



Town of Cutler Bay
Public Works Department
10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189



Flood Warning Notification

Miami-Dade County officials can alert the public using the Emergency Alert System (EAS) which sends out alerts to broadcast media and television.

Miami-Dade County officials can send warnings directly to mobile phones within the county via Wireless Emergency Alerts (WEA). The notification will appear like a text message and provide information regarding the type of warning, affected area and expected duration. No registration is required, but a Commercial Mobile Alert System (CMAS) enabled device is necessary. For a list of CMAS enabled devices, please check your mobile phone carrier's website.

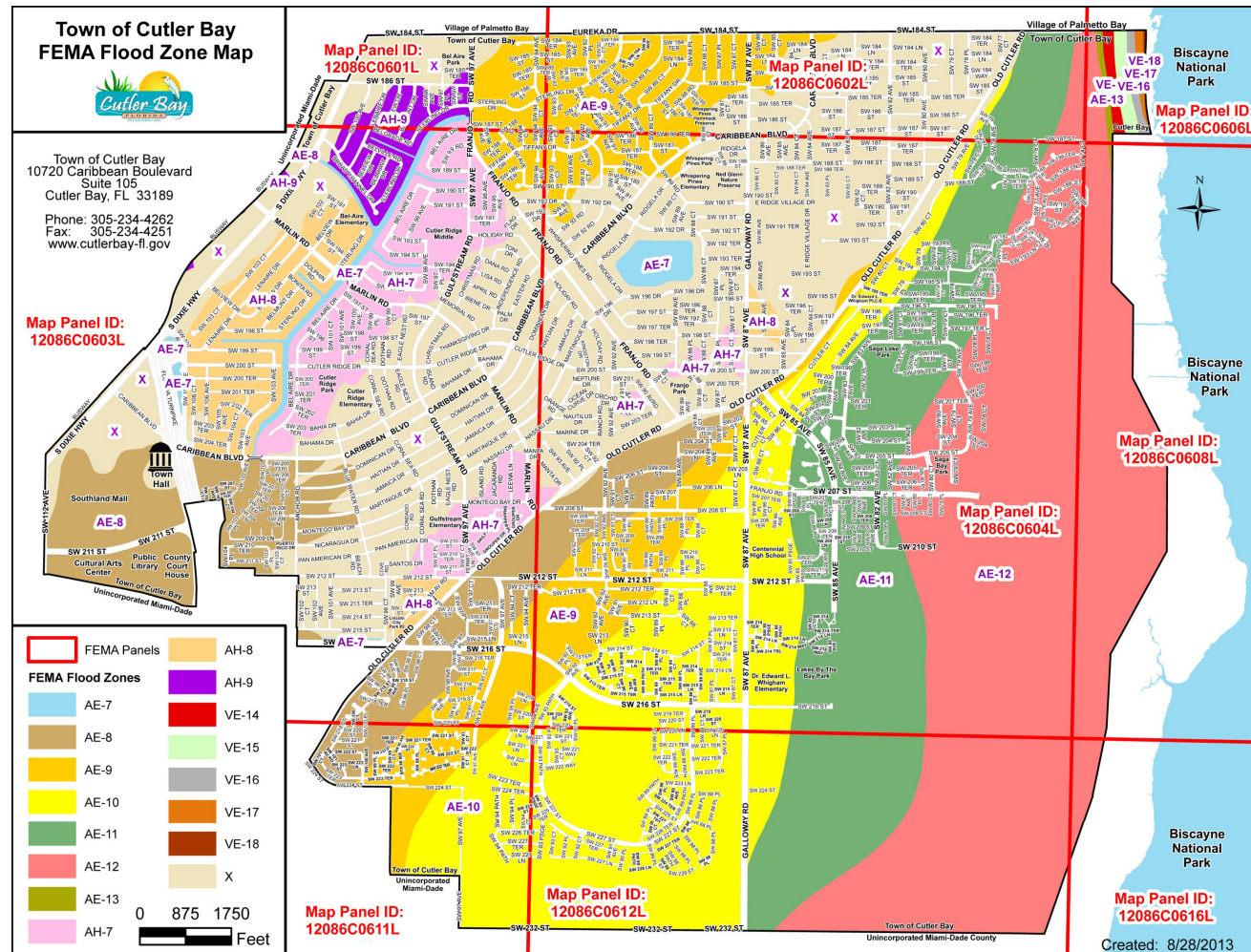
The NOAA Weather Radio (NWR) broadcasts official Weather Service warnings, watches, forecasts and other hazard information 24 hours a day, 7 days a week. All hazard NWR's are available for purchase in local electronic retail or department stores and provide access to the NOAA Weather Radio System.

