



CITY OF VENICE

401 W. Venice Avenue, Venice, FL 34285

www.venicegov.com

(941) 486-2626 Fax (941) 480-3031

March 2017

Dear Local Real Estate Agent:

I am enclosing a copy of the City's flood hazard brochure, to help inform your clients of local flood hazards. If you would like additional copies to keep in your office, please contact Gillian Carney at (941) 882-7412 or GCarney@venicegov.com.

Thank you for agreeing to help residents remain aware of their flood hazard by utilizing the Mapping Information Service provided to the community by the City's Engineering and Building departments.

The Building Department is able to give information on flood zones, Base Flood Elevation (BFE), the extent of past flooding on a given property, and whether flood insurance is mandatory for a given property. The Building Department staff can also schedule a visit to your client's property to discuss flood protection alternatives.

Copies of FEMA Elevation Certificates for many properties within the city of Venice are also available from the Engineering Department.

Both the Building Department and the Engineering Department are located in City Hall, 401 W. Venice Avenue, Venice, FL 34285 and can be reached by telephone at: (941) 486-2626.

Residents considering building, making an addition to their property, or installing other flood protection measures should contact the Building Department to determine whether a building permit is required. Properties can be protected from hazards by ensuring that construction debris is kept out of streams, ditches and storm drains. The library also maintains reference materials pertaining to other flood protection techniques which may

help minimize damage to their property. Basement flooding may can be minimized by checking that all downspouts are directed away from the house.

All residents should be aware that dumping in storm drains is a violation of City Code, Section 74-266. Dumping is harmful to our floodplains which are an extremely valuable, renewable resource, important to the economic welfare, enjoyment, and physical well-being of all of our residents; floodplains provide natural flood storage and erosion control, and water quality maintenance as well as providing habitat and critical sources of energy for plants and animals.

As part of being informed about flood hazards, residents should also familiarize themselves with evacuation routes. These can be found in the Sarasota County annual Disaster Planning Guide, available in the library and at various other locations around the City, also on the Sarasota County website, at <http://sarasotagov.org/NDS/FloodMap.cfm>.

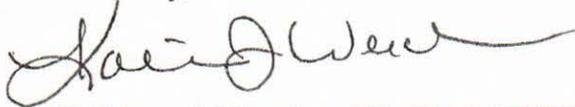
In order to receive flood and other emergency notifications, residents should sign up for codeRED® alerts on the city website at <http://venicegov.com/>.

Prior to hurricane season, homeowners should talk about the dangers of flooding with all of the occupants of the home, including minors, and develop a disaster response plan. They may find the tools on the Red Cross website, at www.redcross.org, useful for this. They are also invited to attend the annual Citywide Hurricane Seminar held at City Hall each April.

As a precaution, home owners should inventory and photograph the contents of their home, and put important papers and insurance policies in a safe place. This will help them with their insurance claims in the event that their home is flooded.

Together we can work to inform the public of the importance of flood dangers, protection and insurance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen J. Weeden', written in a cursive style.

Kathleen J. Weeden, PE, CFM, LEED®AP
City Engineer



Flood Hazard: Check Before You Buy

Coastal properties are subject to flooding and wind damage from hurricanes. FEMA Flood Insurance Rate Maps (FIRMs) show areas predicted to flood. To find out more about maps of flood-prone areas, check with the City of Venice Engineering Department at 941-486-2626 or visit us at 401 W. Venice Avenue.

However, flooding and other surface drainage problems can also occur well away from the coast. If you're looking at a property, it's a good idea to check out the possible flood hazard before you buy. Here's why:

- The force of moving water or waves can destroy a building.
- Slow-moving floodwaters can knock people off their feet or float a car.
- Even standing water can float a building, collapse basement walls, or buckle a concrete floor.
- Water-soaked contents, such as carpeting, clothing, upholstered furniture, and mattresses, may have to be thrown away after a flood.
- Some items, such as photographs and heirlooms, may never be restored to their original condition.
- Floodwaters are not clean: floods carry mud, farm chemicals, road oil, and other noxious substances that cause health hazards.
- Flooded buildings breed mold and other problems if they are not repaired quickly and properly.
- The impact of a flood - cleaning up, making repairs, and the personal losses - can cause great stress to you, your family, and your finances.

Floodplain Regulations: The City of Venice regulates construction and development in the floodplain to ensure that buildings will be protected from flood damage. Filling and similar projects are prohibited in certain areas. Houses substantially damaged by fire, flood, or any other cause must be elevated to or above the regulatory flood level when they are repaired. More information can be obtained from the City of Venice Building Department 941-486-2626.

Check for a Flood Hazard: Before you commit yourself to buying property, do the following:

- Ask the City of Venice Engineering Dept. at 941-486-2626 if the property is in a floodplain; if it has ever been flooded; what the flood depth, velocity, and warning time are; if it is subject to any other hazards; and what building or zoning regulations are in effect.
- Ask the real estate agent if the property is in a floodplain, if it has ever been flooded, and if it is subject to any other hazards, such as sewer backup or subsidence.
- Ask the seller and the neighbors if the property is in a floodplain, how long they have lived there, if the property has ever been flooded, and if it is subject to any other hazards.

Flood Protection: A building can be protected from most flood hazards, sometimes at a relatively low cost. New buildings and additions can be elevated above flood levels. Existing buildings can be protected from shallow floodwaters by regrading, berms, or floodwalls. There are other retrofitting techniques that can protect a building from surface or subsurface water.

Flood Insurance: Homeowners insurance usually does not include coverage for a flood. One of the best protection measures for a building with a flood problem is a flood insurance policy under the National Flood Insurance Program, which can be purchased through any licensed property insurance agent. If the building is located in a floodplain, flood insurance will be required by most federally backed mortgage lenders. Ask an insurance agent how much a flood insurance policy would cost.

Information provided by:
City of Venice Engineering Department
401 W. Venice Avenue
Venice, FL 34285
941-486-2626