

FLOOD SAFETY

Being aware of what steps to take to minimize your loss prior to a flood is the first step to safety.

1. Tune into radio or television for weather updates and flood warnings.
2. Have battery operated flashlight and radios in working condition and extra batteries.
3. Clear your yard and porches of loose objects such as plants or furniture. Remove outdoor furniture and relocate to higher floors to minimize loss.
4. Moor your boat securely and make it as water tight as possible.
5. Sandbags can be placed to help slow down flood waters reaching your possessions.
6. Heed warnings from officials; evacuate when orders are given, turn off electric and gas.
7. Have an evacuation and shelter route. Have a small bag with essentials prepared.
8. Do not walk or drive through flood waters. Stay away from power lines and electrical wires.

FLOOD INSURANCE

Homeowner insurance policies do not cover losses due to flooding. North Redington Beach participates in the National Flood Insurance Program which makes flood insurance available to everyone in the town. For most, a home and its contents are their greatest investment. We strongly urge you to buy flood insurance to protect yourself from a devastating loss. There is a 30-day waiting period before coverage goes into effect.

Information about flood policies is available from your insurance agent. Residential and Commercial owners can insure their buildings and contents, and renters can insure their possessions. Just because you have not been flooded in the past does not mean you will not be flooded in the future. It's not a question of "if" our area will be hit by a hurricane, but "when". Call your insurance agent now so that you will be fully prepared for future events.

PROPERTY PROTECTION METHODS

Retrofitting your home can help significantly with flood risk and damage. Elevation of a home built on grade will place it above future flood waters. By grading a yard it will help correct drainage problems and minimize loss prior to floods occurring. Other retrofitting methods include building flood walls, elevating a structure, using sealants, etc.

PERMITS

All development (new construction, repair/replacement work, additions, fences, fill, etc.) requires a permit. If you see any non-permitted work or need additional information please contact Town Hall (727) 391-4848.

SUBSTANTIAL IMPROVEMENTS/ DAMAGE REQUIREMENTS

New buildings in the flood plain must be protected from flood damage. Our building code requires that new residential buildings must be elevated above base flood elevation. The ordinance also requires that all substantial improvements to a building must be treated as a new building. A substantial improvement is when the value of an addition, alteration, repair or reconstruction project exceeds 50% of the value of the existing building. In the case of an addition, only the addition must be protected. In the case of an improvement to the original building, the entire building must be protected. Additionally, substantially damaged buildings must also be brought up to the same standards e.g., a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation.

DRAINAGE SYSTEM MAINTENANCE

The town has a system of drainage channels and ditches for stormwater management purposes. They are maintained on a regular basis by our public works department. These ditches are of vital importance since the water flowing through them drains our streets. State Law prohibits dumping in these waterways. Violations should be reported to Town Hall (727) 391-4848 or the Sheriff's Dept (727) 582-6200.

FURTHER INFORMATION

Should you be interested in obtaining flood zone information or further information on any of the above subjects, please contact Town Hall. In addition, the Gulf Beaches Library (200 Municipal Drive, Madeira Beach) provides flood protection information and maintains copies of the NRB flood insurance rate maps (FIRM).

FLOOD HAZARD INFORMATION

You are receiving this information because your home is in a special flood hazard area!

FLOOD HAZARD AREA

All properties in the Town of North Redington Beach are located within the "Flood Hazard Area". Many areas flood with only a high tide and west wind. There is a 26% chance of being flooded over the life of a 30 year mortgage. North Redington Beach has not sustained severe wind damage from the hurricanes that have passed close to our shores. Flooding has caused most of the damage sustained in the past during hurricane events. Waters stirred in the Gulf of Mexico and Boca Ciega Bay by hurricane-force winds rise over the seawalls. Additionally, high tides prevent heavy rains normally associated with hurricanes from draining into the bay and gulf. Consequently, rainwater can backup into homes from the streets.

FLOOD WARNING

In the event of emergency, residents will receive notification from Pinellas County Emergency Management. Weather warnings will be given via local television and radio. It is important to stay informed. Listen to the news on our local TV stations such as NBC, ABC, CBS or Fox stations, as well as The Weather Channel. Local radio stations will also have regular updates. You should keep a battery operated radio available in case of a power outage plus plenty of back-up batteries.

Besides being in a flood zone, the entire town of North Redington Beach is also in a hurricane evacuation zone. NRB is in an Evacuation Level A, which is the first level ordered to evacuate. Arrangements can be made through Pinellas County Emergency Management to aid people who need help evacuating- call 464-3800. Because the Tampa Bay region could require as long as 26 hours to evacuate, be prepared ahead of time. Have an evacuation plan and prepared to act on it.

