



INTERIOR REMODEL APPLICATION

Single family/ Duplex Condo unit

Job Information:

Owner Name: John Doe Phone # 123-456-7890

Owner Email: JDOE@youremail.com

Owner Mailing Address (if different): _____

STRAP #: 11-11-11-W1-0120C.0020

Job Address: _____ Fort Myers Beach, FL 33931, Lee County

Contractor's Information:

Contractor Business Name: Owner-builder License #: _____

Qualifiers Name: _____ Email: _____

Phone# _____ Address: _____

Scope of work: See attached scope of work document

Remodel sqft: 1670 Estimated cost value: 43,711 *if over \$2500 a NOC is required

An electronic set of plans consisting of the following in PDF format must be included with the application: (Some items may not apply)

- 1) Detailed scope of work.
- 2) If the layout is being modified in any way, an existing floor plan and a proposed floor plan indicating all proposed layout changes.
- 3) Location of all electrical and plumbing changes.
- 4) If replacing windows, provide Miami Dade Notice of Acceptance or State of Florida product approvals
- 5) Repair/ improvement cost form is required if job cost value is \$2500 or more and maybe required for any projects at the discretion of the director.
- 6) A Florida certified design professional must digitally or electronically sign and seal all plans for structural components
- 7) Sub-contractor confirmation forms must be submitted prior to scheduling inspections.

Regulations and Information

1. The Town of Fort Myers Beach Building Services is regulated by the Florida Building Code 7th Edition (2020). For more information about the code or to purchase the code, visit www.floridabuilding.org
2. To be an owner builder you must maintain the home as your residence for a minimum of one year after CO. You must be present for the permitting process, the construction process, the inspection process, and at CO.
 - a. Properties in a Trust or LLC cannot submit owner builder permits.
 - b. Condo units must hire licensed contractors for any work being done.
3. Please be advised, that any work being done in a condo association may require the association's approval.
 - a. Any exterior work such as windows/ Doors/ shutters, will be required to submit a copy of the association approval to the Building Department.
4. It is the contractor's responsibility to contact the Building Department when all final inspections are complete and obtain a Certificate of Occupancy or a Certificate of Completion.

Scope of Work

Jan 28, 2023

To: Fort Myers Beach Building Dept.

Re: 123 Main St

Attached are all the documents pertaining to my owner-builder interior remodel permit application:

1) **Detailed Scope of work:**

I will be restoring the property to pre-hurricane condition with no additions or alterations to the floor plan.

Throughout entire home: replace drywall on all walls throughout home (8 feet from floor), fiberglass insulation and flooring (pile carpeting), painting, interior doors and 5 inch baseboards. Restore cabinets and vanities in kitchen, master bath, and 2nd bath. Showers were undamaged. Replace lighting and fans throughout entire home with like-for-like replacements. No structural changes or modifications to the layout will be needed. I will apply separately for permits for the Windows/Doors, HVAC and re-roof. Total of all estimated costs for this interior remodel permit: **\$43,711.**

2) **Layout:** No additions or alterations to the floor plan.

3) **Location of all electrical and plumbing changes:** n/a—no changes, only like-for-like replacements. All outlets and switches exposed to surge will be replaced.

4) **Windows/Door NOAs:** n/a for this interior remodel permit. I will be filing a separate window/door permit, and it will include the Florida Approval numbers or NOA's.

5) **Repair/improvement cost form:** included

6) **Certified design professional:** n/a as there are no structural component changes.

7) **Subcontractor confirmation form(s)** will be submitted (if applicable) prior to scheduling inspections.

