

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name 741 GIPACK REAL ESTATE HOLDINGS, LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 741 HARBOR DRIVE				Company NAIC Number:	
City KEY BISCAVNE		State Florida		ZIP Code 33149	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 18, Block 9, BISCAVNE KEY ESTATES, PB 50, PG 61, Folio No. 24-5205-001-1280					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>25.6873°N</u> Long. <u>-080.1717°W</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,800</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>16</u>					
c) Total net area of flood openings in A8.b <u>1,818</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number VILLAGE OF KEY BISCAVNE 120648			B2. County Name MIAMI-DADE		B3. State Florida
B4. Map/Panel Number 12086C0491	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/ Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) +10'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

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City KEY BISCAVNE	State Florida	ZIP Code 33149	Company NAIC Number

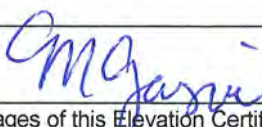
SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

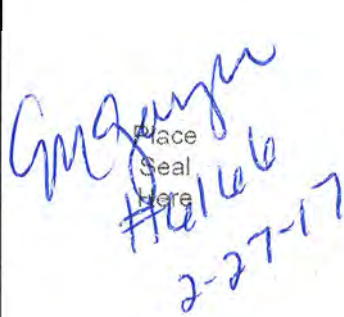
- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: MI-14 Vertical Datum: NGVD 1929
- Indicate elevation datum used for the elevations in items a) through h) below.
☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
- Datum used for building elevations must be the same as that used for the BFE.
- Check the measurement used.
- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>+6.0</u> | ☒ feet | ☐ meters |
| b) Top of the next higher floor | <u>+10.1</u> | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | <u>N/A</u> | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>+10.1</u> | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>+4.63</u> | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>+4.8</u> | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>+4.63</u> | ☒ feet | ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☒ Check here if attachments.

Certifier's Name MILAGROS GARZIA	License Number LS6166
Title SURVEYOR	
Company Name DELTA MAPPING AND SURVEYING, INC.	
Address 13301 SW 132 AVE, SUITE 117	
City MIAMI	State Florida
ZIP Code 33186	
Signature 	Date 02/27/2017
	Telephone (786) 429-1024

Place
Seal
Here


Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Highest Crown of the Road Elevation = +4.20' NGVD

Next higher floor elevation = +21.84' NGVD

Open Carport

C2.e) denotes Elevation of Air Conditioner Slab.

A5. Latitude/Longitude information obtained from Google Earth.

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City KEY BISCAWAYNE	State Florida	ZIP Code 33149	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

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City KEY BISCAWAYNE	State Florida	ZIP Code 33149	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____ G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____ G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____				
Local Official's Name		Title		
Community Name		Telephone		
Signature		Date		
Comments (including type of equipment and location, per C2(e), if applicable) ☐ Check here if attachments.				

BUILDING PHOTOGRAPHSOMB No. 1660-0008
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See Instructions for Item A6.

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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption WESTWOOD



Photo Two

Photo Two Caption HARBOR DRIVE

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008

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If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption VENTS



Photo Two

Photo Two Caption EAST VIEW











Isabel Dominguez

From: Verea-Feria, Alicia <Alicia.Verea-Feria@tetrattech.com>
Sent: Monday, February 27, 2017 10:16 AM
To: Isabel Dominguez
Subject: RE: EC - 741 Harbor Dr

Good morning, Ms. Isabel.
Hope you had a great weekend.
You never bombard me.

Please accept the following comments for 741 Harbor Drive:

- Item A8(c) – Total net area of flood openings should be equal to or greater than the square footage of crawlspace area (1,818 < 2,290). Need to provide calculations as to why less area.
- Item C2(a) – elevation provided does not correspond to BD #8. Please provide elevation of crawlspace.
- Item C2(b) – if BD #8, then elevation should be “10.1”. A note could added in Section D for next higher floor elevation.
- Section D – Add note “Open Carport”
- Photos: Excellent photos and attachments.

To expedite resubmittal, the surveyor is welcome to contact me directly for clarifications.
Should you have any questions, comments or concerns, please do not hesitate to call me at your convenience.
Thank you for your anticipated assistance and response.
Hope you continue have a great rest of the week.

