Community Development Department

Street Address: 198 6th Street SW Moore Haven, Florida 33471 Mailing Address: P.O. Box 1527
Phone: (863) 946-6018 • Fax (863) 946-1535

BUILDING PERMIT APPLICATION

Permit Number: 2400886 **FBC 2020 7th Edition**

Check applicable box:

Owner Information ☐ **Check if Owner-Builder***

Name: Okeechobee Community Developers
Mailing Address: 36 Airport Road, Lakewood NJ
Phone #: (516) 249-3746 Email: Jeff@risearchitecture.com

Contractor Information

Business Name: DGC Development Corp
Business Address: 601 N Magnolia Avenue Orlando Florida 32801 suite 200
Phone #: (407) 906-4240
Fax #:
Email: permits@danieljorgemanagement.com

☒ **New Construction** ☐ **Renovation** (APPLICABLE ASBESTOS AFFIDAVIT REQUIRED)

Is this project located in a Special Flood Hazard Area? ____YES__X__NO

Is this a SHIP project? ____YES__X__NO

Project Property Information

Parcel ID #: Lot 526
Street Address:

Project Information

Project Description: Duplex, 3 story, 3,826.13 SF,6 Bedrooms, 4 1/2 Bath

Cost of Construction: $ 330,609

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county. All other applicable state or federal permits must be obtained before commencement of the permitted development.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit; that all information in this application or attached as documentation to this application is accurate; and that all work will be performed to meet the standards of all laws regulating construction and land use in this jurisdiction.

Owner-Builder/Contractor's Agent Signature Date

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this____day of _____, 20____by

(Name of Owner/Contractor's Agent)

(Notary Public

(Notary Stamp)

Personally Known ____or Produced Identification ____

Type of ID:_____

OR

Contractor Signature Date

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 09 day of December, 20 24 by

Daniel Jorge Oliveira
(Name of Owner/Contractor's Agent)

(Notary Public

(Notary Stamp)

MARIA NINO
Notary Public - State of Florida
Commission # HH 248878
My Comm. Expires Apr 4, 2026
Bonded through National Notary Assn.

Personally Known ✓ or Produced Identification ____

Type of ID:_____

WARNING TO PROPERTY OWNER:
WHEN A CONTRACT COST/COST TO BUILD IS $2,500 OR MORE you must record a Notice of Commencement. Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, it is recommended that you consult with your lender or an attorney before recording your Notice of Commencement.

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08/09/2023

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Contractor Assignment and Authorization

Each contractor and/or subcontractor must sign this form prior to permits being issued for that trade. By signing this form, the contractor accepts responsibility for work performed by authorization of the permit issued for this project and agrees to comply with all applicable laws, codes, ordinances, and regulations that govern the work.

Permit Type	Contractor Print Name Clearly	License Number	Contractor's Signature	Date
Building	DGC Development Corp	CBC1264467		
Mobile Home				
Electrical	Red Line Electrical Services, LLC	EC13008270		
Plumbing	Ridgeway Plumbing, Inc.	CFC057754		
Mechanical	Karibe Mechanical Service LLC	CMC1249885		
Aluminum				
Gas				
Roofing	Treasure Coast Roofing	CCC1330653		
Drywall	Advanced Drywall	CBC1251350		
Carpentry	Advanced Drywall	CBC1251350		
Masonry	CSCI, LLC	CGC025947		
Concrete	CSCI, LLC	CGC025947		

Required Documents Descriptions

1 **One Paper Set and one digital of Plans for Residential Projects. Two Paper Sets and One digital set of Plans for Commercial Projects. We will accept 11 x 17 as long as all details are legible, otherwise submit standard size.**
The plans must show specific details of the work. When applicable, the plans shall include the electrical, mechanical, plumbing and gas plans (isometrics HVAC & Plumbing) for the project.
When the permit is issued, one set will be returned. It must be retained at the construction site and made accessible to the building inspector.

