

Dear Resident:

You have received this letter because your property is in an area that has been repeatedly flooded. A tidal surge event or the 25-year 24-hour storm can flood your property. The Town of Yankeetown is concerned about repetitive flooding and has a program to help protect you and your property from flooding. Meanwhile, here are some things you can do:

1. Check with the Town's CRS Coordinator, Dallas Riker at 352-628-7904 for flood history in your area. The Coordinator can also visit your property to discuss flood protection alternatives. See description of flooding below.
2. Plan and Prepare for flooding by doing the following:
 - a. Know how to shut off the electricity, gas, and water.
 - b. Make a list of emergency numbers and identify a safe evacuation place in advance.
 - c. Make a household contents inventory list.
 - d. Put all important papers, valuables, medicine, etc. in a quickly accessible place.
 - e. The American Red Cross offers information to prepare for all disasters on their web site at: <http://www.redcross.org/get-help/prepare-for-emergencies/be-red-cross-ready>.
 - f. Information on repairing your flooded home may be found at:
<https://www.redcross.org/get-help/disaster-relief-and-recovery-services/disaster-cleanup.html>
 - g. Consider permanently protecting your home: The Federal Emergency Management Agency (FEMA) offers "Six Ways to Protect Your House from Flooding." A copy is available in the A. F. Knotts Library in Yankeetown or at: https://www.fema.gov/media-library-data/1404148604102-f210b5e43aba0fb393443fe7ae9cd953/FEMA_P-312.pdf
3. Federal grants may be available to cover 75% of the cost.
4. Grants may also be available if you are interested in selling your property to the city.
5. Get a flood insurance policy that covers both structure and contents. Most homeowners' policies do not cover flood losses. We enjoy a 20% premium discount due to our participation in the NFIP CRS program. In most cases, there is a 30-day waiting period before a flood policy goes into effect.

DESCRIPTION OF CAUSES OF REPETITIVE FLOODING

The vast majority of incorporated Yankeetown is located within the 100-year floodplain. Most recently, there was a no-named storm that came through on December 21, 2018. It only caused minor flooding in the area. On October 10th, 2018 hurricane Michael passed through the middle of the Gulf of Mexico. Even though we didn't take a direct hit, the storm surge combined with the high tides caused flooding of about 16 structures most of them only reported minor damage.

September 2, 2016, another severe flooding event took place, hurricane Hermine. The Town suffered 70 mph winds with a tidal surge of 7.5 feet. Rainfall was 9 inches. Many areas saw standing water of approximately 4.5 feet causing damage to many structures.

On June 25th, 2012, during a near miss by Tropical Storm Debby and previously, on August 22, 2008, during tropical storm Fay which struck Yankeetown, the Town experienced slight localized storm damage. However, neither tropical storm produced significant wind in Yankeetown. TS Debby passed by at low tide, but TS Fay was a 10-year 24-hour storm in Yankeetown. We received 8 inches of rain in 24 hours during TS Fay. There were no reported personal injuries, no loss of water supply, and few total tree losses; however, Yankeetown experienced minor structural damage, short-duration power outages, minor road flooding and significant storm debris with prolonged winds in the 30-40 mph range damaging lightweight structures and tree branches.

The Town has experienced 6 hurricanes since 1985. In 1996, Hurricane Josephine made landfall about 80 miles northwest of Yankeetown. It caused flooding to 7.2 feet NGVD despite favorable tide and moon phases. During Josephine, Yankeetown experienced 35 mph winds, generally from the south.

In 1993, a no name storm struck Yankeetown in March in the middle of the night. We discovered that we had approximately two hours to evacuate people from the time notice of a storm was issued until the roads were rendered impassable by tidal surge from the northwest accompanied by 70 mph winds. Flood reached 9.4 feet NGVD. Winds were from the northwest and the storm occurred on a full moon flood tide.

TOWN OF YANKEETOWN - FLOOD HAZARD

Your Town Officials and staff care about your safety, welfare, and quality of life in the Town of Yankeetown. We urge you to read this and take action to reduce the risk of loss to your family, property, and personal possessions. This brochure has been prepared to help you prepare and protect your property from the physical and financial dangers of flooding. If you experience water, runoff, or flooding problems call the CRS coordinator. The Town of Yankeetown is in a federally designated special

flood hazard area. The Town experiences flooding due to heavy rainfall events, tidal over-bank events, Gulf storm surges, and tropical storms. A majority of the town is in the 100-year floodplain. The Town experienced severe flooding on March 12, 1993 from the Withlacoochee River and the Gulf of Mexico, and homes from Anchorage Avenue east to 56th Street, on the river, on 50th Street, and in the middle part of Town suffered damage. In September of 2016 Yankeetown was hit by hurricane Hermine. The Town suffered 70 mph winds with a tidal surge of 7.5 feet. Rainfall was 9 inches. Many areas saw standing water of approximately 4.5 feet causing damage to many structures. The Yankeetown CRS Coordinator can assist you with information about your flood zone, flooding history, and protective and corrective measures available. The CRS Coordinator utilizes Flood Insurance Rate Maps provided by the Federal Emergency Management Agency to determine what action you can take. Copies of Elevation Certificates are available from the Levy County Building Department. Some copies are available from the Yankeetown Zoning Official.

