

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 PLANTAIN HOLDINGS LLC				Policy Number:	
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 Numbers, Tax Parcel Number, Legal Description, etc.) M&B. PID# 0787050003					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27°02'46.093"</u> Long. <u>-82°18'04.512"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>760.3</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Sarasota County, 125144			B2. County Name Sarasota, Unincorporated area		B3. State Florida
B4. Map/Panel Number 12115C0370	B5. Suffix F	B6. FIRM Index Date 11-04-2016	B7. FIRM Panel Effective/ Revised Date 11-04-2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
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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 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>9.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>8.2</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>7.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>8.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> 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 680 US 41 Bypass N., Suite 1		
City Venice	State Florida	ZIP Code 34285
Signature <i>Randall E. Britt</i>	Date 04-04-2023	Telephone (941) 493-1396
		Ext.

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) BSI Job# 21-03-05F
A5) Latitude and Longitude provided by surveyor using the Sarasota County Property Appraiser website.
A9b) The exterior grade was used in this determination.
C2) Benchmark FLDEP #U 63, published elevation = 6.54 feet NAVD 1988.
Attachment: Sarasota County Property Appraiser record.

IN SENATE,
 January 10, 1911.

REPORT
 OF THE
 COMMISSIONERS OF THE
 LANDS AND MINES,
 FOR THE YEAR ENDING
 DECEMBER 31, 1910.

ALBANY, FLORIDA: THE STATE PRINTING HOUSE, 1911.

Price, 50 cents.



Approved and ordered printed, this 10th day of January, 1911.

GOVERNOR

COMMISSIONERS OF THE LANDS AND MINES

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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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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
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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 PHOTOGRAPHS

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 Front view 03-31-2023

Clear Photo One



Photo Two

Photo Two Caption Left side view 03-31-2023

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

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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 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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

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 R/W 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

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ¹
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.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0370F	OUT	IN	AE	125144	7	IN

* 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.