

TOWN OF JUPITER ISLAND FLOOD HAZARD INFORMATION

Through use of this notice, the Town is working to inform our residents about flood hazards and how to protect against its detrimental effects. Since your property may be located in the flood hazard area, this information will address ways to help protect you and your property.

Determine: The primary causes of flooding are storm surge associated with tropical storm systems and heavy rainstorms. Flooding can occur from stormwater runoff due to heavy rain over a short period of time and blocked or clogged drainage pipes and ditches.

Flood Safety: If you are advised to evacuate, safely turn off utilities at the main switches or valves. Disconnect all electrical appliances, but do not touch any electrical equipment if you are wet or standing in water. Do not walk through flowing water. Do not drive through a flooded area.

Flood Insurance: Property losses due to flooding are not covered by standard homeowners insurance. Talk to your insurance agent or visit www.FloodSmart.gov for information about flood insurance to cover your building and its contents. There is usually a 30-day waiting period before a flood insurance policy takes effect.

Map Determinations: The Town Building Official is available to provide the following flood-related information (call 772- 545-0150):

- if a property is located in a flood zone,
- if mandatory purchase of flood insurance is required,
- if your property is vulnerable to stormwater drainage problems,
- if your property is in an area vulnerable to flood-related hazards,
- about past flooding problems in the area,
- if your property is in an area with natural floodplain functions that should be protected. Open spaces provide floodwater storage and protect wildlife habitats,
- if a FEMA elevation, certificate that includes flood insurance rating data is on file for your property.

Flood Warning System: The Public Safety Department has development a warning system to provide early warning to residents of impending flooding. Residents can call 772-545-0150 to provide contact information to receive these warnings. Monitor local radio or TV channels for weather updates and evacuation orders. During emergencies, radio stations WSTU (1450 AM) and WJNX (1330 AM) will broadcast live from the Martin County Emergency Operations Center (EOC).

Property Protection Measures: The following suggestions outline some of the emergency measures that can be taken to minimize damage to a structure:

- Store sandbags, plywood, plastic sheeting and lumber to protect your house from floodwaters and to make quick repairs after a severe storm.
- Secure your home before evacuating. Bring outdoor belongings, such as garbage cans, garden equipment and furniture inside or tie them down securely. Move essential items and furniture to the upper floors of your house.
- Clear rain gutters and downspouts.
- Install or close hurricane shutters.

Other, more permanent flood-proofing techniques include construction of a small flood wall or earthen berm to keep water away from the building, regarding your lot or retrofitting structures. Retrofitting is a different approach as the property itself remains subject to flooding while the building it is modified to prevent or minimize flooding to the building. Contact the Building Department about flood protection advice. A representative can visit the site to review the potential flood problems and explain possible ways to protect the property.

Drainage System Maintenance: Our community can lose a portion of its drainage system conveyance or store water storage capacity due to illegal dumping, debris, soil erosion, and sedimentation, as well as overgrowth of vegetation. When this happens, flooding occurs more frequently and reaches higher elevations subjecting properties otherwise protected to a unnecessary risk of damage. Practice good drainage maintenance by keeping grass clippings and other debris out of stormwater drainage systems to prevent clogging and loss of stormwater storage and conveyance capacity. We inspect the drainage system and remove blockages that are found or reported. It is illegal to dump or throw anything into the ditches or storm drains in the Town. Please report dumping violations and observed obstructions to the Building Department (772-545-0150). We can also give advice and recommendations to alleviate drainage problems on your property.

Floodplain Development Permit Requirements: All development of, or improvement to a property requires permits. Contact the Building Official at Town Hall (772-545-0150) prior to any construction activities to ensure compliance with floodplain development requirements. If the improvement or repair to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building.

Protect the beaches and natural areas on Jupiter Island:

- Driving on the beach is prohibited.
- Do not walk on the dunes, they reduce the impact of flooding.
- Pick up your trash! Littering on the beach is unlawful.