Miami-Dade County also provides Miami-Dade Alerts, a service that enables residents to receive emergency texts and/or emails about public safety issues such as: weather warnings like tornado, tropical storm or hurricane warnings; recommended public protective actions; or other emergency information. Registration is required.

Are you prepared for a flood in your neighborhood?

You are in an area subject to flooding. More important information inside...

All Zones on Map Except Zone X are in a Flood Plain.



For more information about flood safety or the National Flood Insurance Program, please note the following:

- www.cutlerbay-fl.gov
- www.floodsmart.gov
- www.ready.gov/floods
- www.miamidade.gov/emergency
- www.floridadisaster.org



ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

You are receiving this brochure because your property is located in or near a flood-prone area.

Sources of Flooding in the Town of Cutler Bay, Florida:

The Town of Cutler Bay is located in very close proximity to Biscayne Bay and the Atlantic Ocean. Flooding in the Town can be attributed to three sources: 1) tidal flooding and storm surge resulting from hurricanes and tropical storms; 2) flash flooding resulting from heavy rainfall that overburdens the drainage system within the Town; and 3) riverine flooding resulting from heavy and prolonged rainfall which causes the capacity of canals and stream channels to be exceeded.

Being prepared is your best defense against a flood. Here are 11 steps to help you prepare for a flood:

STEP 1 - KNOW YOUR FLOOD HAZARD

Regulated floodplains are illustrated on inundation maps called Flood Insurance Rate Maps (FIRMs). It is the official map for a community on which FEMA has delineated both the Special Flood Hazard Areas (SFHAs) and the risk premium zones applicable to the community. SFHAs represent the areas subject to inundation by the 1-percent-annual chance flood event. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. FEMA FIRM maps are available for free public viewing online at msc.fema.gov/portal. Also, upon request, the Public Works Department at (305) 234-4262, will make free flood zone determinations for properties located within the Town. It is critical to note that properties located outside of the SFHA are not guaranteed to be safe from flooding.

STEP 2 - INSURE YOUR PROPERTY

Flooding is not covered by a standard homeowner's insurance policy. Flood insurance is available to homeowners, condo owners, commercial owners, and all renters. Renters are encouraged to purchase flood insurance for their contents. Note that there is a 30-day waiting period before coverage goes into effect. That means now is the best time to buy flood insurance. Contact your preferred insurance agency for more information. Additional information can be found online at www.floodsmart.gov or by calling 1-888-379-9531.

The Town has been keeping Elevation Certificates on file for new construction and substantially improved buildings since 2006. To find out if your property is in a flood zone, to request the Elevation Certificate we may have on file, and for other flood protection information, please call the Town's Public Works Department at (305) 234-4262.

STEP 3 - PROTECT YOURSELF AND YOUR FAMILY

- Should a storm threaten South Florida, the Town of Cutler Bay will update its website (www.cutlerbay-fl.gov) based on advisories from the Miami-Dade County Office of Emergency Management.
Tune-in to local radio stations such as WIOD (610 AM) or WBGG (105.9 FM) and television channels 4, 7 and 10.
All hazard NOAA Weather Radios (NWR) are available for purchase in local electronic retail or department stores and provide access to the NOAA Weather Radio System.

- If your property is in imminent danger of flooding, turn off electricity at the main breaker and turn off all appliances.
Avoid low-lying areas. Seek shelter in the highest areas possible.
Discuss your family emergency plan. Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together, and what you will do in case of emergency.
Never attempt to drive through flooded roadways. Floodwaters can conceal damage underneath. As little as two feet of running water can carry away most vehicles including SUV's. Turn Around, Don't Drown!

STEP 4 - PROTECT YOUR PROPERTY

Various methods may be used to minimize flooding. If the first finished floor elevation of your property is lower than the based flood elevation (BFE) established by FEMA, consider elevating your structure. If a flood is imminent, protect your property by sandbagging areas vulnerable to the entry of water. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. The Town of Cutler Bay will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. For more information, please contact the Public Works Department at (305) 234-4262.

STEP 5 - BUILD RESPONSIBLY

The Town of Cutler Bay's floodplain management regulation includes a rule that is known as the 44% rule. This rule states that if your structure is damaged or improved to an amount greater than 44% of the structure's market value, it will then have to comply with the current floodplain requirements. The Town's ordinance requires that all new construction and substantially improved buildings be built to a finished floor elevation of 1 foot above the BFE.