2 A **Site Plan** is required for all structural permits. 1 paper and one digital

SITE PLAN REQUIREMENTS:
A site plan must be drawn to scale; it can be drawn on a copy of the property survey if a survey is available. It must show the actual dimensions and shape of the lot to be built upon; the exact sizes and locations of already existing structures, if any; the location and dimensions of the proposed structures or alterations; and the distance between structures on the property. The plan must also show adjacent roads and the distance to property lines from existing and proposed construction. When present, the location of the well and septic systems must be shown. Existing and new construction must be appropriately labeled on the site plan. *When new structures are proposed in a Mobile Home or RV Park*, the site plan must also show the distance between the new construction and the nearest surrounding structures on adjacent lots.

3 A **Property Survey (For County Only)** is required, except for those situations listed below. (1 original paper copy & one digital
The survey shall show all existing structures and easements and include an accurate **legal description** of the property. Exemptions:
a) The structure is in a Mobile Home or RV Park.
b) The structure is accessory to a residence and is going to be secured against high winds or floods by soil anchors.
c) The parcel is more than 5 acres and the proposed structure is 75 feet or more from all property lines.

4 **a) Potable water or well, 1 copy.**

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- If the property is not located within a potable water utility service area, a copy of your drinking water well construction permit from the Health Department is required.
- If within a potable water utility service area, a copy of the letter verifying availability of service is required.

b) Sanitary sewer or septic, 1 copy.

- If the property is not located within a sanitary sewer utility service area, a copy of your septic tank construction permit or system verification from the Health Department is required.
- If the property is located in a sanitary sewer utility service area, a letter verifying availability of service is required.

5 **Right-of-way construction approval, 1 copy.**
If on a county-maintained right-of-way an approved Right-of-Way permit.
If on a State-maintained right-of-way, verification that the project has been reviewed and approved by FDOT.
If on a private road, approval of the applicable maintenance entity or verification of no maintenance entity.

6 **One paper, one digital copy of Completed, signed Florida Energy Code form (Central Zone 7)** for buildings and additions subject to energy code. Include two complete forms & two cover sheets. Provide equipment load sizing calculation for heating/cooling equipment. (Manual J, Manual N or equivalent)

7 **One paper , one digital of the Truss layout and Truss Engineering**.

8 **One paper , one digital completed copies of the Glades Co. Mobile Home Installation Plan Review Workbook.**

9 **Authorized aluminum engineering One paper and one digital** details showing connections, foundations, spans, material specifications and design of the aluminum structure.

10 **Contract/Cost to build documentation**: detailed documentation of costs including, but not limited to, the value of all structural, electrical, plumbing, mechanical, interior finish, and normal site prep work, architectural and design fees, marketing costs, overhead and profit. Only land values are excluded.

11 **One paper, one digital Copies of the full Florida Product Approval or NOA for Roofing, Doors and Windows.**

12 **Proof of ownership, 1 copy**. Necessary only if the property was recently purchased and the Property Appraiser's on-line information does not yet reflect the change of ownership.

13 **Commercial only _Stormwater pollution prevention plan –1 copy**
The plan must include name of responsible person, description of the procedures to be used to control erosion, sedimentation and air pollution, site map, inspection schedules, and methods to ensure all entities on site minimize activities that cause pollution. The plan must also include how materials, including but not limited to paint, concrete, aggregate, fertilizer, pesticides and fuels on the construction site which are capable of causing stormwater pollution will be handled and stored in order to prevent such pollution.

