

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

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

FORM INSURANCE COMPANY USE

A1. Building Owner's Name
TIFFANY 3/8 ASSOCIATES ORDER 04-16-02

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
763 COLLINS AVE (126.8TH STREET)

Company NAIC Number:

City MIAMI

State FL

Zip Code 33139

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 16 BLOCK 12, OCEAN BEACH ADDN NO1, PB 3 PG 11, FOLIO# 02-4203-004-0270

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

A5. Latitude/Longitude: Lat. 25°46'40"N Long. 80°07'55"W 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 1-A

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

A9. For a building with an attached garage:

a) Square footage of crawlspace or enclosure(s) N/A sq ft

a) Square footage of attached garage N/A sq ft

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

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

c) Total net area of flood openings in A8.b N/A sq in

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
CITY OF MIAMI BEACH 120651

B2. County Name
MIAMI-DADE

B3. State
FL

B4. Map/Panel Number
12086C 0317

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
8

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: N/A

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: N/A ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

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.

* A new Elevation Certificate will be required when construction of the building is complete.

Benchmark Utilized: MIAMI-DADE COUNTY D-1116

Vertical Datum: EL 5.03' 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 | - | 60 | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| b) Top of the next higher floor | N/A | - | | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | - | | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| d) Attached garage (top of slab) | N/A | - | | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | N/A | - | | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 6 | - | 24 | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 6 | - | 48 | <input checked="" type="radio"/> feet | <input type="radio"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 6 | - | 3 | <input checked="" type="radio"/> feet | <input type="radio"/> meters |

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763 COLLINS AVE (126 8TH STREET)

MIAMI

FL

33139

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

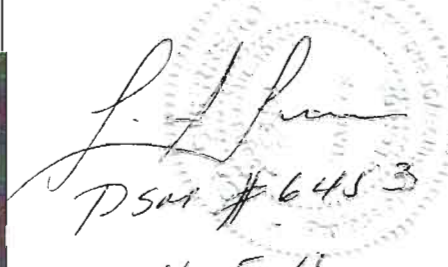
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?

☒ Yes ☐ NoCertifier's Name
GUILLERMO A. GUERREROLicense Number
6453Title
PROFESSIONAL SURVEYOR AND MAPPERCompany Name
PINNACLE CONSULTING ENTERPRISESAddress
6 PALERMO AVECity
CORAL GABLESState
FLZip Code
33134

Signature

Date
04/05/2016Telephone
+1 (305) 262-1925
PSA # 6453
4-5-16

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)"

LATITUDE AND LONGITUDE OBTAINED FROM GOOGLE EARTH, BM USED MIAMI-DADE COUNTY # D-116 EL 5.03' NGVD 1929, HIGHEST CROWN OF ROAD 6.10'

Signature

Date 04/05/2016

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 8 -9 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.

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

☐ Check here if attachments.

