

Flood Protection Information Alert

The National Flood Insurance Program (NFIP) rates cities for risk of flooding and these ratings are used by insurance companies to establish premiums. NFIP is a division of the Federal Emergency Management Agency (FEMA). In order for South Daytona to qualify for the best possible rating from NFIP, we must semiannually publish the following information. Please review it carefully, retain for reference, and contact City Hall if you have any questions (386-322-3020).

Flooding is an act of nature which respects no boundary lines, either community or personal. Flooding in South Daytona is caused by two sources: (1) the Halifax River, which may overflow its banks during severe storms and/or high tides; and (2) downpours of rain such as experienced during Tropical Storm Gordon in 1994 and recent hurricanes (2004). Flood water can cover many blocks up to four or five feet deep. County and City-owned canals have also been prone to flooding, but recent stormwater runoff control measures should minimize or eliminate this problem.

Flooding can come with little warning. In 1994 the streets were flooded within one hour after the rainstorm started. Since then the City has spent millions of dollars on stormwater drainage improvements. However, flooding will always be a possibility throughout the area due to our coastal location near sea level. Flood maps and flood protection references are available at the Daytona Beach (City Island) and Port Orange public libraries. You can also visit the Community Development Department at City Hall to see where your property is located on the FEMA Flood Maps. Also available is information on FEMA elevation certificates (since 1991), minimum elevations required for new construction and handouts for selecting an architect, engineer or contractor for flood damage repairs.

If requested, an inspector from the Building Department will visit your property to review its flood problems and analyze ways to prevent flooding or flood damage. Please contact (386) 322-3020.

Flood warning system:

The City has an interlocal agreement with Volusia County and other municipalities that provide for coordination of the emergency management plans of all communities and for the prompt dissemination of information concerning storms and flooding. Information is also provided by local television and radio stations, since their representatives are on the emergency response teams and are located at the County Command Center during emergencies. The following stations service the South Daytona/Volusia County area: AM/FM radio - WNDB 1150 AM, WROD 1340 AM, WKRO 93.1 FM, and WHOG 95.7 FM; Television - WESH - 2, WKMG - 6, WFTV - 9, and WCEU - TV15; NOAA Weather Radio Frequency - 162.400 MHz; and, <http://volusia.org/emergency>.

Flood Insurance:

If you do not have flood insurance, contact your property insurance agent. Homeowner's insurance policies do not normally cover damage from floods. However, since South Daytona participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy at a reduced rate. This type of insurance is backed by the Federal Government and is available to everyone, even if your property has previously been flooded. You will probably want to include your house's contents as most regular policies do not cover contents such as furniture. There is usually a 30-day waiting period before a flood insurance policy takes effect, so don't wait until a storm threatens before securing flood insurance.

The following chart lists the amounts of maximum coverage available to property

County:

Building Coverage	
Single Family Dwelling	\$250,000
Other Residential	\$250,000
Non-Residential	\$500,000
Small Business	\$500,000
Contents Coverage	
Residential	\$100,000
Non-residential	\$500,000
Small Business	\$500,000

Flood Safety:

BEFORE THE STORM...

If your home is well constructed, and local authorities have not called for evacuation, stay home and make emergency preparation. If told to evacuate, follow all instructions from local authorities and follow safe evacuation routes to shelter. Your personal evacuation plan should provide for your pets, your personal hurricane supplies (food, medicine, first-aid kit, battery-powered radio, flashlights, extra batteries, etc.) and insurance papers. When evacuating, take property identification and important personal papers and documents with you.

DURING AND AFTER THE STORM...

If you are in a public shelter, remain there until informed by those in charge that it is safe to leave and return home. Oftentimes, people are injured immediately after a storm due to unsafe buildings, downed power lines, contaminated water, and other dangerous conditions. Carefully check for structural damage prior to entering a building after a storm, and use caution when entering. Turn electricity on one breaker at a time and watch for smoke or sparks. Report broken sewer and water lines to the Public Works Department at 322-3080.

Also, during a flood the following safety measures should be taken to prevent further personal and property damage:

Do not walk through flowing water.