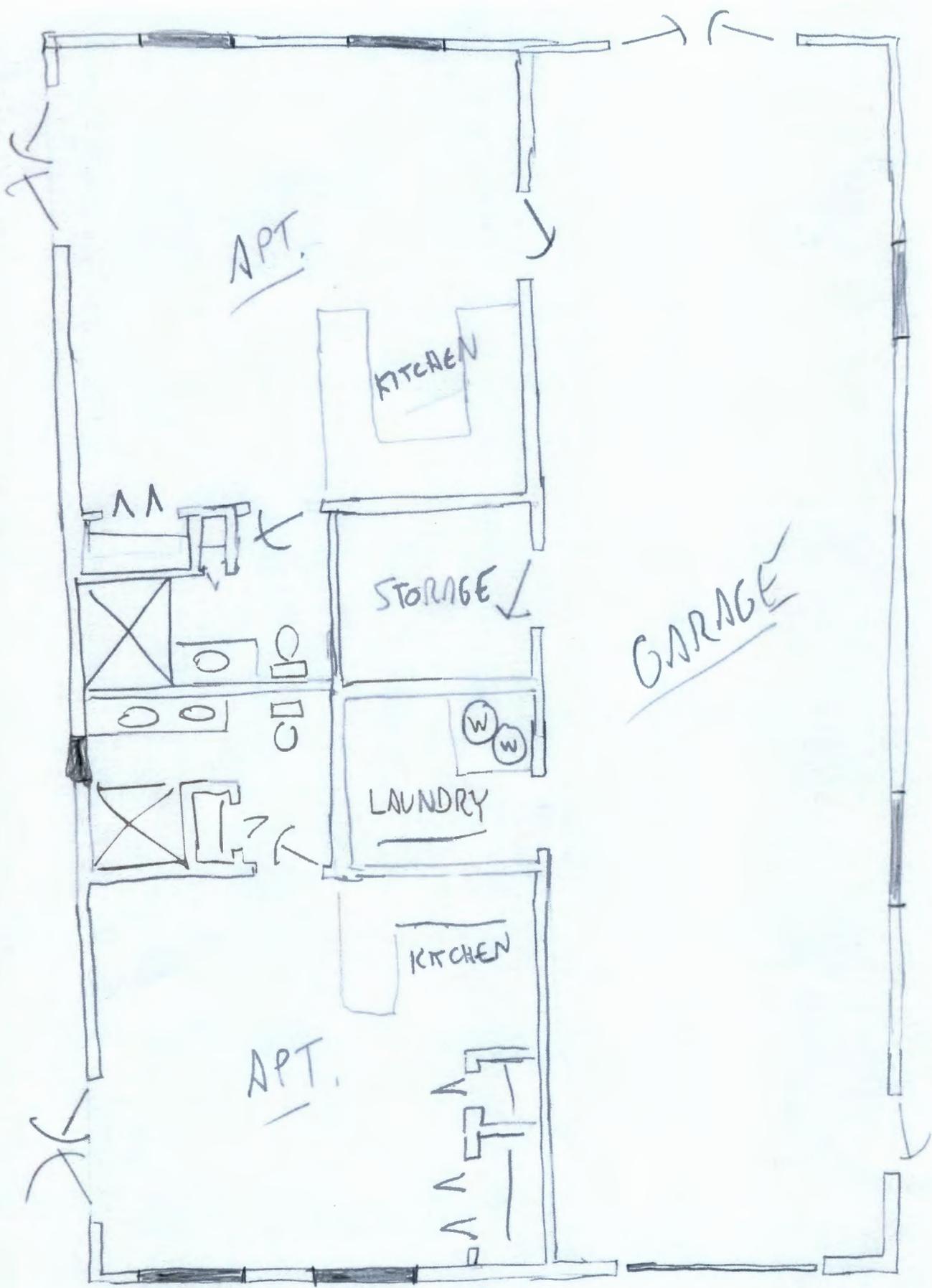
x) Floorplan attached.

x) NOC will be recorded on county records, sent to Town of Fort Myers Beach, and posted at the job site prior to commencing work.

If you have any questions or concerns, please feel free to contact me.

Thank you.

John Doe
Owner/Builder
123 Main St
Fort Myers Beach, FL 33931
[Phone number](#)
[Email address](#)



123 Main St. SA

FRONT
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OWNER BUILDER DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or <http://myfloridalicense.comDbpr/pr/cilb/> for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity issued under this permit.



