Local Jurisdiction Situation and Composition

Palm Beach County is located in the southeastern portion of Florida. The community seat is in West Palm Beach, Florida. The county has a total land area of 2,023 square miles where 40 miles lie on the Atlantic Ocean. Palm Beach County has a total population of 1.3 million. There are approximately 620,000 housing units, 38 communities, 220 schools, 15 hospitals, and 6 Universities/Colleges. These sites may support the disaster housing mission by providing short- to long-term housing resources. Due to rapid development throughout certain portions of the community, infrastructure services and capacity still remain a concern. Critical facilities and systems on the densely populated eastern boundaries of our community may limit interim housing placement options.

A. Hazard Vulnerability Analysis affecting Disaster Housing

Palm Beach County is at risk for man-made disasters as detailed in the Comprehensive Emergency Management Plan and the Local Mitigation Strategy. In addition to man-made disasters, the County should consider the potential for natural hazards and disasters in the form of hurricanes, fires, and floods. Hurricanes present the highest risk due to the potential impacts from high winds, coastal storm surge and generalized flooding. The 2004 hurricane season was a prime example of how multiple hurricanes may occur within a single season. Flood zones should be analyzed to determine how the population in those areas could be severely impacted. The local jurisdiction should review the placement of manufactured homes and consider the potential dangerous flooding conditions for those areas. Local ordinances should be reviewed to make sure manufactured homes are in compliance with the tie-down requirements. The local jurisdiction should also examine the potential threat posed by wildfires, which can damage a community like those in the summers of 2006 and 2011 greatly.

B. Geography and Geology

Palm Beach County is densely urbanized along the coastal areas and largely rural in the interior portions of the county and border of the Florida Everglades. According to the 2010 Comprehensive Emergency Management Plan (CEMP), approximately 94% of the population lives within 12 miles of the coast. The many bodies of water, canals, and lakes create hazardous conditions to residents during heavy rainfall. A large number of manufactured home parks are located in close proximity to these bodies of water, which should be evaluated when selecting disaster housing community sites.

C. Demographics and Special Needs Populations

According to the CEMP, Palm Beach County has a total population of 1,320,134. The County has a high elderly population. According to the 2010 census, twenty-two percent (22%) of the Palm Beach County population is elderly (65 years old and over), and twenty percent (20%) is less than eighteen years of age. In addition, the County has identified a population of individuals registered with special needs. Special Needs populations are those individuals who require assistance for their disabilities, which include but are not

limited to medical, mental, or psychological disabilities. As of 2012, 786 residents are registered as having Special Needs. Palm Beach County has 2 special needs designated shelters with a combined capacity of 750. In addition, Palm Beach County is home to a population of aging; yet independently living populations who may challenge interim housing policy options.

D. Local Jurisdiction Housing Stock Characteristics

Nearly fifty-six (56%) percent of Palm Beach County housing units are single-family structures, while twenty-three percent (23%) are smaller multi-family units (2 – 19 units per structure), and sixteen percent (16%) are in multifamily structures of 20 or more units. Approximately four percent (4%) of residential units are manufactured homes. The residential housing stock is well distributed throughout the eastern portion of the County. Approximately sixty-six percent (66%) of the homes in Palm Beach County were built before 1990, which means that many homes were constructed prior to the implementation of the more stringent building codes. Tourism increases the County population during the months of November through April. During this season most hotels/motels, of which there are 17,675 units in total, remain at seventy-three percent (73%) occupancy. During the low season, vacancy rates may be as high as forty-two percent (42%).

E. Economic Profile

Palm Beach County has a mixed economic profile that includes the healthcare, education, construction, agriculture, technology, and hospitality industries. The eastern part of the County, which lies on the Atlantic Ocean, houses the overwhelming majority of the population and draws tourists from all over the world. The western, rural part of the County has a strong agricultural base.

F. Environmental Considerations

Palm Beach County is located along Florida's fragile coastal area and is bordered by environmentally sensitive areas to the West, which include the Florida Everglades. The northern region includes a protected animal habitat, and the eastern region includes coastal wetlands. Each of these unique, environmentally sensitive areas must be observed when evaluating options for the placement of community sites. When identifying potential sites, it is important to analyze environmentally sensitive areas where human interference may cause irreversible damages to the natural ecosystem and habitat. It is preferable that sites lie outside of the 100-year floodplain and have adequate storm water drainage systems.

Hazardous conditions may be present prior to a disaster and these conditions may increase following a disaster. Contamination in areas located in commercial, industrial, or landfill areas could spread to other surrounding areas. Areas which have been identified as Brownfield sites or Superfund sites should be avoided. A thorough site inspection is required before housing initiatives are implemented. Adjoining land uses including industrial uses, agricultural uses, and others could introduce the potential for hazardous

materials in air (smokestacks, pesticides/herbicides), water (industrial sewage, wastewater, disease), or land (contaminated soil, gas tank leaks) that could create both short and long-term adverse health effects on residents. Addressing the aforementioned environmental and safety concerns will be critical in strategy development.

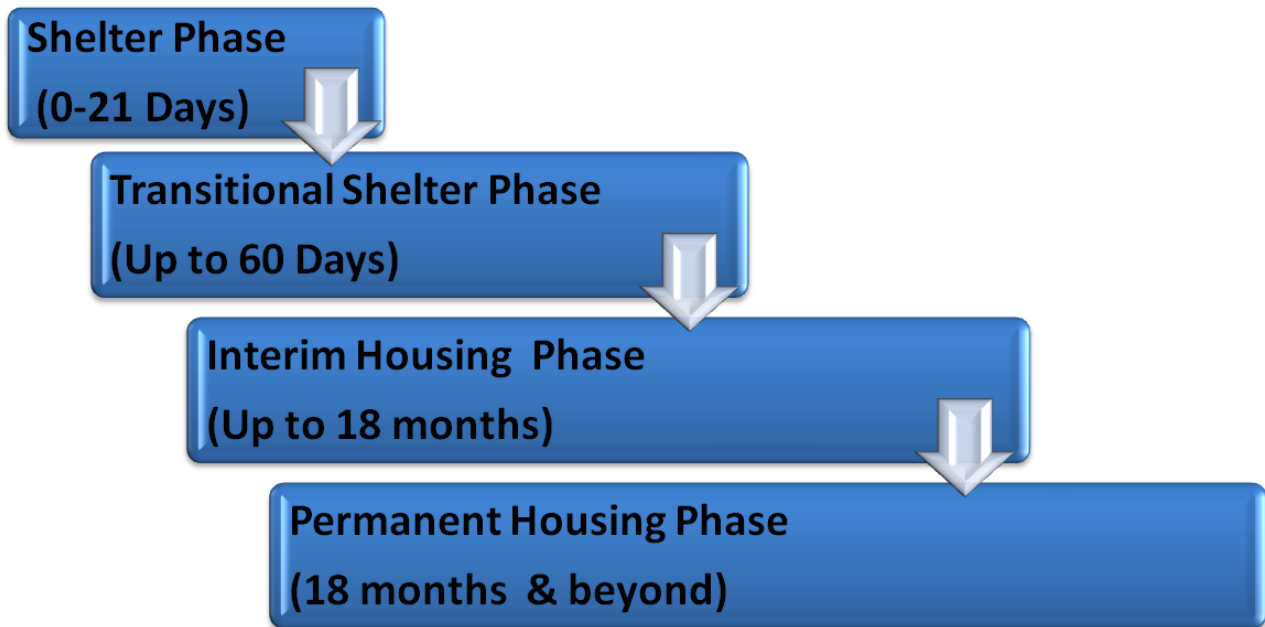
III. Concept of Operations

The goal of the disaster housing mission is to transition displaced survivors into permanent housing as quickly and efficiently as possible. The disaster housing mission may progress through all four disaster housing phases. Each of these phases may overlap or may be excluded if they are not needed.

Shelter Phase: The Emergency Shelter Phase of the disaster housing mission will be managed by the American Red Cross within the Palm Beach County Emergency Operations Center (EOC). For additional information, reference the Palm Beach County Comprehensive Emergency Management Plan.

Transitional Shelter Phase: The Transitional Shelter Phase will be managed initially by the American Red Cross in close coordination with the Disaster Housing Coordinator. The initial stages of this phase will continue to be managed at the EOC with gradual transition to the Recovery Operations Center, which is under the supervision of the Deputy County Administrator.

Interim Shelter Phase: The Interim Shelter Phase is managed by the Disaster Housing Task Force at the Recovery Operations Center, in close coordination with the Joint Field Office (JFO). The Disaster Housing Coordinator is responsible for directing these efforts and coordinating with State and Federal Disaster Housing Officers. The Community Organizations Active in Disasters (COAD), Voluntary Organizations Active in Disasters (VOAD), or Palm Beach County Disaster Recovery Coalition can assist by providing volunteers and donated resources to help meet unmet needs.



A. Activation of the Recovery Branch

In the event of a disaster, the Operations Section Chief will direct the activation of the Recovery Branch. Based upon the results of the Preliminary Damage Assessment (PDA) Report, the priorities of the Disaster Housing Mission and activation of the Disaster Housing Strategy will be determined.

The Housing Unit will begin coordination efforts with the State and Federal Programs Unit, the Damage Assessment Unit, the Mass Care Unit, and the Unmet Needs Unit. It may draw resources and support from the Support Branch and Infrastructure Branch. The Housing Unit will also ensure timely communication of mission-critical information and issues between and among all levels of government. Communications with the private sector should be coordinated through the Business and Industry Unit (Emergency Support Function (ESF) 18) and with the Community Organizations Active in Disasters (COAD) through the Volunteer and Donation Unit (ESF 15). A Client Management System will be activated through the Human Services Branch Director on a conditional basis as the need for social services escalates.

In the event of a catastrophic level incident, the Board of County Commissioners will direct the implementation of the Palm Beach County Post Disaster Redevelopment Plan. While this plan addresses long-term permanent housing issues, it will also address land use, non-conforming uses, permitting, coastal set-backs, elevation retrofit, and new construction issues. The PDRP also addresses health and human services, environmental issues, financial administration, public information and disaster housing. Additional information regarding roles and responsibilities of each organizational unit are located in the organization section of this plan.

B. Disaster Housing Needs Assessment

Determining the community need for disaster housing in the aftermath of a disaster is a challenging task. An initial determination must be made in order to position the resources needed to implement the Disaster Housing mission. While the numbers will likely change as better data is received, the following informational components are needed to quantify the disaster housing need:

- Total number of residential structures (by type) with major damage s classified as destroyed or deemed uninhabitable
- The estimated number of residential structures which might be made habitable with minimal repairs
- The status of available hotel and motel units
- The status and availability of public housing units
- The status and availability of privately-owned, vacant rental properties, which could be used
- Status and availability of manufactured housing units or other fabricated dwellings which could be used for disaster housing
- Available useable land meeting the suitability criteria for emergency community sites, including available space in existing/vacated manufactured home parks

- Status of restoration of utilities
- Availability of community services including fire, EMS, law enforcement, healthcare, schools, etc.
- Status and availability of college/university housing

Palm Beach County has disaster need assumptions that will assist in quantifying the community needs:

- Uninsured homeowners whose homes are destroyed or have major damage may require disaster housing assistance
- One or two-family zoned lots are of sufficient size to place temporary units onsite
- Uninsured residents of multi-family units that are damaged or destroyed will likely need Financial Assistance to secure an alternate rental unit or Direct Housing Assistance in commercial manufactured home parks or community sites
- Homeowners who have insurance will not be eligible for Direct Housing Assistance
- Owners of secondary homes will not be eligible for Disaster Housing Assistance
- Non-seasonal, permanent manufactured home residents whose units are damaged or destroyed will likely require disaster housing assistance

C. Systems, Process and Timeline for Assistance Delivery

The following table provides a general overview of the four phases of the disaster housing mission. Each phase may be adjusted based upon the magnitude and severity of the disaster conditions. All phases will overlap to a limited degree. The goal is to transition survivors quickly back into permanent housing.

Phase	Shelter 0-21 days	Transitional Up to 60 days	Interim Housing Up to 18 months	Permanent 18 months >
Housing Types	Friends & Family	Friends & Family		
	Shelters			
	Hotel/Motel	Hotel/Motel		
		Rentals <ul style="list-style-type: none"> • Apartments • Homes • Seasonal Housing 	Rentals <ul style="list-style-type: none"> • Apartments • Homes • Seasonal Housing 	Lease or purchase of: <ul style="list-style-type: none"> • Single Family Home • Multi-family Home
		Manufactured Homes	Manufactured Homes	Manufactured Homes
		Commercial Space	Commercial Space	Manufactured Homes
		Community Sites	Community Sites	
Resources	Insurance	Insurance	Insurance	Private Insurance

	American Red Cross Voluntary Organizations Faith-Based	American Red Cross Voluntary Organizations Faith-Based Private Sector	Voluntary Organizations Non-profit Organizations Private Sector Faith-Based	Voluntary Organizations Non-profit Organizations Private Sector Faith-Based
	State & Local Government		Local Government Wrap Around Services	
	U.S. Army Corps of Engineers			
	Blue Roof or Similar Emergency Repair Program			Federal Housing Assistance: <ul style="list-style-type: none"> • SBA Loans • HUD • VA
		FEMA housing assistance: <ul style="list-style-type: none"> • Repair Grants • Replacement Grants • Rental Grants • Hotel/Motel Vouchers 	FEMA housing assistance: <ul style="list-style-type: none"> • Repair Grants • Replacement Grants • Rental Grants • Direct Housing 	Unmet Needs Committee

D. Post-Disaster Housing Incident Action Plan/Situational Reporting

When deemed necessary by the County Administration and the Director of Emergency Management, the Emergency Operations Center’s Planning Section will initially incorporate key components of the disaster housing mission into the Incident Action Plan (IAP). Drafting of the IAP will be a unified effort among the Emergency Support Function (ESF) personnel and from players outlined or referenced in the Post-Disaster Redevelopment Plan (PDRP). This IAP is developed for all response operations in compliance with local planning procedures. These initial disaster housing components will focus on the response efforts coordinated by Emergency Support Function 6: Mass Care and other health and human services providers supporting sheltering operations. The IAP will provide an overview of the response status and initial incident operational objectives. The Emergency Operations Center will dictate the continued updating of the IAP throughout the response phase and beyond.

When practical, the Disaster Housing Coordinator working under the the direction of the Operations Section Chief, and in coordination with State and Federal partners, will develop a detailed disaster housing mission plan. The first disaster housing mission plan should be developed within two weeks of the disaster impact followed by a major update within 30 days of impact. Updates should be developed in monthly increments thereafter (ex. D+14, D+30, D+60, D+90, etc).

As the disaster housing mission progresses through the major housing phases listed in the table below, the plan should be expanded. The table also summarizes housing resources by class and timeframe and who is expected to provide the housing resource.

Focus of Strategic Disaster Housing Plans

Strategic Housing Plans	Focuses
D+15	<ul style="list-style-type: none"> ▪ Focus on the needs for extended sheltering ▪ Assess damage impact on housing ▪ Establish initial ball park forecast on temporary housing needs ▪ Identify county specific temporary housing options (focus on population retention)
D+30	<ul style="list-style-type: none"> ▪ Update initial forecast on temporary housing needs ▪ Confirm and incorporate changes to the county specific strategies ▪ Review and refine the overall temporary housing efforts
D+60	<ul style="list-style-type: none"> ▪ Status review of temporary housing mission ▪ Validate temporary housing needs forecast and mission timeframe based on FEMA Applicant Registrations ▪ Confirm and review progress of county-specific strategies
D+90	<ul style="list-style-type: none"> ▪ Focus on the long-term housing needs assessed ▪ Provide a strategy for long-term housing recovery (local repopulation strategy) ▪ Mark a transition of focus from temporary housing to long-term housing

E. Coordination of Survivor Information and Needs

Mass care and human services are necessary for providing the most immediate and long-range needs of disaster survivors which include shelter and feeding, transient and interim housing, care of unaccompanied children, the elderly, and others unable to care for themselves, disaster welfare inquiry, and provision of various types of human services assistance to survivors. All of these services are provided through the coordinated efforts of governmental, non-profit and volunteer agencies. The purpose of this section is to outline coordinating guidelines for planning, mass care, disaster housing, and related emergency human services in the short and long-term recovery phases.

In the event that the President declares a Federal Disaster, which allows federal funds to be used to assist recovery efforts, the following steps must be taken to activate disaster housing assistance:

- Residents in the declared area apply for housing under FEMA's Individuals and Households Program (IHP) by calling one of FEMA's National Processing Service Centers at the toll-free registration number, 1-800-621-3362 (FEMA) (or TTY 1-800-642-7585). Registration can also be completed by website online at www.disasterassistance.gov or www.fema.gov and by visiting the Disaster Recovery Center (DRC).
- The U.S. Small Business Administration (SBA) may send a disaster loan application after the applicant applies to FEMA for disaster assistance. It is important to complete and return the application to SBA as soon as possible. If the application is not filled out and returned, the applicant may not be eligible for other types of federal assistance. SBA low-interest loans are available to eligible renters, homeowners, businesses of any size and non-profit organizations that suffered losses due to a disaster (see www.disasterassistance.gov).
- Homeowners must prove they owned and occupied the home at the time of the disaster and that the damage was disaster related. Renters must prove that they lived in the disaster-damaged house at the time of the disaster.

- If necessary, a FEMA inspector will call to arrange a visit to the damaged home or apartment to assess disaster-related damages for FEMA's Individuals and Households Program.
- Following review, the applicant receives a determination letter from FEMA with the eligible/ineligible decision. Qualified applicants will receive a check in the mail or a direct deposit to their bank, along with a separate letter explaining how to use the assistance.

Direct Housing Assistance may be available when local existing housing options have been exhausted or deemed infeasible. Manufactured housing units may be used once the appropriate options have been determined by the State. Temporary housing can be placed on an eligible family's private property, on a pre-existing commercial pad or, as a last resort, on a new community site approved by local officials and constructed and maintained by FEMA.

Disaster Case Management is a tool to provide assistance to those impacted by disasters, by providing a Case Manager who is knowledgeable about disaster recovery and can assist the individual or household create a plan to achieve realistic goals for recovery. Incident Command has delegated the handling of local long-term housing recovery and transition to permanent housing to the Human Services Branch Director. Under this position and with the collaboration of the Palm Beach County Disaster Recovery Coalition, an effective local Client Management System must be established to address comprehensive disaster-related housing recovery needs and the coordination of available resources in the community. The Unmet Needs Unit and Disaster Recovery Coalition will conduct the following tasks to capture the needs, determine what assistance has been provided, and identify any gaps in resources:

- Screen and interview Client/Survivors in order to determine whether a disaster-related need exists
- Verify information to ensure loss suffered and to help prevent duplication of benefits
- Identify gaps between what the survivor is able to accomplish and what is actually required from outside sources to stabilize and become self-sufficient
- Obtain commitments by agencies to provide assistance and resources available
- Follow Up and Case Closure to ensure the survivor understands any commitments for assistance.

F. Command and Control

Shelter Phase: The Shelter Phase of the disaster housing mission will be managed by the American Red Cross within the Palm Beach County Emergency Operations Center. For additional information, reference the Palm Beach County Comprehensive Emergency Management Plan.

Transitional Shelter Phase: The Transitional Shelter Phase will be managed initially by the American Red Cross in close coordination with the County Disaster Housing Coordinator. The initial stages of this phase will continue to be managed at the

Emergency Operations Center with gradual transition to the Recovery Operations Center which is under the supervision of the Operations Section Chief.

Interim Shelter Phase & Permanent Housing: The Interim Shelter Phase and all remaining phases are managed by the Housing Unit at the Recovery Operations Center in close coordination with the Joint Field Office. The Disaster Housing Coordinator is responsible for directing and coordinating these efforts with State and Federal Disaster Housing programs. The Community Organizations Active in Disasters, Volunteer Organizations Active in Disasters or Disaster Recovery Coalition can assist by providing volunteers and donated resources to meet unmet needs.

G. Exit Strategy

The Disaster Housing Mission is designed to provide temporary disaster housing for a period of up to 18 months. Restoration of the community is the best way to return a disaster affected area to normal. Temporary housing complexes which create new communities generally do not aid such restoration. Community sites should be located and developed so residents can make maximum use of existing community facilities. Locating sites outside of settled areas may shift settlement patterns, weaken the value of existing facilities, and require new transportation services or new facilities.

Successful case management will identify the needs of the survivors and recovery obstacles. Case management can assist by pooling resources to address the challenges these residents face in finding permanent housing. Provision of appropriate social services, assistance and counseling early in the process will be essential in addition to monitoring the progress. Obstacles such as unemployment, transportation, childcare, affordable housing options, education or disability should be identified with a shared goal of addressing the issues and moving individuals and families to permanent housing.

H. Public, Private, Non-profit and Faith-Based Partners

When Federal, state and local assistance is not sufficient, the Community Organizations Active in Disasters, Volunteer Organizations Active in Disasters, Unmet Needs Committee or Long-Term Recovery Organization (LTRO) may provide an essential linkage among the volunteer organizations and faith-based partners to meet these needs through donated volunteer time and resources.

