

Protecting Your Family and Your Property from Future Storms Q&A

Responses to Questions posed by May 8, 2023 Sustainability Seminar

Note: some questions were answered directly if an email address was provided.

Is NSB Utilities hardening their system?

Yes, power and water are both being hardened.

Will an attached porch be covered by insurance?

It depends on your specific contract and policy. You should check with your agent and get any answer in writing.

Should I connect my garage with a walkway? Ask your insurance agent.

If the sea level rises, how much higher will the waves be?

That depends on many factors, but the forecasts are for higher and stronger waves that penetrate further inland. Interior walls and floors need to be waterproof if you are in an area that floods.

Questions about Babcock Ranch homes.

See <https://babcockranch.com/our-homes/>

What is the cost of Dr. Languell's typical construction (Babcock Ranch)?

15 - 20% more than building to existing code.

Can NSB hire Dr Languell to work with developers?

Contact the City Manager Kresheidat@cityofnsb.com

I am paying insurance for fencing and other structures, Why?

You should contact your agent to discuss.

Why are power and water so expensive?

NSBUC utility rates are comparable to or lower than other utilities' rates in the region.

If glass is no longer recycled, does that fee decrease?

The city is saving \$20,000/year to NOT recycle glass. The market for recycled glass is very soft at present. The city was paying to sort the glass and then truck it to the landfill because it could not be sold. Not sorting and trucking the glass is a savings.

Are there more areas in NSB that can be developed?

NSB is over 41 square miles with many more parcels that may be developed.

Are there window, door and shutter upgrade programs for seniors?

Check with: <https://www.myfloridacfo.com/mysafeflhome>.

You can also check with the NSB city manager at: Kresheidat@cityofnsb.com

St. Augustine grass is required by some HOAs. Are there better alternatives?

One resource is the University of Florida at: gardeningolutions.ifas.ufl.edu

Do I need flood insurance even if my property is not located in a flood zone?

You should discuss this with your insurance agent when reviewing your coverage.

We live near a golf course pond that uses water for greens. The water level was not reduced before Ian and our back yard flooded. How can these ponds be reduced automatically when this happens again?

Contact the Golf Course management for answers to these questions.

Which city commissioner oversees growth?

All five members of the City Commission have input and an equal vote on development in the city. You can contact your [City Commissioner](#) or the City Manager for more specific information.

What is the process for keeping our water safe from chemical intrusion from runoffs, well injections and fertilizer?

Contact SJRWMD TFrick@sjrwmd.com

What are the best resources for beach plants? Do you need a permit to plant on dunes?

Local nurseries or a biologist who has worked locally, may be able to provide directions on what resources and plants are best. Any beach property that is not in your property survey boundary will require a permit...here's the link:

<https://www.volusia.org/services/growth-and-resource-management/environmental-management/permitting/beach-dune-permit.stml>

What is being done to dredge the Grand Turnbull Canal?

The following can be found on the NSB Residents' Coalition Website:

[Turnbull Creek Update September, 2022](#)

[Turnbull Creek Preservation Update - January 2023](#)

[Summary of May 2023 City Commission Meeting – City Manager \(Page 1\)](#)

What is being done to get sewers for homes?

The NSB Utilities Commission and the City have been working together to encourage the septic to sewer initiative, The NSB Residents' Coalition summarizes all regular and joint meetings and publishes maps identifying current sewer lines and the locations of properties on septic. There are many articles available on the Coalition website including:

[February 2022 Septic to Sewer Initiative](#)

[City of NSB – NSB Utilities Commission Joint Meeting Summary April 2023](#)

Note: Doing a [search “Septic” on OURNSB.ORG](#) will return five pages of articles.

The City of New Smyrna Beach released the Flood Exposure Analysis from Hurricane Ian that it contracted for on May 30, 2023. Links to the analysis and video presentation can be found [HERE](#).