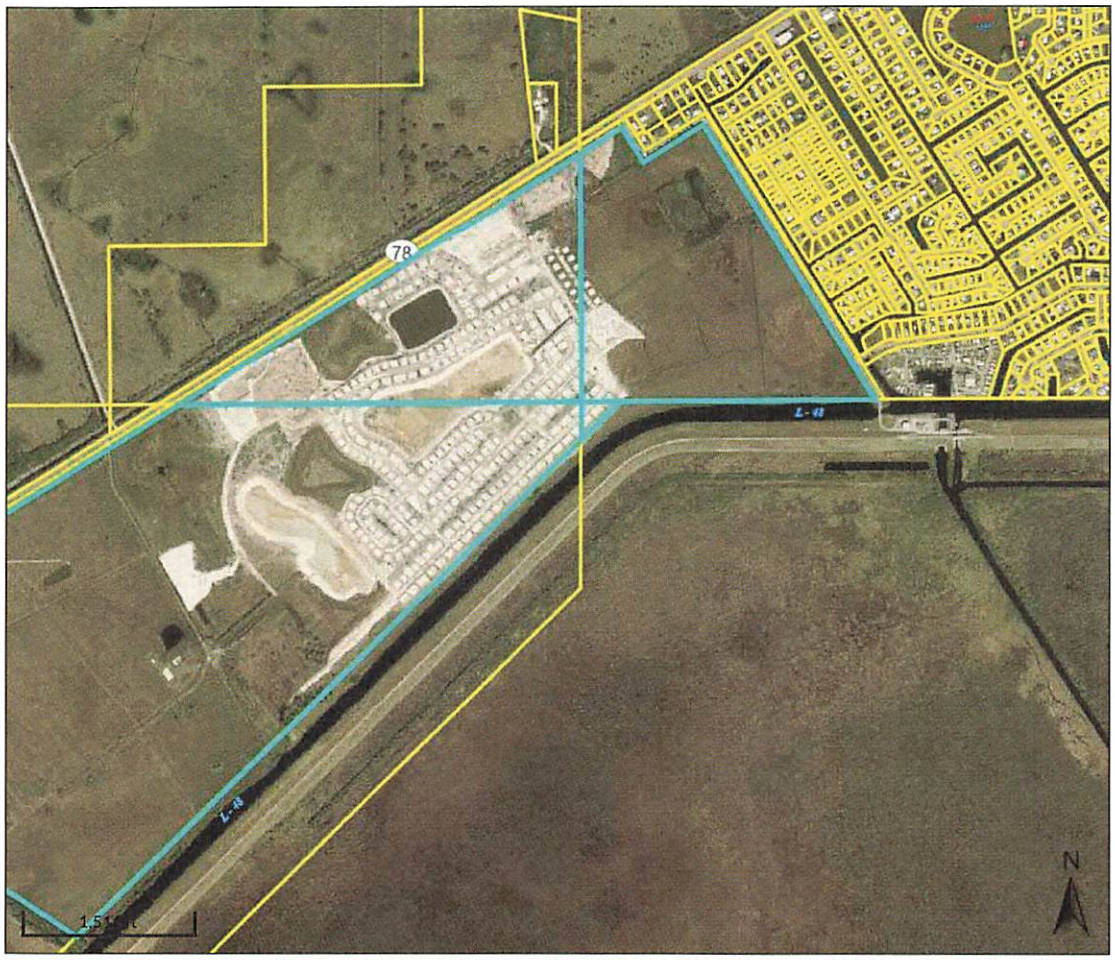
14. **Commercial Landscape and Buffering Plan, 1 copy**

15. **Documentation of SHIP approval , 1 copy**

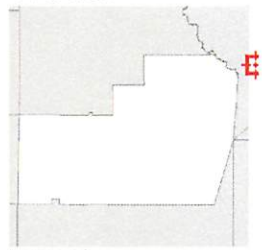
16. **Verification of address from E911 for new construction, 1 copy.**

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qPublic.net™ Glades County, FL



Overview



Legend

- Parcels
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- Brighton Seminole Indian Reservation

Parcel ID	A34-38-34-A00-0030-0000	Alternate ID	34 38 A34 A00 0030 0000	Owner Address	OKEECHOBEE COMMUNITY DEV LLC 36 AIRPORT RD STE 402 LAKEWOOD, NJ 08701
Sec/Twp/Rng	34-38-34	Class	NO AG ACREAGE		
Property Address	E STATE RD 78 OKEECHOBEE	Acreage	81.68		

Last 2 Sales

Date	Price	Reason	Qual
11/9/2021	$8906300	QUAL/MULT-PROP W/MULT-TAXIDS	Q
6/26/2019	$100	UNQUAL/PARTIAL INTEREST	U