The Disaster Housing Task Force will consider the following variables when developing the exit strategy:

- Ability of residents to find employment and maintain a consistent income
- Availability of affordable permanent housing within the community
- Ability of residents to locate needed social services such as transportation, medical care, childcare and schools
- Ability of residents to finance home repairs, locate necessary supplies and licensed contractors
- Ability to restore vital infrastructure within all areas of the community

- The transfer of vacated manufactured housing units to volunteer organizations

I. Maintaining Operational Readiness for the Disaster Housing Mission

Due to the need for complex decision coordination and the time sensitive nature required in the implementation of the Disaster Housing Mission, it is essential to engage in ongoing planning activities to maintain the operational readiness of the disaster housing program. Preparedness efforts should include the maintenance of policies, inventories, and vital information needed in the immediate post-disaster environment including:

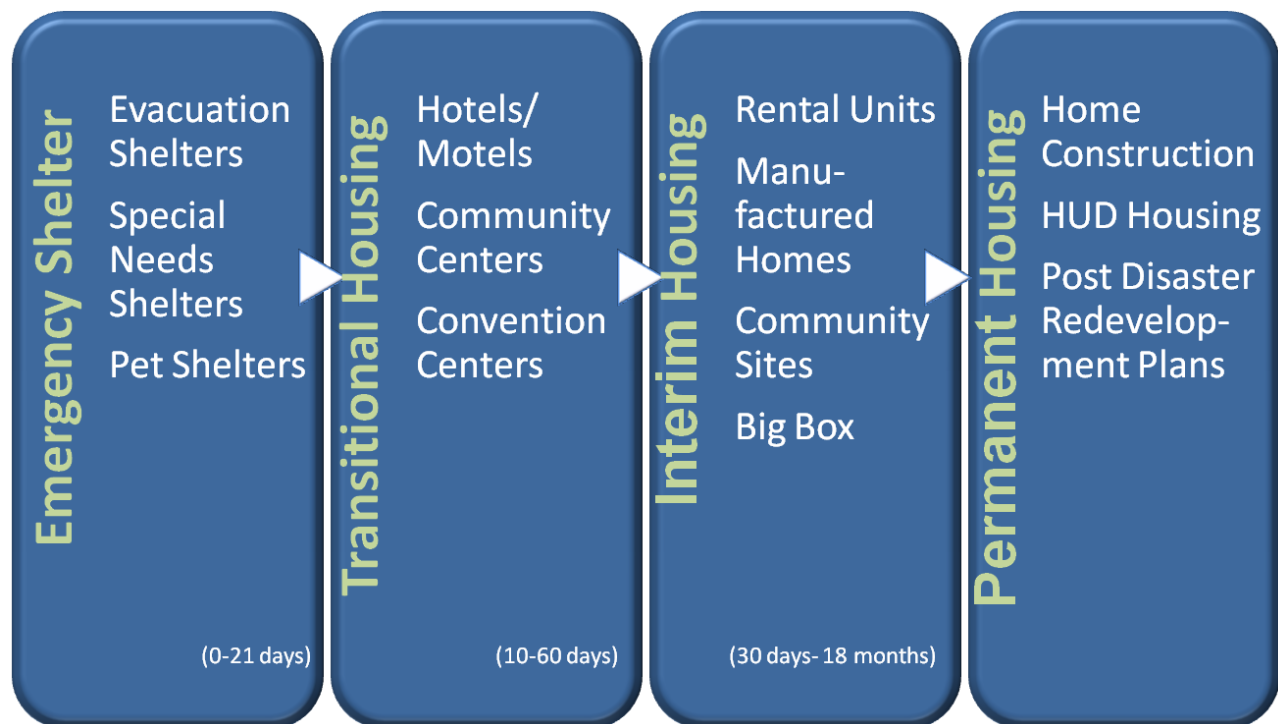
- A process for identification of vacant habitable hotel and motel units.
- Coordination with real estate representatives/property managers for identification of vacant rental properties and property owners of vacant land.
- Identification of vacant lands for potential disaster housing community sites.
- Preparation of emergency authorities related to the Disaster Housing Mission including expedited permitting procedures, or temporary waiver of zoning restrictions which may inhibit the disaster housing mission.
- Ongoing training and exercise of key disaster housing core team members.

IV. Housing Strategies

It is vital to transition displaced families to a more stable and secure housing alternative in the aftermath of the disaster. As disaster situations improve, all internal and external partners will focus their efforts on transitioning displaced residents back to their pre-disaster dwellings or, if those dwellings cannot be re-inhabited, other permanent housing.

A. Emergency Shelter Operations

Palm Beach County has a total of fifteen (15) primary risk shelters (see Appendix B), two (2) special Needs Shelters, and numerous secondary shelters, which serve as an emergency evacuation refuge prior to, during, and, to a limited capacity, in the post-disaster environment. These shelters have sufficient capacity and support services to accommodate over 50,000 vulnerable individuals. These facilities are dispersed throughout the community and their location is generally known to the immediate community members. All evacuation shelters in the County are constructed to meet the Enhanced Hurricane Protection Area Standard and the American Red Cross 4496 Standard. These facilities can be efficiently secured, and are handicapped accessible. Risk shelters also have kitchens for meal preparation and sanitation. These shelters offer limited privacy for the family unit because individualized space is not practical. Although these shelters can potentially house a large number of people, they should not be utilized for long-term housing needs due to the need to reopen those facilities for their primary use. Detailed operational procedures for the management of evacuation shelters may be referenced in the Comprehensive Emergency Management Plan and the American Red Cross Standard Operating Procedure (SOP).



B. Transitional Housing

Transitional Housing fills the gap between emergency shelters such as schools, tents, etc., and permanent housing. When emergency shelters are no longer sufficient or available and traditional interim housing is not yet available, communities may use transitional housing which may include:

1. Hotel & Motel Placement

Placement of survivors in hotel/motel accommodations is the most expedient transitional housing solution. Palm Beach County has hotel/motel accommodations with a total capacity of 17,675 units. Appendix C has a partial hotel and motel database for the County. It should be noted that many hotel/motels will not be available following a coastal flooding event, as many of the hotel/motel facilities are located on the coast. Other hotel/motel accommodations will be unavailable due to occupancy by mutual aid providers. The following are sources of information which Palm Beach County may access in the aftermath of a disaster. A complete listing of all licensed lodging establishments may be located at the Florida Department of Business and Professional Regulations at: <http://www.myfloridalicense.com/dbpr/index.html>. Less common lodging types may include resort condominiums and resort dwellings that regularly provide rental units more than three times in a calendar year for periods each lasting less than one calendar month.

The Convention and Visitors' Bureau will contact all hotel/motel management to determine their damage status and the availability of rooms as part of the Damage Assessment. Power will need to be restored in order for the rooms to be available for disaster survivors, emergency response workers or disaster volunteers. The Convention and Visitors' Bureau will continue to monitor the status and report to the Disaster Housing Coordinator.

Initial payment for the survivor's occupancy in the hotels/motels is typically paid by the American Red Cross until the Stafford Act's Individual Assistance Program is activated. After FEMA activates the funds, they are then transferred directly to the survivor. Direct payment by FEMA to the hotel is not normal procedure.

It is vital to consider the functional needs of the survivors. Priority placement of persons with disabilities and special needs clients should be given to handicap accessible units within hotels/motels. Another consideration in the placement process is survivors with pets. The State Tourism Department maintains a list of hotels that will accept pets. Hotels and motels may choose to temporarily waive prohibitions against pets during the initial disaster period. The Convention and Visitors' Bureau should determine this when contact is made regarding status and room availability.

2. Rapid Temporary Roofing and Repairs

The Palm Beach County Temporary Roofing Program is under the authority of the Emergency Operations Center Logistics Branch. At the State's request, tarps may be provided through FEMA or the U.S. Army Corps of Engineers (USACE) Blue Roof Program. The USACE liaison and their trained contract staff will report directly to the Emergency Management Director, who will coordinate the blue roof mission for the Community. Under this program, USACE will coordinate the installation of plastic sheeting to provide a safe, shelter in place option for impacted families and individuals. These tarps are provided as temporary roof coverings (i.e. blue tarps) to cover damaged roofs in areas that are not heavily populated and to assist homeowners who need assistance with installing plastic sheeting.

Another shelter-in-place option that is available is the Rapid Temporary Repair (RTR) Program, which differs from the temporary roofing or "Blue-Roof" program. At the State's request, this Program makes RTR to doors and windows to allow sheltering until permanent repairs can be made. RTR includes clearing debris to gain access to the homeowner's home and removing debris from the roof. It also uses specially adapted plywood materials to enclose damaged windows and primary entry doors. The Blue Roof and RTR Mission require the following actions:

- **Identify and Prioritize:** Upon completion of the initial damage assessment process, teams will identify and prioritize severely impacted geographic regions within Palm Beach County.
- **Installation:** Personnel will be tasked with applying the tarps to damaged roofs in the most severely impacted areas, first on single and multi family homes with asphalt or shingle type roof covering. Metal roofs, tile roofs, and mobile homes are not eligible.
- **Right of Entry:** In order for the contractor to install tarps, homeowners must complete a right of entry form.
- **Information Coordination:** Briefings will be conducted providing status updates of the number and location of temporary roof installations.
- **Staffing:** The USACE also teams up with local partners to assist in the Blue Roof Mission. The Facilities Unit of the Logistics Section, including the Facilities Development and Operations Department Capital Improvements Division/Project and Procurement Implementation Group will lead local efforts in this regard, and working with Volunteers and Donations (ESF 15), may identify and train volunteers to support the RTR and Blue Roof Mission.
- **Bulk Distribution:** If necessary, the EOC may decide to distribute temporary roof coverings to citizens with significant roof damage after a large scale disaster. If the roof coverings are provided to the Community for distribution from state and or federal resources, then the supplies will be received at the Community Staging Area and distributed to local points of distribution (PODS) throughout the Community as supplies are

available. Residents will be able to pick up these state/Federally supplied resources at their closest point of distribution. These actions will be coordinated by The Bulk Distribution Unit, staffed by the Planning, Zoning, and Building Department.

3. Convention Centers/Community Centers (Congregate Shelters)

Facilities such as arenas or convention centers may be altered to provide additional space and privacy. If necessary, transitional housing may be located at the Palm Beach County Convention Center. The locations may provide a short-term solution in extreme circumstances, but does not provide a suitable long-term housing solution for families.

C. Interim Housing

Interim housing is provided during the intermediate period (generally up to 18 months or the maximum amount of financial assistance available) between emergency sheltering and the securing of a permanent housing solution by the disaster survivor. Interim housing solutions should refocus on strategies that provide safe, sanitary, and functional housing for individuals and families. Options for interim housing vary greatly and may include:

1. Private Rental Properties

Based upon available vacancy rates and affordability, rental properties may be available as temporary housing for survivors. Initially, eligible applicants receive two months of rental assistance with the ability to qualify for additional assistance. The amount of rental assistance is based on the Fair Market Rent (FMRs) as determined by Housing and Urban Development (HUD) and may be viewed at http://portal.hud.gov/app_nhls on the National Housing Locator (NHL). The NHL is a searchable, web-based clearinghouse of available rental housing available only after a disaster. In Palm Beach County, the HUD FMRs for 2014, representing rent for a typical modest apartment, are \$750 for a studio apartment, \$962 for a one-bedroom, \$1,202 for a two-bedroom, \$1,623 for a three-bedroom, and \$1,938 for a four-bedroom unit. In the aftermath of Hurricane Katrina, the policy of FMR was redefined to include not only the HUD stipulated FMR but to also include the cost of any transportation, utility hook-ups, or unit installation. Appendix D includes a partial inventory of private rental properties in each geographic region of the County.

Depending upon the time of year, Palm Beach County will have a lesser or greater number of available properties. The summer and early fall months tend to have the most units available. Data related to vacant rental and seasonal property can be located at numerous sources including:

- a. Property Management Companies who maintain lists of properties that are available for rent.
- b. Realtors who have access to multiple listing databases.

2. Universities, Colleges and Student Housing (State and Private)

In the event of a disaster, colleges and universities may be used to temporarily house survivors. Many campus housing units are left unoccupied for several months during the year. Palm Beach County has six (6) universities and colleges: Florida Atlantic University, Lynn University, Palm Beach Atlantic University, Palm Beach State College, South University, and Northwood University. These may be evaluated for use in the post-disaster environment. Agreements with said institutions would be required to use these facilities as an interim housing solution for displaced survivors.

3. Existing Government-Owned Housing Projects

Palm Beach County has a number of public housing authorities which operate housing developments that might be used for disaster temporary housing. These include the Palm Beach County Housing Authority, the West Palm Beach Housing Authority, the Boca Raton Housing Authority, the Belle Glade Housing Authority, the Pahokee Housing Authority, the Riviera Beach Housing Authority, and the Delray Beach Housing Authority. Between all agencies, they maintain an inventory of over 3,000 public housing units. However, most public housing is at capacity and has a waiting list for qualified potential residents. Following a disaster event, the County will contact local public housing authorities to determine numbers of units remaining habitable and available for new occupancy.

4. “Big Box” Options, Warehouses



Palm Beach County has numerous vacant warehouses or large retail stores located along the major transportation corridors including US Highway 1, SR 441, Congress Avenue, Okeechobee Boulevard, Palm Beach Lakes Boulevard, and Military Trail. Although many of these structures are expected to be destroyed in a disaster of the magnitude to trigger the need for their use, should they survive, they may serve a number of purposes including disaster temporary housing. It is challenging, but possible to transform the existing structure of Big Box into space to serve as an interim housing solution. Prefabricated pods, aluminum framing systems, and structural insulated panels can be customized to provide temporary housing. Big Box structures are simple in design with a large open floor plan and are located in either a strip of retail stores or stand-alone site. The isolated site avoids sandwiching the residents' homes between a retail

center and a parking lot. However, the isolated site may be at a geographic distance from other necessary services including retail providers, medical care, and schools. Some vacant facilities may have had a food center. The Big Box could be expediently retrofitted to accommodate families through the installation of prefabricated pods which include fixtures, plumbing and electrical capabilities.

5. Soft-sided Shelter Options (Tent)

If persons displaced from their homes by a disaster cannot be accommodated in existing shelters and/or vacant residential units, the Florida Division of Emergency Management may request that FEMA establish tent cities to meet temporary disaster housing needs. A tent city is a self-contained community where all basic human needs can be met. Facilities may include potable water trucks, restroom trailers, shower trailers, laundry trailers, a recreation/school structure, and an administrative structure. Other items such as telephone banks, ATM machines, convenience stores, and a post office could also be provided on-site. Law enforcement and fire-rescue services would be provided on a 24-hour basis by local government or through mutual aid. Depending on the magnitude of demand for housing units and the amenities furnished, tent cities can require up to 46 acres of open space.

Due to Palm Beach County's vulnerability to repeated disaster impacts (e.g. multiple hurricanes within the same season), it is preferable to identify temporary disaster housing options which continue to provide the highest degree of public safety as possible. Many soft sided options may not have high wind load thresholds. The preferred option is the large prefabricated, clear-span, aluminum and specialized fabric structures. This option may provide an increased level of wind loading capability and public safety protection. Similarly, it is preferable to provide air-conditioned tents and individual 12' by 12' walled units with single doors for each resident household. Based upon the American Red Cross guidelines for long-term housing, this would provide 240 square feet per household, or 60 square feet per person for a household of four persons. The complete tent city should be ready for occupancy within three to six weeks from time of activation. Although a tent city will adequately provide for all basic housing-related needs, it is generally recognized as the least desirable temporary housing alternative, and it would be employed only in a disaster of tremendous magnitude that resulted in temporary housing needs exceeding the capacity of all other feasible alternatives.

6. Floating Disaster Housing Options

Floating options may be suitable for Palm Beach County which is located along the Atlantic Coast. The Port of Palm Beach has sufficient capacity to dock cruise ships and similar large vessels. In the aftermath of a disaster, the Port Commission must give permission for dock space to temporarily house disaster survivors. Cruise ships have the necessary food and sanitation services,

therefore they can serve as an effective housing option for displaced persons in the County. Floating options do pose some challenges to the Port because temporary housing will interrupt normal port operations and may interfere with trade and the delivery of disaster relief resources.

D. Direct Housing (Factory Built Housing)

A direct housing mission may include placing manufactured housing units on private sites to enable homeowners to remain on their properties while they repair and/or rebuild their permanent residence. Temporary housing units may also be placed in pre-existing commercial parks to accommodate renters or owners without a feasible place for a unit. The County, in coordination with FEMA, State, local, and tribal governments will determine priorities for placement of individuals and households. Individuals do not request temporary housing initially. Financial Assistance (rental assistance) is provided before Direct Housing Assistance. If applicants are found eligible, they will be contacted by FEMA for a Pre-Placement Interview (PPI). The time between determining eligibility and a PPI varies based on time/date registered, number of people affected and assessment of local temporary housing options.

Direct housing is used only when all other housing options, including financial assistance for rent, transitional shelters, and relocation, have been exhausted or are unreasonable. When determining which populations have precedence to ensure that everyone is housed in a manner best suited for their individual needs, the Disaster Housing Task Force may consider the following:

- **Medical Needs:** Any person who may not remain in optimum health in a shelter or other emergency facility. Such persons may include those dependent upon oxygen or dialysis equipment. However, disaster survivors with medical needs should not be provided with housing until the services they need to assist them are available. One consideration for housing locations is proximity to facilities that will assist in meeting their medical needs.
- **Accessibility Requirements:** As outlined in the Uniform Federal Accessibility Standards (UFAS); a UFAS compliance check-list is used to determine accessibility, and strategic consideration is given to the number of UFAS-compliant units that will be required as well as which residents will be placed specifically into UFAS-compliant units.
- **Court Restrictions:** Although FEMA may not discriminate in housing applicants, court orders take precedence. Applicants with court orders excluding them from living in proximity to specified groups or individuals may not be suitable for housing in a community site. Special housing arrangements will need to be provided and State and local partners should be engaged to help facilitate the placement of these applicants.
- **Disaster-dependent Considerations:** Considerations may be made for first responders or any person who has a need to remain in the community to help in the response and recovery for the event. Such persons may include police, firefighters, medical staff, and other emergency personnel.

1. Direct Housing on Private Lot

The preferred method of providing direct housing assistance is to install factory built housing units (e.g. modular homes, manufactured homes, etc.) on an applicant's private lot and temporarily connect it to existing utilities. This allows homeowners to remain within close proximity to their home during the repair and rebuilding process, and allows children to remain within their existing schools and daycare centers. Direct housing on private lots provides survivor's access to their customary social setting, existing medical services, and retailers. This strategy takes advantage of the existing infrastructure capacities for the community. The Disaster Housing Strategy's goal is to place the maximum possible number of the direct housing mission on survivors' private property. With over 70% of all households in Palm Beach County owning their homes, this may be a reasonable goal.

A number of environmental and regulatory obstacles may hinder the implementation of this strategy. Many communities within Palm Beach County are deed restricted or gated communities with restrictive homeowner association policies which limit where a factory built housing unit may be placed and how long this unit may remain onsite. The homeowner's association would make the decision to waive any restrictions limiting the use of factory built housing units on private homeowner lots. Some communities lie within flood zones; therefore, placement of factory built housing units is generally not recommended unless catastrophic level conditions mandate extreme measures.

Basic steps should be followed when the delivery of a factory built housing unit on a private lot is warranted:

- State regulations allow for the placement of a factory built homes provided there is adequate space to place the temporary housing on the site, however municipalities and neighborhood association concurrence must be obtained.
- The individual must contact the local utility companies to get hook-ups prepared.
- Permits must be obtained from the jurisdiction of authority. The County has established a permitting process for placing temporary housing units within its jurisdiction (the unincorporated and certain municipalities) which can be found at Appendix E.

2. Direct Housing on Business and Commercially-Owned Property

Economic redevelopment is vital to community restoration in the aftermath of a large-scale disaster. The business community must immediately resume activities in order to provide necessary goods and services to the residents. When feasible, business owners may choose to place manufactured housing units on their commercial property in order to permit employees and their families to continue to work. While it is preferable to place all manufactured housing units on privately-owned residential lots, many employees may not have

this option. Some employees may not own a residential lot, have the ability to safely access their home or business site, or other public safety or utility challenges preclude this option. On a case by case basis, Palm Beach County may choose to temporarily waive zoning restrictions on business and commercial property to temporarily allow disaster housing options.

In a worst-case scenario when all other temporary housing resources are exhausted, various commercial or industrial structures may be suitable for conversion to temporary housing. In addition, partially developed or undeveloped commercial/industrial properties may be suitable for the placement of manufactured housing units. Vacant office space in surrounding businesses may serve as an appropriate means for temporarily housing individuals if manufactured homes prove to be overly problematic. The County will make every effort to consider these options in their housing strategy.

3. Direct Housing on Pre-existing Commercial Parks

Palm Beach County has 112 commercial manufactured home parks and 10 recreational vehicle parks with a combined total of 17,170 pads or lots. Appendix F provides an inventory of licensed parks. These commercial sites have existing utilities (water, electric, sewer/septic) for pre-developed pads or lots and available community services. In parks where there are vacancies, FEMA may lease the pad or lot and install the housing unit. Considering that all of these cited parks are single owner, rather than subdivisions with multiple owners, these parks may become an important immediate housing alternative.

In the event of a significant wind event, a large portion of the Community's existing commercial manufactured home parks stock could be destroyed or otherwise rendered uninhabitable. Once the debris of the former housing units has been cleared, additional vacant spaces over the current estimated number may become available. Spaces which become available due to the destruction of units will be utilized by the former resident households for the location of a new housing unit. Therefore, the number of spaces, which would be available to disaster survivors who are not currently residents of commercial manufactured home parks, should be estimated at the current vacant number. When possible, it may be advantageous to expand existing commercial manufactured home parks on a temporary basis in order to increase the total number of manufactured housing units at the site.

Manufactured Home Parks remain politically and socially controversial in the State of Florida. Manufactured homes represent a low cost housing alternative and are largely occupied by elderly and low income populations. These groups are particularly vulnerable in the post-disaster environment. When evaluating the use and/or expansion of existing commercial parks, the stress factor that this places on the existing population must be considered along with compromises to unit spacing and overall size. Manufactured home parks may have age

restrictions in place which would restrict placement options. For additional information related to regulatory requirements, see the section below.

4. Direct Housing on Community Sites

Direct housing may be placed in community site configurations. As a last resort, direct housing is used only when all other housing options, including financial assistance for rent, transitional shelters, and relocation, have been exhausted or are unreasonable. Upon thorough examination of available resources, Palm Beach County in partnership with State and Federal agencies may decide that the development of community sites may be the best available option to meet the needs of displaced renters or homeowners who cannot place a manufactured housing unit on their private property.

The County's site selection and approval process is outlined in *Emergency Facility Utilization Procedures*, an annex of the Logistics Section Coordinating Procedure. If furtherance of the objectives of the Incident Action Plan require the establishment of disaster housing facilities, a request for sites will be made to the Logistics Section through an Emergency Facility Utilization Form prepared by the Housing Unit and approved by the Operations Section Chief. Given the approval of the Logistics Section Chief, the Support Branch Director will task the Facilities Unit to coordinate with the Housing Unit in the establishment of the community housing site.

Palm Beach County has developed a list of public and private owned properties and vacant land which may be evaluated for use as community sites. These resources are listed in Appendix G. In addition to the resource listings in Appendix G, the County also identifies and monitors the availability of other housing and land resources that may be used for community sites. The County understands that the final selection of actual community site locations will be based upon the magnitude of the disaster, the geographic location of the most severely impacted areas, and economic and political considerations in the immediate post-disaster environment.

