

Hurricane preparedness for Ridgeview Towers

A working checklist for owners and residents of 3051 NE 48th Street. Save it, print it, share it with a neighbor.

Compiled by Mike Batchelder, Compass Building 3051 NE 48th Street · Coral Ridge

Florida hurricane season · June 1 – November 30

Why a building-specific plan matters. Generic checklists assume a single-family home with a yard, a garage, and a basement. A condominium has none of those. What follows is a working plan tuned for a seven-floor building between the Intracoastal and the ocean — what to do in your unit, what the building handles for you, and what to take if you evacuate.

01 Before the season

By the end of May, ideally — but any time before a named storm forms

- Review your insurance.** Wind, flood, and contents are three separate policies in Florida. Confirm coverage limits, deductibles, and whether your association policy covers the unit shell only or interior finishes too.
- Document the unit.** Photo and short video of every room and every closet. Open every cabinet. Store the footage in cloud (iCloud, Google Drive, Dropbox) — not on the phone alone.
- Compile your "go" documents.** Insurance policies, deed, ID, passports, medical records, pet records, vet contact. Physical copies in a waterproof folder; digital copies in cloud.
- Stock the unit.** One gallon of water per person per day for seven days. Non-perishable food for the same. Manual can opener. First-aid kit. Prescription medications with a fourteen-day buffer.
- Power and light.** Working flashlights with fresh batteries (one per room). Portable battery for phones (10,000 mAh minimum). Battery-powered or hand-crank radio.
- Know your evacuation zone.** Coral Ridge is in Broward County Evacuation Zone B / C depending on the block. Look up your specific address at broward.org/Hurricane.
- Review building protocols.** Ask the property manager: what does the building do with elevators, generators, shutters on common areas, and the pool deck. Know which doors are locked and which stay open.

02 72 hours out — storm watch

When the National Hurricane Center issues a watch for the area

- Refresh perishables.** Gas the vehicle to full. ATMs and gas stations get long lines as the storm approaches.
- Charge everything.** All devices, all battery packs, all rechargeable lights. Fill any open prescriptions.
- Confirm pet plans.** Carrier, food, water, meds, vet contact, copy of vaccination records. Identify a pet-friendly shelter in advance — most public shelters in Broward accept pets but require pre-registration.
- Clear the balcony.** Furniture, plants, grills, anything not bolted down comes inside. A patio chair becomes a projectile at 90 mph.
- One more photo pass.** Walk the unit with the phone camera, narrating as you go. This is what insurance adjusters want.
- Stay or evacuate — decide early.** If you're evacuating, leave at least 48 hours before landfall. I-95 northbound becomes parking in the final 24 hours.

03 24 hours out — storm warning

When landfall is expected within a day

- Lower hurricane shutters.** Or install storm panels on every window and sliding door. If you have impact glass, no action needed — but verify with the property manager that the unit's original install is certified.
- Move valuables.** Anything irreplaceable, anything water-sensitive: away from windows, into interior rooms, ideally up off the floor.
- Refrigerator and freezer to coldest.** If power goes out, a full freezer holds 48 hours; a half-full one holds 24.
- Fill the bathtub.** Water for flushing, washing, and emergency drinking (boil first).
- ICE contacts updated.** Add at least two emergency contacts to your phone's medical ID — one local, one out of state.
- If you're staying:** Settle in. Interior room, away from windows, with supplies. Don't take the elevator once winds pick up.
- If you're evacuating:** Turn off main water valve to the unit. Unplug non-essential electronics. Leave one light on near the entry for return.

04 During the storm

When you're sheltering in place

- Stay interior.** A windowless bathroom, hallway, or closet on the lowest interior point of your unit. Mattress or pillows over you if winds get extreme.
- Don't go outside during the eye.** The calm is the middle of the storm — winds return from the opposite direction within minutes.
- Stay informed.** Local emergency broadcast on Broward 940 AM. Wireless Emergency Alerts on phone.
- Conserve battery.** Text instead of calling. Lower screen brightness. Airplane mode between updates.
- If the building loses power:** Stay put. Elevators won't run; stairwells may be the only way down. Wait for the all-clear.

05 After the storm

When the all-clear is given

- Don't return until authorities lift the evacuation.** Floodwaters, downed lines, and debris remain dangerous for hours after the winds stop.
- Document before cleanup.** Photograph every damaged item, every water line on a wall, every broken thing — before you move or repair anything. Then save backups to cloud.
- Contact insurance with policy numbers ready.** Wind and flood are separate claims with separate adjusters. File both if both apply.
- Check on neighbors.** Especially elderly residents and anyone alone. A knock on the door is worth more than a text.
- Don't drink tap water until cleared.** Broward Health and the city will issue boil-water notices via local news, social media, and Wireless Emergency Alerts.
- Watch for downed power lines and flooding.** Treat every line as live. Don't drive through standing water.

A note from Mike

This checklist is what I follow personally at Ridgeview Towers. The building has hurricane shutters on common areas and a generator that keeps the elevators and lobby running through a power loss — but the inside of every unit is the owner's responsibility.

If you live at 3051 and want to talk through any of this before the season, call me. I'm on the seventh floor and I keep my number on.

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