District	05
Brief Tax Description	CONTAINING 81.68 ACRES (Note: Not to be used on legal documents)

Date created: 12/11/2024
Last Data Uploaded: 12/11/2024 12:23:10 PM

Developed by SCHNEIDER GEOSPATIAL

2400846

Glades County, FL

Parcel Summary

Parcel ID	A34-38-34-A00-0030-0000
Location Address	E STATE RD 78 OKEECHOBEE
Brief Tax Description	CONTAINING 81.68 ACRES ALL THAT PORTION OF LOTS 2 + 3 LAKE BOTT SOV LAND + SE 1/4 OF SW 1/4 LYING S OF SR 78 EXC OR BK 361 PG 931 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	NO AG ACREAGE (9900) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	34-38-34
Tax District	Glades County (District 05)
Millage Rate	17.5448
Acreage	81.68
Homestead	N

View Map

Owner Information

Primary Owner
OKEECHOBEE COMMUNITY DEV LLC
36 AIRPORT RD STE 402
LAKEWOOD, NJ 08701

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
9900 - AC NON-AG	81.68	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	11/9/2021	$8,906,300	WD	376/333	Qualified	Vacant	HARVEY GLENN C	OKEECHOBEE COMMUNITY DEVELOPERS LLC
N	6/26/2019	$100	ED	0359/0499	Unqualified	Vacant	HARVEY GLENN C	SFWMD
N	5/17/2013	$2,100,000	WD	0307/0943	Qualified	Vacant	FINK SIDNEY + BALLIN MARLENE	HARVEY GLENN C
N	5/14/2013	$100	QC	0307/0940	Unqualified	Vacant	G & B DIVERSIFIED III LLP	FINK SSIDNEY 1/2 INT + BALLIN MARLENE 1/2 INT
N	5/14/2013	$100	QC	0307/0917	Unqualified	Vacant	FREUNDLICH BARBARA TRUSTEE	G & B DIVERSIFIED III LLP
N	6/8/2006	$100	QC	0255/0420	Qualified	Improved	FREUNDLICH WERNER + BARBARA	G & B DIVERSIFIED III LLC
N	6/8/2006	$100	QC	0252/0547	Qualified	Improved	G&B DIVERSIFIED III LLC + HAGEN TRUSTEE	FINK SIDNEY + BALLIN MARLENE
N	12/28/1999	$100	QC	0188/0022	Qualified	Improved	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	G + B DIVERSIFIED 111 LLP
N	4/26/1998	$100	QC	0176/0899	Qualified	Improved	FREUNDLICH BARBARA TRUSTEE OF KAUFMAN TRUST	FREUNDLICH BARBARA TRUSTEE OF FREUNDLICH TR
N	4/27/1994	$100	QC	0148/0988	Qualified	Improved	TRANTALIS TRUSTEE	FINK
N	3/16/1994	$100	QC	0148/0990	Qualified	Improved	TRANTALIS TRUSTEE	FREUNDLICH *JTROS*
N	9/22/1993	$100	QC	0148/0985	Qualified	Improved	KAUFMAN TRUST	TRANTALIS
N	2/11/1992	$100	QC	0136/0897	Qualified	Improved		KAUFMAN TRUSTEES
N	2/19/1991	$100	QC	0127/0781	Qualified	Improved		FINK, TRUSTEE
N	12/20/1990	$100	WD	0127/0102	Qualified	Improved	KAUFMAN	KAUFMAN
N	8/6/1990	$100	QC	0125/0344	Qualified	Improved		
N	1/8/1990	$875,000	PR	0122/0226	Qualified	Improved	STEVENS EST(1/2 INT)	KAUFMAN ET ALS
N	1/8/1990	$875,000	WD	0122/0224	Qualified	Improved	STEVENS JR (1/2 INT)	KAUFMAN ET ALS
N	7/24/1969	$100	WD	0044/0965	Qualified	Vacant	PEARCE	STEVENS

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