As potential sites are evaluated for construction, take into account site feasibility, accessibility specifications, environmental and historic preservation, licensing/permitting/building codes, climate and seasonal requirements. Further consideration should include:

a. Land Leasing

Priority should be placed on utilizing properties owned by Federal, State, local, and tribal governments in an effort to reduce costs. Once a site is chosen and acquired, a memorandum of understanding shall be executed between FEMA and the government detailing the land use and duration as a community site. A lease may also be initiated between private landowners

upon determination that publicly owned land is unavailable or infeasible. Palm Beach County and the State will assist in identifying viable sites for FEMA or General Services Administration (GSA) to lease from the private landowner. Leasing options that can be used to provide permanent housing for individuals and/or that may be converted into permanent ownership for future development, such as a permanent manufactured home park or residential subdivisions, are preferred. There may be incentives for private land developers and owners to work with the community, State, and FEMA officials to utilize these properties. If FEMA agrees to provide infrastructure, it will remain and can be used after the community site is deactivated. Terms can often be negotiated which compensate the government for any permanent repairs or upgrades.

b. Site Selection

- (1) **Size.** It is less desirable to place a large disaster housing site on a single, large piece of property. Smaller sites of about four to five acres each are preferable. The preferred manufactured home size is 14' X 60' which would allow for six to 10 units to be placed per acre. Trailer emergency community sites can consider using 8' X 32' trailers and should plan five acres per 100 trailers.
- (2) **Zoning and Local Compliance.** Consider zoning to ensure proper land use. The Planning, Zoning, Building Department will provide consultation for permitting, site development, and approval by local authorities. Regulatory considerations such as storm water, water discharge, air quality, waste disposal, and building codes must be addressed.
- (3) **Host Community Considerations.** When possible, the County will locate community sites within, or in close proximity to an affected community to allow the return of survivors to their communities, promote community recovery, and avoid adverse impacts on the tax base of the community.
- (4) **Utilities.** Adequate utilities are essential and an evaluation will be made as to whether the electrical, water and septic systems are capable of supporting a fully operational community site for the duration of the interim housing period. If it is determined that any of these systems are incapable of sustaining operations, plans must be made to either upgrade or replace the affected elements. The most efficient locations to consider for site placement are sites that previously supported a manufactured home or other form of temporary housing. Paved areas with above ground utilities, such as business parks and airports will be considered. If a site is being constructed in an area that has not previously been used for supporting housing, significant infrastructure upgrades and construction may be necessary, and site factors may necessitate the

construction of facilities such as sewage lift stations, electrical substations, and utility corridors.

- (5) **Maintenance and Occupant Recertification.** Maintenance of manufactured housing units and recertification of the occupants is accomplished by FEMA. The recertification process allows FEMA to review the occupants' plans for permanent housing and determine the continued need for temporary housing. These individuals receive one, on-site visit up to every three months at their temporary home preceded with many telephone follow-ups.
- (6) **Essential Services.** Proximity to essential services such as fire, police, medical, and education services is a prime concern when selecting potential community site locations. Accessibility requirements must also be considered such as access to transportation and bus lines, senior shuttles for shopping, and other needs.
- (7) **Environmental Hazards and Considerations.** In addition to the criteria for environmental preservation and environmental hazards, other factors that may contribute to inadequate living conditions should be considered. This includes distance away from wet areas as well as mosquito, snake, and rodent infested areas. FEMA should ensure that soil tests are conducted and the results analyzed prior to construction. This helps ensure that proper excavation, backfill/refill, and compaction measures are taken throughout the site to prevent sub-base failure. Topography should be considered to comply with Uniform Federal Accessibility Standards (UFAS) requirements. Typically, open flat areas provide the most effective and usable community sites.

c. Wrap-Around Services

Beyond basic housing, residents may require extensive human support services including public transportation assistance, official document replacement, job counseling, mental health services, mail services, emergency services and healthcare, activities for children, storage, trash collection, security, and outdoor recreation. When possible, social services such as shopping, public transportation (including paratransit services), consumer services, and utilities should be provided by existing systems. Remote locations may require supplementary public transportation to schools, jobs, and shopping. If retail trade is seriously affected, mobile services may be required to deliver food and other goods. Laundry facilities must be assessable to site residents who may have to launder their remaining items more frequently. Additional on-site facilities such as recreation and communal spaces should be provided within all but smaller sites. Recreation and social services such as daycare should be available. Working together in collaboration, organizations should be ready to respond to requests for wrap-around services for temporary housing residents. The

Federal, State, tribal, local, voluntary, and private sector will work together to determine the required essential and social services. Planning considerations should include:

1. **Site Security and Safety** – Public Safety, Site Security, Traffic Redirection and Restoration of Access
2. **Infrastructure to Support Site** – Public Utilities/Public Works, Public Transportation, Recycling and Solid Waste
3. **Centralized Services/Mass Care** – Access to Healthcare/Medical Services, Counseling, Employment, Business and Legal Services, Food Availability, Laundry Facilities, Retail
4. **Community and Family Support** – Community Services, Childcare, Playgrounds/Pet Areas

V. Roles and Responsibilities for Jurisdictional Agencies and Organizations

In the aftermath of a disaster, a detailed delineation of roles and responsibilities should be assigned to community organizations. Each agency is responsible for assigning and training their internal personnel to fulfill the organizational responsibilities.

A. Disaster Housing Partners

Execution of the Palm Beach County Disaster Housing Strategy requires collaboration of a large number of organizations which are anticipated to perform roles and responsibilities facilitating the disaster housing mission, as follow:

1. **Palm Beach County Disaster Recovery Coalition:**
The organization will promote the case management process, and support the long-term recovery needs of disaster survivors and coordinate with all non-profit and faith-based organizations in Palm Beach County to support recovery efforts, identify unmet needs, and expedite the transition back to permanent housing and pre-disaster conditions. They will coordinate with the State Emergency Operations Center, FEMA, and the USACE to activate disaster housing resources.
2. **PBC Department of Community Services:**
Provides assistance to all health and human service agencies. These agencies provide staff from other divisions and departments as needed to ensure a rapid recovery process.
3. **PBC Department of Economic Sustainability:**
The department director, or designee, staffs the Housing Unit and coordinates the Disaster Housing Mission. This position implements the directives of County Administration for all aspects of the disaster housing strategy (before, during, and after a large scale disaster). Preparedness efforts include coordination with public, private, and non-profit stakeholders for maintenance, update, and exercise of this strategy and all associated data and site specific information. The director, or designee, will participate in the Post-Disaster Incident Action Plan team.
4. **PBC Parks and Recreation Department:**
Identify and survey emergency community sites within the park system and support implementation of the disaster housing strategy.
5. **PBC Planning, Zoning, and Building Department:**
Provide assistance in all facets of damage assessments, regulations, and future expeditious placement of temporary housing initiatives. This Department will support the implementation of all disaster housing strategies, and will ensure that permitting related issues damage assessments, and habitability

assessments are coordinated. The administrator will also make available Geographic Information System (GIS) tools, resources, and support staff to support the disaster housing mission.

6. County Engineer:
Through the Debris Management Unit of the Infrastructure Branch, clears debris from disaster housing sites and public right-of-ways providing site access. Coordinate with the state and federal partners in the design, installation, and restoration of public infrastructure in support of the Disaster Housing Mission.
7. PBC Department of Public Safety:
Provide coordination among all stakeholders on the Federal, State, and local levels of government. The Department will ensure that information and resources are effectively integrated for supporting the Disaster Housing Mission before, during, and after a disaster.
8. PBC Public Affairs Office:
Coordinates all communications with the media, maintains the community website with current information and updates Public Service Announcements (PSAs) as necessary.
9. PBC Facilities Development and Operations Department:
Through the Support Branch and Facilities Unit, assists in identification and review of potential disaster housing sites by evaluating infrastructure needs onsite and site feasibility. Support and provide technical assistance to the U.S. Army Corps of Engineers, FEMA, and contractors in evaluating and implementing support infrastructure for disaster housing sites.
10. Information Systems Services Department
Provides assistance with equipment and services for communication and information technology services (computer, phone, fax, etc.) to support the disaster housing mission.
11. School District of Palm Beach County:
The School District may support the evaluation and design of community site locations in coordination with the Community, State, and Federal partners.
12. PBC Fire Department:
The Fire Marshall, or designee, will ensure compliance with all fire code regulations and support the expedited permitting process during the planning review process.
13. Palm Beach County Sheriff's Office:
The Sheriff's Office under a signed memorandum of understanding (MOU) will provide security at disaster community housing sites and at emergency shelters when not under contract with other service providers.

14. Palm Beach County Property Appraiser:
Support the identification of residential, commercial, and public properties which may be evaluated for disaster housing community sites. The Property Appraiser also supports the post-disaster damage assessment process.
15. Florida Department of Health in Palm Beach:
Coordinates the provision of emergency medical healthcare services in support of the disaster housing mission. Implements emergency procedures for the issuance of permits for manufactured housing placed in community sites via the Health and Medical Unit (ESF 8).
16. American Red Cross (ARC), Palm Beach County Chapter:
Implements the shelter strategy and support survivor placement during the interim housing process. The ARC supports disaster housing demand estimates and long-term client management.
17. Realtors Association of Palm Beach County:
Assists in the identification, coordination, and placement of displaced survivors into vacant residential structures. Supports the identification of vacant structures and properties which may be utilized in the disaster housing mission.
18. United Way of Palm Beach County:
In Palm Beach County faith-based groups and unaffiliated volunteers coordinate initially through the local Emergency Operations Centers (EOC) and Emergency Support Function 15 of which the United Way is the lead agency. Groups include Florida Volunteers Organizations Active in Disaster (FLVOAD), Florida Interfaith Networking in Disaster (FIND), and Community Emergency Response Teams (CERT). These groups may provide critical resources to the Disaster Housing Mission throughout all phases of the disaster, from the initial emergency roofing mission to the final housing reconstruction and placement. Representatives from faith-based and volunteer organizations may be invited to participate in Disaster Housing Task Force discussions through ESF 15, and through the Disaster Recovery Coalitions. Faith-based organizations and volunteers may support case management functions. Many of these organizations may provide housing resources such as land or housing units.

VI. Regulatory Obstacles for Disaster Housing

A. Local Regulatory Environment

The housing mission's biggest obstacle is the myriad of federal, state, local, and tribal regulatory authorities, which restrict repair, reconstruction and the placement of temporary housing units. While long-term public safety, environmental protection, and historical preservation objectives cannot be compromised, temporary disaster actions should be permitted within an appropriate context. Significant time savings may be achieved through pre-planning and the identification and temporary emergency modification of these regulatory authorities as appropriate.

Palm Beach County has established emergency review procedures and authorities as part of the post-disaster emergency review functions. These functions may impact disaster housing operations. In order to expedite the disaster housing mission, Palm Beach County has implemented a number of emergency procedures and regulatory approaches used in disaster recovery operations. Another option that the County may consider is to incorporate emergency regulatory language into the Land Development Code, Comprehensive Emergency Management Plan, and/or Administrative Code to address disaster housing issues. Additional issues should be addressed as detailed below:

1. Emergency Executive Orders

In the aftermath of a disaster, the Board of County Commissioners may choose to implement an executive order to address disaster housing issues. However, it is important to note that the passage of any legal action in the aftermath of a disaster can be challenging due to disruption of government continuity, absence of vital members of the leadership, and challenges to meeting transparency requirements. While County leadership and residents may not be willing to endorse various disaster housing strategies in minor events, the severity of the events may prompt a different response. Regulatory actions, therefore, may similarly require modification based upon the magnitude and severity of the disaster (tiered). It may not be possible to waive or relax Federal and State regulations, though close coordination should occur among all regulatory stakeholders. Many of these issues may best be addressed in the Post Disaster Redevelopment Plan. The following is a list of regulatory actions which were evaluated:

- Comprehensive Plan
- Building Code and Land Development Code
- Expedited Permitting Process
- Consideration of flood zoning restrictions through the Flood Prevention Ordinance
- Environmental requirements relating to air pollution, fuel storage, water use, solid and hazardous waste disposal, sewage disposal, etc.
- National Fire Protection Association (NFPA) 501 A: Standard for Fire Safety Criteria for Manufactured Home Installations, Sites and Communities

2. Comprehensive Emergency Management Plan (CEMP), Building Code and Land Development Code

The evaluation of the local CEMP, the Building Code, and the Zoning Ordinance in the Land Development Code revealed the opportunity for modifications to expand the diversity of disaster housing options. In reviewing each of the categories, it was found that few zoning or land use categories would permit temporary housing and some not at all. Therefore, the recommended changes include permitting temporary housing within the described districts and waiving requirements for setbacks and density. Modifications to the Land Development Code may not be possible due to political challenges, which the Board of County Commissioners may consider.

3. Flood Prevention Ordinance

In compliance with requirements set forth in the National Flood Insurance Program (NFIP) and Florida Statutes Chapter 125, Palm Beach County maintains a flood damage prevention ordinance. This ordinance prohibits practices that are dangerous to health, safety and property due to water and erosion hazards, or those which result in damaging increases in erosion or in flood heights and velocities. The placement of manufactured housing units within the flood zone should be conducted in compliance with specifications set out in the Flood Damage Prevention Ordinance. (Optional: The development of a modified Flood Prevention Ordinance may be necessary to define and allow disaster housing within the floodplain under appropriate circumstances.)

4. NFPA 501 A: Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities (2003 Edition)

This standard provides minimum requirements for the installation of manufactured homes and manufactured home sites, including accessory buildings, structures, and communities. The standard addresses fuel supply, including gas and oil, Electrical Systems, Life Safety and Fire Safety. When developing a site plan, the standard requires the inclusion of numerous components in section 6.1.1.3 of NFPA 501A which have been included in the site preparation checklist in Appendix H and references the Fire Code standards.

B. Expedited Permitting Process

The close coordination between the Palm Beach County Building Division, the Florida Department of Health in Palm Beach, and FEMA is needed to expedite permitting issues related to the implementation of the Disaster Housing Mission. Regardless of the type of manufactured unit or location of the manufactured unit, rapid and effective intergovernmental coordination is essential. Existing Manufactured Home Parks that are being expanded and new disaster housing community sites that are built must be inspected and permitted by the local building department, the local health department, and

by FEMA (Appendix F). All parties may agree to a modified permitting process to ensure new parks have all the necessary requirements and existing parks can handle any increases in capacity. The Florida Department of Health in Palm Beach may fast-track the manufactured home park permitting process to allow for speedy set up of FEMA's temporary housing units.

For infill sites, conduct a life safety inspection to include the following elements:

- Resident name, address, phone, and FEMA registration number
- Electric and, if necessary, gas
- Setback requirements from one trailer to another (exposure distances)
- Sanitary services
- Water services
- Other, to be determined

For new sites, the following items must be evaluated and implemented among disaster housing support agencies. Some sites may be pre-identified, while others are not.

- Life safety inspection
- Infrastructure design
- Water lines
- Master electrical distribution
- Feeding each manufactured home
- Fire protection
- Sewer lines
- A Development Committee Review is also required

C. Homeowner Association Regulations

Homeowner and condominium associations may place restrictions on the use of the property within their jurisdiction. Homeowner associations are governed by Florida Statute Chapter 720 and condominium associations are governed by Florida Statute Chapter 718. These associations may limit the time of residency for seasonal users which may be applicable to disaster housing residents. If the rentals extend into the high tourist season, then property owners may not want disaster survivors on the property. Many homeowner associations do not allow pets or children. Association approval may be required to modify these restrictions and limitations. In some cases, Associations may not have the authority to waive certain policies without a formal process. Palm Beach County encourages all homeowner associations and condominium associations to support the placement of displaced persons to the greatest extent possible to avoid the permanent relocation of populations to other areas.

When evaluating the use of condominiums and apartments, persons with special needs such as mobility impairments should receive priority access to first floor units and other units that are handicap accessible.

D. Emergency Ordinances

Should post-disaster circumstances dictate the need, the Palm Beach County Board of County Commissioners may consider the adoption of an emergency ordinance to temporarily suspend zoning and land use designations to facilitate the delivery of disaster housing solutions.

VII. Special Topics

A. Accessibility (Americans with Disabilities Act compliance)

Palm Beach County acknowledges the challenges faced by those with special needs. The community will strive to meet all Americans with Disabilities Act (ADA) requirements as listed in the Authorities section. Accessibility and placement issues for special needs populations will be a priority focus in the client management process.

B. Pets and Service Animals

The Pets Evacuation and Transportation Act of 2006 (PETS) requires that state and local emergency preparedness operational plans address the needs of individuals with household pets and service animals following a major disaster or emergency. Palm Beach County recognizes that pet ownership may be a significant factor in the placement of displaced survivors. While pets may be permitted in certain housing options, they may be prohibited in various condominiums, apartments, hotels, and/or community sites. Palm Beach County Comprehensive Emergency Management Plan details various pet services which may be provided through Animal Services Unit (ESF 17). However, the ability to place animals in long-term care is severely limited in Palm Beach County and further options may become necessary.

The Animal Care and Control Division supports post-disaster pet sheltering. This Division will be challenged to meet the additional resource needs necessary for post-disaster missions while simultaneously returning to normal operations. There are a number of non-profit and private shelters within the county that may be able to support post-disaster pet shelter needs including:

Shelter Name: Gymnasium at the West Boynton Recreation Center (East of High School)
Address: 6000 Northtree Blvd., Lake Worth, FL
Phone Number: 561-233-1266

C. Affordable Housing Issues

Low income families generally lack the financial and institutional resources to recover independently in the aftermath of a large scale disaster. Within Palm Beach County, numerous areas scattered across the county contain areas with significant concentrations of low income populations. Below poverty level households pose greater need for housing assistance following a major or catastrophic disaster event/incident.

Many low income families in Palm Beach County reside in rental properties and are reliant upon available, affordable rental units. There is no guarantee that rental properties will be rebuilt as affordable rental units post-disaster. Likely, units that are rebuilt will meet new building code and design standards which may invariably increase rental rates. All of these factors create a challenging environment for low income populations to locate affordable housing options. The Disaster Recovery Coalition is aware of the need to

continue to promote affordable housing options in the aftermath of a large scale disaster and will work closely with the Housing Unit to identify displaced survivors who may require additional support during the transition from interim to permanent housing. Congress may appropriate supplemental Community Development Block Grant (CDBG) funds to help communities recover from major federally declared disasters. Supplemental appropriation provides for grants to states (including Indian tribes) to be administered by each state in conjunction with its CDBG program. HUD analyzes needs data and determines grant allocations. These funds may provide an avenue for supporting the redevelopment of affordable housing and critical infrastructure in Palm Beach County.

D. Abandonment and Urban Blight

After a major disaster, some residents may choose to not return to their homes or lack the necessary funds to repair them. Many damaged commercial spaces may remain damaged and vacant as tenants go out of business or relocate to better locations and newer buildings. This can result in sporadic blight throughout the community. Blight abatement after a major disaster could be beyond the capability of traditional code enforcement procedures. The PDRP addresses strategies for reducing the potential for blight, such as protocols for the demolition of destroyed structures and opportunities to streamline the process so that unsafe structures do not remain and displaced residents can transition back to permanent homes as quickly as possible.

E. Health Issues (Mold remediation, soil contamination, formaldehyde etc.)

The health effects of formaldehyde in manufactured housing units have raised issues of concern from past disasters. FEMA gives each impacted state the authority to set acceptable limits of formaldehyde within manufactured housing units supplied for use as interim housing.

Housing and Urban Development (HUD) standards place limits on formaldehyde emissions and product certification of all plywood and particleboard materials, which involves emission certification by a nationally recognized testing laboratory and a written quality control plan for each plant where particle board is produced or finished or where the plywood is finished. These standards have been required by HUD for manufactured homes, and now FEMA's specifications have incorporated these standards for travel trailers. FEMA tests every manufactured home for formaldehyde before using them as temporary housing. Formaldehyde affects individuals in the following manner:

- Age. Formaldehyde exposure can cause illness in children and the elderly. If children or elderly are in the manufactured home, it is important to reduce their exposure to formaldehyde.
- Health conditions. Formaldehyde irritates the airways. People with asthma, bronchitis, or other breathing conditions are especially sensitive to formaldehyde. Individuals with chronic diseases may be less able to tolerate formaldehyde exposure. Pregnant women and their unborn children may not be at higher risk, but they should be careful about exposure.

- How the manufactured home is used. Impacts may be decreased by spending as much time outdoors in fresh air as possible. Inform residents to open windows as much as possible to let in fresh air. It is best to keep temperatures inside manufactured homes at the lowest comfortable setting.

FEMA-supplied manufactured homes are intended for temporary emergency housing. Families living in manufactured housing with children, elderly persons, or persons with respiratory issues such as asthma should consider relocating to alternate interim housing options if they experience respiratory symptoms associated with higher levels of exposure. Mold may become an issue of concern during disasters. Residents who have problems with mold should follow the following instructions:

- a. Fix water leaks
- b. Clean away any visible mold with detergent and water and open windows when cleaning with cleaning products

F. Temporary Housing for Emergency Workers and Volunteers: Base Camps

Palm Beach County will be inundated by emergency responders, recovery workers, and volunteers assisting the recovery effort. This skilled and unskilled workforce from external public, private, and non-profit based organizations is vital in the aftermath of a major or catastrophic event. Voluntary organizations are willing to donate their time and talents to assist those affected by the disaster to rebuild their homes and lives and do so by prioritizing assistance to need-based and vulnerable populations. Palm Beach County recognizes the need to support the provision of temporary shelter to external workforces providing assistance to survivors. This may be accomplished in partnership with State and Federal agencies through the provision of Base Camps, manufactured housing units or other forms of shelter.

VIII. Preparedness

A. Plan Updates and Maintenance

Annually by June 1, the Department of Economic Sustainability updates the list of potential community and commercial housing sites and incorporates any revisions to the Strategy requiring immediate attention. Once every four years, the Disaster Housing Coordinator, or designee, shall initiate a review of the Disaster Housing Strategy by all partner agencies charged with disaster housing responsibilities under the CEMP.

B. Training and Exercise

On an as-needed basis, the Division of Emergency Management should convene all primary agencies and organizations to verify their assigned roles and responsibilities and identify any preparedness shortfalls. Each of the lead representatives is responsible for maintaining operational readiness within their organization. These representatives should ensure that sufficient staff members are trained to implement their assigned roles and responsibilities. Newly assigned personnel should be briefed annually prior to the hurricane season. Palm Beach County will incorporate disaster housing related objectives as an element of their all hazard exercise program.

