

Flood Protection Information

City of North Port (January 2024)

Florida's climate often produces major storms and tropical systems that can impact lives, property, and safety! This information can help to prepare for and lessen the impacts of a flood.

Special Flood Hazard Area (SFHA)

Heavy rains such as intense summer thunderstorms, tropical systems, and coastal tropical storm surges are a primary cause of flooding. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) show SFHA areas as flood zone AE with a 1% risk of flooding during a 100-year storm event.

In North Port, the SFHA is primarily located along the Myakkahatchee Creek, the Myakka River, and the city's retention ditches and canals. In these areas, floodwaters can cover streets and yards with little warning. In the past, flooding has affected roadways in the North Port Estates and areas along the Myakkahatchee creek near I-75.

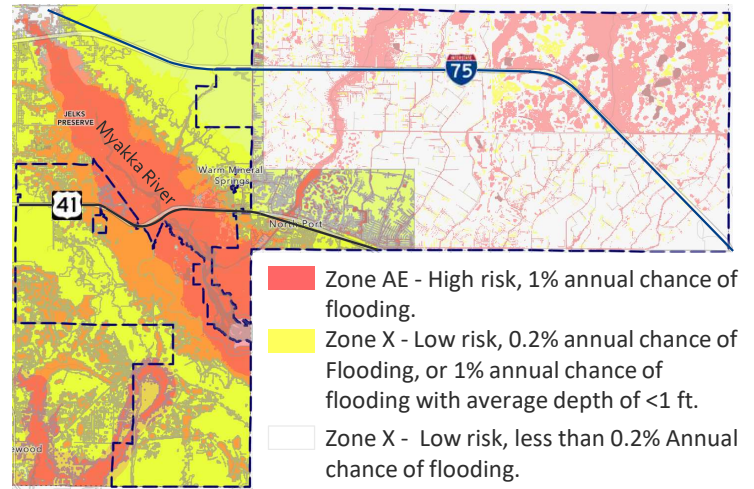
Areas outside of the SFHA are still susceptible to flooding during intense storms. While the city continues to pursue options to upgrade our stormwater system, the risk of flooding cannot be eliminated. Even if a property has not flooded in the past, there is always a possibility that a future storm can produce a flooding. It is important to take action to ensure that you, your family, and your property remain protected.

Purchase Flood Insurance

Homeowner insurance policies do not cover flood damage! Federal law requires flood insurance for all properties in SFHA with federally backed mortgages. The City participates in the National Flood Insurance Program (NFIP) which allows federally funded flood insurance to be available, even if your property has been flooded in the past. Ensure your flood insurance policy covers building contents and that the coverage limits are adequate. Flood insurance will cover any surface floods, even if a federal disaster is not declared.

The City participates in the NFIP Community Rating System (CRS) and is ranked a CRS Class 5 community. This designation provides 25% flood insurance discount for properties within a SFHA and 10% discount for properties outside of a SFHA. Contact your insurance agent for information on rates and coverage, or the NFIP at (800)427-4661. Please note that there is a 30-day waiting period from the time of purchasing insurance to receiving NFIP coverage. Financial assistance may be available to homeowners who meet the criteria of a repetitive loss building. For more information visit www.floridadisaster.org

March 27, 2024 Revised FIRM Map



How Do I Find My Flood Zone ?

The current FIRMs, dated November 4, 2016, give flood zones and 100-year storm base flood elevations. FEMA has revised flood maps for portions of North Port that are tidally influenced to incorporate storm surge, high tides, wave action in addition to freshwater flooding. These maps will be effective on March 27, 2024. Access the user-friendly searchable tool on the City's webpage www.northportfl.gov and search with "FEMA Flood Map Updates" to view the current FIRMs and draft FIRMs. These FIRMs are also available on the FEMA website at <https://msc.fema.gov/portal/search>.

Alternatively, send an email request to pwcustservice@northportfl.gov. City Staff is available to advise on construction techniques for flood protection or to provide flood information and flood insurance requirements. Please call the City's hotline at (941)429-1052. You can also call FEMA at (877)336-2627.