OWNER BUILDER DISCLOSURE STATEMENT

12. I agree to notify the Town of Fort Myers Beach Community Development Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

I hereby acknowledge, that I have been provided with a copy of the Owner Builder Disclosure Statement pursuant to Florida State Statute 489.103(7) in reference to permit number _____.

I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address:

123 Main St, Ft Myers Beach, FL 33931

I further agree to notify the Town of Fort Myers Beach Community Development Department immediately of any additions, deletions, or changes to the information for which I have been provided a permit under this disclosure.

John Doe (Property Owner), hereby certify that

John Doe is my authorized agent/representative of the property described herein. All answers to the questions in this registration and any supplementary information attached to and made part of this registration is honest and true.

John Doe
Signature of Property Owner

John Doe
Typed or printed name of Property Owner

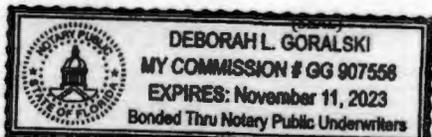
STATE OF Florida COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of physical presence

OR online notarization, this 22nd day of December, 2022 by who is

personally known to me OR who has produced _____ as identification.

Deborah L. Goralski
Notary Public Signature



This is the "Owner Acknowledgement Form"



This page is required for ALL Building Permit Applications

ACKNOWLEDGEMENT OF TOWN OF FORT MYERS BEACH REGULATIONS BY OWNER OR AUTHORIZED AGENT OF OWNER

NOTICE OF ADDITIONAL RESTRICTIONS: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as the Water Management District, State agencies, or Federal agencies.

WARNING OF WORK IN THE COUNTY RIGHT-OF-WAYS: This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right of way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from the Building Department.

NOTICE OF CLEARING RESTRICTIONS: Issuance of a Demolition Permit for a structure does not authorize removal of vegetation beyond the footprint of the structure. A Demo Permit is not a clearing permit.

INSPECTIONS This permit is void if the first inspection is not made within six (6) months from the date issued or if no inspection has been made for a period of six (6) months from the most recently passed inspection. The permit is void if the zoning classification is violated. Applicant agrees to comply with the sanitary regulations and understands that the proposed structure may not be used or occupied until an approved certificate of occupancy is issued. Applicant further understands that failure to obtain permit or misrepresentation of the improvements is a misdemeanor and upon conviction, applicant can be punished as provided by the law. Failure to comply with the mechanics lien law can result in the property owner paying twice for improvements

WORK IN THE SPECIAL FLOOD HAZARD AREA: Be advised that Substantial Damage/Substantial Improvement requirements will apply to structures located in the Special Flood Hazard Area with Finished Floor Elevations below the Base Flood Elevation.

CERTIFICATION: Application is hereby made to obtain a permit to do the work and installations as indicated. I, THE OWNER OR AUTHORIZED AGENT OF OWNER, certify that I have not performed any work or installation prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. The permit or application fee may have additional fees imposed for failing to obtain permits prior to commencement of construction. The permit application or approved permit expires if work is not commenced within 180 days from the date of issuance. I, THE OWNER OR AUTHORIZED AGENT OF OWNER understand that the structure cannot be used or occupied until a certificate of occupancy is issued. By signing this permit application, I, THE OWNER OR AUTHORIZED AGENT OF OWNER, agree that I have been retained by the property owner to provide contracting services for the trade for which I am listed. Furthermore, it is my responsibility to notify the Building Plan Review and Inspection Division should I no longer be THE OWNER OR AUTHORIZED AGENT OF OWNER responsible for providing said contracting services. I, THE OWNER OR AUTHORIZED AGENT OF OWNER, agree that I understand the review and issuing of this permit does not exempt me from complying with all State and local County Codes and Ordinances.

