

FEMA- Preliminary FIRRM and FIS Report for Broward County



FEMA

U. S. Department of Homeland Security
Region IV
3003 Chamberlaker Road
Atlanta, GA 30341

December 31, 2019

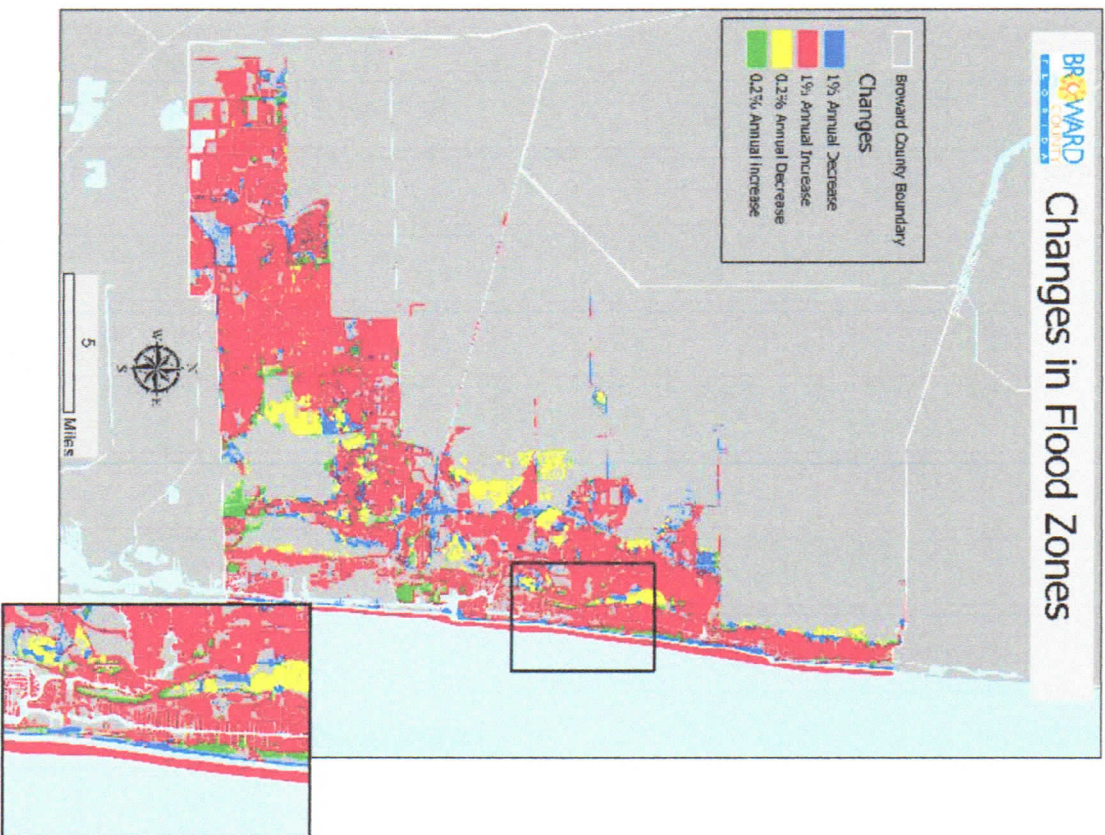
Mr. Charles Dodge
City Manager, City of Pembroke Pines
601 City Central Way
Pembroke Pines, Florida 33025

Prelim-EVP
Community Name: City of Pembroke Pines,
Broward County,
Florida
Community No.: 120053

Dear Mr. Dodge:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Broward County, Florida and Incorporated Areas for your review and comment. The enclosed FIS report for Broward County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

Changes in Flood Zones



PRELIMINARY FLOOD INSURANCE RATE MAP SUMMARY

Generalized Impact of 12/31/ 2019 Preliminary FEMA Flood Zone Changes in Broward County				
Parcel Count by Municipality				
	CHANGE		NO CHANGE	
MUNICIPALITY	Flood Insurance NOW needed ("Added to Flood Zone")	Flood Insurance NOT mandatory anymore (Removed from "Flood Zone")	Flood Insurance still mandatory (Remain in "Flood Zone")	Flood Insurance still not mandatory (Remain out of "Flood Zone")
PEMBROKE PINES	6,905	418	3,154	34,021



- A significant number of the properties in the City that were previously removed from a flood zone in 2014 are going to be placed back in a flood zone, from the Turnpike to US 27.
- If the new Flood Insurance Rate Maps (FIRM's) are adopted, an additional 6,487 parcels will need to purchase flood insurance and the total number of parcels in which Flood Insurance will be needed will rise to 9,641.

EXAMPLE COMPARISON GRAPHIC

- The 1st graphic is the current flood map.
- The 2nd graphic is the proposed flood map.
- The areas in blue are in a flood zone.
- The brown areas are not in a flood zone.
- This example(from Hiatus to Palm Ave, north of Pembroke Rd) shows the area of the Landings and East Campus Charter School in the City of Pembroke Pines.

Comparison of Flood Hazard Effective & Preliminary Flood Hazards



Effective		Preliminary	
			
Effective		Preliminary	
POI Longitude/Latitude	-80.2863, 25.9959	POI Longitude/Latitude	-80.2863, 25.9959
Effective FIRM Panel	12011C0710H	Preliminary FIRM Panel	12011C0710J
Effective Date	8/18/2014	Preliminary Issue Date	12/31/2019
Flood Zone	X	Flood Zone	AE
Static BFE*	Not Available	Estimated Static BFE*	6.0 Feet
Flood Depth	Not Available	Estimated Flood Depth	Not Available
Vertical Datum	Not Available	Vertical Datum	NAVD88

PRELIMINARY FLOOD INSURANCE RATE MAP SUMMARY

- A website has been created to allow residents to look up their existing and proposed flood zone at the following link:
<https://www.broward.org/Environment/FloodZoneMaps/Pages/ProposedNewFloodMaps.aspx>.
- You can also look up your existing and proposed flood zone on this FEMA web page <https://msc.fema.gov/portal/home>. You need to select the highlighted Flood Map Changes Viewer link.
- These changes to the flood maps are the result of a comprehensive coastal flooding study performed by FEMA between 2014 and 2019. Initially, FEMA indicated to County and municipal staff that the anticipated impacts of the coastal study were primarily to areas east of I-95. However, the preliminary results indicate that the effects of coastal tidal flooding extend west of I-95 (mostly, but not exclusively, in the southern portions of the county).

PRELIMINARY FLOOD INSURANCE RATE MAP SUMMARY

- FEMA has started holding Open Houses for public outreach.
- The 1st was here at City Center on Monday, February 3rd.
- There are 2 more scheduled:
 - Thursday, February 6th, 9AM - 12PM Emma Lou Olsen Center Auditorium - 1801 NE 6th Street Pompano Beach 33060
 - 4PM - 7PM Anne Kolb Nature Center Mangrove Hall
751 Sheridan Street Hollywood 33019
- Today was the Community Consultation Officer (CCO) Meeting at the Broward County EOC.
- This CCO Meeting initiates the statutory 90-day appeal period.

PRELIMINARY FLOOD INSURANCE RATE MAP SUMMARY

- Our review of the computer modeling behind preparation of the new maps indicates there may be errors in the data used for the modeling.
- I would like permission to file a formal appeal before the 90 day appeal period is complete.
- After the review and appeal periods have ended and FEMA has addressed all comments/appeals, they will initiate final preparation of the FIRM's and Flood Insurance Study(FIS) report.
- The new FIRM and FIS report will become effective approximately 7 to 10 months later.