



March 5, 2025

Subject: Availability of Flood Zone Information, Elevation Certificates, Letters of Map Change for Properties in Unincorporated Palm Beach County

**Planning, Zoning
& Building Department**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100 Code
Compliance 233-5500 Contractor
Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbc.gov/pzb



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Dear Real Estate Professionals,

You are receiving this information because you do business in a community that has a history of storm and flooding events. Please be prepared.

As real estate agents are crucial to the sale and purchase of homes and businesses, you are aware that the purchase of flood insurance is required for many mortgages. Even when it is not a requirement, flood insurance can prove exceptionally important for the protection of the assets of a building and its contents. We respectfully encourage you and your agents to be proactive in your recommendations to clients concerning the option of purchasing flood insurance and awareness of the flood zone in which a building is located.

For properties located in *unincorporated* Palm Beach County, the Building Division provides Flood Zone information, including if a property is vulnerable to special flood-related hazards such as coastal erosion, historical flood information, and if it is near an area that should be protected due to its natural floodplain functions. Copies of Elevation Certificates (ECs) and FEMA Letters of Map Change (LOMC) for existing structures may also be available.

If you know the Parcel Control Number (PCN) of a property, check the first two digits to determine if it is located in **unincorporated** Palm Beach County. If the first two digits are "00" then it is. If not, then you must contact the municipality in which the property is located for flood zone or similar information. You can find a property's PCN on a tax bill, or type in the address on the Palm Beach County Property Appraiser's website at pbcpa.gov, which will tell you the PCN and the municipality in which it is located.

To request the information for properties only in *unincorporated* Palm Beach County, please call the Building Division at (561) 233-5374, or email Floodzone@pbc.gov, or mail your request to "Flood Zone Information-Building Division, 2300 N. Jog Road, West Palm Beach FL 33411". Please include the property's street address (or PCN for vacant lots), your name, and contact information.

Flood zone maps are available at pbc.gov/floodservices, then click on "Flood Zone Map Interactive". You can type in any address in the entire county to find its flood zone. You will also see information for the Coastal Flood Insurance Rate Maps (FIRMs) FEMA revised, which will become effective in December 2024.

Please read the attached brochure that has been developed to cover the matters pertaining to the flood hazard which the County considers to be most important for its residents, businesses, and real estate professionals to know. Please feel free to copy, disperse and display it as you see fit.

Sincerely,

Doug Wise, CBO CFM MCP
Division Director IV / Floodplain Administrator

Attachment

"An Equal Opportunity
Affirmative Action Employer"



Do You Know Your Flood Zone?

For properties within unincorporated Palm Beach County only, call 561-233-5374 or email floodzone@pbc.gov to learn if it is in a high-risk Special Flood Hazard Area, may be affected by coastal erosion or has experienced repeated flooding, is in an area that should be protected due to its natural floodplain functions, or to determine if an Elevation Certificate is on file for a property. Visit msc.fema.gov/portal.

Purchase a Flood Insurance Policy Today!

Go to floodsmart.gov to learn how much flood damage could cost you, and to find a flood insurance agent. Flood Insurance is available for your building and for the contents (Renters take note). Do not wait for the next imminent flooding event to buy flood insurance protection. In most cases, there is a 30-day waiting period before the coverage takes effect. Contact your insurance agent for more information on rates and coverage. Residents of Palm Beach County can call 561-233-5374 for flood insurance technical assistance.

Flood Warnings

Local authorities will issue flood watches (when conditions are likely for flooding) and flood warnings (when flooding is imminent). Monitor local media, The Weather Channel, or a NOAA weather radio for emergency updates. Sign up for AlertPBC, Palm Beach County's Emergency Notification System at alertpbc.com. Visit readypbc.com to learn about local emergency shelters and evacuations. Be informed and prepared for hurricanes. Like us on Facebook @PBCDEM. Follow us on X and Instagram @PBCDEM.

Staying informed is also important before emergencies occur.