BUILDING PHOTOGRAPHS

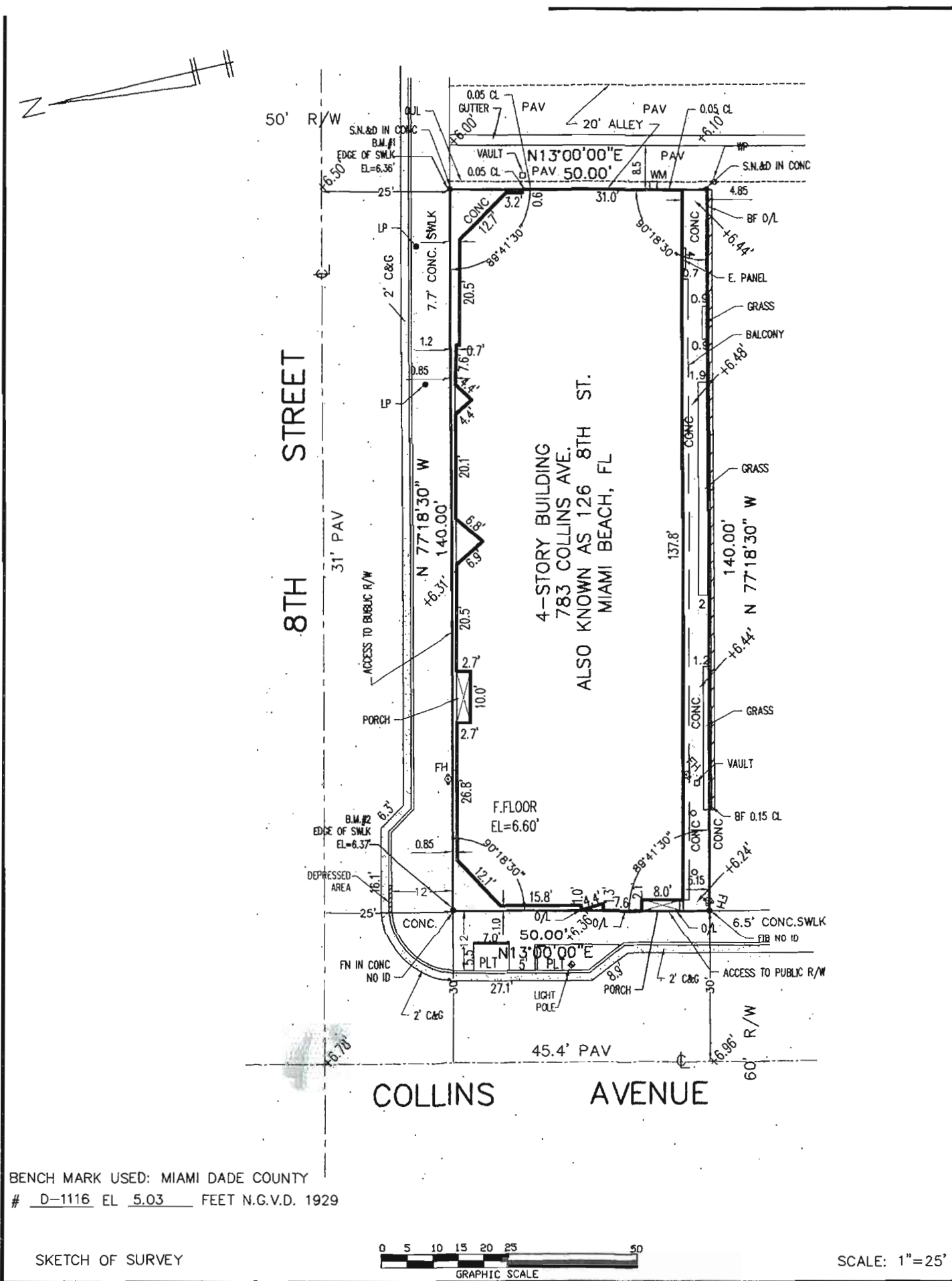
See instructions for Item A6

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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. 763 COLLINS AVE (126 8 TH STREET) | | Policy Number: |
| City MIAMI BEACH | State FL Zip Code 33139 | Company NAIC Number: |

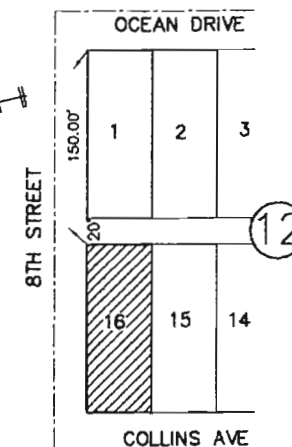
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and "Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, 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.





LEGAL DESCRIPTION

LOT 16 BLOCK 12
SUBDIVISION OCEAN BEACH, FLA ADDITION NO. 1
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 11
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
763 COLLINS AVENUE ALSO KNOWN AS 126 8TH STREET
MIAMI BEACH, FL 33139-5809



LOCATION SKETCH
SCALE=N.T.S.