Before you begin any fill or construction, please contact the Town's Building Department, 10720 Caribbean Boulevard, Suite 110, at (305) 234-4193 for the appropriate permit application. If you see construction occurring without permits, please report this to the Town's Code Enforcement Department at (305) 234-4262.

STEP 6 - PROTECT NATURAL FLOODPLAIN FUNCTIONS

Floodplains are a natural component of the Town's environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

Did you know that it is illegal to throw anything- ANYTHING AT ALL! - into the lakes, canals, or other waters of the Town? Do you know that nothing but stormwater is allowed to go to the storm drains located in streets, rights-of-way, and parking lots? Dumping of materials into our waters or drains pollutes those waters, clogs our storm drains, and leads to flooding in our neighborhoods. For additional information or to report any illegal discharges, please contact the Town's Public Works Department at (305) 234-4262, or the Miami-Dade County Call Center at (305) 372-6955. The Public Works and Waste Management Department's permanent Home Chemical Collection Centers accept oil-based paints, pesticides, solvents, pool chemicals, unbroken fluorescent light bulbs (to include the older, long-tube fluorescents, modern compact fluorescent light bulbs [CFLs] and other fluorescent types) and other electronic waste. The South Dade Center is located at 23707 SW 97th AVE Gate-B. Hours of operation are 9 am to 5 pm Wednesday through Sunday

The centers also accept latex paints that are still in liquid form. However, it is recommended that new paints or latex paint that is still in good condition be donated to neighbors or community groups. If you have unusable or poor quality latex paint still in liquid form, dry out any remaining liquid with an absorbent material such as newspaper or kitty litter. Once the latex paint has been solidified, you can place the paint can in the regular household waste container for collection. Also, propane tanks can be disposed of at one of the two Home Chemical Collection Centers. You can also dispose of empty oxygen tanks. Larger tanks such as those used for RV's, forklifts, or fixed kitchen gas supply are not accepted. The centers are available for non-commercial residents only.

STEP 7 - HURRICANE PREPAREDNESS

Know your evacuation route. If required, the Miami-Dade County Office of Emergency Management will order evacuations. If evacuations are called for, it is imperative that you follow instructions in the timeframe noted. The primary evacuation routes in Cutler Bay are US 1 and the Florida Turn Pike.

Miami-Dade County will use radio and TV stations to broadcast emergency information. In addition, you can register for emergency notifications via the County's emergency notification system at www.miamidade.gov/alerts.

If a hurricane evacuation is ordered, residents are encouraged to stay with family members or friends in an inland area. Hurricane Evacuation Centers will be opened, but the Centers

should only be considered as a last resort. Emergency bus pick-up sites will be activated to provide public transportation to and from designated Hurricane Evacuation Centers. To learn more about designated shelter locations and bus pick-up points, go to www.miamidade.gov/fire/home.asp.

STEP 8 - GENERAL PREPAREDNESS

Inventory and photograph your home's contents and put important papers and insurance policies in a safe place.

Keep an emergency supply including non-perishable food, water, batteries, flashlights, manual can opener, and a battery-operated radio.

If possible, place the washer, dryer, furnace and water heater above potential flood waters. They should be placed on masonry blocks or concrete at least 12 inches above the projected flood elevation, moved to inside a floodwall or moved to a higher floor. All work must conform to state and local building codes.

Additional information is available online at www.miamidade.gov/hurricane/ and www.nhc.noaa.gov/prepare/ready.php

STEP 9 - REDUCE STORMWATER FLOODING

Install Low Impact Development techniques to help manage stormwater on site instead of allowing it to run off into the stormwater drainage system. Contact Ready.gov for more information.

Install rain barrels under down spouts or extend down spouts away from your home into a rain garden. Don't direct your downspouts into your driveway letting water flow directly into the street.

STEP 10 - FLOOD EDUCATION

Teach school children about flooding and the benefits of reduced stormwater pollution through an Enviro-Scape model (www.envirosapes.com) or similar education tool. Contact the Public Works Department at (305) 234-4262 for additional information.

STEP 11 - PROTECTION OF MITIGATION & NATURAL WETLANDS

Help protect the mitigation & natural wetlands located within the Town by reporting any illegal dumping to the Towns Code Compliance Department at (305) 234-4262 during regular business hours (M-F, 8-5pm) or the Code Compliance Hotline at (786) 573-5551 after hours. To report motorized vehicles illegally riding on natural mitigation lands, please contact Town Police at (305) 4-POLICE