Follow the PBC Emergency Management Division on



Visit pbc.gov/flood
pbc.gov/floodservices

**Public Safety Department
Emergency Management Division**

20 South Military Trail
West Palm Beach, Florida 33415
561-712-6400

**Planning, Zoning, and Building Department
Building Division**

2300 N. Jog Road
West Palm Beach, Florida 33411
561-233-5100

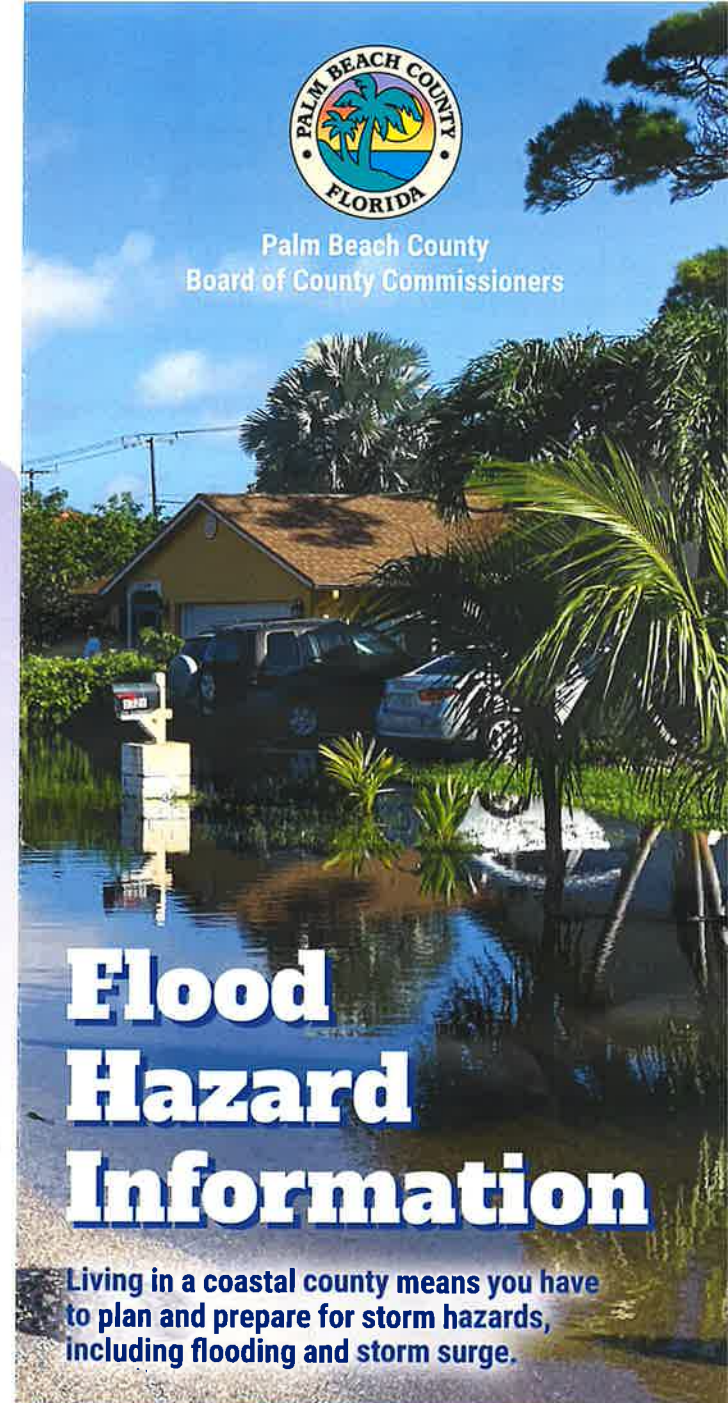
South County Office

345 S. Congress Avenue, Suite 102
Delray Beach, Florida 33445
561-276-1284

In accordance with the Americans with Disabilities Act, this document is available in alternate accessible formats upon request by calling Palm Beach County Emergency Management.



**Palm Beach County
Board of County Commissioners**



Flood Hazard Information

Living in a coastal county means you have to plan and prepare for storm hazards, including flooding and storm surge.

