For Flood Zone Determinations, contact the Building Department at 954-597-3420.

This August 7, 2014 draft map is for internal use only and is not a legal description of property.

FEMA Flood Insurance Program | What you should know.

FLOOD HAZARD INFORMATION:
The City of Tamarac participates in the Community Rating System of the National Flood Insurance Program. As of October 1, 2011 the City achieved a Class 6 rating which resulted in an increase of the previous 15% discount for Special Flood Hazard Areas (SFHA) to a 20% discount on flood insurance premiums for property owners in the City of Tamarac.

Since it has been determined that your property may lie within a flood hazard area, the following information and tips may be of interest to you. Please refer to this fact sheet in the event of an impending hurricane, tropical storm or notification of projected heavy rainfall. During extended periods of heavy rainfall, low-lying neighborhoods within the City are subject to flooding. This information is offered to help protect your property and reduce potential losses due to flooding.

FLOOD HAZARD:
The City of Tamarac maintains a waterway system consisting of over 522 acres of open canals and lakes that meander throughout the City. All of the drainage systems within the City are required by our City code to discharge into one of our canals or lakes which, in turn, flow into the C-13 and C-14 canals that are owned and operated by the South Florida Water Management District. The soils in Tamarac are typically not very permeable. Therefore, under saturated conditions or when the water table is high, very little water seeps into the ground. In order to increase storm water storage within the City during tropical weather systems, the City passed an Ordinance in 1989 requiring all new developments to provide additional areas in which to store and retain storm water on site before discharging it into the public system. The City is divided into two defined drainage basins: Generally all of the drainage area of NW 64th Avenue flows north into the C-14 Canal (also known as the Cypress Creek Canal), and the drainage east of NW 64th Avenue flows south into the C-13 Canal. Both the C-13 and C-14 canals flow east to the Intercoastal Waterway where they discharge.

Your property may be high enough that it has never flooded. However, it can still flood in the future. Our most devastating storm, Hurricane Wilma (2005), was not a high hurricane, as compared to Hurricane Irene (1999), which deposited a significant amount of rain in a 24-hour period. Hurricane Irene caused serious flooding in residential areas. If you are in the flood zone, then it is possible your property may be damaged. We hope the information provided will give you some idea of what you can do to protect yourself.

SAVE THIS! This important information, from the City of Tamarac, may save you money on your flood insurance premiums!

FEMA Flood Insurance Program | What you should know.

NATURAL AND BENEFICIAL FUNCTIONS:
State regulations protect those natural areas that help to reduce the risks associated with flooding. When portions of floodplains are preserved in (or restored to) their natural state, they provide many benefits to both human and natural systems. These benefits range from providing aesthetic pleasure to reducing the number and severity of floods, helping handle storm water runoff and minimizing non-point water pollution. In fact, Tamarac’s 129 acres of parks are not only important for our citizen’s pleasure, but they play a vital role in helping drain waters through to the aquifer that replenishes South Florida’s water.
FLOOD SAFETY & PROPERTY PROTECTION:

June 1st is the official start of the Hurricane Season in the United States. It is a good idea to be prepared for a few months before the start of the hurricane season to protect your home. Know your home’s vulnerability to flooding and wind damage and make your final preparations necessary to keep your family, homes, and businesses safe during the hurricane season using the appropriate materials such as storm shutters and reinforced garage doors.

If you are advised to evacuate, turn off utilities at the main switches or valves. Disconnect electrical appliances, but do not touch any electrical equipment if you are wet or standing in water. Avoid fast flowing water or unstable banks.

Property protection measures should be taken with the onset of a flood or if your home is susceptible to flooding, retrofitting should receive consideration. If flooding is likely, and time permits, move essential items and furnish to the upper areas of your home. Keep materials like sandbags, plywood, plastic sheeting, and lumber handy for emergency waterproofing. This action will help to minimize the amount of property damage caused by floodwaters.

Reinforcing involves the modification of surrounding terrain of your home to reduce the risk of flooding. As part of the reinforcing process, certain cata
cations include the installation of an earthen berm or small flood-wall. Home modifications include raising the home, waterproofing the walls, and elevating electrical panel boxes, furnaces, water heaters, and washers and dryers. In addition, the FEMA has federal funds available for proper property protection measures through their Flood Mitigation Assistance program. For information on grant eligibility and applications, contact FEMA Regional Office IV, Atlanta, GA at (770) 220-5400.

DRAINAGE SYSTEM MAINTENANCE:

Proper drainage helps reduce the risk of flooding. It involves cleaning the drainage system. This includes, but is not limited to, indirectly, any solids, liquids (such as paints, gasoline, oils, etc.) or gaseous matter into the drainage system. The City inspects the drainage system and removes blockages that are found or reported. If you live in a near areas where water drains into the street, you can participate in this pro
cess by keeping the storm water pipes and catch basins clear of brush and debris. Re
pors of any violations can be made to the Tamarac Public Works Department at (954) 997-3700 or the Broward County En
vironmental Protection Department notification hotline at (561) 519-1499.

There are some things you can do. Don’t throw or dump anything into storm sewers. Storm sewers are designed to handle a small amount of water, and once this capacity is exceeded, additional water will flow into the streets. Excessive amounts of water can overwhelm the system and result in sewer backups. If your property is next to a catch basin or storm water pipe that discharges into a ca

FLOOD INSURANCE:

If you don’t already have flood insurance, talk to your insurance agent. Most homeowner’s insurance policies do not cover flood damages. However, because Tamarac partici

FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS:

All buildings under construction require permits. If you build on your property and wish to construct any扩建 for or any concerns for or to report any type of illegal work done in the floodplain you may contact the Building Department at 601 Nob Hill Road, First Floor, (954) 579-3420.

SUBSTANTIAL IMPROVEMENT REQUIREMENTS:

The City of Tamarac and the National Flood Insurance Program (NFIP), only insures homes that do not exceed the cost of reconstruction, rehabilitation, additions, or other improvements to a building equals or exceeds 50% of the building’s market value, the building must meet the same construc
tion requirements including lowest floor el

MAP DETERMINATIONS AND ELEVATION CERTIFICATES:

The City of Tamarac only issues a certificate of available elevation certificates for new and substantial

SITE VISITS:

For site visits, request a representative of the Public Services Engineering Division will meet with the property owner(s) on site and discuss higher concerns for flooding, drainage, and storm water related problems. To request a site visit, please call the Public Services Department at (954) 997-3700.