Drowning is the number one cause of flood deaths. Six inches of water can knock you off your feet. If you must walk in standing or flowing water, use a pole or stick to ensure that the ground is still there. **Do not drive into a flooded area.** Many people drown in their cars. Don't drive around road barriers; the road may be washed out.

Stay away from power lines and electrical wires.

The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to Florida Power and Light or the City Public Works Department.

Have your electricity turned off by the Power Company.

Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned and dried.

Look out for small animals, especially snakes.

Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and to scare away small animals and snakes.

Look before you step. After a flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs covered with mud can be slippery.

Be alert for gas leaks. Use a flashlight to inspect for damage. Never smoke or use candles, lanterns, matches or open flames unless you know the gas has been properly turned off and the entire area has been ventilated.

Carbon monoxide exhaust kills. Only use a generator or other gasoline powered equipment outdoors. The same goes for cooking stoves. Charcoal fumes are especially deadly - use charcoal outdoors only.

Clean everything that got wet. Flood waters pick up sewage and chemicals from roads, commercial properties and storage buildings. Spoiled food, flooded cosmetics, and medicines can be health hazards. *When in doubt, throw it out!*

Flood protection:

There are several ways to protect your building from flood damage. Elevation of the structure is a method to permanently retrofit. Another way is to keep the water away by regrading your lot or by constructing a small flood wall or earthen berm. These methods work if your lot is large enough, if flooding is not too deep, and if your property is not in the floodway.

Another approach is to make your walls watertight and to place watertight closures over the doorways. This method is not recommended for houses with basements or if water will get over two feet deep.

"Wet flood-proofing" to modify the structure and relocate the contents is also helpful, so that when flood waters enter the building there is little or no damage. When a flood threatens it is always advisable to take the following emergency actions: sandbag to reduce erosion and scouring; elevate furniture above flood protection levels; and, seal off sewer lines to the dwelling to prevent the backflow of sewer waters.

The City Building Department, the Port Orange and City Island Public Libraries have information available regarding flood protection.

Requirements for permits and substantial improvements:

Always contact the City Building Department before you build on, alter, regrade, or fill on your property. A building permit is needed to ensure that projects do not cause flooding problems. New buildings in the flood plain must be protected from flood damage. Our building codes require that new buildings must be elevated at least one foot above the base flood elevation. Also, substantial improvements and/or damage to a building in the flood plain area which is accumulative over a ten-year period and exceeds 50% of the building value must meet the new Codes and protection.

Drainage system maintenance:

The City of South Daytona Public Works Department makes inspections and maintains all City-owned ditches and canals and has maintenance contracts for aquatic weed

control. You can help the City with its drainage system maintenance program by taking the following measures:

1. Do not dump or throw anything into the ditches or canals. Dumping in our ditches or canals is a violation of City of South Daytona Ordinance Section 10-9. Even grass clippings and branches can accumulate and block stormwater flow. A plugged ditch or canal cannot carry water, and when it rains the water needs to go somewhere. Every piece of trash contributes to flooding.
2. If your property is next to a ditch or canal, please do your part and keep the banks clear of brush and debris. The City has a ditch and canal maintenance program which can help remove major blockages such as downed trees.
3. If you see dumping or debris in the ditches or canals, contact the Public Works Department at 322-3080, Community Development at 322-3020, or Police Dispatch at 323-3568.

Natural and beneficial functions:

Under natural conditions, a flood causes little or no damage. Nature ensures that floodplain flora and fauna can survive the more frequent inundations. This is the case along Reed Canal and the banks of the Halifax River. Reed Canal helps to reduce our flood damage by allowing flood waters to flow from the inner city to the Halifax River. Several stormwater retention areas have been installed throughout the City which draw stormwater from the adjacent subdivisions and store it until absorbed back into the ground, thus improving water quality. During major storms, the City also has the capability of pumping water from canals and retention areas to relieve neighborhood flooding.

The City of South Daytona has the ability to serve our residents through a well developed website. The Community Development section of the website provides information and links to other agencies including FEMA flood data and regulations. Please visit our site at www.southdaytona.org/CommDevHome.htm. Any questions or comments can be emailed to: comdev@southdaytona.org.