**Public Safety Department
Emergency Management Division • 561-712-6400**

**Planning, Zoning & Building Department
Building Division • 561-233-5100**

The Federal Emergency Management Agency (FEMA) has flood maps for Palm Beach County. For property owners, their home and its contents represent their greatest investment. Property losses from flooding are not covered under most standard homeowners' or renters' insurance policies. Whether you are an owner or a renter, we encourage you to consider flood insurance for your property as you prepare for future hazards.

Palm Beach County has achieved Class 5 in the National Flood Insurance Program (NFIP) Community Rating System for implementing flood protection measures beyond the minimum NFIP requirements. This rating provides eligible properties a 25% discount on flood insurance premiums. The County continues to work toward the goal of achieving even greater flood insurance premium discounts in the future.

For more information, visit pbc.gov/flood a "one-stop" flood information source for residents and business owners.

If your building has flood or storm damage, report the damage using our official App "PBC DART" (Disaster Awareness & Recovery Tool) from the Apple App Store or the Android App on Google Play.

Protect Natural Floodplain Functions

- Open, unpaved areas are beneficial to our quality of life.
- When rainfall drains into the ground, it helps reduce flooding and recharges our drinking water supply.
- Unpaved land filters stormwater runoff as it seeps through the ground and into our aquifer.
- It is important to appreciate natural floodplains - keep these open and clean!

Protect Your Property

- Elevate electrical panel boxes, A/C equipment, electronic equipment, and appliances.
- Construct a small floodwall or earthen berm, or redirect drainage to the street or drainage conveyance to keep water away from the building and away from neighboring properties.
- Safeguard your building by taking some basic precautions such as shuttering windows, bracing and sandbagging garage and entry doors and bringing in yard items. It may mean the difference between destruction and minor damage.
- Keep in mind that some flood protection measures may require a building permit while others may not be safe for your type of building. Contact the Palm Beach County Building Division at 561-233-5374 before making any improvements.
- For properties within unincorporated Palm Beach County only, if you have drainage problems on your property or are considering improvements, County staff can offer property protection advice and/or provide a site visit. Call the PBC Flood Zone Request Line at 561-233-5374. For properties within municipality limits, contact your local jurisdiction.
- If you live in an HOA community and the issue is related to storm drains, please contact your HOA.
- If you live on a County maintained road and the issue is related to storm drains, please call the Palm Beach County Road and Bridge Division at 561-684-4000.
- If you live in a neighborhood that is part of an Improvement District (ITID, SIRWCD, NPBCPD, etc.), please contact your respective Improvement District.



Stormwater Drainage Tips

- It is illegal to throw anything into the lakes, canals, or other waterways in the County.
- Only stormwater is permitted in storm drains that are located in streets, right-of-ways, and parking lots.
- Dumping materials into our waters or drains pollutes the waters, clogs the storm drains, and increases flooding in neighborhoods.

In unincorporated areas of Palm Beach County, please call the Engineering Department at 561-684-4000 for more information about stormwater management or Code Compliance at 561-233-5500 to report illegal dumping.

Flood Safety

- **Do not walk through flowing water.** Currents can be deceptive; six inches of moving water can make your footing unstable. If you must walk in water, use a pole or stick to measure the depth of the water.
- **Do not drive through a flooded area.** Don't drive around road barriers. Canals or ponds may not be distinguishable from roads. Driving through flooded streets can produce a wake that worsens flooding to buildings along the street.
- **Stay away from power lines and electrical wires.** Electrical current can travel through water
- **Be Prepared.** Have an evacuation plan in place:
 - Have an evacuation and shelter route planned before a storm surge evacuation order is issued. Do not wait until the last minute. Visit www.pbc.gov/knowurzone
 - Pre-register for a Special Needs Shelter or the Pet Friendly Shelter well before a disaster is imminent. Go to readypbc.com or call 561-712-6400.
 - You can find your evacuation zone at readypbc.com. Obey evacuation orders! All residents living in a manufactured/mobile home or sub-standard housing must evacuate in a hurricane warning.
- **Obey curfews.** They are mandatory and will be re-evaluated daily. Anyone out past curfew could be subject to arrest.