Owners Name Date of Determination:

Address Permit application number:

City, State, Zip Job Address:

Dear Property Owner:

We have reviewed your application for a permit to improve your existing building. As required by our floodplain management regulations and building code, ***we have determined that the work proposed to improve the building constitutes a substantial improvement.*** This determination is based on a comparison of the submitted cost estimate of the work in relation to the Miami Dade County Property Appraisers market value of the building. The estimated cost of the improvement ($\_\_\_\_\_\_\_\_) was divided by the current Property Appraisers market value of your building ($\_\_\_\_\_\_\_\_\_\_) to make this determination.

= **\_\_\_\_\_%** Improvement

5 Year Cumulative Total **= $\_\_\_\_\_\_\_ or \_\_\_\_%**

You may submit a current real estate appraisal and comprehensive cost breakdown of the cost estimate for further consideration. The appraisal must be completed by a Florida Licensed Real Estate Appraiser and list the land and building value separately. The appraiser must take into account the buildings age and current condition when determining the value of the existing building.

***According to the current information on file, this determination requires that the lowest floor of your building be raised (OR floodproofed if non-residential) to the minimum elevation required by section 23-301.2(1)(\_\_) to obtain approval for this project.***

Page \_\_\_ of the submitted plan shows the existing lowest floor elevation of your building is currently \_\_\_\_ NGVD. Section 23-301.2(1)(\_\_) requires a minimum elevation of \_\_\_\_ above the base flood elevation, back of sidewalk, or crown of road whichever is higher. The \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_is the highest in this case making the minimum required elevation for this building \_\_\_\_\_\_\_NGVD.

Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. If you have any questions or concerns please contact me at (305) 593-6700 ext.3111.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Floodplain Manager

Attachments: Miami Dade County Property Appraisers Record

Cost estimate

Doral Flood Ordinance Sections 23-301.4, 23-301.2