C. Plan Integration

In the development of Palm Beach County's Disaster Housing Strategy, the Department of Economic Sustainability and the Division of Emergency Management ensured integration with related emergency management plans, policies, and procedures throughout the community including the Post-Disaster Redevelopment Plan, Local Mitigation Strategy, the Comprehensive Emergency Management Plan (CEMP), and emergency operating procedures, including the Emergency Facilities Utilization Procedures. These emergency management related documents influence various stages of the disaster housing mission:

The CEMP and related procedures guide disaster preparedness and response actions for emergency sheltering operations. In developing interim housing procedures, the Disaster Housing Task Force created effective transitions from the CEMP processes and decision making structures to recovery and interim housing operations. The CEMP and Training and Exercise Plan provide opportunities to integrate disaster housing training and exercises. When identifying potential community sites, the plans were referenced to minimize conflict of use among the facilities and sites for other response operations.

IX. Glossary

A. Definitions

Commercial Site: A site customarily leased for a fee, which is fully equipped to accommodate a housing unit with existing water, sewer, and power connections.

Community Site: A site provided by the State or local government that accommodates two or more units and is complete with utilities.

Direct Assistance: Non-monetary assistance provided to disaster survivors by the Federal Government in the form of physical resources. This includes housing units that are acquired by purchase or lease, directly for individuals or households who, because of a lack of available housing resources would be unable to make use of financial assistance and direct activities by the government to repair or rent units, such as contracting with a company to repair a rental property.

Essential Services: Services necessary to a basic standard of living and the general welfare of society. Services may include any of the following: electricity, gas, water and sewerage services, etc.

Fair Market Rent (FMR): An amount determined by the U.S. Department of Housing and Urban Development (HUD) to be the monthly cost of modest, non-luxury rental units in a specific market area, plus the cost of utilities, excluding telephone service.

Financial Assistance: Monetary assistance provided to individuals and households to rent alternative housing accommodations, existing rental units, manufactured housing or other readily fabricated dwellings. Such assistance may include the payment of the cost of utilities (excluding telephone service) or funds to be used for repair and replacement of housing and/or personal property.

Government Owned Property: Property that is owned by government for reasons including foreclosure and prior ownership. This applies to governments at all levels, including Federal, State, local and tribal. Single family units and multi-family units are included.

Individuals and Households Program (IHP): Provides money and direct services to those affected by a major disaster. Requirements must be met to qualify for help from this program.

Interim Housing: The intermediate period of housing assistance that covers the gap between sheltering and the return of disaster survivors to permanent housing. Generally, this period may span from the day after the disaster is declared through up to 18 months.

Long-Term Housing: Safe, sanitary, and functional housing that can be sustained without continued disaster-related assistance.

Major Disaster: Any natural catastrophe (including any hurricane, tornado, storm, high water, wind driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought), or, regardless of cause, any fire, flood, or explosion, in any part of the United States, which in the determination of the President causes damage of sufficient severity and magnitude to warrant major disaster assistance under this Act to supplement the efforts and available resources of States, local governments, and disaster relief organizations in alleviating the damage, loss, hardship, or suffering caused thereby.

National Emergency Management Information System (NEMIS): An integrated data management system that automates management of disaster response and recovery operations, including application registration, processing, and payment of assistance to disaster survivors.

Permanent Housing: Refers to the state of long-term housing.

Post-Disaster Temporary Housing Incident Action Plan: A document that details a full range of temporary disaster housing options that may be employed based upon the severity and magnitude of the disaster. It also provides an introduction of permanent housing solutions.

Shelter: A place of refuge that provides life-sustaining services in a congregate facility for individuals who have been displaced by an emergency or a disaster.

Short Term Housing: This refers to the states of sheltering and interim housing.

Small Business Administration (SBA): Provides low-interest loans for damage to property owned by homeowners, renters, businesses and private non-profit organizations that are not fully covered by insurance. SBA's Administrator may issue an SBA-only declaration based on at least 25 homes and/or businesses that sustained at least 40% uninsured property damage.

Special Needs Populations: As defined in the National Response Framework, special needs populations are those whose members may have additional needs before, during, and after an incident in functional areas, including but not limited to: maintaining independence, communication, transportation, supervision, and medical care. Individuals in need of additional response assistance may include those who have disabilities, live in institutionalized settings, are elderly, are children, are from diverse cultures, have limited English proficiency or are non-English speaking, or are transportation disadvantaged.

Temporary Housing: Temporary accommodations provided by the Federal Government to individuals or families whose homes are made unlivable by an emergency or a major disaster.

Unmet Needs: The deficit between verified disaster-caused damages and obtainable disaster aid, including insurance assistance, Federal and State assistance, and personal resources.

Wrap-Around Services: The delivery of infrastructure and additional essential services to address disaster-related needs of affected residents living in temporary housing sites. Wrap-Around Services go beyond the physical need for housing or political subdivision of a state. These services typically include basic social services and access to utilities, transportation, grocery stores, medical and employment facilities.

Post-Disaster Re-development Plan: The Long Term Recovery Committee develops this document to provide a comprehensive strategy for massive community rebuilding and redevelopment in the post-disaster environment.

B. Acronyms

ABA	Architectural Barriers Act
ABA	American Bankers Association
ADA	Americans with Disabilities Act
ADD	Administration on Developmental Disabilities
AHLA	American Hotel and Lodging Association
AHPP	Alternative Housing Pilot Project
AIA	American Insurance Association
ARC	American Red Cross
ASD	Animal Service Department
CDBG	Community Development Block Grant
CDCs	Community Development Councils
CEMP	Comprehensive Emergency Management Plan
COOP	Continuity of Operations
CPI	Consumer Price Index
CUNA	Credit Union National Association
CVB	Convention and Visitors Bureau
DCF	Department of Children and Families
DCM	Disaster Case Management
DHC	Disaster Housing Coordinator
DHS	US Department of Homeland Security
DHS-PSO	Department of Homeland Security - Private Sector Office
DHSMV	Department of Highway Safety and Motor Vehicles
DOH	Department of Health
DOL	United States Department of Labor
DRC	Disaster Recovery Center
EDA	(United States) Economic Development Administration
EGS	Emergency Community site
EOC	Emergency Operations Center
ES	Emergency Shelter
ESF	Emergency Support Function
FDEM	Florida Division of Emergency Management
FEMA	Federal Emergency Management Agency
FHAA	Fair Housing Amendments Act of 1988
FMR	Fair Market Rent
GIS	Geographic Information System
GSA	General Services Administration
HIC	Housing Information Center
HUD	US Department of Housing and Urban Development
IA	Individual Assistance
IAP	Incident Action Plan
ICBA	Independent Community Bankers of America (ICBA)
ICMA	International City/County Management Association
IHP	Individual and Households Program

JDHTF	Joint Disaster Housing Task Force
JFO	Joint Field Office
JHSC	Joint Housing Solutions Center
JIC	Joint Information Center
LTRO	Long-Term Recovery Organization
MBA	Mortgage Bankers Association
MBSA	Modular Building Systems Association
MHI	Manufactured Housing Institute
MHP	Manufactured Home Park
MOU	Memorandum of Understanding
NAHB	National Association of Homebuilders
NDHTF	National Disaster Housing Task Force
NEMIS	National Emergency Management Information System
NEPA	National Environmental Protection Act
NFIP	National Flood Insurance Program
NFPA	National Fire Prevention Association
NHL	National Housing Locator
NIMS	National Incident Management System
NVOAD	National Voluntary Organizations Active in Disaster
ODA	Office of Disaster Assistance (SBA)
ONA	Other Needs Assistance
PDA	Preliminary Damage Assessment
PDRP	Post-Disaster Redevelopment Plan
PETS	Pets Evacuation and Transportation Act of 2006
PPI	Pre-Placement Interview
POD	Points of Distribution
PUD	Planned Unit Development
PSA	Public Service Announcement
RV	Recreational Vehicle
SBA	Small Business Administration
SDHC	State Disaster Housing Coordinator
SEOC	State Emergency Operations Center
SERT	State Emergency Response Team
SDHTF	State Disaster Housing Task Force
SITREP	Situation Report
THU	Temporary Housing Unit
UC	Uniform Command
UFAS	Uniform Federal Accessibility Standards
USDA	United States Department of Agriculture
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USDA-RD	United States Department of Agriculture – Rural Development
USDOT	United States Department of Transportation
VAL	Volunteer Agency Liaison
VOAD	Voluntary Organizations Active in Disaster
VOLAG	Voluntary Agencies

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Appendices

Appendix A: EOC Organization Chart

Appendix B: Emergency Shelter Facilities

Appendix C: List of Hotel and Motel Establishments

Appendix D: List of Existing Rental Properties by Region

Appendix E: PBC Policy and Procedure for Temporary Housing Unit Permitting

Appendix F: List of Manufactured Home Parks

Appendix G: List of Vacant Potential Community Sites

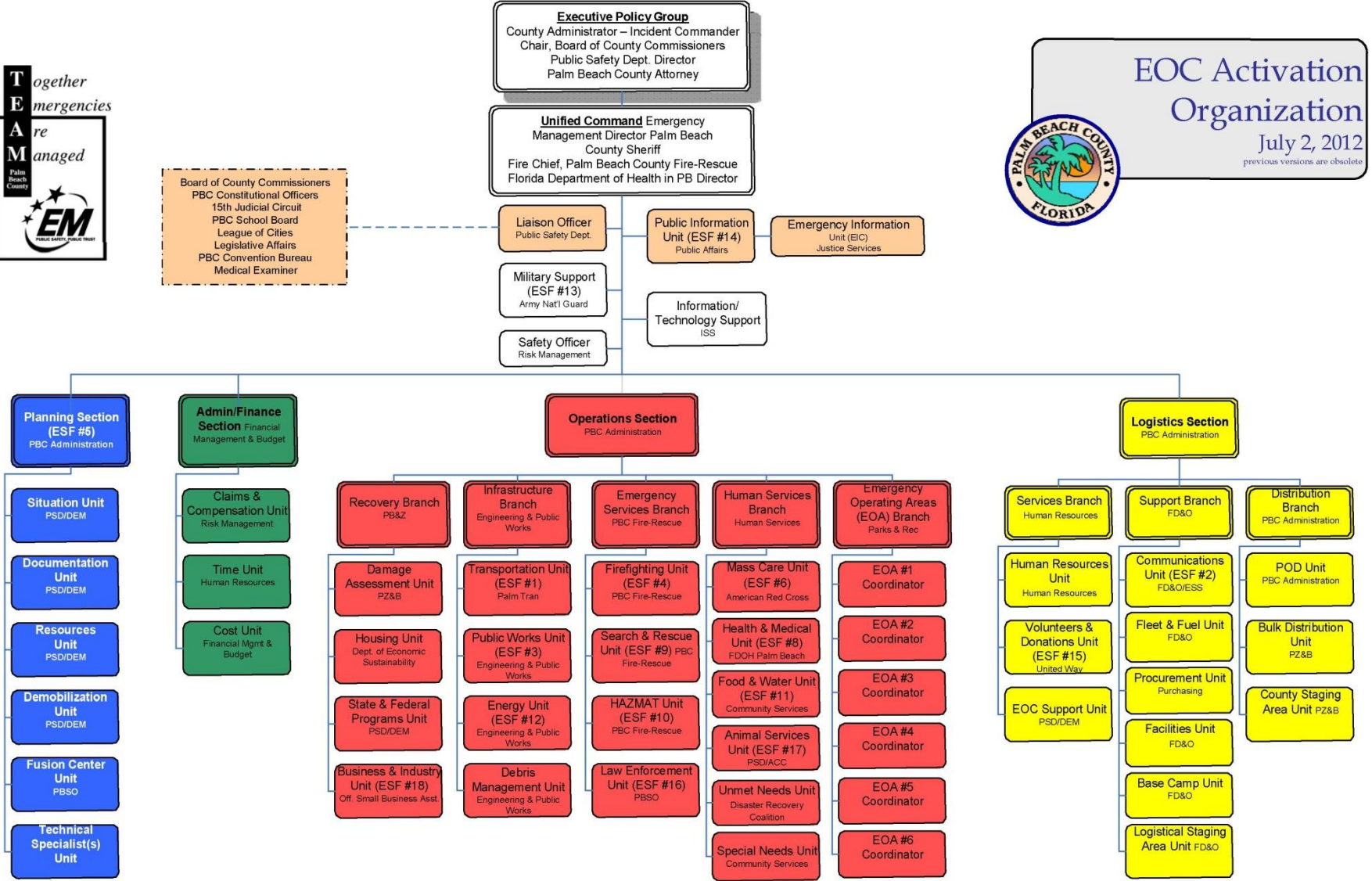
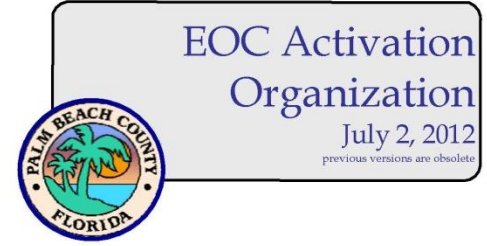
Appendix H: Disaster Housing Community Site Evaluation Form

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Appendix A: Emergency Organization Center (EOC) Organization Chart

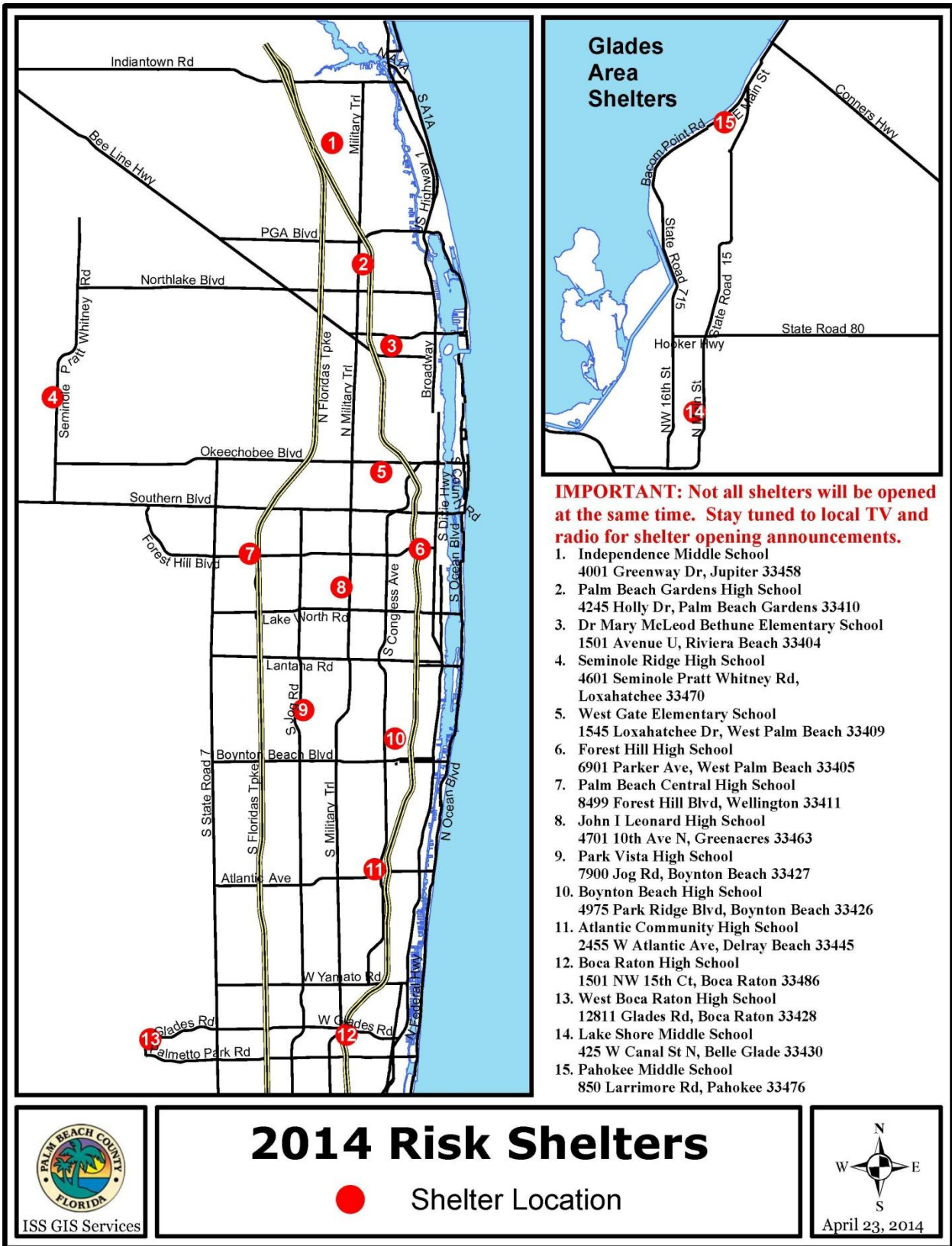


Board of County Commissioners
 PBC Constitutional Officers
 15th Judicial Circuit
 PBC School Board
 League of Cities
 Legislative Affairs
 PBC Convention Bureau
 Medical Examiner



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Appendix B: Emergency Shelter Facilities



Emergency Shelter Facilities

Emergency Shelters	Address	City	ZIP Code	Capacity
Atlantic Community High School	2455 West Atlantic Avenue	Delray Beach	33445	5,837
Bethune Elementary School, Dr Mary McLeod	1501 Aveune U	Riviera Beach	33404	418
Boca Raton High School	1501 NW 15th Court	Boca Raton	33486	3,218
Boynton Beach High School	4975 Park Ridge Boulevard	Boynton Beach	33426	2,075
Forest Hill High School	6901 Parker Avenue	West Palm Beach	33405	2,531
Independence Middle School	4001 Greenway Drive	Jupiter	33458	554
John I Leonard High School	4701 10th Avenue North	Greenacres	33463	4,704
Lakeshore Middle School	425 West Canal Street	Belle Glade	33430	2,872
Pahokee Middle School	850 Larrimore Road	Pahokee	33476	888
Palm Beach Central High School	8499 West Forest Hill Boulevard	Wellington	33411	8,136
Palm Beach Gardens High School	4245 Holly Drive	Palm Beach Gardens	33410	5,267
Park Vista High School	7900 Jog Road	Boynton Beach	33427	5,520
Seminole Ridge High School	4601 Seminole Pratt Whitney Road	Loxahatchee	33470	4,049
West Boca Raton High School	12811 Glades Road	Boca Raton	33428	3,535
Westgate Elementary School	1545 Loxahatchee Drive	West Palm Beach	33409	473
Special Needs Shelters*	Address	City	ZIP Code	Capacity
South Florida Fairgrounds	9067 Southern Boulevard	West Palm Beach	33421	500 + Aids
Palm Beach Central High School**	8499 West Forest Hill Boulevard	Wellington	33411	200 + Aids
Total Capacity				50,777

* Pre-registration required

**This facility will be utilized if necessary. In the event of a power outage, this facility will not be able to supply electric service.

Appendix C: List of Hotel/Motel Establishments

Name of Hotel/Motel	Phone #	Address	# of Rooms
Best Western Seaspray Inn	561-844-0233 800-330-0233	123 Ocean Avenue, Palm Beach Shores	50
Comfort Inn & Suites Jupiter	561-745-7997	6752 W. Indiantown Rd., Jupiter	69
Crowne Plaza Oceanfront	561-842-6171 800-327-0522	3200 North Ocean Drive, Singer Island	193
Doubletree Hotel Palm Beach Gardens	561-622-2260 800-445-2260	4431 PGA Boulevard, Palm Beach Gardens	279
Embassy Suites Palm Beach Gardens	561-622-1000 800-362-2779	4350 PGA Boulevard, Palm Beach Gardens	160
Fairfield Inn & Suites by Marriott	561-748-5252 800-228-2800	6748 W Indiantown Rd. Jupiter	110
Hampton Inn Jupiter/Juno Beach	561-626-9090	13801 U.S. Hwy One, Juno Beach	90
Hampton Inn PB Gardens	561-625-8880	4001 RCA Boulevard, Palm Beach Gardens	116
Hilton Singer Island Oceanfront Resort	561-848-3888 800-941-3592	3700 North Ocean Drive, Singer Island	223
Holiday Inn Express Juno	561-622-4366 800-272-6380	13950 U.S. Hwy One, Juno Beach	108
Inn of America	561-626-4918 800-587-6875	4123 Northlake Blvd., Palm Beach Gardens	95
Jupiter Beach Resort & Spa	561-746-2511 800-228-8810	5 North Highway A1A, Jupiter	156
La Quinta Inn Jupiter	561-575-7201	34 Fisherman's Wharf, Jupiter	105

Palm Beach County Disaster Housing Strategy

	800-531-5900		
Palm Beach Gardens Marriott	561-622-8888 800-678-9494	4000 RCA Boulevard, Palm Beach Gardens	279
PGA National Resort & Spa	561-627-2000 800-633-9150	400 Av. of the Champions, Palm Beach Gardens	339
The Resort at Singer Island	561-340-1700	3800 North Ocean Drive, Singer Island	239
Super 8 Motel Riviera Beach	561-848-1188 800-872-4858	4112 West Blue Heron Bvd., Riviera Beach	100
Windsor Gardens Hotel & Conference Center	561-844-8448 866-503-8880	11360 U.S. Highway One, North Palm Beach	90
Camelot Motor Lodge	561-626-7200	1000 US Highway 1, North Palm Beach	60
Marriott's Ocean Pointe	561-882-3000	71 Ocean Avenue, Palm Beach Shores	396
Ocean Surf Motel	561-844-1242	3021 N. Ocean Drive, Singer Island	10
Sandpiper Apartments	561-845-2447	Singer Island	N/A
A Paradise Inn Paradise	561-459-9550	1100 Florida Avenue West Palm Beach	N/A
Ambassador Hotel	561-582-2511	2730 South Ocean Boulevard, Palm Beach	
Best Western WPB Airport	561-471-8700	1505 Belvedere Road, West Palm Beach	135
Best Western Palm Beach Lakes	561-683-8810 800-331-9569	1800 Palm Beach Lakes Bvd. West Palm Beach	135
Bimini Inn	561-582-7437 888-582-7437	1618 South Federal Highway Lake Worth	16
The Bradley House Hotel	561-832-7050 800-822-4116	280 Sunset Avenue Palm Beach	31
The Brazilian Court	561-655-7740 800-552-0335	301 Australian Avenue Palm Beach	89