FEATURES INTENDED TO BE SURVEYED AND MAPPED

PROPERTY LINES, FENCES, EASEMENTS FROM RECORD PLAT, POLES, BUILDINGS, ROADS AND TRAILS, STREAMS, LAKES, WATERWAYS, RAILROADS, DRIVEWAYS, SIGNS, GENERAL PERMANENT STRUCTURES, ELEVATIONS

FEATURES INTENDED TO BE SURVEYED AND MAPPED AND LEGEND

MH=MANHOLE, CB=INLET, FH=FIREF HYDRANT, P/L=PROPERTY LINE, CONC=CONCRETE SLAB, A/C=AIR CONDITIONER, WM=WATER METER, OUL=OVERHEAD UTILITY LINE, SWLK=SIDEWALK, PAV=PAVEMENT, PLT=PLANTER, C&G=CURB & GUTTER
LEGEND FDH=FOUND DRILL HOLE, UE=UTILITY EASEMENT, DME=DRAINAGE AND MAINTENANCE EASEMENT, R/W=RIGHT OF WAY, N.T.S.=NOT TO SCALE, F N&D=FOUND NAIL AND DISK, FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED, SIP=SET 3/4" X 18" IRON PIPE LB7703
P/L=PROPERTY LINE, CL=CLEAR, O/S=OFFSET, CLF=CHAIN LINK FENCE, WF=WOOD FENCE, O/L=ON LINE, TEL=TELEPHONE, A/C=AIR CONDITIONER
CBS=CONCRETE BLOCK STRUCTURE, PWY=PARKWAY, R=RADIUS, Δ=CENTRAL ANGLE, T=TANGENT, A=ARC, CH=CHORD, C=CENTERLINE, DELTA=CENTRAL ANGLE
M/L=MONUMENT LINE, PC=POINT OF CURVATURE, ID=IDENTIFICATION, RES=RESIDENCE, PLT=PLANTER, FIB=FOUND 1/2" IRON BAR, FN=FOUND NAIL, WME=WALL MAINTENANCE EASEMENT, B/L=BASE LINE, WP=WOOD POLE, CP=CONCRETE POLE, BF=BLOCK FENCE, LP=LIGHT POLE BBQ=BARBEQUE
PBL=PLATTED BUILDING LINE, STL=SURVEY TIE LINE, PRC=POINT OF REVERSE CURVATURE, PCC=POINT OF COMPOUND CURVATURE, BBL=BASE BUILDING LINE, ENC=ENCROACHMENT, IW=IRONWORK, (R)=RECORD, (M)=MEASURED, SN&D=SET NAIL AN DISK LB7703 PRM=PERMANENT REFERENCE MONUMENT, BM=BENCH MARK, EL=ELEVATION, SEC=SECTION, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, E=ELECTRIC
HC=HANDICAP, I.F.=IRON FENCE, I.G.=IRON GATE, M.F.=METAL FENCE, TYP.=TYPICAL

BEARINGS ARE ASSUMED ON CENTERLINE COLLINS AVENUE (N13°00'00"E)

NOTES:

SURVEY FOR CONSTRUCTION OR IMPROVEMENT. THE ACCURACY OBTAINED BY THIS SURVEY WAS 1 FOOT IN 10,000 OR BETTER. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED POSITIONAL ACCURACY OF 0.1 FEET. THIS DRAWING SHALL NOT BE ALTERED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.

ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS

LEGAL DESCRIPTION AS PROVIDED BY CLIENT

UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY

THE NATIONAL FLOOD INSURANCE RATE MAP DATED XX DELINEATES THE ABOVE DESCRIBED LAND TO BE SITUATED WITHIN ZONE AE 8'

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

FOR: TIFFANY 3/8 ASSOCIATES

ORDER NO. 04-16-02

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR AND MAPPER # 6453
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.
LB# 7703

FIELD WORK DATE: 04/05/16

PINNACLE CONSULTING ENTERPRISES, INC.
6PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 TELEPHONE: (305) 262-1925
E-MAIL kmoran@pinnaclecelcom