

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-6.

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 Raul Llorente & Karen Llorente	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 345 Cypress Drive	Company NAIC Number:
City Key Biscayne	State Florida
	ZIP Code 33149
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PB 53-39 Lot 13, Block 26 of: "Fourth Add to Tropical Isle Homes Sub", of Public Records of Miami-Dade Co., FL	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>25° 41' 48.42" N</u> Long. <u>80° 10' 08.76" 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 Village of Key Biscayne – 120648		B2. County Name Miami-Dade County		B3. State Florida	
B4. Map/Panel Number 12086C - 0483	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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 345 Cypress Drive			Policy Number:
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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.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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City Key Biscayne	State Florida	ZIP Code 33149	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 Caption FRONT VIEW (06/15/2017)



Photo Two Caption REAR VIEW (06/15/2017)

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
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City Key Biscayne	State Florida	ZIP Code 33149	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 Caption LEFT VIEW (06/15/2017)



Photo Two Caption RIGHT VIEW (06/15/2017)

## Isabel Dominguez

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*no vents.*

**From:** Vereia-Feria, Alicia <Alicia.Verea-Feria@tetratech.com>  
**Sent:** Monday, June 26, 2017 1:50 PM  
**To:** Angel Flores  
**Cc:** Isabel Dominguez; Brett Moss; 'afaco@bellsouth.net'  
**Subject:** RE: BDCG - 345 Cypress Dr. - Elevation Certificate with corrections

Good afternoon, Sir.

It was a pleasure speaking with you earlier.  
Thank you for the revised elevation certificate incorporating the revisions requested on 6/22/2017.

Ms. Isabel,

Upon receipt of the originals, we can consider the subject elevation certificate complete and correct, meeting the minimum requirements of the NFIP and CRS programs, per my understanding and interpretation.

Do not hesitate to contact me should you have any additional questions, comments or concerns.

Thank you all for your assistance and support to ensure the Village remains in compliance with FEMA's programs.

**Alicia M. Vereia-Feria, EI, CFM** | Project Engineer  
Direct: 305-908-1430 | Fax: 305-264-1805 | Cell: 305-632-8321  
[alicia.verea-feria@tetratech.com](mailto:alicia.verea-feria@tetratech.com)

Tetra Tech | Water, Environment & Infrastructure Group  
6303 Blue Lagoon Drive | Suite 305 | Miami, Florida 33126 | [www.tetratech.com](http://www.tetratech.com)

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Think about the environment before you print.

**From:** Angel Flores [<mailto:aflores@blackdiamondcg.com>]  
**Sent:** Monday, June 26, 2017 1:40 PM  
**To:** Vereia-Feria, Alicia <[Alicia.Verea-Feria@tetratech.com](mailto:Alicia.Verea-Feria@tetratech.com)>





CFN 2017R0358161  
 DR BK 30585 Pa 4631 (1Pas)  
 RECORDED 06/23/2017 13:01:29  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF DADE  
 I HEREBY CERTIFY that this is a true copy of the  
 original filed in this office on JUN 23 2017 day of JUNE, A.D. 2017  
 WITNESS my hand and Official Seal.  
 HARVEY RUVIN, CLERK, of Circuit and County Courts  
 by [Signature] D.C.



**TANASHIA ARNOLD #201144 NON-CONVERSION AGREEMENT RAUL LLORENTE**

This DECLARATION made this 22 day of June, 2017, by KAREN C LLORENTE ("Owner") having an address at 345 CYPRESS DRIVE

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 345 CYPRESS DRIVE in the Village of Key Biscayne in the County of Miami Dade, designated in the tax records as Folio # 2442320062240.

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 B16-18652 ("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: \_\_\_\_\_
2. At this site, the Base Flood Elevation is \_\_\_\_\_ 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 22 day of JUNE, 2017.

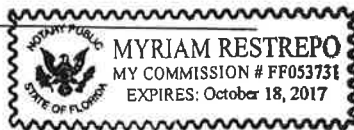
RAUL LLORENTE  
KAREN C LLORENTE  
 Owner's Name (Printed)

[Signature]  
 Signature of Owner  
[Signature]  
 Signature of Witness

Witness' Name (Printed)

Sworn to and Subscribed before me this 23<sup>rd</sup> day of June, 2017.

[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)