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The Breakers	561-655-6611 888-BREAKERS	One South County Road Palm Beach	560
Casa Coco Vacation-Resort Homes	561-832-0157	246 Lakeland Drive West Palm Beach	N/A
The Chesterfield Hotel	561-659-5800 800-243-7871	363 Coconut Row Palm Beach	55
CityOasis Vacation Homes	561-596-5683 866-361-9292	1106 Florida Avenue West Palm Beach	N/A
Clarkes Hotel	561-659-1660	314 Fern Street West Palm Beach	92
The Colony Hotel	561-655-5430 800-521-5525	155 Hammon Avenue, Palm Beach	90
Comfort Inn & Suites Lantana	561-582-7878 800-228-5150	1221 Hypoluxo Road, Lantana	60
Comfort Inn Palm Beach Lakes	561-689-6100 800-228-5150	1901 Palm Beach Lakes Blvd., West Palm Beach	162
Courtyard Marriott WPB Airport	561-207-1800 800-321-2211	1800 Centrepark Drive East, West Palm Beach	99
Courtyard by Marriott WPB	561-640-9000 800-321-2211	600 Northpoint Parkway, West Palm Beach	149
Crowne Plaza West Palm Beach	561-689-6400	1601 Belvedere Road, West Palm Beach	219
Days Inn Airport North	561-689-0450 800-543-1613	2300 West 45th Street, West Palm Beach	220
Extended Stay Deluxe	561-683-5332	700 Northpointe Parkway, West Palm Beach	
Fairfield Inn Suites Palm Beach	561-582-2585 800-347-5434	2870 South Ocean Boulevard, Palm Beach	98
Four Seasons Resort Palm Beach	561-582-2800 800-432-2335	2800 South Ocean Boulevard, Palm Beach	210
Grandview Gardens B&B	561-833-9023	1608 Lake Avenue, West Palm Beach	5

Palm Beach County Disaster Housing Strategy

Hampton Inn & Suites Wellington	561-472-9696 866-738-7373	2155 Wellington Green Dr., Wellington	32
Hampton Inn Airport/Downtown	561-472-7333 800-HAMPTON	1601 Worthington Road, West Palm Beach	105
Hampton Inn WPB/Lake Worth	561-472-5980 800-HAMPTON	8205 Lake Worth Road, Lake Worth	114
Hampton Inn Vista	561-682-9990 800-HAMPTON	2025 Vista Parkway, West Palm Beach	
Heart of Palm Beach Hotel	561-655-5600 800-521-4278	160 Royal Palm Way, Palm Beach	88
Hilton Garden Inn WPB/Airport	561-472-5956 877-782-9444	1611 Worthington Road, West Palm Beach	100
Hilton PB Airport	561-684-9400 800-443-3545	150 Australian Avenue, West Palm Beach	247
Holiday Inn PB Airport	561-659-3880 800-792-3880	1301 Belvedere Road, West Palm Beach	199
Holiday Inn WPB Turnpike	561-968-5000 800-325-8193	7859 Lake Worth Road, Lake Worth	114
Hotel Biba	561-832-0094 800-789-9843	320 Belvedere Road, West Palm Beach	43
La Quinta Inn & Suites	561-689-8540	1910 Palm Beach Lakes Bld., West Palm Beach	115
The OC Beach Resort	561-586-6542 800-433-1718	2842 South Ocean Boulevard, Palm Beach	134
PB County B&B Association	561-582-1090 888-722-2572	109 North Golfview Road, Lake Worth	7
Palm Beach Historic Inn	561-832-4009 800-918-9773	365 South County Road, Palm Beach	13
ParkView Motor Lodge	561-833-4644 800-523-8978	4710 South Dixie Highway, West Palm Beach	
The Pershing House	561-366-8989	2320 North Dixie Highway, West Palm Beach	58

Palm Beach County Disaster Housing Strategy

Radisson Hotel PB Airport	561-689-6888 800-333-3333	1808 South Australian Av., West Palm Beach	175
Residence Inn by Marriott	561-687-4747 800-331-3131	2461 Metrocentre Boulevard, West Palm Beach	78
The Ritz-Carlton	561-533-6000 800-241-3333	100 South Ocean Boulevard, Palm Beach	240
Studio 6	561-640-3335 888-897-0202	1535 Center Park Drive N, West Palm Beach	137
Treetops Motel	561-965-2106	5475 Lake Worth Road, Greenacres	24
West Palm Beach Marriott	561-833-1234 800-376-2292	1001 Okeechobee Boulevard West Palm Beach	349
Best Western Inn of America	561-588-0456	7051 Seacrest Blvd, Lantana	92
Budget Inn Belle Glade	561-992-8600	State Road 80, Belle Glade	
Casa de Rosa Bed and Breakfast	561-833-1920	520 27 th Street, West Palm Beach	4
Hibiscus House Bed & Breakfast	561-863-5633	501 30th St, West Palm Beach	8
Hibiscus House Downtown B&B	561-833-8171	213 S. Rosemary Ave, West Palm Beach	9
Intown Suites	561-697-4223	West Palm Beach	
La Quinta Inn	561-697-3388	Okeechobee Blvd., West Palm Beach	114
Mango Inn B&B	561-533-6900	128 N. Lakeside Dr., Lake Worth	10
Okeechobee Inn	561-996-6517	South Bay	80
Palm Beach Hotel Condominium	561-655-4580	Palm Beach	
Palm Beach Oceanfront Inn	561-582-5631	Palm Beach	

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Palm Beach Resort & Beach Club	561-586-8898	Palm Beach	
Plaza Inn Boutique Hotel	561-832-8666	Palm Beach	
Royal Inn	561-793-3000	Royal Palm Beach	
Sabal Palm House B&B	561-582-1090	Lake Worth	
Southern Palm B&B	561-790-1413	Loxahatchee	8
Tropical Gardens B&B	561-841-7210	West Palm Beach	
Berkshire by the Sea	561-276-8400	126 North Ocean Boulevard, Delray Beach	
Boca Raton Bridge Hotel	561-368-9500 866-909-2622	999 East Camino Real Boca Raton	121
Boca Raton Resort & Club	561-447-3000 800-327-0101	501 East Camino Real Boca Raton	1041
The Colony Hotel & Cabana Club	561-276-4123 800-552-2363	525 East Atlantic Avenue Delray Beach	70
Courtyard by Marriott Boca Raton	561-241-7070 800-321-2211	2000 NW Exec. Center Ct. Boca Raton	152
Crane's BeachHouse	561-278-1700 866-372-7263	82 Gleason Street Delray Beach	27
Delray Beach Marriott	561-274-3200 877-4DELRAY	10 North Ocean Boulevard Delray Beach	268
Delray Beach Residence Inn by Marriott	561-276-7441 866-258-7257	1111 East Atlantic Avenue Delray Beach	95
Doubletree Guest Suites	561-997-9500 800-222-TREE	701 NW 53rd Street Boca Raton	180
Embassy Suites Hotel Boca Raton	561-994-8200	661 NW 53rd Street Boca Raton	263
Fairfield Inn & Suites Boca Raton	561-417-8585	3400 Airport Road, Boca Raton	95

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	800-228-2800		
Hampton Inn & Suites	561-369-0018	1475 West Gateway Blvd, Boynton Beach	164
Hampton Inn Boca Raton	561-988-0200	1455 Yamato Road, Boca Raton	
Hilton Garden Inn	561-988-6110 800-STAYHGI	8201 Congress Avenue, Boca Raton	149
Hilton Suites Boca Raton	561-483-3600 800-333-3333	7920 Glades Road, Boca Raton	200
Holiday Inn Boynton Beach	561-737-4600	1601 North Congress Avenue Boynton Beach	152
Holiday Inn Express Boca Raton	561-482-7070	8144 Glades Road, Boca Raton	97
Holiday Inn Express Boynton Beach	561-734-9100 888-271-6540	480 W. Boynton Beach Blvd, Boynton Beach	100
Holiday Inn Hotel & Suites	561-368-5200	1950 Glades Road, Boca Raton	184
Holiday Inn Highland Beach	561-278-6241	2809 South Ocean Boulevard Highland Beach	115
Marriott Boca Raton Town Center	561-392-4600 888-888-3780	5150 Town Center Circle, Boca Raton	256
Midnight Sun Motel	561-588-3640	1030 South Federal Highway, Lake Worth	27
Renaissance Boca Raton Hotel	561-368-5252	2000 NW 19th Street, Boca Raton	189
Residence Inn by Marriott Boca Raton	561-994-3222 800-331-3131	525 NW 77th Street, Boca Raton	150
SpringHill Suites by Marriott	561-994-2107 888-287-9400	5130 NW Eighth Avenue, Boca Raton	146
Sundy House	561-272-5678 877-439-9601	106 South Swinton Avenue, Delray Beach	11
Wright by the Sea	561-278-3355 877-234-3355	1901 South Ocean Boulevard, Delray Beach	29

Palm Beach County Disaster Housing Strategy

Bermuda Inn	561-276-5288	Delray Beach	20
Best Western University Inn	561-395-5225	2700 North Federal Hwy, Boca Raton	90
Boca Inn Motel	561-395-7500	1801 N. Federal Highway, Boca Raton	
Boca Raton Plaza Hotel	561-750-9944	2901 N Federal Hwy, Boca Raton	100
Dover House	561-276-0309	110 S Ocean Blvd, Delray Beach	42
Golden Sands Inn	561-732-6075	520 South-East 21st Ave, Boynton Beach	24
Gulfstream Manor	561-272-6300	3901 N Ocean Blvd, Gulfstream	
Homestead Studio Suites	561-994-2599	501 NW 77th Street, Boca Raton	141
Inn at Ocean Breeze	561-994-0400	Boca Raton	
La Boca Casa	561-392-0885	Boca Raton	
Ocean Lodge Motel	561-395-7772	Boca Raton	
Quality Inn, Boca Raton	561-395-7172	Boca Raton	
Townplace Suites by Marriott	561-994-7232	Boca Raton	

Appendix D: List of Existing Rental Properties

NORTH COUNTY (Riviera Beach - Jupiter)

Development Name	Telephone	Address	City
Bay Reach	(561) 848-5525	1001 Lake Shore Drive	Lake Park
Blue Heron Apartments	848-8993	Multiple locations	Riviera Beach
Broadmoor Apartments	(561) 844-8273	1805 W Blue Heron Blvd	Riviera Beach
Cypress Manor Apts DbA Smokerise, Ltd	(727) 443-3251	3818 County Line Rd	Tequesta
Gables Floresta	(877) 638-9597	400 Via Royale	Jupiter
Gardens East	(866) 249-1124	2750 Rio Vista Blvd.	Palm Beach Gardens
Hampton Court	(561) 840-4044	4761 Australian Avenue	Mangonia Park
Indian Trace Apartments	(561) 842-9500	1000 Indian Trace Circle	Riviera Beach
Jupiter Cove Apartments	(866) 397-3096	17873-B Thelma Ave.	Jupiter
Jupiter Homes Corp DbA Smokerise, Ltd	(727) 443-3251	431 Toney Penna Drive	Jupiter
Lake Park Waterfront Apartments	(561) 842-1581	901 Lake Shore Drive	Lake Park
Lexford Apartments	(772) 546-8881	7967-H SE Courtney Terr.	Jupiter
Mallard's Cove	(866) 666-8802	6701 Mallard's Cove	Jupiter
Mira Flores	(866) 837-4792	11900 Valencia Gardens Avenue	Palm Beach Gardens
Mystic Woods I & II	(561) 844-5850	4250 Leo Lane	Palm Beach Gardens
Oasis Place	436-3268	3225 Avenue J	Riviera Beach

Palm Beach County Disaster Housing Strategy

Park Lake Apartments	(866) 849-4248	2304 N. Congress Ave.	Riviera Beach
San Merano at Mirasol	(866) 838-0779	100 Portofino Dr.	Palm Beach Gardens
Sanctuary Cove	(866) 906-6988	700 Sanctuary Cove Drive	North Palm Beach
Seagrape Apts	(727) 443-3251	428 Jupiter Lakes Blvd	Jupiter
Shell Trace	(561) 575-0975	6701 Mallards Cove Road	Jupiter
Sonoma Bay	(866) 398-3882	3600 Congress Ave.	Riviera Beach
Stephenson Manor Dba Smokerise, Ltd	(727) 443-3251	457 Jupiter Lakes Blvd.	Jupiter
Stonybrook Apartments	(561) 844-9055	1555 Martin Luther King Jr Blvd.	Riviera Beach
The Lakes at Palm Beach	(866) 397-7792	4070 Woods Edge Circle	Palm Beach Gardens
Third Housing 401 Dba Smokerise, Ltd	(727) 443-3251	331 Toney Penna Drive	Jupiter
Union Square Apartments	(561) 622-8555	4205 Union Square Blvd.	Palm Beach Gardens
Villa Franciscan	561-840-0444	2101 Avenue F	Riviera Beach
Venetian Isles I & II	(561) 841-5695	800 Venetian Isles Drive	Lake Park
Vintage at Abacoa	(888) 700-0742	863 University Blvd.	Jupiter
Westlake Phase I & II	547-0270	NW corner of Congress & Water Tower Road	Lake Park
Woodbine	(866) 483-9034	9000 Woodbine Trail	Palm Beach Gardens
Wood Duck Apts.	561) 743-5213	1101 Military Trail	Jupiter

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CENTRAL COUNTY (Boynton Beach - West Palm Beach)

Development Name	Telephone	Address	City
A&A Housing, Inc.		1101 South K Street	Lake Worth
Ahepa 18 Apartments	(561) 687-8120	4370 Community Dr	West Palm Beach
Archstone Hidden Harbor	(866) 397-2994	222 Kingfisher Way	Royal Palm Beach
Archstone Villages	(866) 397-2996	4200 Community Drive	West Palm Beach
Archstone Island Reach	(866) 701-8967	9873 Lawrence Rd.	Boynton Beach
Ashley Lake Park	(866) 567-1349	5020 Ashley Lake Drive	Boynton Beach
Aventine at Boynton Beach	(877) 288-7340	1575 SW 8th St.	Boynton Beach
Ballet Villages I & II	(561) 688-2280	430 South Rosemary Avenue	West Palm Beach
Banyan Lake	(866) 861-2113	1561 Stonehaven Drive	Boynton Beach
Boynton Bay	(561) 364-7600	499 Boynton Bay Circle	Boynton Beach
Boynton Landings	(561) 732-8628	2315 N. Congress Ave.	Boynton Beach
Boynton Trace	(561) 364-9610	700 N. Seacrest Blvd.	Boynton Beach
Caribbean Villas	(561) 687-1388	5865 Haverhill Road	West Palm Beach
Celtic	659-1201	4680 Davis Road	Lake Worth
Chelsea Commons	(561) 964-0300	6351 Pine Avenue	Greenacres
Christian Manor	(561) 686-5766	325 Executive Center Dr	West Palm Beach
Clear Lake Colony	(561) 686-8668	710 Executive Center Drive	West Palm Beach

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Clear Lake Palms	(888) 695-9315	401 Executive Drive	West Palm Beach
Clipper Cove-Boynton Beach	(561) 734-3402	1500 Southern Cross Lane	Boynton Beach
Colonial Lakes	(877) 914-4364	4050 Milner Circle	Lake Worth
Colony Club, The	(877) 874-4489	7132 Colony Club Dr.	Lake Worth
Colony Park	(561) 333-9500	8215 Belvedere Road	West Palm Beach
Congress Park	(561) 357-8600	3010 Congress Park Drive	Lake Worth
Courtney Park at Winston Trails	(866) 367-6859	5080 Lantana Road	Lake Worth
Courtyard On Flagler	561-832-4521	1701 N. Flagler Drive	West Palm Beach
Cove at Boynton Beach	(866) 370-0848	100 New Lake Drive	Boynton Beach
Davis Landings	(561)318-8442	4938 Davis Road	Lake Worth
El Cid Apartments	(561) 655-4654	315 Almeria Rd	West Palm Beach
Elmwood Apartments	(866) 348-8550	5111 Elmhurst St.	West Palm Beach
Emerald Lake	(877) 216-6093	4495 Emerald Vista	Lake Worth
Essex House	(888) 351-5603	537 S. Sequoia Drive	West Palm Beach
Estates at Wellington Green	(866) 588-0222	2301 Wellington Green Drive	Wellington
Evernia Place	(561) 650-01	621, 627, 631, 635 & 639 Evernia Street	West Palm Beach
Evernia Station Limited Partnership	(561) 832-4521	950 Evernia Street	West Palm Beach
Fairway Vista	(866) 877-7163	1951 Brandywine Road	West Palm Beach
Florida Club at Boynton Beach	(866) 802-6545	7933 Venture Center Way	Boynton Beach

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Forest Club of Wellington	(561) 793-8500	711 Forest Club Dr. W.	Wellington
Gables Cotton Bay	(888) 316-4765	888 Cotton Bay Drive West	West Palm Beach
Gables Mahogany Bay	(888) 265-4132	4101 Mahogany Drive	Boynton Beach
Gables Wellington	(866) 493-7551	2141 Vinings Cir.	Wellington
Gateway Club Apartments	(866) 514-5977	3930 Max Place	Boynton Beach
Glenmoor	(866) 368-1999	1100 Village Blvd.	West Palm Beach
Green Cay Village	(561) 200-2421	12575 Green Cay Farms Blvd	Boynton Beach
Greengate/Ambergate	(866) 346-4588	2357-B Greengate Circle	Boynton Beach
Hampton Court	(561) 840-4044	4790 Australian Way	Mangonia Park
Harris Music Lofts	683-2525	206 Clematis Street	West Palm Beach
Haverhill Commons	(561) 471-7070	4970 Haverhill Commons Circle	West Palm Beach
Heron Pointe	(866) 795-8921	10492 Boynton Place Circle	Boynton Beach
Indian Hills	(561) 364-5655	11211 S. Military Trl.	Boynton Beach
Indian Trace	800-604-6192	1000 Indian Cir.	West Palm Beach
Island Shores	(866) 398-0301	1600 Island Shores Drive	West Palm Beach
La Costa	(888) 265-4132	4101 Mahogany Dr.	Boynton Beach
Lake Worth Towers	(561) 585-7591	1500 Lucerne Ave	Lake Worth
Lake Shore	855-256-3234	4660 North Congress Avenue	West Palm Beach
Lakeshore Landing	(866) 390-8005	6010 Sherwood Glen Way	West Palm Beach

Palm Beach County Disaster Housing Strategy

Lakeshore Plaza	(561) 683-9603	1830 Embassy Dr.	West Palm Beach
Lakeside Commons	(866) 711-6051	550 Executive Center Drive	West Palm Beach
Lincoln Meadows	(888) 316-2820	100 Meadow Circle	Boynton Beach
Live Oak Plantation	(561) 689-0770	1551 Quail Drive	West Palm Beach
Madison Chase	(561) 790-0970	1096 Madison Chase	West Palm Beach
Malibu Bay	(561) 689-0697	750 Malibu Bay Drive	West Palm Beach
Mallard's Landing	(561) 684-3377	1598 Quail Drive	West Palm Beach
Mangonia Residence	(561) 835-8389	2210 North Australian Avenue	West Palm Beach
Marina Bay	(561) 432-1515	2600 Lantana, Road	Lantana
Merry Place	(561) 659-7551	451 Cheerful Court	West Palm Beach
Mystic Woods I & II	(561) 844-5850	4250 Leo Lane	Palm Springs
Palm Beach County Group Home	561-842-3213	322 10 th St	West Palm Beach
Palm Club	(888) 298-5396	2425 2nd Avenue North	Palm Springs
Palm Gardens	(561) 547-7164	1710 Fourth Avenue North	Lake Worth
Palm Grove	(561) 832-0450	2100 Australian Avenue North	West Palm Beach
Palo Verde	(866) 346-9871	6164 Forest Hill Blvd	West Palm Beach
Park Lake	(888) 294-4461	2304 North Congress Avenue	West Palm Beach
Park on Wallis	686-9109	5211 Wallis Road	West Palm Beach
Pheasant Run	(888) 248-2872	4414 Forest Hill Blvd	West Palm Beach

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Pine Run Villas	(561) 432-4992	5212 Sunset Trail	Lake Worth
Pines on Stacy	686-9109	5280 Stacy Street	West Palm Beach
Pinnacle at Abbey Park	(561) 439-8311	1921 Abbey Road	West Palm Beach
Pinnacle Palms	(561) 686-6262	601 Executive Center Drive	West palm Beach
Polo Lakes at Wellington	(866) 558-0448	1950 Polo Lake Boulevard	West Palm Beach
Ponte Verde	(888) 711-8898	1401 Village Boulevard	West Palm Beach
Portofino	(561) 966-6161	2767 10th Avenue North	Lake Worth
Portofino at Lakes of Laguna	(888) 923-8169	4400 Portofino Way	West Palm Beach
Preserve At Boynton Beach I	(855) 213-3787	1866 NE 5th Street	Boynton Beach
Quail Woods At Live Oak Plantation	(561) 223-1009	1599 Quail Drive	West Palm Beach
Quantum Lake Villas	(866) 516-5476	2700 Quantum Lakes Dr.	Boynton Beach
Reflections	(866) 434-5458	4860 Sandstone Lane	West Palm Beach
Renaissance Apartments	(561) 712-1713	4200 Bear Lake Court	West Palm Beach
Reserve and the Park at Riverbridge	(866) 283-8804	50 Olive Tree Cir.	West Palm Beach
Reserve at Ashley Lake	(866) 857-2889	5217 Cedar Lake Road	Boynton Beach
Reserve at Riverbridge	(561) 649-1800	50 Olive Tree Cir.	West Palm Beach
Riverview House	(561) 585-9196	2571 Lake Worth Road	Lake Worth
Rosemary	561-833-6200	706 8th Street	West Palm Beach
Rosemary Village	(561) 833-6200	819 N. Sapodilla Avenue	West Palm Beach

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Royal Poinciana Place	(561) 246-4213	5500 N Haverhill Rd	West Palm Beach
Runaway Bay - Lantana	(866) 902-5931	6175 Reflections Blvd	Lantana
Saddlebrook Apartment Homes	(866) 540-0610	5101 Caribbean Blvd	West Palm Beach
San Michele Andros Isle	(888) 418-1341	8901 W. Okeechobee Blvd.	West Palm Beach
Sandpiper Cove	(866) 902-0754	3500 Sandpiper Drive	Boynton Beach
Savannah Lakes	(866) 860-6110	220 Savannah Lakes Drive	Boynton Beach
Shadetree	(561) 968-5229	1769 Shadetree Way	West Palm Beach
Shenandoah Village	(561) 478-4888	717 Mill Valley Place	West Palm Beach
Spa at Sunset Isles	(888) 556-2441	10282 Fox Trail Road South	Royal Palm Beach
Springbrook Commons	(561) 683-2525	5500 North Haverhill Road	West Palm Beach
Springtree	(561) 471-1142	4772 Elmhurst Rd.	West Palm Beach
St. Andrew's Residence	(561) 655-1504	208 Fern St	West Palm Beach
St. Andrew's at Boynton Beach	(561) 434-5600	7800 Sonoma Springs Cir.	Boynton Beach
St. James Residences	(561) 833-5269	400 South Olive Avenue	West Palm Beach
Stonybrook Apartments	(866) 263-6365	10206 Stonehenge Circle	Boynton Beach
Summit Center	471-5800	5161 Jaczko Lane	West Palm Beach
Sunset Place	(561) 863-6181	1001 36th Street	West Palm Beach
Suntree	357-9664	4602 Cresthaven Blvd.	West Palm Beach
Tennis Tower Apartments	(888) 549-6320	2882 Tennis Club Drive	West Palm Beach

