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: 2500533 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 04- Lot 5
Street Address:

Project Information

Project Description: Builder Lot 523 -524 Duplex, 3 story, ~~XXXXXXXXXXXXXXXXXXXXXXXXX~~ Each side 3,402.05 SF 4BR 3 1/2 Bath

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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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		04/01/25
Mobile Home				
Electrical	Red Line Electrical Services, LLC	EC13008270		04/15/25
Plumbing	Ridgeway Plumbing, Inc.	CFC057754		4/15/25
Mechanical	Karibe Mechanical Service LLC	CMC1249885		
Aluminum				
Gas				
Roofing	Treasure Coast Roofing	CCC1330653		
Drywall	Advanced Drywall	CBC1251350		04/14/25
Carpentry	Advanced Drywall	CBC1251350		04/14/25
Masonry	CSCI, LLC	CGC025947		12/10/24
Concrete	CSCI, LLC	CGC025947		12/10/24

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.**

BOUNDARY SURVEY & SITE PLAN

LOCATED IN SECTION 34; TOWNSHIP 39 SOUTH; RANGE 34 EAST

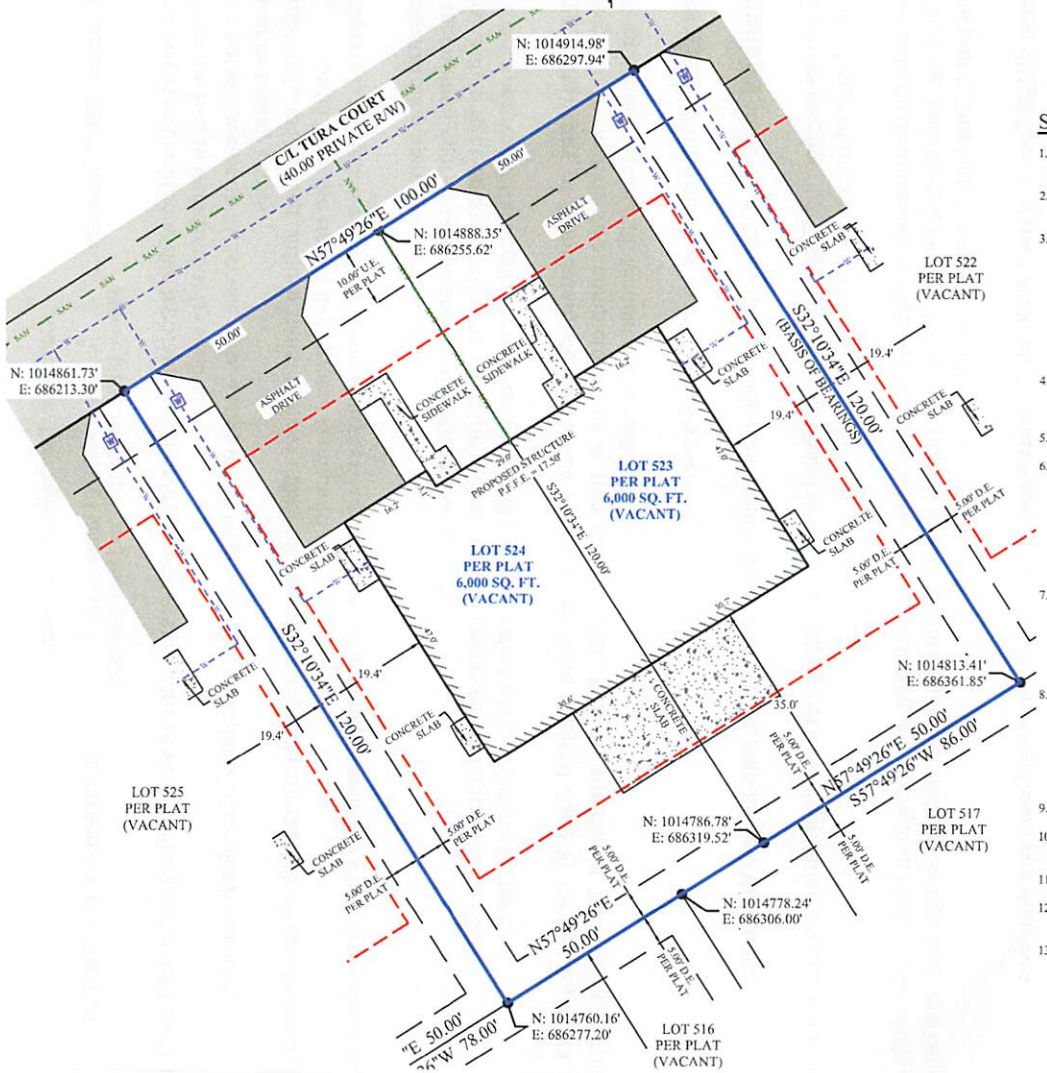
PROPERTY ADDRESS:

TURA COURT, LOT 523 & 524
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 523, 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'	21.37'
30009	1014335.89'	684099.43'	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'	682021.63'	20.43'
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
U.E.	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
	FND 1/2" IRON ROD & CAP; STAMPED "BSM LB 8155"
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

LOT 523 AND 524, 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	
SHEET	1 OF 1
DRAWN BY:	EGB
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

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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.**