

PLANNING AND DEVELOPMENT SERVICES

1001 Sarasota Center Blvd., Sarasota, FL 34240 – (941)861-6678
4000 S. Tamiami Trail, Rm. 122, Venice FL 34293 – (941)861-3029

This form is required for New Construction and Substantial Improvements to structures in FEMA zone VE, Coastal A Zones, and seaward of the FDEP Coastal Construction Control Line (CCCL)

Name: M and J Pham Development LLC Permit Number: RES-NEW-25-000621

Street Address: 4050 Higel Avenue Parcel ID#: 0078060016

City: Sarasota State: Florida Zip: 34242

SECTION 1: – FEMA Flood Insurance Rate Map (FIRM) and FDEP 100-yr Storm Elevation Information:

NFIP Community Number	FIRM Panel	Suffix	FIRM Index Date	Flood Zone(s)	Base Flood Elevation	FDEP 100-year Storm Elevation	FDEP Design Grade
125144	12115C0141	G	03/27/2024	VE	8' NAVD	NA	NA

Coastal A Zone (CAZ)? ☒ Yes ☐ No

SECTION 2 – Design Elevation Information

a) Bottom of Lowest Horizontal Structural Member	<u>16.5</u> ft. NAVD 1988
b) Elevation Requirement	<u>9</u> ft. NAVD 1988
c) Elevation of Highest Adjacent Grade	<u>4.5</u> ft. NAVD 1988
d) Elevation of Lowest Adjacent Grade	<u>3.8</u> ft. NAVD 1988
e) Elevation of Bottom of Pilings or Foundation	<u>1.90</u> ft. NAVD 1988
f) Elevation of Top of Pile Cap or Grade Beam	<u>3.23</u> ft. NAVD 1988

SECTION 3 – Certification Statement (Registered engineer or architect to sign and seal SECTION 5)

I certify that based upon development and/or review of structural design specifications, and plans for construction including consideration of the hydrostatic, hydrodynamic, and impact loading involved, that the designs and methods of construction are in accordance with requirements of the current Florida Building Code Sections 3109, R322 and 1612; 44 CFR 60.3(a)(3), 44 CFR 60.3(e)(4), and 44 CFR 60.3(e)(5); and Sarasota County Code Article XVI (Floodprone Areas):

The elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding the pilings or columns) is elevated to or above the elevation specified by ASCE 24-14, the Sarasota County Floodprone Areas Ordinance, or the 100-yr storm elevation specified by FDEP whichever is higher.

The pile or column foundation, pile cap and/or grade beam, and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads associated with the design flood loads as determined according to Chapter 5 of ASCE 7 acting simultaneously on all of the structural components, and the requirement of ASCE 24-14 Chapter 4.

PLANNING AND DEVELOPMENT SERVICES

The tops of Grade Beams and Pile Caps shall be at or below the natural grade and designed and constructed in accordance with ASCE 24-14 Sections 4.5.9 and 4.5.10. Seaward of the CCCL the tops of Grade Beams and Pile Caps must be at or below the FDEP determined design grade, unless designed to resist the increased flood loads associated with setting the grade beam or pile cap above the FDEP design grade.

In Coastal A Zones (CAZ) stem walls supporting a floor system above and backfilled with soil or gravel to the underside of the floor system above shall be permitted in accordance with the provisions of ASCE 24-14 Section 4.5.13.

SECTION 4 – Free of Obstruction Certification Statement (Registered engineer or architect to sign and seal SECTION 5)

I certify that based upon the development and/or review of structural design, specifications and plans for subject construction that the space below the lowest horizontal structural member shall be free of obstruction or constructed with breakaway walls, open wood lattice or louvers constructed in accordance with FEMA Technical Bulletin 5 guidance, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of building or supporting foundation system. Design and construction shall be in accordance with requirements of current edition of the Florida Building Code Sections 1612, 3109, and R322, ASCE 24-14, ASCE 7, and the Sarasota County Code Article XVI:

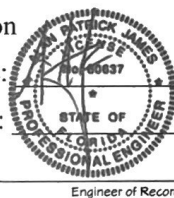
If access stairs or ramps are constructed inside a breakaway enclosure an entry door shall be required at the top of the stairs. Stairs and ramps shall be constructed and designed to resist the flood loads up to the design flood. The elevated building and its foundation must be designed to resist loads that are transferred from the stairs or ramps.

The use of enclosures below the lowest floor is restricted to parking of vehicles, access, or storage; lower areas must not be finished or used for any other purpose. Breakaway walls shall have flood openings as specified by ASCE 24 and Sarasota County Code Article XVI. In Zone VE the enclosure area shall be limited to no greater than 299 square feet, or subject to approval by the Floodplain Administrator for multi-unit buildings enclosures of up to 20% of the footprint area of structure may be allowed.

“Breakaway Wall” means any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, under base flood or lesser flood conditions, it will collapse in such a way that: (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Attendant utilities and equipment shall not be mounted on, pass through, or be located along breakaway walls.

SECTION 5- Certification

Certifier's Name: _____ Title: _____
License Number: _____ Company Name: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____ Fax: _____



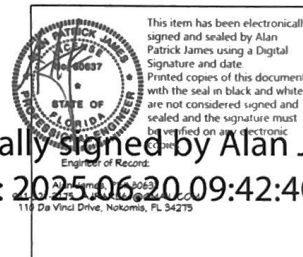
This item has been electronically signed and sealed by Alan Patrick James using a Digital Signature and date. Printed copies of this document with the seal in black and white are not considered signed and sealed and the signature must be verified on any electronic copies.



ALAN JAMES, PE
State of Florida #80637
(941) 321-321-3175
Nokomis, Florida 34275
ajrare64@gmail.com

Signature: _____

Seal: _____



Alan James PE Digitally signed by Alan James PE
Date: 2025.06.20.09:42:40 -04'00'