FLOOD SAFETY CHECKLIST

Flood safety is your responsibility as a citizen and a property owner in this community. The following information summarizes steps you should take for a flood:

1. Obtain flood insurance to protect your property and personal possessions.
2. Inventory and photograph your possessions and make a household contents inventory list for claims purposes.
3. Store this information and your flood policy in a safe place.
4. Put all important papers, valuables, medicine, etc. in a quickly accessible place.
5. Know how to shut off the electricity, gas, and water.
6. Make a list of emergency numbers and identify a safe evacuation place in advance.
7. Have a disaster response plan. <http://www.redcross.org/prepare/location/home-family/plan>
8. Make a pre-emergency checklist <http://www.redcross.org/get-help/prepare-for-emergencies/be-red-cross-ready/get-a-kit>
9. Gather food, water, and supplies sufficient for several days of survival without electricity.
10. Have a battery operated or emergency radio on hand.
11. Register now with Levy County Emergency Management and the Town of Yankeetown if you have special needs for medical equipment, physical care, or are unable to drive to a shelter due to your age, a physical disability, or any disorder and obtain a post-storm reentry sticker.
12. Trim trees and shrubs regularly. Do not trim immediately prior to a flood or hurricane.
13. Avoid running floodwater and beware of road washouts and unstable riverbanks.

FLOOD WARNING SYSTEM

In case of a flooding emergency, you may be warned by emergency vehicle public address systems or Levy County Emergency Management public address system. Tune your radio to one of the stations listed below for emergency information. There may be a public address system announcement also. Use radio and television for accurate information. A battery-operated radio should be a part of your emergency plan. Your television and radio may be inoperable if electric power is lost.

INGLIS FIRE & RESCUE

Please contact the Inglis Fire Chief John MacDonald at 352-447-2988 with any questions about emergency response to flooding in the Town of Yankeetown.

NATURAL AND BENEFICIAL FUNCTIONS

The local floodplains include Waccasassa Bay State Preserve, County Parks, Yankeetown Wilderness, Withlacoochee Gulf Preserve, and Gulf Hammock Wildlife Management Area. These open and undeveloped areas are protected by State, County, and local laws. The natural drainage and vegetative buffer of these areas benefits the Town by mitigating the impact of floodwaters on the urban service area.

FLOODPLAIN DEVELOPMENT

Any development or improvement in the floodplain does require permitting. Contact the Zoning Official before starting any development or improvement. Anyone who sees any construction of any kind without a permit card visibly displayed should contact the Zoning Official. Illegal construction may put the entire community and its members at risk. High winds and floodwaters may cause serious harm to persons and damage to property if improper construction techniques are used.

DRAINAGE SYSTEM MAINTENANCE

Illegal dumping in our drainage system poses a serious risk to the safety of our community. Ditches in our community are an invaluable drainage feature. They help to divert and remove floodwaters. Report any dumping you observe to the Zoning Official.

FLOOD PROOFING

You should prepare an emergency list of activities, actions, and procedures in the event of a pending flood, tropical storm, or hurricane to secure and protect your property and possessions. Information is available at the Division of Emergency

Management in Bronson. You can also take action to protect your possessions by flood proofing your property. This is the physical alteration or modification of property and structures to increase their ability to withstand damages caused by flooding. Owners may wish to elevate or relocate structures that are prone to flood damage including the main house, sheds, outbuildings, or portions of any structure. This may reduce your flood insurance premium.

DRY FLOOD PROOFING

Dry flood proofing is sealing or waterproofing with special materials and compounds which provide a chemical or physical barrier against water intrusion during inundation by floods. Building and Zoning Compliance permits are required to ensure safe and proper installation of flood proofing measures. For more information on flood protection and flood proofing, including Federal Publications, contact the Zoning Official or CRS Coordinator at (352) 447-4107.

SUBSTANTIAL IMPROVEMENT REQUIREMENTS

Chapter 9 of the Town Code requires that when a structure is substantially improved, the structure must meet new construction requirements. Architects, engineers, contractors and plans must be certified under FEMA, State and County requirements for substantial improvement construction in special flood hazard districts. Substantial improvement is "any combination of repairs, reconstruction, alteration, or improvements to a building, in which the cumulative cost equals or exceeds 50 percent (50%) of the market value of the building prior to the "start of construction" of the improvement. This term includes structures which have incurred substantial damage, regardless of the value of or actual cost of repair work performed." Substantial damage is any damage, which would require substantial improvement. More information on substantial improvement and substantial damage is available in the library, or online <https://www.fema.gov/media-library/assets/documents/2969>, in FEMA publication 213 "Answers to Questions about Substantially Damaged Buildings."

FLOOD INSURANCE

Most homeowner's policies do not cover losses due to floods. Flood insurance is available to commercial and residential property owners from the Federal Government as a part of the National Flood Insurance Program from your insurance agent or broker.

BUILDING TYPE	BUILDING COVERAGE	CONTENTS COVERAGE
Single Family	\$250,000	\$100,000
2-4 Family	\$250,000	\$100,000
Other Residential	\$250,000	\$100,000
Commercial	\$500,000	\$500,000

FLOOD INSURANCE IS MANDATORY TO SECURE A FEDERALLY GUARANTEED MORTGAGE IN YANKEETOWN – Home owners can challenge their flood insurance rate by filing an application to support their request to reduce the rate based on modified conditions or they may file a Letter of Map Revision to correct an inaccurate zone designation.

PERMITTING AND ZONING INFORMATION

Yankeetown has Zoning regulations, which regulate the use of land and the location of improvements within the boundaries of a parcel of land. The Town also has Flood Regulations and requires a Building Permit for improvements to existing structures and for new construction.

M.T. Causley, the Town's zoning / code enforcement, CRS and floodplain management contractor, administers the zoning, flood codes and technical building codes. Prospective and existing property owners should contact M.T. Causley personnel prior to starting any improvements to an existing structure or the erection of a new structure to obtain necessary permits, if any are required.

Permits are required for the following:

- Any Type of Structure
- All swimming pools
- Excavation and/or Fill
- Docks
- Signs
- Tree removal
- Sea walls
- Outside Stairs
- Fences
- Re-roof
- Remodel
- Driveways
- Windows & Doors - New and re-installations
- Patios and/or Decks

Contact Information:

M.T. Causley Zoning Official and CRS Coordinator, Dallas Riker

352-628-7904

M.T. Causley Certified Floodplain Manager (CFM), Guy Priest

352-436-5192

Yankeetown Town Hall:

352-447-2511

Flood Information is on line at the Yankeetown Website:

<http://yankeetownfl.govoffice2.com>

Flood Information is on file at A. F. Knott's Public Library:

352- 447-4212

FLOOD HAZARD INFORMATION FOR RESIDENTS AND PROPERTY OWNERS OF THE TOWN OF YANKEETOWN

APPROVED BY THE YANKEETOWN TOWN COUNCIL
APRIL 4, 2019



CRS Coordinator
Town of Yankeetown
6241 Harmony Lane
Yankeetown, FL 34498

PRSRSTD
US POSTAGE PAID
YANKEETOWN, FL
PERMIT NO. 7

Agencies that citizens may always contact during any emergency:

Levy County Sheriff's Department: **911**

Levy County Emergency Management: **352-486-5213**

PUBLIC EMERGENCY INFORMATION SOURCES:

RADIO

Call Sign	Freq.	Dist./Signal	City	School	Format
<u>WJUF</u>	90.1 FM	23.2 mi. 	<u>Inverness, FL</u>	University of Florida	Public Radio
<u>WAQV</u>	90.9 FM	16.2 mi. 	<u>Crystal River, FL</u>		Christian Contemporary
<u>WHGN</u>	91.9 FM	18.4 mi. 	<u>Crystal River, FL</u>		Religious
<u>WOGK</u>	93.7 FM	41.9 mi. 	<u>Ocala, FL</u>		Country
<u>WXCX</u>	95.3 FM	14.1 mi. 	<u>Homosassa Springs, FL</u>		Hot AC
<u>WXOF</u>	96.7 FM	2.0 mi. 	<u>Yankeetown, FL</u>		Classic Hits
<u>WTKT</u>	98.5 FM	18.2 mi. 	<u>Crystal River, FL</u>		Adult Contemporary
<u>WXRA</u>	99.3 FM	18.4 mi. 	<u>Inglis, FL</u>		Christian Contemporary
<u>WXUS</u>	102.3 FM	22.4 mi. 	<u>Dunnellon, FL</u>		Country
<u>WXCZ</u>	103.3 FM	20.2 mi. 	<u>Cedar Key, FL</u>		Country
<u>WXZC</u>	104.3 FM	2.0 mi. 	<u>Inglis, FL</u>		Country

OTA TV

TV Station	Network	OTA Channel	Location	Miles Away	Direction	Signal
<u>WESH</u> + 3 subchannels	<u>NBC</u>	2	DAYTONA BEACH, FL	37	ENE	198 Mhz VHF-Hi
<u>WUFT</u> + 2 subchannels	<u>PBS</u>	5	GAINESVILLE, FL	51	NNE	602 Mhz UHF
<u>WNBW-DT</u>	<u>NBC</u>	9	GAINESVILLE, FL	43	N	180 Mhz VHF-Hi
<u>WTSP</u> + 3 subchannels	<u>CBS</u>	10	TAMPA / ST. PETERSBURG, FL	23	ESE	192 Mhz VHF-Hi
<u>WCJB</u> + 2 subchannels	<u>ABC</u>	20	GAINESVILLE, FL	40	NE	482 Mhz UHF
<u>WOGX</u> + 2 subchannels	<u>FOX</u>	51	OCALA, FL	33	NE	572 Mhz UHF
<u>WGFL</u>	<u>CBS</u>	53	HIGH SPRINGS, FL	43	N	560 Mhz UHF