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The Cascades	(888) 593-1065	1400 Village Blvd	West Palm Beach
The Grande Isles	(888) 371-6422	4145 N. Haverhill Rd.	West Palm Beach
The Pavilion	(561) 686-5300	401 Executive Center Drive	West Palm Beach
The Royal Saint George	(888) 326-5232	1651 Brandywine Rd.	West Palm Beach
Townhomes of Wellington	(877) 479-1427	1105 Hyacinth Place	Wellington
Turtle Cove	(866) 799-1798	888 Cotton Bay Dr. W.	West Palm Beach
Tuscany On The Intracoastal	(561) 479-3224	Tuscany Way	Boynton Beach
Via Lugano	(561) 364-9070	1400 Via Lugano Cir.	Boynton Beach
Villa Madonna	(561) 963-1900	4809 Lake Worth Rd	Lake Worth
Villa Regina	(561) 478-3900	2660 N Haverhill Rd	West Palm Beach
Village Club	(561) 968-5100	555 Kirk Road	Palm Springs
Village Crossing	(866) 545-6295	3101 Village Boulevard	West Palm Beach
Village Place Apartments	(866) 566-6290	2111 Brandy Wine Road	West Palm Beach
Villas at Cove Crossing	(561) 641-4145	2730 Lantana Road	Lantana
Vista del Lago/Courtyard on Flagler	832-4521	1701 North Flagler Drive	West Palm Beach
Vista Lago	(877) 551-3193	3130 N. Jog Road	West Palm Beach
Waterway Village	(866) 398-1745	1200 Waterway Village Court	West Palm Beach
Waverly	(561) 683-5848	1386 Summit Pines Boulevard	West Palm Beach
Wedgewood Apartments	(561) 616-5533	4921 Wedgewood Way	West Palm Beach

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Westgate Plaza Apartments	(561) 683-2880	4150 Westgate Avenue	West Palm Beach
Willow Lake	(888) 306-4804	2508 10th Avnue North	Palm Springs
Windsor Park	(561) 688-2280	1389 Summit Pines Boulevard	West Palm Beach
Windward	(866) 904-0833	1441 Brandywine Rd.	West Palm Beach
Woodlake Apartments	(561)471-5889	1749 Jog Road	West Palm Beach
Worthington	(561) 969-3200	6274 Pinestead Drive	Lake Worth

SOUTH COUNTY (Boca Raton - Delray Beach)

Development Name	Telephone	Address	City
Arbor Oaks at Boca Raton	(866) 398-6180	9817 Arbor Oaks Lane	Boca Raton
Auburn Trace	(561) 243-6800	624 Auburn Circle West	Delray Beach
ALARA Mizner Village	(888) 441-9586	15005 Michelangelo Blvd.	Delray Beach
Archstone Delray Beach	(866) 687-0581	5600 W. Atlantic Ave.	Delray Beach
Back Bay Apartments	(561) 362-9000	6363 LaCosta Dr.	Boca Raton
Banyan Lake	(888) 807-8659	8207 Severn Dr.	Boca Raton
Boca Arbor Club	(561) 391-4644	566401 Arbor Club Way	Boca Raton
Boca Bend Marina	(866) 397-7796	215 N. Federal Hwy	Boca Raton
Boca Manor Apartments	391-5510	2500 N Federal Hwy	Boca Raton
Boca Colony	(561) 391-2555	6061 Boca Colony Dr.	Boca Raton

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Boca Islands East	(561) 367-7295	70 SE 11th St	Boca Raton
Boca Palms	(561) 488-1510	9860 Southwest 3rd Street	Boca Raton
Boca Quay	(888) 255-4893	818 E. Jefferey St.	Boca Raton
Boca Winds	(561) 395-5591	530 NE 47th St.	Boca Raton
Crystal Palms	(866) 972-6710	6874 Palmeto Cir. S	Boca Raton
Cynthia Gardens	(888) 263-7004	1675 NW 4th Avenue	Boca Raton
Emerald Bay Club	(561) 488-4028	10235 Boca Entrada Blvd.	West Boca Raton
Gables Boca Place	(866) 255-7967	22148 Boca Place Dr.	Boca Raton
Gables Town Colony	(561) 487-7600	6079 Town Colony Drive	Boca Raton
Gables Town Place	(561) 487-7600	212409 Town Lakes Drive	Boca Raton
Groves of Delray	(888) 304-4062	1301 SW 10th Avenue	Delray Beach
Harbour Town	(866) 857-9801	6925 Town Harbour Blvd.	Boca Raton
In The Pines South	(561) 495-9327	16101 Half Mile Road	Delray Beach
Lake Delray	(877) 892-5397	700 Lindell Boulevard	Delray Beach
Reflections of Boca Del Mar	(888) 768-9347	5500 Pacific Blvd.	Boca Raton
Royal Colonial Apartments	(561) 395-3080	1015 Spanish River Rd.	Boca Raton
Savannah Place	(888) 801-5827	22356 Calibre Court	Boca Raton
Shirley H. Gould House	877-978-3338	21000 Ruth And Baron Coleman Blvd	Boca Raton
Somerset Place	(866) 591-2156	5614 Wellesley Park Drive	Boca Raton

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Spring Harbor	(888) 871-7419	1495 Spring Harbor Dr.	Delray Beach
Spring Landing	(877) 290-6431	1865 Linton Lakes Drive	Delray Beach
Style	(561) 353-0155	115 W. Palmetto Park Rd.	Boca Raton
The Palms of Boca Del Mar	(866) 527-4295	5515 Pacific Blvd.	Boca Raton
The Vinings at Delray Beach	(561) 279-1855	650 Lavers Cir	Delray Beach
Tuscany Pointe	(866) 748-0033	23126 Post Gardens Way	Boca Raton
Vinings II At Town Place	(866) 615-1589	5881 Town Bay Dr.	Boca Raton
Waterford Village	(561) 276-8885	995 Crystal Way	Delray Beach
Water's Edge	(866) 397-1992	500 N. Congress Ave.	Delray Beach
Weinberg House	(561) 482-0523	21100 95th Ave South	Boca Raton
Village At Delray	(561) 243-6802	695 Auburn Avenue	Delray Beach
Village Square	(561) 274-0007	SW 7th Street & Auburn Avenue	Delray Beach

WEST COUNTY (Lake Region)

Development Name	Telephone	Address	City
Amaryllis Gardens	(561) 924-5900	381 J. Malone Drive	Pahokee
Doveland Villas	(561) 924-9600	8633 Doveland Drive	Pahokee
Glades-diamond Housing	(561) 996-9705	100 Down Circle	Belle Glade
Glades Pioneer Terrace	(561) 996-6624	200 Dorothy Wilford Cir	Belle Glade

Palm Beach County Disaster Housing Strategy

Okee/osceola Center	(407) 996-2140	1284 NW Avenue L	Belle Glade
NOAH-Doveland Villas	924-9600	8622 Doveland Drive	Pahokee
NOAH-Covenant Villas	996-2300	601 Covenant Drive	Belle Glade
NOAH-South Bay Villas	996-2300	150 Harrell Drive	South Bay
Quiet Waters	561-996-7040	306 SW 10th Street	Belle Glade
Royal Palm Lakes	924-8008	1749 East Main Street	Pahokee
Sugar Cane Villas	(561) 924-2648	38520 86th Street North #2	Pahokee

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Appendix E: PBC PPM for Temporary Housing Unit Permitting



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
POLICY AND PROCEDURE**

Barbara Alterman, Executive Director

PPM # PZ-O-003

Issued: 11/22/04

Effective: 12/06/04

SUBJECT: PERMITTING OF TEMPORARY TRAILERS AS TEMPORARY HOUSING AFTER A DECLARED NATURAL DISASTER, IN UNINCORPORATED PALM BEACH COUNTY.

PURPOSE: Determine who qualifies and establish procedures to facilitate requests for trailers as temporary housing while replacing or reconstructing a residential unit.

POLICY: Building Permit for use of temporary trailer while residential unit is being replaced or reconstructed.

PROCEDURE: **Qualifications**
1) Provide FEMA registration for trailer need,
OR
2) Provide proof homeowner's insurance is addressing "loss of use" of residence.

General Requirements

- Prove unit is uninhabitable through appropriate documentation (pictures of damage, assessment reports by insurance company or FEMA, etc.).
- Comply with all Health, Building and Zoning Codes and permitting procedures
- The Building Permit shall be valid for one-year from date of issuance from the Building Division. A possible one-year extension may be granted provided the applicant submits an application to the Zoning Division within 60 days of the Building Permit expiration, as indicated on the permit.
- Granting the Building Permit does not relieve the applicant from complying with any Deed Restrictions imposed by the development.
- The Executive Director may amend this policy to enforce additional requirements to ensure health, safety, and welfare of the residents of PBC.

Temporary Trailer Specific Requirements

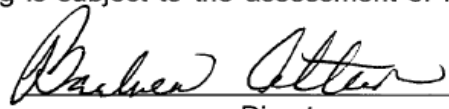
- Generators are prohibited.
- Electrical hook-up is required.

- Water shall be supplied to the Temporary Trailer through existing hose bib.
- Sewerage shall be self-contained or connected to a sewer system that may require an inspection from Palm Beach County. Owner is required to provide the Health Department a copy of a signed "Service Agreement" stating the frequency of removal of the contents from the self-contained tank.
- Temporary trailer shall meet separation required by PBC Fire Codes.
- Applicant shall provide a survey, site plan or aerial of the property with proposed location of the temporary trailer.
- Temporary trailers shall be located on a minimum lot size of 6,000 square feet, and shall be located on the lot presenting minimal impact, as determined by staff, to surrounding properties (*Does not apply to mobile home in a Mobile Home Park*).
- Temporary Trailers shall not be inhabited during a hurricane warning or when evacuations are ordered for low-lying areas.

Mobile Home (MH) in Mobile Home Parks

In addition to meeting all above requirements, unless specified as being exempt, MH placed in Mobile Home Parks shall comply with the following additional requirements:

- Destroyed MH and any associated debris shall be removed from the lot by the park owner or applicant, whichever is applicable, and disposed of in an appropriate manner.
- MH placed in mobile home park shall submit to the Building Division for all appropriate permits, which include but are not limited to, demo of destroyed MH, electrical, mechanical, plumbing, and the tie down.
- The MH must be a Zone III designed mobile home, approved under the Department of Highway Safety and Motor Vehicles.
- If the MH is not removed upon expiration of the Permit and remains on the site, it shall comply with the Mobile Home Controlling Site Plan filed with the Zoning Division (including but not limited to setbacks or separations).
- In the event the MH cannot meet required setbacks or separations of the Mobile Home Park Controlling Site Plan, the applicant shall remove the MH from the lot or seek variance relief from the Zoning Division within 60 days of the expiration of the 18-month FEMA Certification period or a date determined by the Zoning Director.
- Temporary installation does not vest the mobile home for existing use credit, and that a mobile home that later becomes permanent dwelling is subject to the assessment of Impact Fees.



Director

Palm Beach County Disaster Housing Strategy

PALM BEACH COUNTY - ZONING DIVISION

FORM # 47

County Administrator
Robert Weisman

Palm Beach County Zoning Division
2300 N. Jog Road
West Palm Beach, Florida 33411
Phone: (561) 233-5200
FAX: (561) 233-5165



APPLICATION FOR TEMPORARY FEDERAL EMERGENCY MANAGEMENT ACT (FEMA) TRAILER PERMIT

Instructions:

1. Submit a copy of the FEMA registration showing that the homeowner will qualify for a trailer or proof of Homeowner Insurance which addresses "loss of use" of residence;
2. Application Fees ([Refer to the Zoning Fee Schedule](#)): If paying by check, make it payable to Palm Beach County, Board of County Commissioners; and
3. Complete **Property and Owner Information** below, and submit the application in person to the Zoning Division at 2300 N. Jog Road, West Palm Beach, FL 33411, Attention Administrative Review (AR) Section Supervisor.

Contact: For further information, contact AR Section Supervisor at 561-233-5200

PROPERTY AND OWNER INFORMATION

Property Control Number (PCN): This is a 17 digit number beginning with 00 (Check your tax bill for this number)

PCN: _____

Current Property Owner(s):

Name: _____

Address: _____ City _____ State _____ Zip _____

Phone: _____ Fax: _____ Email: _____

Name of an Individual Residing in the Temporary FEMA Trailer:

Name: _____

Address: _____ City _____ State _____ Zip _____

Phone: _____ Fax: _____ Email: _____

HOME OWNER ASSOCIATION (HOA) INFORMATION

Yes: _____ (If yes, fill in information below)

No: _____

HOA Name: _____ HOA Contact: _____

Address: _____ City _____ State _____ Zip _____

Phone: _____ Fax: _____ Email: _____

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Appendix F: List of Manufactured Home Parks

FACILITY NAME	PHONE	MOBILE HOME SPACES	RV SPACES	TENT SPACES	TOTAL SPACES	ADDRESS	CITY
Bearden Trailer Park	(561) 996-3383	11	0	0	11	1117 NW 16th St	Belle Glade
City of Belle Glade Marina Cam	(561) 996-0100	0	370	0	370	Tory Island	Belle Glade
Gladeview Mobile Home Park	(561) 996-2552	35	0	0	35	800 SW 16th St	Belle Glade
Johnson's Trailer Park	(561) 983-1540	25	0	0	25	340 W Canal St S	Belle Glade
Lake Breeze Mobile Home Park	(561) 996-4127	117	0	0	117	State Road #715 & Hatcher Road	Belle Glade
Lewis Trailer Park	(561) 996-6069	50	0	0	50	1108 W Canal St S	Belle Glade
Lott's Trailer Park	(561) 996-6113	8	0	0	8	1324 NW 13th St	Belle Glade
Mid-City Trailer Park	(561) 996-9786	42	0	0	42	300 NW 11th St	Belle Glade
Mohr's Trailer Court	(561) 996-0268	36	0	0	36	1309 NW 16th St	Belle Glade
Motes' Mobile Home Park	(561) 996-4524	13	0	0	13	600 SW 16th St	Belle Glade
Hester's Mobile Home Park	(561) 301-7912	25	0	0	25	150 NW 3rd St	Belle Glade
Tillman's Mobile Home Park	(561) 996-8870	44	0	0	44	1608 SE Ave G	Belle Glade
Twin Palms Mobile Home Park	(561) 924-5504	35	0	0	35	1508 NW Avenue ""P""	Belle Glade
Pioneer Park Mobile Home Park Inc.					0	190 State Road 715	Belle Glade
Colonial Estates, Inc.	(561) 738-0620	254	0	0	254	12375 Military Trl.	Boynton Beach
Jamaica Bay, Inc.	(561) 436-8069	753	0	0	753	31005 Jamaica Bay Dr	Boynton Beach
La Paloma	(561) 704-3461	238	0	0	238	9200 Military Trail	Boynton Beach

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Royal Manor Mobile Home Estates, Inc.	(941) 350-0811	437	0	0	437	4290 Royal Manor Blvd	Boynton Beach
Sand & Sea Village Mobile Home Community	(561) 734-7766	608	0	0	608	2350 NW 20th Ave	Boynton Beach
Hometown Whispering Pines	(561) 859-6356	304	0	0	304	7900 Lawrence Road	Boynton Beach
Sunny South Estates	(561) 718-3894	319	0	0	319	8710 Sunny South Ave	Boynton Beach
Connell's Trailer Park	(561) 902-7566	14	0	0	14	U.S. Hwy. 441, N.	Canal Point
Lakeshore Trailer Park	() -	13	0	0	13	12133 US 441	Canal Point
Crooked Hook R.V. Resort	(863) 983-7112	3	171	12	186	Us Hwy. 27, 3 Mi. E. of	Clewiston
Del-Raton Mobile Headquarters, Inc.	(561) 573-5523	24	36	0	60	2998 S Federal Hwy	Delray Beach
Floranda Mobile Home Park, LLC	(561) 395-2130	82	3	0	85	1206 S Federal Hwy	Delray Beach
Colonial Estates		326	0	0	326	6046 Lake Worth Rd	Greenacres
Pickwick Park M.H.P.	(954) 714-6278	370	0	0	370	1 Pickwick Park Dr E	Greenacres
Hypoluxo Harbor Club Homeowners Association, Inc.	(561) 588-7210	63	5	0	68	7892 S U.S. Highway 1	Hypoluxo
Floridian Ocean Park		33	3	0	36	14701 US Highway 1	Juno Beach
Juno Beach RV Park	(561) 622-7500	0	60	0	60	900 Juno Ocean Walk	Juno Beach
Bells MHP	(561) 746-4260	39	0	0	39	401 N Highway A1A Alt.	Jupiter
Suni-Sands Mobile Home Park		103	5	0	108	961 N A1A #100	Jupiter
West Jupiter Camping Resort		0	74	0	74	17801 N 130th Ave	Jupiter
White Haven Trailer Park		112	19	0	131	1030 Military Trl	Jupiter
Monterrey Rentals LLC	(863) 983-6830				0	N US 27 Hwy	Lake Harbor
Hi Acres Mobile Home Park		52	0	0	52	2929 Avocado Ln	Lake Park

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Briarwood Mobile Home Park		144	0	0	144	134 Ferne Lane	Lake Worth
Ramblewood Mobile Home Park		43	0	0	43	2714 10th Ave. N.	Lake Worth
Grasso Mobile Home Park		13	0	0	13	4037 Davis Rd	Lake Worth
Greenacres Mobile Estates		75	0	0	75	3033 S Military Trl	Lake Worth
Holiday II Mobile Home Park	(954) 714-0278	101	0	0	101	1803 Lake Worth Road	Lake Worth
Holts Lazyland Trailer Park		144	0	0	144	1717 12th Ave. So.	Lake Worth
John Prince Park Campground		1	265	0	266	2700 6th Ave. S	Lake Worth
Kokomo Management, Inc.		161	0	0	161	5896 Shawnee Drive	Lake Worth
Hometown Lake Worth Village	(561) 649-3048	826	0	0	826	5160 Lake Worth Road	Lake Worth
Mar Mak Colony Mobile Home Park	(954) 922-1042	104	0	0	104	3324 Lake Worth Rd.	Lake Worth
Mas Verde Mobile Home Estates		300	0	0	300	5656 Lake Worth Rd.	Lake Worth
Melaleuca Trailer Park		15	0	0	15	4848 S Military Trl	Lake Worth
Orange Grove Mobile Home Park, LLC	(248) 988-8845	109	0	0	109	2600 6th Ave So.	Lake Worth
Palm Beach Mobile Home Park, LLC		333	0	0	333	300 Cypress Dr.	Lake Worth
Royal Palm Mobile Home Prk.		106	34	0	140	2781 2nd Ave No.	Lake Worth
Tom's Trailer Park Inc.		15	0	0	15	4194 South Kirk Road	Lake Worth
Tropical Gardens Trailer Park		8	0	0	8	9 Urquhart St.	Lake Worth
Precious Property Management, LLC	(954) 770-6540	19	0	0	19	7888 S Military Trl	Lake Worth
Maralago Cay	(561) 967-2626	603	0	0	603	6280 S Ash Lane	Lantana
Lantana Cascade Mobile Home Park	(561) 963-1873	462	0	0	462	6330 S Congress Ave	Lantana

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Palm Bch. Travelers Park	(561) 967-3139	1	99	0	100	6159 Lawrence Rd	Lantana
Palm Breezes Club	(561) 433-8223	189	0	0	189	3500 W Lantana Rd	Lantana
Palm Beach Plantation	(561) 523-3431	214	0	0	214	6860 Lantana Road	Lantana
Florida Tropic, LLC	(561) 301-1653	62	2	0	64	810 N 4th St	Lantana
Lion Country Safari KOA		1	211	18	230	2000 Lion Country Safari Rd.	Loxahatchee
Sunspport Gardens		0	40	0	40	14125 North Road	Loxahatchee
Duncan Padgett Mobile Home Park	(561) 924-7131	35	0	0	35	630 S Barfield Hwy	Pahokee
Ed Crosby Mobile Home Park	(561) 924-5504	65	0	0	65	Golden Pl. & S. W. 7th Street	Pahokee
Keen's Mobile Home Park	(561) 924-5848	0	0	0	0	3449 E Main St	Pahokee
King Bee Trailer Park	(561) 924-5300	7	0	0	7	262 E 7th St	Pahokee
May's Mobile Home Park		10	0	0	10	2660 E Main St	Pahokee
Hanson Mobile Home Park	(713) 266-9989	10	0	0	10	437 W Main St	Pahokee
Lake Okeechobee Outpost	(561) 924-7832	0	109	0	109	190 N Lake Ave	Pahokee
Burt Rentals Fish Camp	(561) 951-4663	19	0	0	19	229 W Main St	Pahokee
Pelican River Mobile Home Park	(561) 762-5686	35	0	0	35	800 McClure Rd	Pahokee
Ron Crosby Mobile Home Park	(561) 924-5504	65	0	0	65	Farm Pl. & S. W. 6th Street	Pahokee
Shirley's Trailer Park	(863) 467-1574	32	0	0	32	400 E 7th St	Pahokee
Usher's Trailer Park	(561) 793-2094	20	0	0	20	2811 E Main St	Pahokee
Herring Mobile Home Park	(561) 996-1040	9	0	0	9	179 Allamanda Dr	Pahokee
Murphy's Mobile Home Park		16	0	0	16	334 S Barfield Hwy	Pahokee
Pahokee Beach Sailing RV	(561) 951-4663	0	45	0	45	297 W Main St	Pahokee

