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U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

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

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 SCOTT A. HOWELL (TTEE)			Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 894 MOON DRIVE			Company NAIC Number:
City VENICE	State Florida	ZIP Code 34292	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SEC. 06 TWP. 39S RGE.20E PID #: 0731010100 & 0731010200 LEGAL DESCRIPTION - SEE ATTACHED

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) NON-RESIDENTIAL GARAGE/STORAGE

A5. Latitude/Longitude: Lat. 27° 07' 12.281" Long. 082° 20' 31.641" 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 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 0 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 0 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
SARASOTA COUNTY, FLORIDA 125144	Sarasota	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12115C0355	F	11/04/2016	11/04/2016	A	8.4'

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

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City VENICE	State Florida	ZIP Code 34292	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: SARCO BM 731-A Vertical Datum: NAVD 1988

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)	10.80	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	13.4	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	10.4	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	10.7	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ 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 RANDALL E. BRITT	License Number #3979	
Title LAND SURVEYOR		
Company Name BRITT SURVEYING, INC.		
Address 606 CYPRESS AVENUE		
City VENICE	State Florida	ZIP Code 34285
Signature Randall E. Britt	Date 01/26/2018	Telephone (941) 493-1396

RANDALL E. BRITT, PLS
FLORIDA CERTIFICATE #3979
DATE: 01/26/2018

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)

***C2e). LOWEST ELEVATION OF MACHINERY = A/C UNIT LOCATED NORTH WEST CORNER OF BUILDING = 13.04'.

USED CORPSCON 6 TO CONVERT ELEVATIONS TO NAVD 88.

ELEVATION CERTIFICATE

OMB No. 1660-0008
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IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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City VENICE	State Florida	ZIP Code 34292	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.

ELEVATION CERTIFICATE

OMB No. 1660-0008
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IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 894 MOON DRIVE			Policy Number:
City VENICE	State Florida	ZIP Code 34292	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.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 894 MOON DRIVE			Policy Number:
City VENICE	State Florida	ZIP Code 34292	Company NAIC Number

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 FRONT VIEW

Photo Two

Photo Two Caption REAR VIEW

Building Diagrams

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings in square inches in Items A8.a–c, the square footage of attached garage and the area of flood openings in square inches in Items A9.a–c, and the elevations in Items C2.a–h.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1A

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

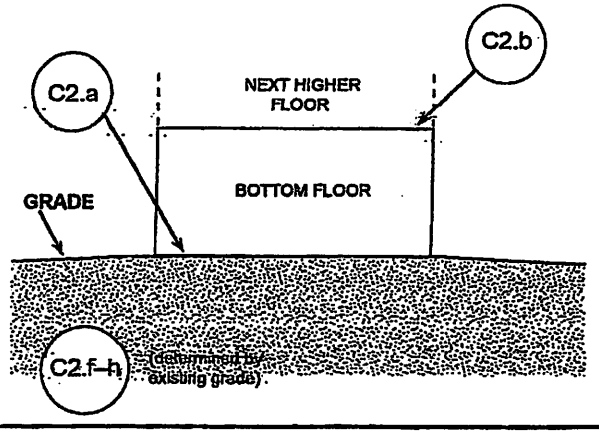


DIAGRAM 1B

All raised-slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

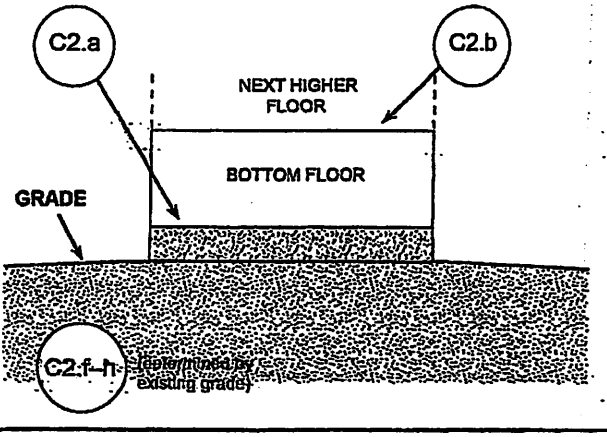


DIAGRAM 2A

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

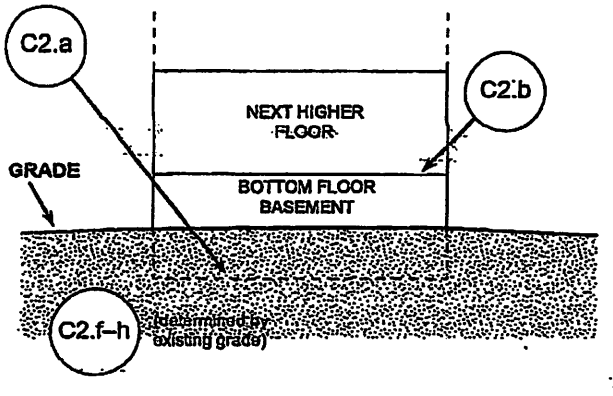
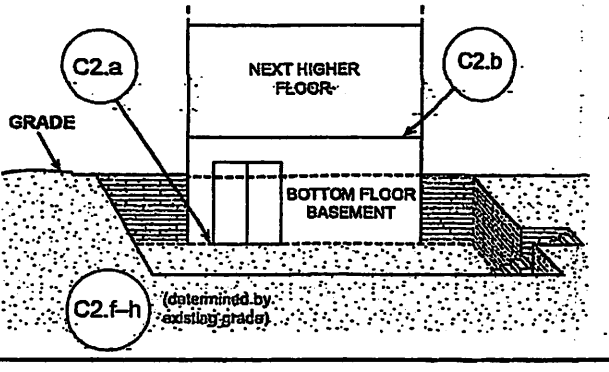


DIAGRAM 2B

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls is below ground level on all sides; and the door and area of egress are also below ground level on all sides.*



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

Description: (Per Official Records Instrument #2000089479)

A part of Section 6, Township 39 South, Range 20 East, described as follows: Commence at the Northeast Corner of Section 6, Township 39 South, Range 20 East and run S.02°01'52"W., along the East Line of said Section 6, a distance of 616.36 feet; thence N.89°37'34"W., a distance of 1311.13 feet to the POINT OF BEGINNING. Thence S.08°42'01"W., a distance of 359.79 feet; thence N.89°37'34"W., a distance of 1274.43 feet to the Easterly right-of-way line of South Moon Drive as per Official Record Book 1942, at Page 2611 of the Public Records of Sarasota County, Florida; thence N.08°36'16"E., along the Easterly right-of-way line of said South Moon Drive, a distance of 359.70 feet; thence S.89°37'34"E., a distance of 1275.03 feet to the POINT OF BEGINNING. Containing 10.4178 Acres more or less. Also known as Lot 1, Unrecorded Plat of Eagle Ridge.

Description: (Per Official Records Instrument #2000051911)

A part of Section 6, Township 39 South, Range 20 East, described as follows: Commence at the Northeast Corner of Section 6, Township 39 South, Range 20 East and run S.02°01'52"W., along the East Line of said Section 6, a distance of 616.36 feet; thence N.89°37'34"W., a distance of 1311.13 feet; thence S.08°42'01"W., a distance of 359.79 feet to the POINT OF BEGINNING. Thence continue S.08°42'01"W., a distance of 347.67 feet; thence N.89°37'34"W., a distance of 1273.84 feet to the Easterly right-of-way line of South Moon Drive as per Official Record Book 1942, at Page 2611 of the Public Records of Sarasota County, Florida; thence N.08°36'16"E., along the Easterly right-of-way line of said South Moon Drive, a distance of 347.59 feet; thence S.89°37'34"E., a distance of 1274.43 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress and utilities and drainage over and across the South 60.0' thereof.

Containing 10.0621 Acres more or less.

Also known as Lot 2, Unrecorded Plat of Eagle Ridge.

SARASOTA COUNTY
"Dedicated to Quality Service"

January 31, 2018

Randy Britt
Britt Surveying, Inc.
Rande.britt@brittsurveying.com

Re: Flood Zone Information for Moon Drive, Venice, Fl 34292

Dear Mr. Britt:

On the effective NFIP Flood Insurance Rate Map (FIRM) the property located at Moon Drive, Venice, Florida (PID's Nos. 0731-01-0100 & 0731-01-0200) is located in FEMA FIRM flood zone A: 125144 panel 0351F, dated 11/04/2016. The Local Flood Study, ICPR model LM_NAVD88_20170101.ICP, dated 01/01/2017, node 182207, shows the 100yr 24hr flood stage is 8.4 NAVD88.

This determination is based on the County's adopted Flood Insurance Rate Maps (FIRM) and the Sarasota County Local Flood Study. This letter does not imply the subject property will or will not be free from flooding or damage. A property not located in a Special Flood Hazard Area, or elevated to or above the BFE or 100-yr stage may be damaged by a flood greater than predicted by the applicable flood study or from a local drainage problem not indicated by applicable study. This letter does not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this information. If you need any further clarification please call me at (941) 861-3535.

Sincerely,

Steve Ellis

Steven Ellis
Floodplain Reviewer
Planning & Development Services