Floodplain Development Permitting

As part of the City's efforts to conserve floodplains, permits are required for any development to verify that projects do not cause impacts to other properties or floodplains. Always verify with the City's Neighborhood Development Services Department and the Public Works Department prior to initiating construction activities, altering grade, or placing fill on your property. Please help by reporting illegal floodplain development to the City's Compliance Division.

How Can You Prepare?



Flood Protection Measures

Prior to a storm, take the following measures to protect your property from flooding:

- Make sure flood insurance policy is up-to-date.
- Retrofit buildings with storm shutters and reinforced garage doors.
- Report drainage problems to Public Works Customer Service at (941)240-8050.
- Retrofit your property by regrading or elevating your house.
- Elevate air handlers, electrical boxes, and water heaters (permits required).
- Position sandbags, unopened bags of soil additive or garden mulch and boarding over structural openings to attempt to divert flood water.

Stay Notified

- Visit the City's website at www.northportfl.gov and search with "Emergency Alerts & Notices" to enroll in "Alert Sarasota County" notification system.
- Tune into local TV (Weather Channel) and radio channels (FM 92.1, 91.7, 100.7, AM 1320,1530) for flood watches and warnings, or purchase a NOAA weather alert radio.
- Search on the City's website with "Flood Warning" to obtain correlation of creek water levels with anticipated flooding.
- Hurricane watches are posted 48 hours prior to onset of hurricane force winds (74 mph).
- Tropical storm watches are posted 48 hours prior to onset of tropical storm force winds (39 mph).

Drainage System Maintenance

Do not dump or throw anything into the canals, ditches, inlets, or streams including grass clippings or branches. Dumping is a violation of the City's Illicit Discharge Ordinance 05-47 and the City's Fertilizer Ordinance 07-45. Please report illegal dumping to Public Works Customer Service at (941)240-8050. It is the property owner's responsibility to ensure that culvert pipes under driveways are clear from obstructions.

Please report major blockages such as downed trees and severe siltation to Public Works Customer Service at (941)240-8050.

Contact Us

- Visit the City's flood information webpage at www.northportfl.gov and search with "Flood Information".
- To schedule a site visit to assess drainage concerns and receive assistance and advice, contact Public Works customer service at (941)240-8050 or pwcustservice@northportfl.gov.
- Flood zone, Flood Insurance, Elevation Certificate, and Wetland Information - call (941)429-1052.
- Other Stormwater assistance – contact Elizabeth Wong (Stormwater Manager), (941)240-8321, ewong@northportfl.gov.

Flood Safety

- If your life or the lives of others are in danger, **call 911!**
- If you lost power, call FPL at (800)468-8243. Do not use appliances that have been in water. Be patient! FPL restores power to critical facilities such as hospitals and water facilities before homes and businesses.
- Do not drive through a flooded area.
- Do not walk through flowing water – just six inches of moving water can knock you off your feet. Water may also be contaminated with sewage.
- Look out for animals and harmful insects – snakes and fire ants may be in the water and looking for dry ground.
- Look before you step – watch for broken glass, nails, and slippery surfaces.
- Be alert for gas leaks – do not smoke or use candles, lanterns, or open flames until you know area is ventilated.
- Evacuate when notified – know your evacuation route in advance and do not forget to fill your gas tank!

Natural And Beneficial Functions Of Floodplains

Floodplains play many important roles in the natural ecosystem. In addition to providing a habitat for fish and wildlife, they provide storage and movement of floodwaters, recharge groundwater, and maintain surface water quality. The City has acquired and continues to acquire much property in the floodplain along Myakkahatchee Creek, to preserve the habitat and protect the watershed from pollutants entering the creek, which is the City's primary drinking water supply.

Substantial Improvement/Damage Requirements

The NFIP requires that if the cost of reconstruction, rehabilitation, or other improvements 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 – including elevating the building to above the base flood elevation. Contact the City's Building Division for more information.