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Resort							
Barfield Mobile Home Park	(561) 993-5719				0	320 S BARFIELD Hwy	Pahokee
A Garden Walk	(561) 622-3344	484	0	0	484	8200 N Military Tr	Palm Beach Gardens
Juno Gardens M.H. Park	(561) 254-0504	19	0	0	19	21 Juno Gardens Dr	Palm Beach Gardens
Meadows Mobile Home Park	(312) 279-1464	380	0	0	380	2555 PGA Blvd	Palm Beach Gardens
Sunshine Mobile Village Park		170	0	0	170	2765 10th Ave N	Palm Springs
Cook's Cottage		50	0	0	50	3010 Broadway	Riviera Beach
Pineapple Grove Properties, LTD	(561) 454-1664	38	0	0	38	3026 Ave ""E""	Riviera Beach
Oasis Trailer Ct	(561) 844-2825	45	0	0	45	3100 Broadway	Riviera Beach
Ocean Tide of Riviera Beach		236	0	0	236	3227 Broadway	Riviera Beach
Palm Lakes Cooperative Inc.	(561) 842-6590	921	0	0	921	7272 42nd Way No	Riviera Beach
Florida Tropic, LLC		28	0	0	28	2825 Broadway	Riviera Beach
Southern Court	(561) 844-2825	145	0	0	145	3301 Broadway	Riviera Beach
Peanut Island Park	(561) 966-6671	0	0	20	20	6500 Peanut Island Rd	Riviera Beach
Henderson's Mobile Home Park	(561) 996-2298	55	0	0	55	950 US Highway 27 N	South Bay
Northmoor Courts	(722) 873-2449	21	0	0	21	200 SE 2nd Ave	South Bay
South Bay RV Park	(561) 992-9067	0	72	0	72	100 Levee Road	South Bay
Starling's Trailer Park	(561) 983-1540	31	0	0	31	240 U.S. Hwy. 27, S.	South Bay
Littlewood Campground	(954) 658-7011	60	0	0	60	3512 Grand Prix Farms Dr	Wellington
Al & Lu's Mobile Home Park		30	0	0	30	1637 S Military Trl	West Palm Beach
Bills Trailer Park		11	2	0	13	356 S Congress Av	West Palm

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							Beach
Blue Grass Mobile Home Community, Inc.		86	4	0	90	4309 Parker Ave	West Palm Beach
Blue Sky Mobile Park	(561) 683-4440	13	0	0	13	2780 Old Military Trail	West Palm Beach
Casa Del Monte M.H.P, LLC	(561) 967-3993	657	0	0	657	6151 Forest Hill Blvd	West Palm Beach
Casa Loma Trlr. Pk.		80	0	0	80	1451 N Military Trl	West Palm Beach
Congress Mobile Home Park	(561) 533-6133	30	0	0	30	1960 N Congress Ave	West Palm Beach
Pine Jog Youth Conservation Camp	(561) 686-6600	0	10	0	10	12100 Seminole Pratt Whitney	West Palm Beach
Happy Landings M.H.P.		44	0	0	44	1311 S Military Trl	West Palm Beach
Haverhill Mobile Home Park		47	0	0	47	559 N Haverhill Rd.	West Palm Beach
Holiday Plaza M.H.P.	(561) 722-4613	266	0	0	266	2256 N Haverhill Rd	West Palm Beach
Holiday Ranch M.H. Park		222	0	0	222	1375 S Military Trl	West Palm Beach
Lakeside of Palm Beach	(585) 381-0570	259	0	0	259	2156 Okeechobee Blvd.	West Palm Beach
Linda's Mobile Home Crt.		24	0	0	24	1750 N Congress Ave	West Palm Beach
Horizon Homes At Marlboro Courts	(561) 963-9977	96	0	0	96	4261 Hillary Cir.	West Palm Beach
Meadowbrook Mobile Park		435	0	0	435	1531 N Drexel Rd	West Palm Beach
Palm Beach Colony		285	0	0	285	2000 N Congress Ave	West Palm Beach
Paradise Mobile Home Park	(305) 238-0606	37	0	0	37	3206 Forest Hill Blvd	West Palm Beach
Rainbow Mobile Home Colony		44	0	0	44	2767 S Military Trl	West Palm Beach
Tavares Cove Mobile Home Park-Phase I	(561) 965-5165	377	0	0	377	2315 Espana Real	West Palm Beach
The Palm Beach RV Park	(561) 346-1715	0	31	0	31	1444 Old Okeechobee Rd.	West Palm Beach

Palm Beach County Disaster Housing Strategy

Twin Lakes Mobile Home Park		77	0	0	77	1701 Skees Rd	West Palm Beach
Vacation Inn Resort		0	400	0	400	6500 N Military Trl	West Palm Beach
Wrights Private T.P.		48	0	0	48	3205 Tuxedo Ave.	West Palm Beach
Long Lake Village LLC.		134	0	0	134	4750 Carefree Cove Blvd.	West Palm Beach
Tavares Cove Mobile Home Park-Phase II		105	0	0	105	2315 Espana Real	West Palm Beach

Total Mobile Home Spaces: 15,050

Total Recreational Vehicle Spaces: 2,070

Total Tent Spaces: 50

Total Overall Spaces: 17,170

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Appendix G: List of Vacant Potential Community Sites

Site	Address
DK Arena	DK Arena (former Jai-Ali Fronton), 1415 West 45th Street, Mangonia Park, 33407. PCN: 44-43-43-05-00-014-0010
Glades Pioneer Park	Glades Pioneer Park, 866 South State Road 715, unincorporated PBC, 33430. PCN: 00-37-44-06-00-000-3020
John Prince Memorial Park	John Prince Memorial Park, 2700 6th Avenue South, unincorporated PBC, 33461. PCN: 00-43-44-29-00-002-0010
Jupiter Community Park	Jupiter Community Park, 3377 Washington Street, Jupiter, 33458. PCN: 30-42-40-33-01-000-0020
Lighthouse Park	Lighthouse Park, 500 Captain Armours Way, Jupiter. PCN: 30-43-40-31-00-011-0010 & 0200
Patch Reef Park	Patch Reef Park, 2000 NW 51st Street, Boca Raton, 33431. PCN: 06-42-47-11-00-000-1050 & 1070
PBSC Glades Campus	Palm Beach State College (Glades Campus), 1977 College Drive, Belle Glade, 33430. PCN: 04-37-44-37-00-000-0016
South Bay RV Park	South Bay RV Park, 100 Levee Road, South Bay, 33493. PCN: 58-36-44-03-00-000-5030
Palm Beach Kennel Club	Palm Beach Kennel Club, 1111 North Congress Avenue, unincorporated PBC. 33409. PCN: 00-43-43-30-00-000-5190
South County Regional Park	South County Regional Park, 11500 Yamato Road, unincorporated PBC, 33434. PCN: 00-41-47-11-02-001-0010
South Florida Fairgrounds	South Florida Fairgrounds, 9067 Southern Boulevard, unincorporated PBC, 33421. PCN: 00-42-43-27-05-007-0171

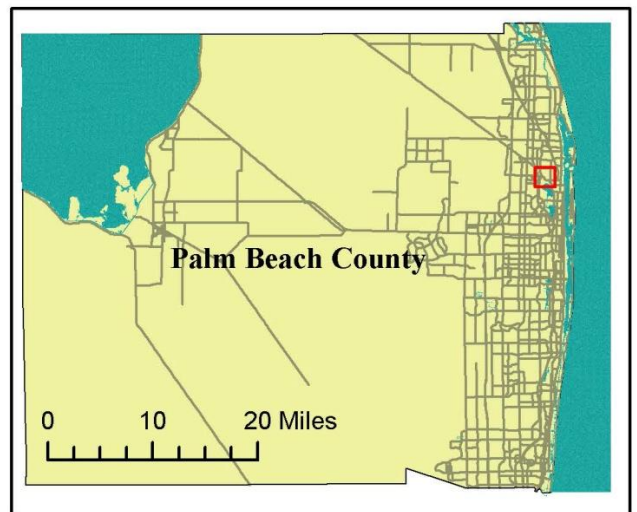
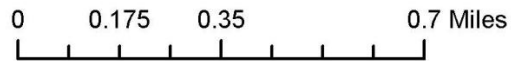
Site	Total Size	Open Space	Existing Use	Owner	Road Capacity	Flood Hazard	Elevation	Water	Sewer
DK Arena	40 acres	35 acres	vacant arena	private	good	B-500 Yr	15' ASL	on site	on site
Glades Pioneer Park	61 acres	58 acres	park	PBC	good	B-500 Yr	15' ASL	on site	on site
John Prince Memorial Park	563 acres	44 acres	park	PBC	average	B-500 Yr	10' ASL	adjacent	none
Jupiter Community Park	94 acres	34 acres	park	municipal	average	B-500 Yr	15' ASL	on site	on site
Lighthouse Park	22 acres	7 acres	park	municipal	average	B-500 Yr	5' ASL	on site	on site
Patch Reef Park	52 acres	14 acres	park	govt. district	good	B-500 Yr	15' ASL	on site	on site
PBSC Glades Campus	40 acres	36 acres	institutional	quasi-public	good	B-500 Yr	13' ASL	on site	on site
South Bay RV Park	35 acres	n/a	RV park	PBC	good	rescinded	10' ASL	on site	on site
Palm Beach Kennel Club	47 acres	37 acres	gaming facility	private	good	B-500Yr	15' ASL	on site	package
South County Regional Park	856 acres	39 acres	park	PBC	average	B-500 Yr	15' ASL	on site	on site
South Florida Fairgrounds	103 acres	77 acres	fairgrounds	private	average	C-Minimal	16' ASL	on site	on site

DK Arena

1415 W 45th Street, Mangonia Park

Legend

-  Site Location
-  Major Roads

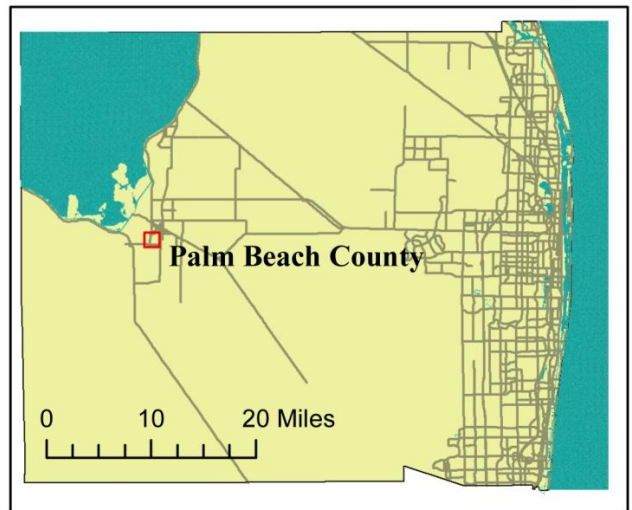
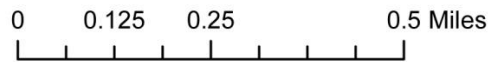


Glades Pioneer Park

866 South State Road 715, Belle Glade

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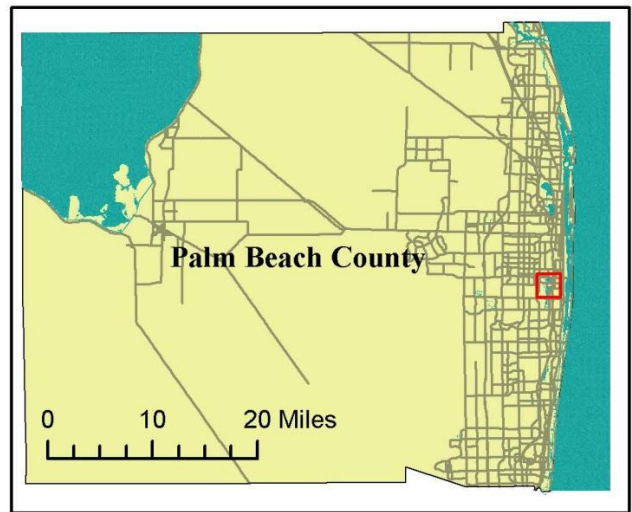
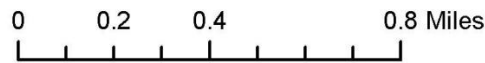
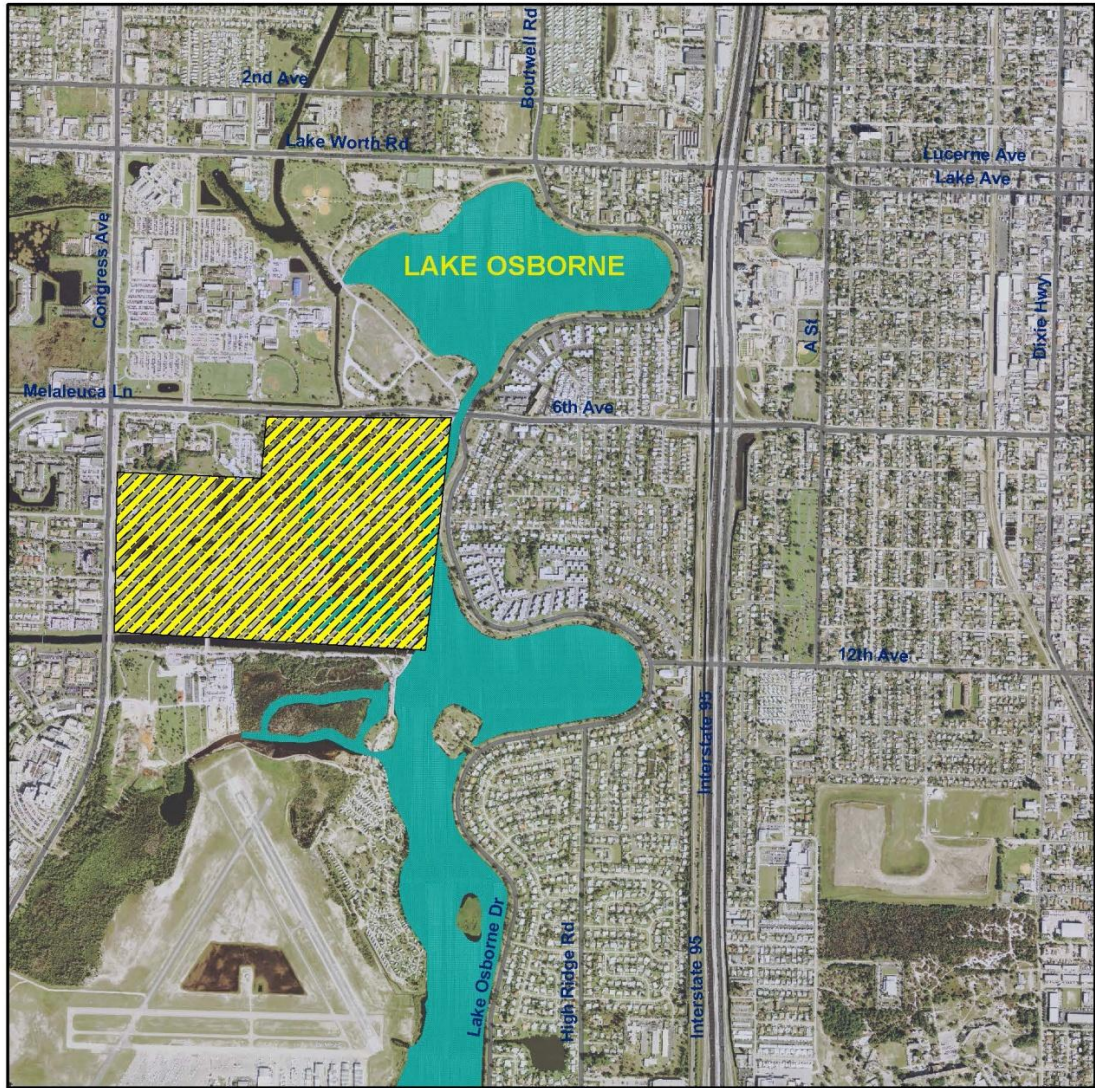
-  Site Location
-  Major Roads



John Prince Memorial Park 2700 6th Avenue South, Lake Worth

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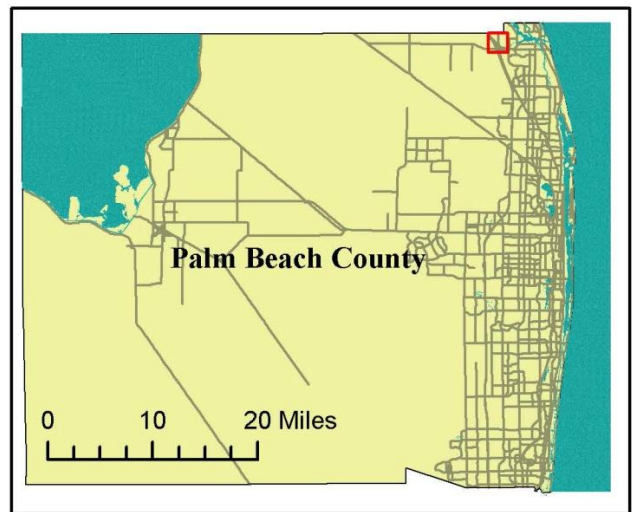
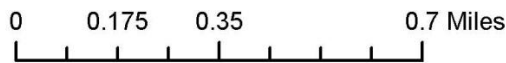
-  Site Location
-  Major Roads



Jupiter Community Park 3377 Washington Street, Jupiter

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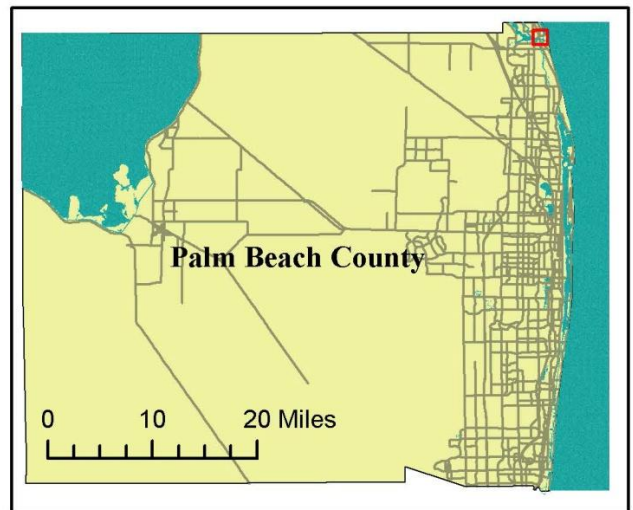
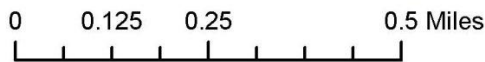
-  Site Location
-  Major Roads



Lighthouse Park 500 Captain Armours Way, Jupiter

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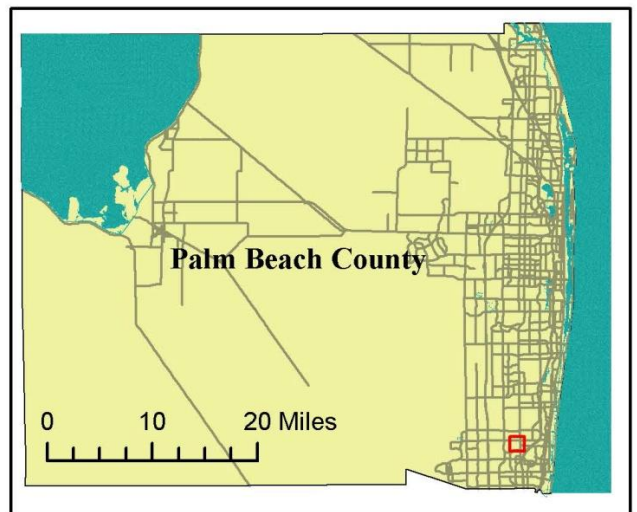
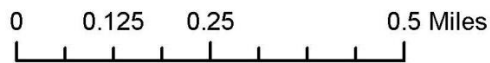
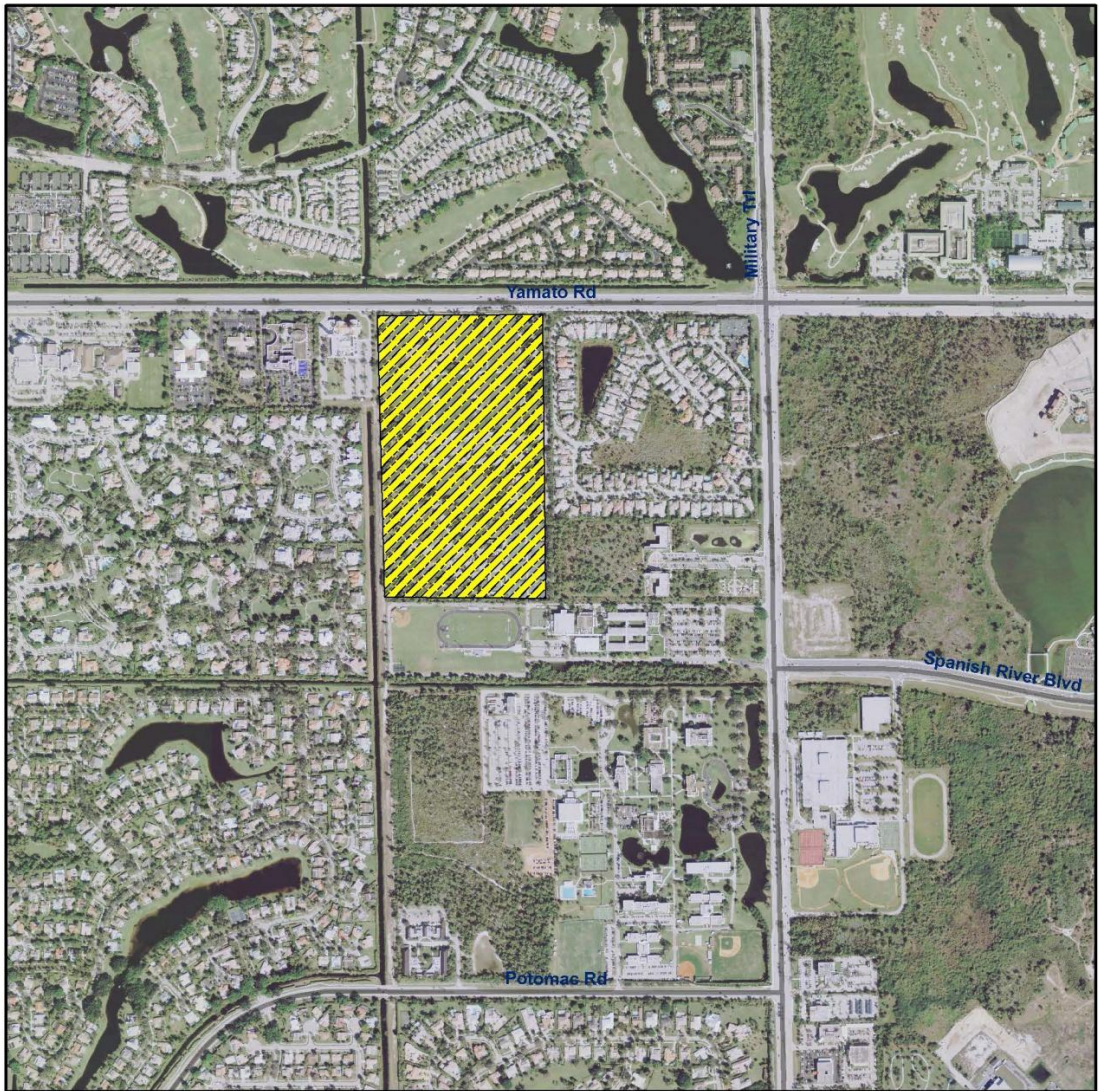
-  Site Location
-  Major Roads



