

HELENE/MILTON UPDATE 10/23

(Please see previous updates for additional important information)

All updates available on townofnrb.com

Word from the Town

We understand there is great frustration throughout our communities in regard to the inability to get permits for repairs and rebuilds at this time. Please understand that we, as the Town, want everyone to be able to begin their recovery as soon as possible and we get no pleasure out of any delays. However, we are required to follow the regulations as issued by FEMA to protect our participation in the National Flood Insurance Program and Community Rating System. We ask for your patience and tolerance as we navigate this difficult time.

Webinar on Recovery after a Hurricane

Webinar on Appraised Property Value: Discussion on FEMA, Taxes, and Resale

Thursday, October 24th, 2024 | 5:30 – 7:00 P.M.

WebEx

Agenda: Rebuilding After a Hurricane

Hosted by State Representative Linda Chaney

Guest Speakers:

Mike Twitty, Pinellas Property Appraiser

Understanding the FEMA 50% Rule, 50% Rule Private Appraisals, Assessed Value Protection when Repairing/Rebuilding, Property Tax Rebate process

Jake Holehouse, HH Insurance

Understanding the insurance process

County Official Pending

The role of the County and what to expect

Cyndee Haydon, Broker Associate Realtor

Factors to consider if you're thinking about selling

The panel and myself have been working with Cape Coral's city staff who went through CAT 5 Ian. They are sharing their experiences to help us avoid pitfalls the city and their residents suffered with FEMA.

Please join us as they share what you need to know about next steps and your options. There will be a Q&A period, so please share this with your neighbors and HOA Presidents.

<https://myfloridahouse.webex.com/myfloridahouse/j.php?MTID=m3ee431dc6e47d965fadfd814abd0a8d0>

Substantial Damage Inspections

Our Building Official, Randy Spears, has issued a letter regarding the substantial damage inspections:

October 23, 2024

Dear Property Owner,

The Town of North Readington Beach is requesting your cooperation to assist us with expediting recovery of our community from the impacts of Hurricane Helene and Hurricane Milton. As you should be aware, properties in flood zones designated on our flood maps that were damaged by wind, water, fallen trees or other factors must be inspected before we can issue building permits for repair, reconstruction, or other improvements. In accordance with the Florida Building Code and our flood damage prevention regulations, we must determine whether the damage meets the definition of “substantial damage.”

The process we’ve developed to achieve efficient, orderly and responsive permit review, begins with damage inspections. Therefore, we ask that you allow our staff, or staff of other agencies such as State, FEMA, or private contractors working on our behalf, to access and inspect your damaged building. These authorized staff carry a “right of entry” document and their agency identification and must show them to you before you let them access your property.

The preliminary damage inspections are limited to evaluating the extent of damage to foundations, roofs, windows and doors, siding, installed appliances, electrical and plumbing, heating and air conditioning, and walls and floors. Inspections are required to assess the condition of the building and determine the work required to repair the building to its **pre-damage condition**. The period of inspections is limited to daylight hours beginning early November. Once we have inspected your property and the results recorded in our database, we will send you a letter with the results and explain any requirements that may apply.

We greatly appreciate your willingness to allow our community inspectors to assess the condition of your property which will help you and the community move forward as quickly as possible with the permitting and repair of your building.

If you have any questions about this process or the inspectors, please contact us immediately by calling 727-202-6825. Thank you for your cooperation and support to help our community to recover from Hurricane Helene and Hurricane Milton.

Sincerely,

Randy Spears
Building Official

Debris

Our debris contractors are scheduled to begin the second debris pickup this weekend. We are awaiting confirmation of this date and the confirmation or rescheduled date will, hopefully, be included in tomorrow's update.

Waste Pro continues to pick up the vegetation/yard debris this week. Once again, this is only for yard debris.

Mail

The postal workers are delivering mail where possible. We were asked to let everyone know that if you do not have a mailbox or a forwarding address in place, mail will be returned to the sender after 10 days.

The Crossroads office is located at 1275 66th St N, St. Petersburg. If you are not receiving mail, you can contact them at 800-275-8777 to inquire if pickup for your address is available.

Voting

Voting will be held at Town Hall, as usual, on election day - November 5th. Early voting and ballot drop locations are available at www.votepinellas.gov .

Hot Lunch Again on Sunday

A Taste of Laos will be distributing lunch again on this Sunday, October 27th in front of the Ocean Blue Nail Salon at the Redington Village Plaza on 173rd. It will be available from noon til the food is gone.

Where can I find additional information?

For updated important information, please visit Pinellas County's Emergency Management website for a full list of resources at:

<https://pinellas.gov/emergency-information/>

Please see previous updates at townofnrb.com for additional information