

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 NORBERTO QUIRNO COSTA & BELEN DODERO GONZALEZ				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 280 W MASHTA DR				Company NAIC Number:	
City Key Biscayne		State Florida		ZIP Code 33149-2420	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 4 BLK 18 OF BISCAYNE KEY ESTS PB 50-61 Folio: 24-5205-001-3030					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>25°41'10.43"N</u> Long. <u>80°10'08.35"W</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>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</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>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Key Biscayne 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) 10.00
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 checked="" type="checkbox"/> NGVD 1929 <input 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, 2018

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. 280 W MASHTA DR			Policy Number:
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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: MI-14 ELEV: 3.92 feet 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.

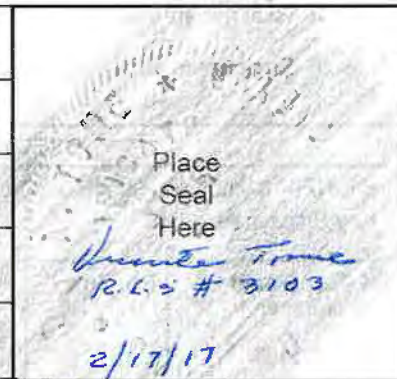
- | | | | |
|---|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 6.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <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) | 5.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.5 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input checked="" 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 Vicente A Tome	License Number 3103
Title Reg. Land Surveyor	
Company Name Florida International Land Surveyor, Inc	
Address 5881 NW 151st ST Suite 213	
City Miami-Lakes	State Florida
	ZIP Code 33014
Signature <i>Vicente Tome</i>	Date 02/17/2017
	Telephone (305) 468-9650



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)

- A5.- The information of the Latitude & Longitude were obtained with the use of a GPS Instrument
 .- Crown of the road 4.4 ft
 C2(e).- Air Conditioner in right side of the building

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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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City Key Biscayne	State Florida	ZIP Code 33149-2420	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
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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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City Key Biscayne	State Florida	ZIP Code 33149-2420	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 DATE TAKEN : 02-17-17



Photo Two

Photo Two Caption REAR VIEW PHOTO DATE TAKEN : 02-17-17

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

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FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
280 W MASHTA DR

Policy Number:

City
Key Biscayne

State
Florida

ZIP Code
33149-2420

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 One

Photo One Caption RIGHT VIEW PHOTO DATE TAKEN : 02-17-17



Photo Two

Photo Two Caption LEFT VIEW PHOTO DATE TAKEN : 02-17-17

Isabel Dominguez

From: Christine Stevens <christine@sdconstruction.us>
Sent: Friday, February 24, 2017 12:59 PM
To: Verea-Feria, Alicia
Cc: Isabel Dominguez
Subject: Re: 280 W. Mashta Drive

Woohoo!!! Thank you and have an amazing weekend!!!!

Christine

[Get Outlook for iOS](#)

From: Verea-Feria, Alicia <Alicia.Verea-Feria@tetrattech.com>
Sent: Friday, February 24, 2017 11:36:24 AM
To: Christine Stevens
Cc: idinguez@keybiscayne.fl.gov
Subject: RE: 280 W. Mashta Drive

Thank you, Ms. Christine.

With the attached revised page, I am pleased to report that this EC is complete, correct and meets the minimum requirements for the NFIP.

Should you have any additional questions, comments, difficulties or concerns, please do not hesitate to call me.

Thanks again for your assistance.

Hope you have a great weekend.

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: Christine Stevens [<mailto:christine@sdconstruction.us>]

Sent: Friday, February 24, 2017 10:57 AM

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

Cc: idominguez@keybiscayne.fl.gov

Subject: 280 W. Mashta Drive

Good morning Alicia and Isabel:

As per our conversation this morning attached is the updated and revised Page 1 of the Elevation Certificate (corrected to 9/11/09), in connection with the above referenced property.

I will bring the original to you, Isabel, Monday or Tuesday, but at least we don't have to hold up everything else.

Thank you both so much for your assistance and help with this file and please let me know if you need anything else.

I hope you both have a wonderful weekend ☺

Christine Stevens

SD Construction, LLC
328 Crandon Blvd., Suite 226
Key Biscayne, FL 33149
Office: (305) 603-7119
Cell: (305) 987-8605
Fax: (305) 365-9760



CFN 2016R0732134
 DR BK 30354 Pg 1756 (1Pgs)
 RECORDED 12/21/2016 09:50:15
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA



VILLAGE OF KEY BISCAIYNE

Department of Building, Zoning, Planning and Public Works

88 West McIntyre St., Suites 250 & 230
 Tel: (305) 365-5512

Key Biscayne, FL 33149
 Fax: (305) 365-5556

www.keybiscayne.fl.gov

NON-CONVERSION AGREEMENT

This DECLARATION made this 20th day of December, 2016, by Belen Dadero ("Owner") having an address at 280 W. Martha Dr, Key Biscayne, FL 33149.

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 280 W. Martha Dr, Key Biscayne, FL 33149 in the Village of Key Biscayne in the County of Miami Dade, designated in the tax records as Folio # 24-5205-001-3030

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 B16-17738 ("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: living area
2. At this site, the Base Flood Elevation is 6.5 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 hands and seals this 20th day of December, 2016

Belen Dadero
 Owner's Name (Printed)

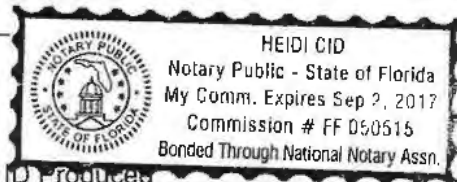
Belen Dadero
 Signature of Owner

Domingo Cortinez
 Witness Name (Printed)

[Signature]
 Signature of Witness

Sworn to and subscribed before me this 20th day of December, 2016.

[Signature]
 Signature Notary Public - State of Florida



(SEAL):

Personally known OR, Produced Identification _____ Type of ID Produced _____

(DOCUMENT MUST BE RECORDED AND PROOF OF RECORDING PROVIDED)

(BZP Non-Conversion Agreement Form Electronic Version created 7/21/15)

STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on 21 day of
Dec. A.D. 2016
 WITNESS my hand and official seal
 HARVEY RUVIN, CLERK of Circuit and County Courts
[Signature] 9230 D.C.

