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: 2500534 FBC 2020 7th Edition

Check applicable box:

Owner Information ☐ Check if Owner-Builder*

Name: Okeechobee Community Developers LLC
Mailing Address: 36 Airport Road, Suite 402 Lakewood, NJ 08701
Phone #: (908) 674-8717 Email: Jeff@risearchitecture.com

Contractor Information

Business Name: DGC Development Corp
Business Address: 601 N Magnolia Avenue, Suite 200, Orlando, FL 32801
Phone #: 407 674 2040
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 #: Block 2 Lot 03 & 2?
Street Address:

Project Information
Project Description: Builder Lot 521- 522 - Duplex, 3 story, 3,781.91SF, 4 bedrooms, 3 1/2 baths
5235.94 / 6804.1 8/5

Cost of Construction: $ 401,210

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.

Jeff Akerman 7/24/2025
Owner-Builder/Contractor's Agent Signature Date

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 24th day of July, 2025 by
Jeff Akerman
(Name of Owner/Contractor's Agent)
Steven L Dobbs
(Notary Public)

STEVEN L. DOBBS
Notary Public-State of Florida
Commission # HH 536961
My Commission Expires
October 01, 2028

Personally Known ✓ or Produced Identification
Type of ID:

OR

07/29/2025
Contractor Signature Date

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 29 day of July, 2025 by
Daniel Oliveira
(Name of Owner/Contractor's Agent)
(Notary Public)

(Notary Stamp)

Personally Known X 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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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 #: Block 2 Lot 03 & LOT 2
Street Address: _____

Project Information
Project Description: Builder Lot 521- 522 - Duplex, 3 story, 3,781.91SF, 4 bedrooms, 3 1/2 baths each side 3,402.05 SF 4BR, 3 1/2 Bath

Cost of Construction: $ 401,210

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.

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Jeff Akerman
(Name of Owner/Contractor's Agent)

Steven L. Dobbs
(Notary Public

STEVEN L. DOBBS Notary Public-State of Florida Commission # HH 536961 My Commission Expires October 01, 2028

Personally Known ✓ or Produced Identification

Type of ID: _____

OR

07/29/2025
Contractor Signature Date

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 29 day of July, 2025 by

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

(Notary Public

(Notary Stamp)

Personally Known X or Produced Identification ____

Type of ID: _____

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BOUNDARY SURVEY & SITE PLAN

LOCATED IN SECTION 34; TOWNSHIP 38 SOUTH; RANGE 34 EAST

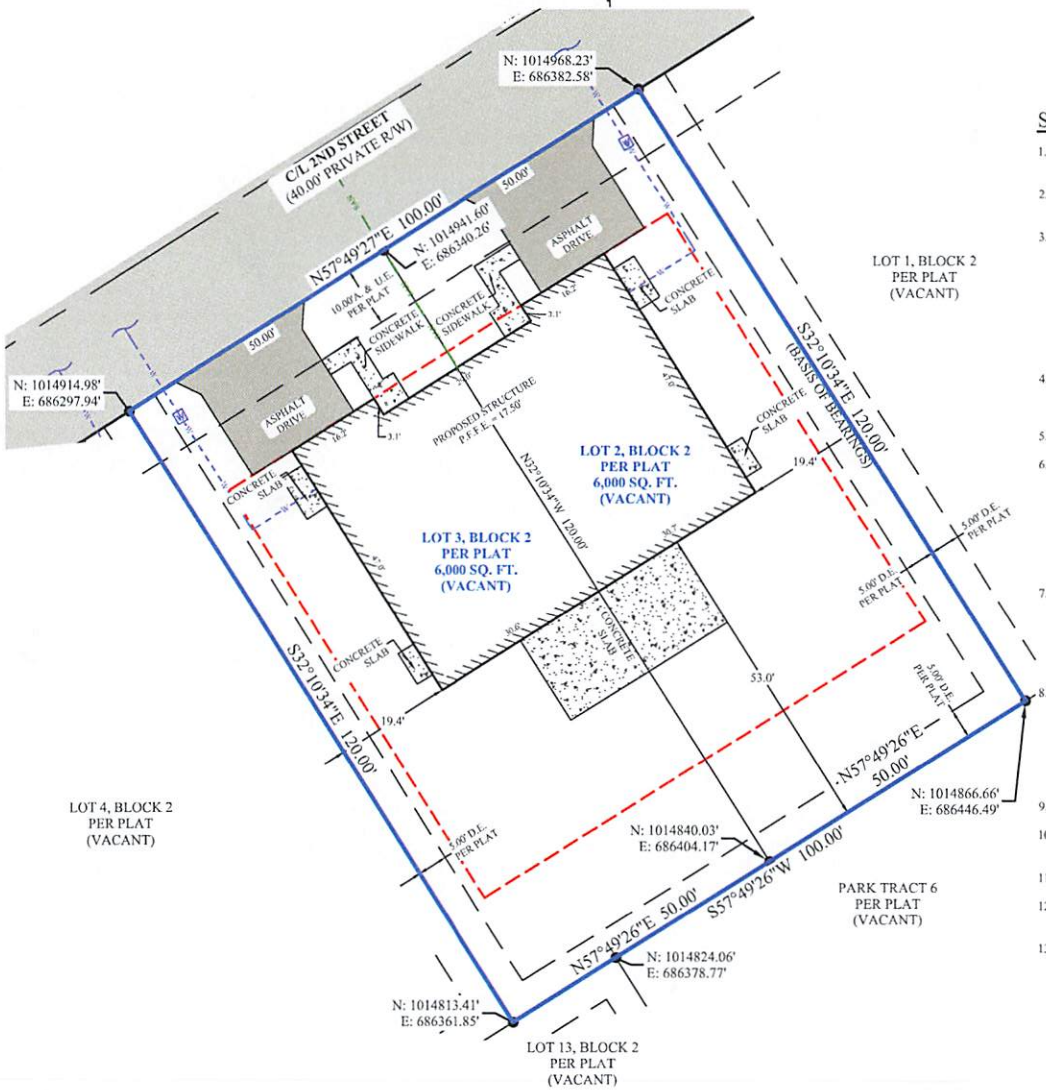
PROPERTY ADDRESS:

2ND STREET, LOTS 2 & 3, BLOCK 2
OKEECHOBEE, FLORIDA 34974

GRAPHIC SCALE

0 20 40 Feet

1 INCH = 20 FT.
(INTENDED DISPLAY SCALE- 11"X17")



SURVEYOR'S NOTES:

1. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
7. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST LINE OF LOT 2, BLOCK 2, SAID LINE BEARS SOUTH 32°10'34" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
8. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
9. ADJOINING PROPERTY INFORMATION IS SHOWN PER PLAT.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12043C, PANEL NUMBER 0250D, WITH AN EFFECTIVE DATE OF 03/06/20.
11. PUBLIC WATER AND SEWER ARE GOING TO BE MADE AVAILABLE.
12. PROPOSED FINISH FLOOR ELEVATION SHOWN HEREON IS PER THE OVERALL SITE FOR LAKEFRONT ESTATES COMPLETED BY NEWLINES LAND CONSULTANTS.
13. THIS BOUNDARY SURVEY AND THE UNDERLYING PLAT WERE COMPLETED BY BSM & ASSOCIATES, INC. AND THEIR ARE NO DISCREPANCIES BETWEEN PLATTED AND CALCULATED BEARINGS AND DIMENSIONS. STATE PLANE COORDINATES SHOWN HEREON ARE TRUE TO THE INTENDED LOT CORNER POSITION PER THE LAKEFRONT ESTATES PLAT.

SITE BENCHMARK TABLE

POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30002	1015692.24'	686255.73'	20.80'
30005	1015425.90'	685832.26'	20.62'
30006	1015159.40'	685409.11'	21.00'
30007	1014893.44'	684985.27'	20.35'
30008	1014627.59'	684562.14'	21.17'
30009	1014335.88'	684099.45'	20.61'

SITE BENCHMARK TABLE

POINT ID	NORTHING	EASTING	ELEV. NAVD 88
30010	1013828.67'	683292.17'	20.84'
30011	1013563.01'	682870.34'	20.74'
30012	1013295.35'	682445.95'	20.81'
30013	1013028.96'	682021.83'	20.41'
30014	1012763.62'	681599.74'	20.64'

*** ALL BENCHMARKS LISTED HEREON *** ARE 1/2" IRON ROD & CAPS STAMPED "CTL BSM LB 8155"

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
FND	FOUND
R	RADIUS
Δ	DEGREE OF CURVATURE
L	ARC LENGTH
P.B.	PLAT BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
A. & U.E.	ACCESS & UTILITY EASEMENT
P.F.F.E	PROPOSED FINISH FLOOR ELEVATION
SQ. FT.	SQUARE FOOTAGE
N:	NORTHING
E:	EASTING
W	PROPOSED WATER METER
	PROPERTY LINE
	BUILDING SETBACK LINE
SAN	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
ELEV.	ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
	FND NAIL & DISC; STAMPED "PCP LB 8155"

LEGAL DESCRIPTION:

RECORDING INFORMATION UNAVAILABLE UNTIL THE PLAT IS RECORDED
LOTS 2 AND 3, BLOCK 2, LAKEFRONT ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) RISE ARCHITECTURE

SIGNED: _____ DATE: _____

RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074

FIELD WORK DATE	03/14/24
REVISION DATE	07/24/25
SHEET	1 OF 1
DRAWN BY:	TJL
CHECKED BY:	REB
JOB #:	24-124

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155