Alicia M. Verea-Feria, EI, CFM | Project Engineer
Direct: 305-908-1430 | Fax: 305-264-1805 | Cell: 305-632-8321
alicia.verea-feria@tetrattech.com

Tetra Tech | Water, Environment & Infrastructure Group
6303 Blue Lagoon Drive | Suite 305 | Miami, Florida 33126 | www.tetrattech.com

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Think about the environment before you print.

From: Isabel Dominguez [<mailto:idominguez@keybiscayne.fl.gov>]
Sent: Friday, February 24, 2017 12:54 PM

To: Verea-Feria, Alicia <Alicia.Verea-Feria@tetrattech.com>

Subject: FW: Attached Image

Good afternoon Alicia,

Happy Friday! I'm very sorry, I've been bombarding you with EC's this week and this one is for 741 Harbor Dr.

Thank you,

Isabel Dominguez

Chief Permit Clerk

Village of Key Biscayne

Building, Zoning & Planning Department

88 West McIntyre Street, Suite 250

Key Biscayne, Florida 33149

Phone: (305) 365-5501

Fax: (305) 365-5556

idinguez@keybiscayne.fl.gov

From: Village of Key Biscayne

Sent: Friday, February 24, 2017 12:42 PM

To: Isabel Dominguez

Subject: Attached Image

“Under Florida’s public records laws, e-mails and e-mail addresses, as well as all forms of electronic communication directed to the Village of Key Biscayne and its employees, may be considered public records subject to inspection by or disclosure to the public. If you do not wish to have your e-mail address possibly disclosed to the public, please do not communicate with the Village of Key Biscayne through e-mail. Instead, please contact the Village by telephone or other non-electronic means.”

NON-CONVERSION AGREEMENT

This DECLARATION made this 6 day of January, 20 17, by VIP STATES KB LLC ("Owner") having an address at 741 HARBOR DRIVE

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 741 Harbor DR. in the Village of Key Biscayne in the County of Miami Dade, designated in the tax records as Folio # 2452050011200.

WHEREAS, the Owner has applied for a permit or variance to place a structure on that property that either (1) does not conform, or (2) may be noncompliant by later conversion, to the strict elevation requirements of DIVISION 3. FLOOD HAZARD REDUCTION, Section 10-61 of Chapter 10 (FLOODS) of the Village of Key Biscayne, Florida Code of Ordinances and under Permit Number B-13-14011 ("Permit")

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is: 741 Harbor DR.
2. At this site, the Base Flood Elevation is +10' feet above mean sea level, National Geodetic Vertical Datum.
3. Enclosed areas below the Base Flood Elevation shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings and floors below the Base Flood Elevation shall be unfinished or constructed of flood resistant materials. Minimal flood proofed electrical equipment is allowed and no mechanical, or plumbing devices shall be installed below the Base Flood Elevation.
4. The walls of the enclosed areas below the Base Flood Elevation shall be equipped and remain equipped with Flood vents as shown on the Permit.
5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost of flood insurance. The Village of Key Biscayne, as the jurisdiction issuing the Permit and enforcing the Ordinance, may take any appropriate legal action to correct any violation.
6. Other conditions: _____

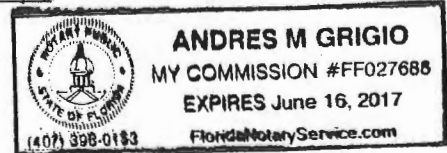
In witness whereof the undersigned set their hands and seals this 16 day of 01, 20 17.

VIP STATES KB LLC
Owner's Name (Printed)
LOIS SIERRA
Witness' Name (Printed)

Mandana L. L. L.
Signature of Owner
[Signature]
Signature of Witness

Sworn to and Subscribed before me this 6th day of January, 20 17.

Signature Notary Public - State of Florida



(SEAL):

Personally known XOR, Produced Identification _____

Type of ID Produced _____

(DOCUMENT MUST BE RECORDED AND PROOF OF RECORDING PROVIDED)

STATE OF FLORIDA, COUNTY OF DADE
HARVEY RUVIN, CLERK OF COURT
FEB 23 2017
WITNESSED and Certified True
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA