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

OMB No. 1660-0008 Expiration Date: November 30, 2022

# **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 - P	FOR INSUI	RANCE COMPANY USE					
A1. Building Owner's Name Policy Number: PLANTAIN HOLDINGS LLC							
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  330 N RIVER RD  Company NAIC Number:							
City VENICE		State Florida		ZIP Code 34293			
A3. Property Description (Lot and Block No M&B. PID# 0787050003	ımbers, Tax Parce	l Number, Le	gal Description, etc	.)			
A4. Building Use (e.g., Residential, Non-R	esidential, Addition	, Accessory,	etc.) Residential				
A5. Latitude/Longitude: Lat. 27°02'46.093	" Long. <u>-</u>	82°18'04.512"	Horizontal	Datum: NAD 1	1927 🔀 NAD 1983		
A6. Attach at least 2 photographs of the bu	ilding if the Certific	cate is being u	sed to obtain flood	l insurance.			
A7. Building Diagram Number1B							
A8. For a building with a crawlspace or end	:losure(s):						
<ul> <li>a) Square footage of crawlspace or er</li> </ul>	closure(s)		N/A sq ft				
b) Number of permanent flood opening	s in the crawlspac	e or enclosure	e(s) within 1.0 foot	above adjacent gra	ade N/A		
c) Total net area of flood openings in A	.8.b	N/A sq in	l				
d) Engineered flood openings?	′es ⊠ No	<del></del>					
A9. For a building with an attached garage:							
a) Square footage of attached garage		760.3 sq ft					
<ul><li>b) Number of permanent flood opening</li></ul>	s in the attached g	arage within	1.0 foot above adja	cent grade N/A			
c) Total net area of flood openings in A	9.b	N/A sq	in				
d) Engineered flood openings?							
a) Engineered flood openings?	es 🔯 140						
SECTION B -	FLOOD INSURA	NCE RATE	MAP (FIRM) INF	ORMATION			
B1. NFIP Community Name & Community	Number	B2. County			B3. State		
Sarasota County, 125144		Sarasota, U	nincorporated area	1	Florida		
B4. Map/Panel B5. Suffix B6. FIRM Date	Eff	RM Panel ective/ vised Date	B8. Flood Zone(s)	B9. Base Flood E (Zone AO, us	ilevation(s) e Base Flood Depth)		
12115C0370 F 11-04-201			AE	7			
B10. Indicate the source of the Base Flood	Elevation (BFE) d	ata or base flo	ood depth entered	in Item B9:			
☐ FIS Profile 🄀 FIRM 🔲 Commu	nity Determined	Other/Sou	rce:				
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Cher/Source:							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? 🔲 Yes 💢 No							
Designation Date:	☐ CBRS			·			
-		-					

## **ELEVATION CERTIFICATE**

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IMPORTANT: In these spaces, copy the corresponding	FOR INSURANCE COMPANY USE							
Building Street Address (including Apt., Unit, Suite, and/or 330 N RIVER RD	Policy Number:							
City Stat	te ZIP	Code	Company NAIC Number					
VENICE FL	342	93						
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: FLDEP #U 63	Vertical Datum:	NAVD 1988						
Indicate elevation datum used for the elevations in it		w.						
☐ NGVD 1929  ☐ NAVD 1988 ☐ Other/S								
Datum used for building elevations must be the sam	e as that used for the E	BFE.	Check the measurement used.					
a) Top of bottom floor (including basement, crawlsp	ace, or enclosure floor	)	9.7 X feet  meters					
b) Top of the next higher floor		4000	N/A  feet  meters					
c) Bottom of the lowest horizontal structural member	er (V Zones only)		N/A  feet  meters					
d) Attached garage (top of slab)			8.2 X feet  meters					
Example 2	vicing the building		N/A  feet  meters					
f) Lowest adjacent (finished) grade next to building	2000 - 20		7.6   ☐ feet ☐ meters					
g) Highest adjacent (finished) grade next to building			8.7 X feet meters					
h) Lowest adjacent grade at lowest elevation of dec			N/A ☐ feet ☐ meters					
structural support								
SECTION D – SURVEYOR,								
This certification is to be signed and sealed by a land sur I certify that the information on this Certificate represents statement may be punishable by fine or imprisonment un	veyor, engineer, or arc my best efforts to inter der 18 U.S. Code, Sec	hitect authorized by pret the data availa tion 1001.	rlaw to certify elevation information.  ble. I understand that any false					
Were latitude and longitude in Section A provided by a lie	censed land surveyor?	⊠Yes □ No	☐ Check here if attachments.					
Certifier's Name	License Number 3979		- Lander					
Randall E. Britt	3979		الرون المتدين المسلمان					
Title Land Surveyor			(Doma)					
Company Name			+andalls mill					
Britt Surveying, Inc.,		100°	Seal Till					
Address 680 US 41 Bypass N., Suite 1			Here					
City	State	ZIP Code						
Venice	Florida	34285	4 4 2023					
Signature Ourdall Full	Date 04-04-2023	Telephone (941) 493-1396	Ext.					
Copy all pages of this Elevation Certificate and all attachme	nts for (1) community of	ficial, (2) insurance	agent/company, and (3) building owner.					
Comments (including type of equipment and location, per	C2(e), if applicable)		BSI Job# 21-03-05F					
A5) Latitude and Longitude provided by surveyor using the	e Sarasota County Pro	perty Appraiser we	bsite.					
A9b) The exterior grade was used in this determination. C2) Benchmark FLDEP #U 63, published elevation = 6.54	1 foot NAVD 1000							
Attachment: Sarasota County Property Appraiser record.	+ IEELIVAVD 1988.							

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## **ELEVATION CERTIFICATE**

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the correspon	FOR INSURANCE COMPANY USE						
Building Street Address (including Apt., Unit, Suite, at 330 N RIVER RD	nd/or Bldg. No.) or	P.O. Route and Box No.	Policy Number:				
City	State	ZIP Code	Company NAIC Number				
VENICE	FL	34293					
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 E complete Sections A, B,and C. For Items E1–E4, use enter meters.	E1-E5. If the Certification in a start of the certification in	cate is intended to support a vailable. Check the measure	a LOMA or LOMR-F request, ment used. In Puerto Rico only,				
E1. Provide elevation information for the following an the highest adjacent grade (HAG) and the lowest	id check the approp t adjacent grade (L	priate boxes to show whethe AG).	r the elevation is above or below				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is			rs above or below the HAG.				
<ul> <li>b) Top of bottom floor (including basement, crawlspace, or enclosure) is</li> </ul>		feet meter	rs above or below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood the next higher floor (elevation C2.b in	openings provided	I in Section A Items 8 and/or	9 (see pages 1–2 of Instructions),				
the diagrams) of the building is		feet  meter	rs above or below the HAG.				
E3. Attached garage (top of slab) is	<del></del>	feet	rs above or below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is		feet  mete	rs 🔲 above or 🔲 below the HAG.				
E5. Zone AO only: If no flood depth number is availa floodplain management ordinance?	ble, is the top of the	e bottom floor elevated in action. The local official must	cordance with the community's certify this information in Section G.				
SECTION F - PROPERTY OF	VNER (OR OWNE	R'S REPRESENTATIVE) CI	ERTIFICATION				
The property owner or owner's authorized representa community-issued BFE) or Zone AO must sign here.	tive who completes The statements in	s Sections A, B, and E for Zo Sections A, B, and E are cor	one A (without a FEMA-issued or rect to the best of my knowledge.				
Property Owner or Owner's Authorized Representative	e's Name						
Address	C	City St	ate ZIP Code				
Signature		Date Te	lephone				
Comments							
			Check here if attachments.				

## **ELEVATION CERTIFICATE**

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the co	rresponding informati	ion from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, 330 N RIVER RD	Suite, and/or Bldg. No.)	or P.O. Route and Box No.	Policy Number:
City VENICE	State ZIP Code FL 34293		Company NAIC Number
SECT	TON G - COMMUNITY	INFORMATION (OPTIONAL	_)
The local official who is authorized by law or Sections A, B, C (or E), and G of this Elevations used in Items G8–G10. In Puerto Rico only, or the section of the section o	on Certificate. Complete	r the community's floodplain r e the applicable item(s) and s	management ordinance can complete ign below. Check the measurement
G1. The information in Section C was to engineer, or architect who is authored data in the Comments area below.	rized by law to certify el	entation that has been signed evation information. (Indicate	d and sealed by a licensed surveyor, the source and date of the elevation
G2. A community official completed Se or Zone AO.	ction E for a building loo	cated in Zone A (without a FE	EMA-issued or community-issued BFE)
G3. The following information (Items G	4–G10) is provided for o	community floodplain manage	ement purposes.
G4. Permit Number	G5. Date Permit Iss	sued 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 (includ of the building:	ing basement) —	fo	eet  meters Datum
G9. BFE or (in Zone AO) depth of flooding a	at the building site:		eet  meters Datum
G10. Community's design flood elevation:			eet
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and	location, per C2(e), if a	pplicable)	
	•		
			☐ Check here if attachments.

### **BUILDING PHOTOGRAPHS**

### **ELEVATION CERTIFICATE**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

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Building Street Address (including 330 N RIVER RD	Policy Number:		
City VENICE	State FL	ZIP Code 34293	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 03-31-2023

Clear Photo One



Photo Two

Photo Two Caption Left side view 03-31-2023

Clear Photo Two

### **BUILDING PHOTOGRAPHS**

### **ELEVATION CERTIFICATE**

Continuation Page

OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, co	FOR INSURANCE COMPANY USE		
Building Street Address (including A 330 N RIVER RD	Policy Number:		
City VENICE	State FL	ZIP Code 34293	Company NAIC Number

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 Three

Photo Three Caption Rear view 03-31-2023

Clear Photo Three



Photo Four

Photo Four Caption Right side view 03-31-2023

Clear Photo Four



#### Property Record Information for 0787050003

Ownership:

PLANTAIN HOLDINGS LLC

1740 STILL RIVER, VENICE, FL, 34293

Situs Address:

330 N RIVER RD VENICE, FL, 34293

Land Area: 234,788 Sq.Ft. Municipality: Sarasota County

Subdivision: 6730 - MYAKKA RIVER TRAILS UNRECORDED PLAT OF

Property Use: 0000 - Residential vacant site

Status OPEN Sec/Twp/Rge: 34-39S-20E Census: 121150027342

Zoning: OUE1 - OPEN USE ESTATE (1UNIT/5ACRE) = OUE

Total Living Units: 0

Parcel Description: LOT 36 DESC AS FOLLOWS COM AT SE COR OF SEC 28-39-20, TH N-89-46-36-W 967.38 FT TO ELY RW OF WEST RIVER RD TH S-36-47-47-E 959.31 FT TH S-39-39-32-E 200.25 FT TH S-36-47-47-E 100 FT TH S-33-56-02-E 200.25 FT TH S-36-47-47-E 282.31 FT FOR POB TH N-64-54-13-E 873.15 FT TH S-62-49-47-E 174.13 FT TH ALG CURVE TO LEFT 33.84 FT TH ALG CURVE TO RIGHT 14.46 FT TH S-35-14-29-E 83.42 FT TH S-65-29-38-W 977.48 FT TH N-36-47-47-W 250 FT TO POB, UNREC PLAT OF MYAKKA RIVER TRAILS, BEING SAME LANDS AS DESC IN ORI 2021072322

Base Flood Elevation (ft)

CFHA\*

### **Buildings**

Vacant Land

#### **Extra Features**

There are no extra features associated with this parcel

#### Values

Year	Land	<b>Building</b>	Extra Feature	<u>Just</u>	Assessed	<b>Exemptions</b>	<u>Taxable</u>	Cap 0
2022	\$133,100	\$0	\$0	\$133,100	\$133,100	\$0	\$133,100	\$0
2021	\$97,800	\$0	\$0	\$97,800	\$97,800	\$0	\$97,800	\$0
2020	\$49,300	\$0	\$0	\$49,300	\$49,300	\$0	\$49,300	\$0
2019	\$48,000	\$0	\$0	\$48,000	\$48,000	\$0	\$48,000	\$0
2018	\$59,900	\$0	\$0	\$59,900	\$59,900	\$0	\$59,900	\$0
2017	\$85,600	\$0	\$0	\$85,600	\$85,600	\$0	\$85,600	\$0
2016	\$85,600	\$0	\$0	\$85,600	\$85,600	\$0	\$85,600	\$0
2015	\$110,200	\$0	\$0	\$110,200	\$93,533	\$0	\$93,533	\$16,667
2014	\$91,300	\$0	\$0	\$91,300	\$85,030	\$0	\$85,030	\$6,270
2013	\$77,300	\$0	\$0	\$77,300	\$77,300	\$0	\$77,300	\$0

### **Current Exemptions**

There are no exemptions associated with this parcel.

#### Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/20/2021	\$125,000	2021072322	01	MOITOSO EDWARD	WD
9/16/2020	\$100	2020135217	11	MOITOSO BRANDON	QC
11/9/2011	\$100	2011131201	11	MOITOSO, EDWARD	QC
10/31/2003	\$135,000	2003222821	01	HAYS ,GORDON M	WD
1/17/2003	\$120,000	2003011634	01	FOURTH QUARTER ,PROPERTIES XXXV LLC	WD
7/9/2001	\$3,800,000	2001100852	X2	TAYLOR RANCH INC,	WD
8/14/1998	\$166,500	1998111202	X2	WEEMS RUTH ELLEN	WD
3/27/1998	\$16.500	3087/1128	X3	WEEMS RUTH ELLEN	WD

#### Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/3/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

Community

0370F	OUT	IN	AE	125144	

Flood Zone \*\*

SFHA \*\*\*

**Floodway** 

<sup>\*</sup> If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.