Patch Reef Park 2000 NW 51st Street, Boca Raton

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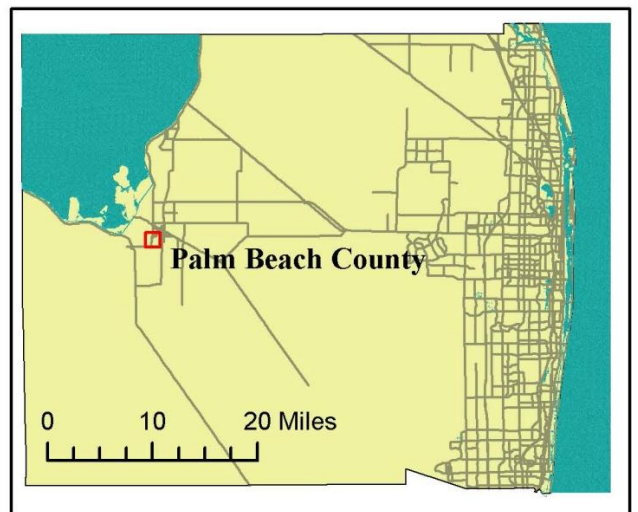
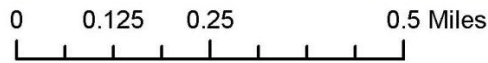
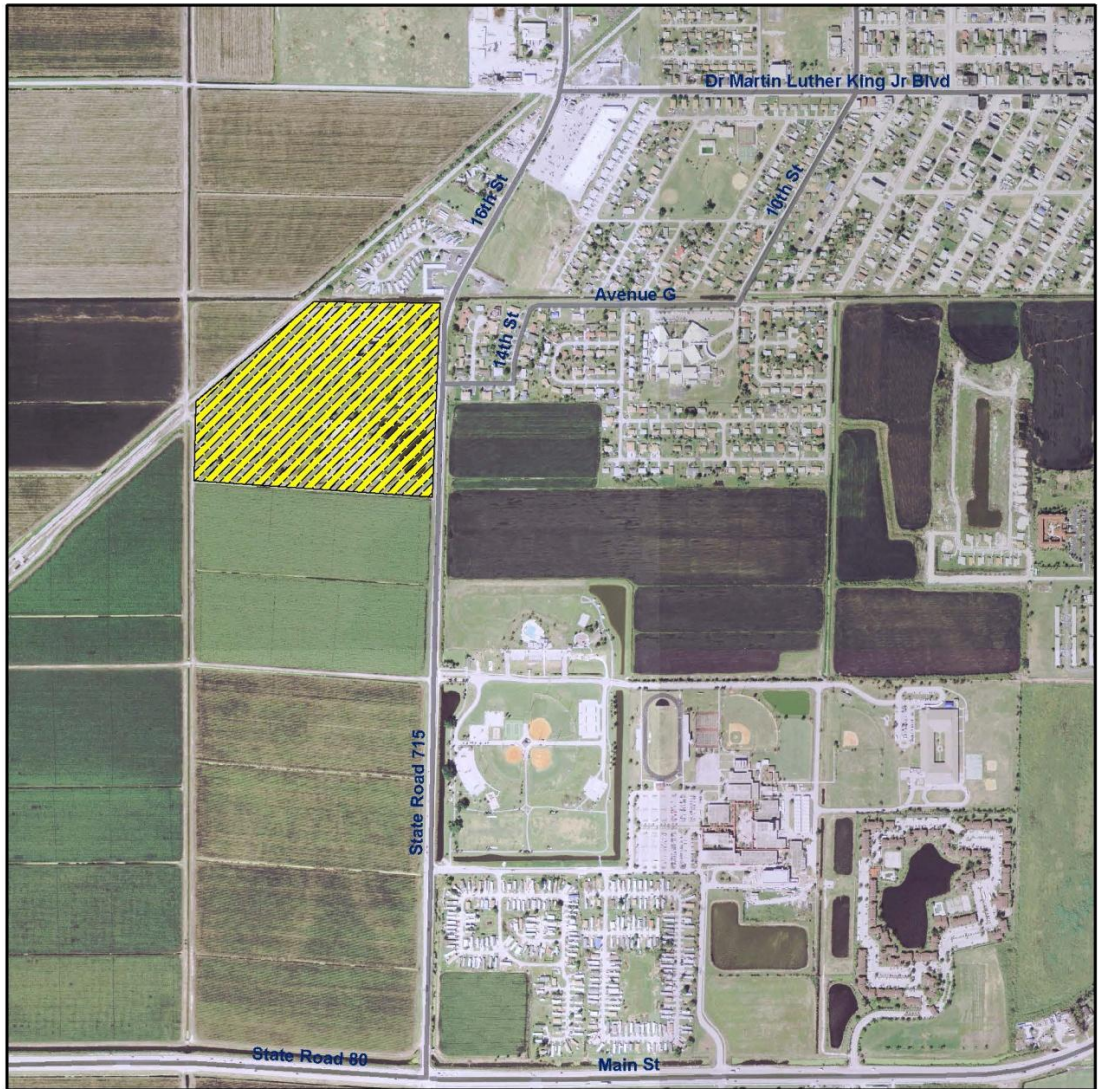
-  Site Location
-  Major Roads



PBSC Glades Campus 1977 College Drive, Belle Glade

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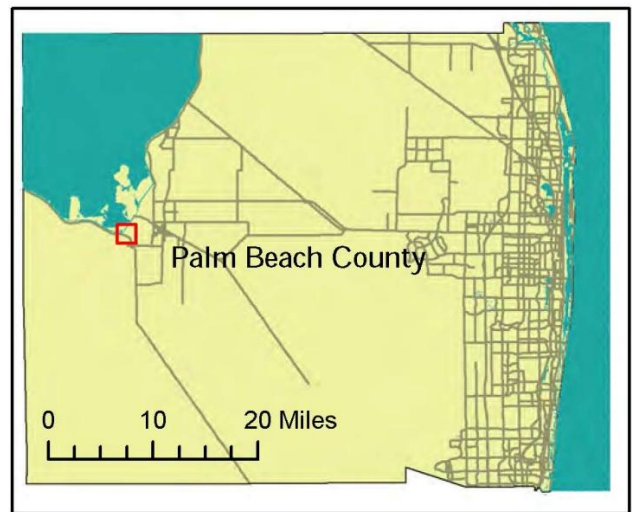
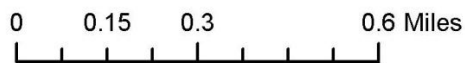
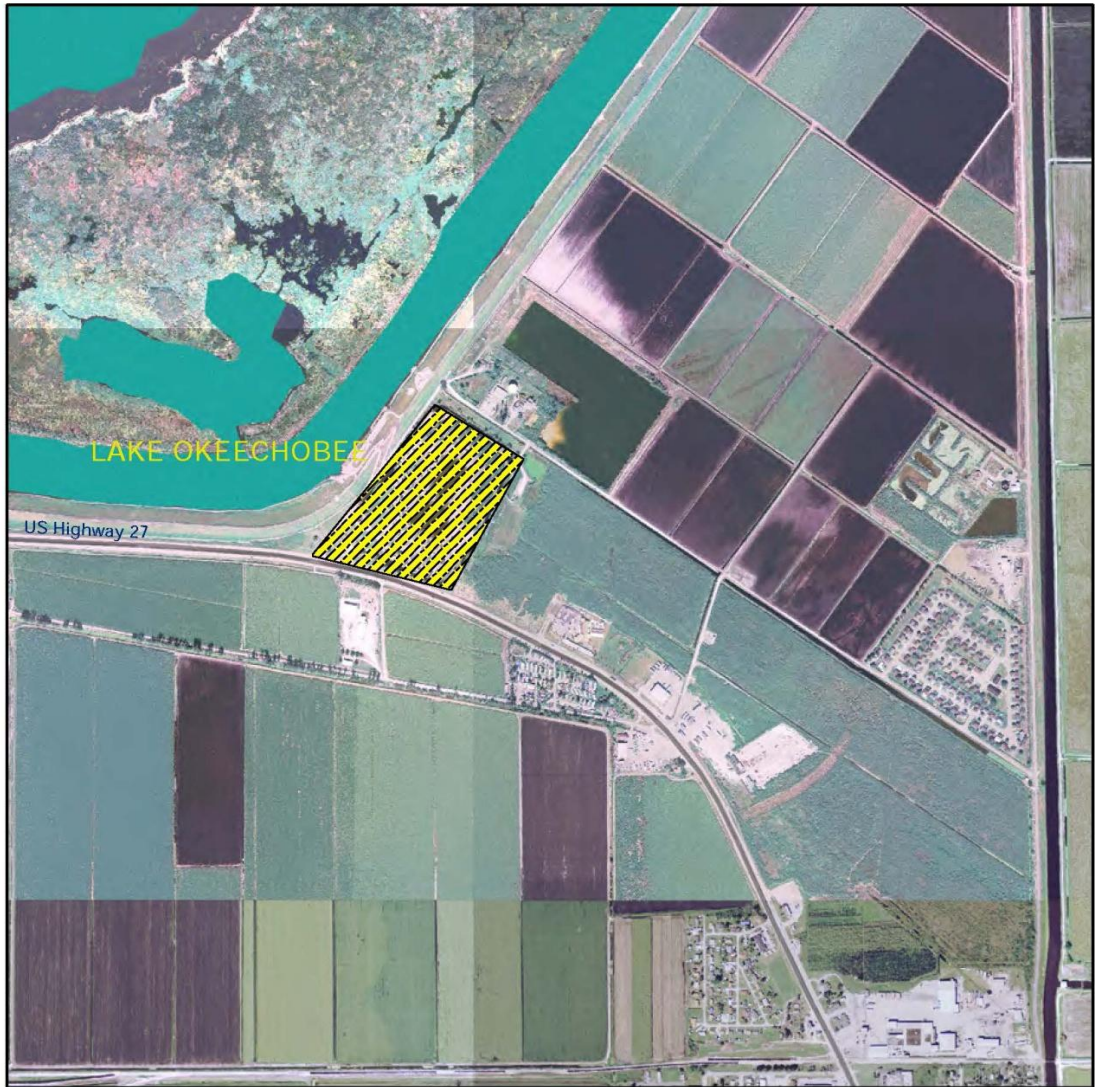
-  Site Location
-  Major Roads



South Bay RV Park 100 Levee Road, South Bay, FL

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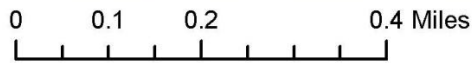
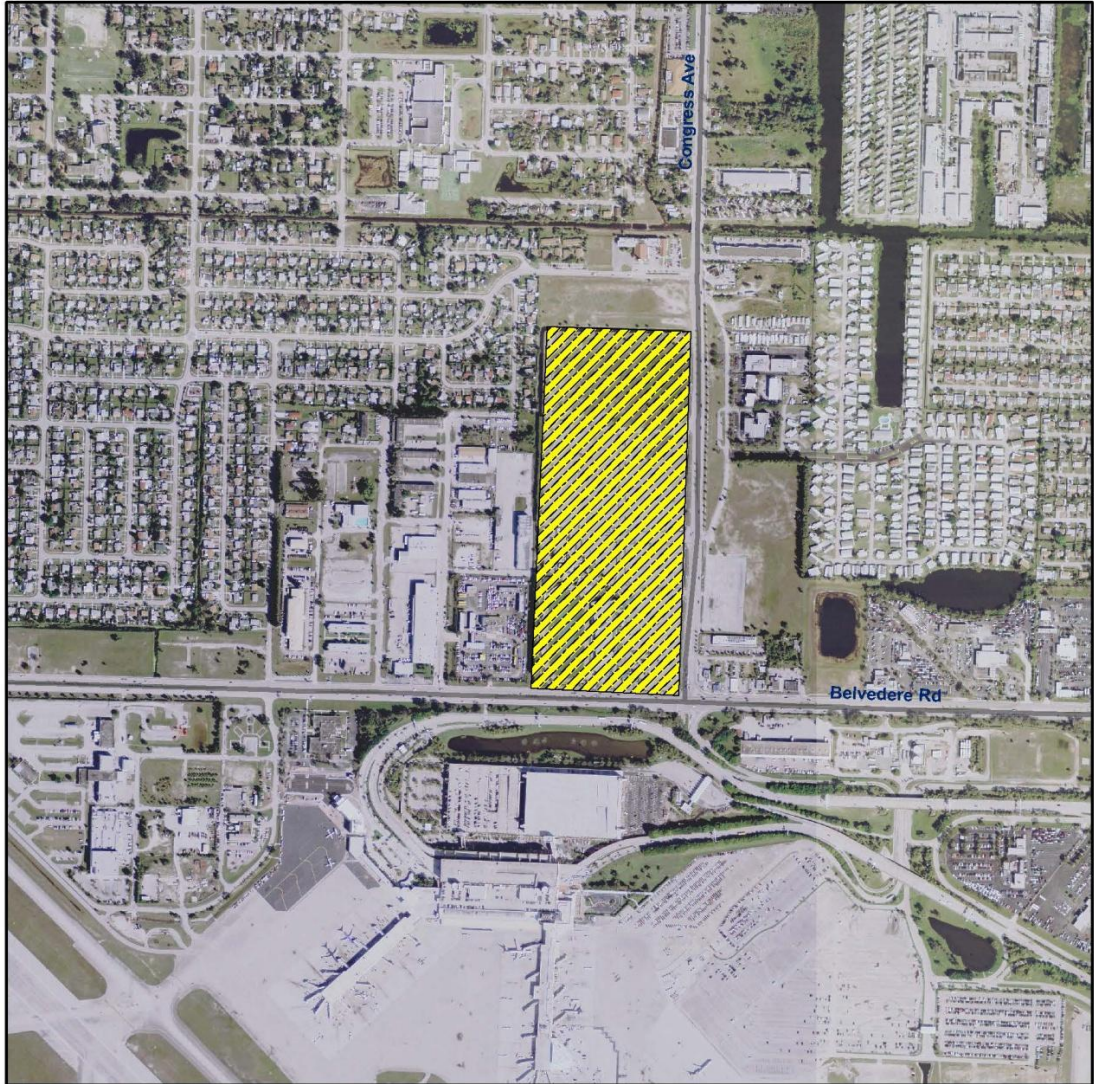
- Site Location
- Major Roads



Palm Beach Kennel Club 1111 North Congress Avenue, West Palm Beach

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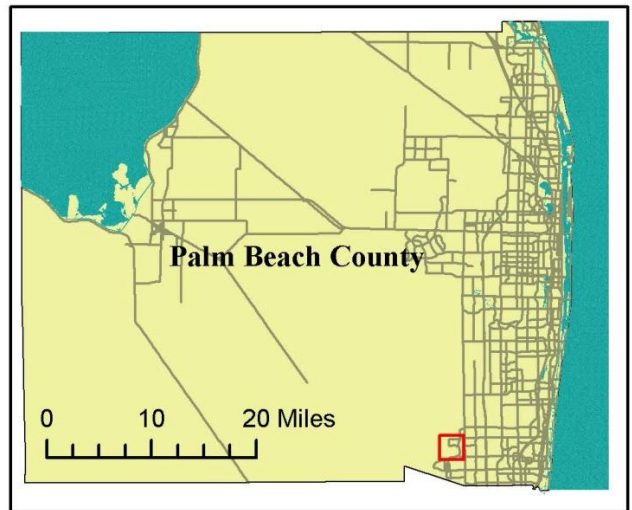
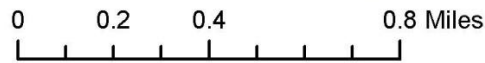
-  Site Location
-  Major Roads



South County Regional Park 11500 Yamato Road, Boca Raton

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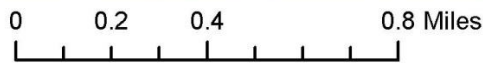
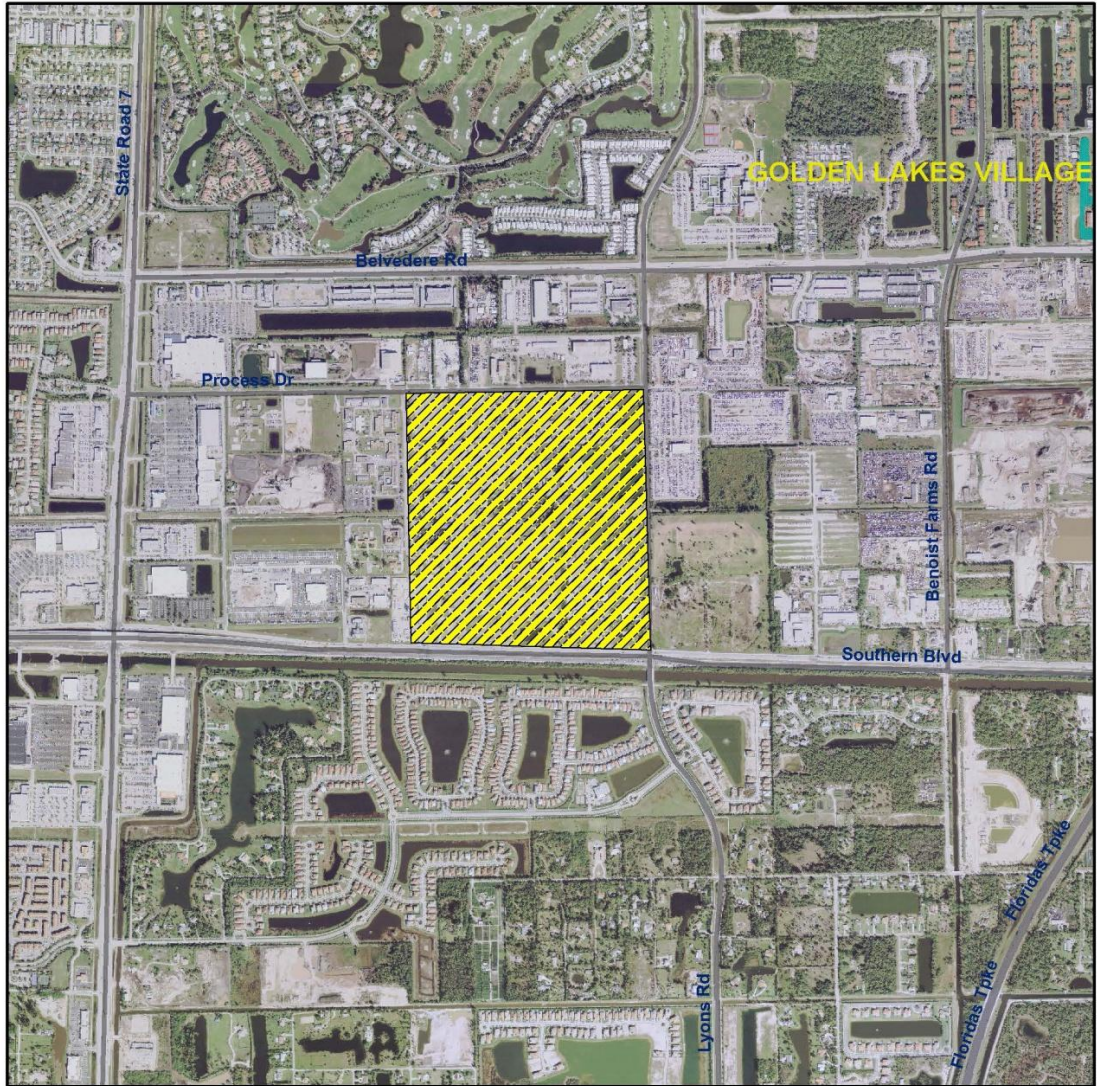
-  Site Location
-  Major Roads



South Florida Fairgrounds 9067 Southern Boulevard, West Palm Beach

Legend

-  Site Location
-  Major Roads



Appendix H: Disaster Housing Community Site Evaluation Checklist

- Ownership:
 - Title/Ownership of the Property
 - Name and Contact Information of the owner/property manager/developer
 - Public/Private/Non Profit

- Current Use
 - Existing Manufactured Home Parks
 - Pavement: Paved areas where utilities will be above ground. Examples include parking lots and paved areas at conference centers, shopping malls, airports, drive-in theaters, business parks, military bases, etc.
 - Previously cleared Land/Not Cleared

- Location:
 - Physical Characteristics
 - Street(s) Names and Rights-of-Way of All Abutting Streets
 - Adjacent Subdivisions/Abutting Lots or Tracts
 - Longitude/Latitude/US National Grid
 - Land Use Designation
 - Uses of Adjacent Properties/Within a Residential Area

- Traffic Impacts:
 - Access to site/parking/traffic flow
 - Access to Public Transit

- Size of property:
 - Number of Total Proposed Units

- Utilities
 - Solid waste: Refuse containers/collection
 - Sanitary sewer connections/Septic system/other
 - Public Water Supply
 - Power Supply
 - Utility Disconnects
 - Telephone Service

- Public Safety:
 - Fire/EMS Response
 - Safety and Security Issues
 - Medical Care/Mental Health Services
 - Fire Codes/Fire Hydrants/Water Supplies for fire protection
 - Hazard Assessment: Flood Zone/Coastal High Hazard Area/Hazardous Materials/Others
 - Storm Water Management Impacts/Drainage Impacts
 - Utility Disconnects
 - Fire Alarms

- ❑ Environmental and Regulatory Issues
 - Buffers: Fence, wall
 - Recreational area
 - Compliance with Land Use and Zoning District requirements
 - Environmental Impact State (endangered species, environmentally sensitive areas, wetlands)
 - Historical Preservation Issues

- ❑ Community Services
 - Impact on local community/social disruption
 - Access to churches, community centers
 - Proximity to original homes
 - Access to local stores, restaurants, etc.