NOTICE OF COMMENCEMENT INFORMATION Per Florida Statutes 713.135 a Notice of Commencement (NOC) is required for construction of improvements totaling more than \$2,500, with certain exceptions. For A/C Repairs or Replacements a notice of commencement is required for improvements more than or equal to \$7,500. The applicant shall file with the issuing authority prior to the first inspection either a certified copy of the recorded NOC or a notarized statement that the NOC has been filed for recording, along with a copy thereof. In order to comply with the state requirement, permits will be placed in inspection hold until proof of the NOC is filed with the building permitting and inspection department. The issuing authority shall not perform or approve subsequent inspections until the applicant files by mail, facsimile, hand delivery, email or any other means such as certified copy with the issuing authority.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Job Street Address: 123 Main St

John Doe
Signature of Property Owner

John Doe
Typed or printed name of Property Owner

STATE OF Florida COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of physical presence
OR online notarization, this 22nd day of December, 2022, by _____
_____ who is personally known to me OR _____ who has produced _____ as identification.

Deborah L. GoralSKI
Notary Public Signature



If An Owner Agent is Being Named, Please complete below

I, _____ (Property Owner), hereby certify that
_____ is my authorized AUTHORIZED AGENT/representative of the property
described herein. All answers to the questions in this registration and any supplementary information attached
to and made part of this registration is honest and true.



This is the "Qualifier Acknowledgement Form"

This page is required for ALL Building Permit Applications

ACKNOWLEDGEMENT OF TOWN OF FORT MYERS BEACH REGULATIONS BY THE QUALIFIER

NOTICE OF ADDITIONAL RESTRICTIONS: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that maybe found in the public records of this County, and there may be additional permits required from other governmental entities such as the Water Management District, State agencies, or Federal agencies.

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CERTIFICATION: Application is hereby made to obtain a permit to do the work and installations as indicated. I, **THE QUALIFIER**, certify that I have not performed any work or installation prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. The permit or application fee may have additional fees imposed for failing to obtain permits prior to commencement of construction. The permit application or approved permit expires if work is not commenced within 180 days from the date of issuance. I, **THE QUALIFIER** understand that the structure cannot be used or occupied until a certificate of occupancy is issued. By signing this permit application, I, **THE QUALIFIER**, agree that I have been retained by the property owner to provide contracting services for the trade for which I am listed. Furthermore, it is my responsibility to notify the Building Plan Review and Inspection Division should I no longer be **THE QUALIFIER** responsible for providing said contracting services. I, **THE QUALIFIER**, agree that I understand the review and issuing of this permit does not exempt me from complying with all County Codes and Ordinances.

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Job Street Address: 123 Main St, Ft Myers Beach, FL 33931

I, John Doe as Owner/Builder (Qualifier), hereby certify that all answers to the questions in this registration and any supplementary information attached to and made part of this registration is honest and true.

John Doe
Typed or printed name of Qualifier

[Signature]
Signature of Qualifier

STATE OF Florida COUNTY OF Lee

The foregoing instrument was certified and subscribed before me by means of physical presence OR online notarization, this 22nd day of December, 2022, by _____ who is personally known to me OR _____ who has produced _____ as identification.

Deborah L. Goralski
Notary Public Signature





REPAIR/IMPROVEMENT COST FORM

CONTRACTOR'S AFFIDAVIT

I hereby attest that I have personally inspected the building located at the above-referenced address and discussed the nature and extent of the work requested by the owner, including all improvements, rehabilitation, remodeling, repairs, additions and any other form of improvement.

At the request of the owner, I have prepared a cost estimate for all of the improvement work requested by the owner and the cost estimate includes, at a minimum, the cost elements identified by the Town of Fort Myers Beach that are appropriate for the nature of the work. If the work is repair of damage, I have prepared a cost estimate to repair the building to its pre-damage condition. I acknowledge that if, during the course of construction, the owner requests more work or modification of the work described in the application, that a revised cost estimate must be provided to the Town of Fort Myers Beach, which will re-evaluate its comparison of the cost of work to the market value of the building to determine if the work is substantial improvement. Such re-evaluation may require revision of the permit and may subject the property to additional requirements.

I also understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs or improvements that were not included in the description of work and the cost estimate for that work that were the basis for issuance of a permit.

complete

Contractor's Signature

Print Name

Date

State of _____
County of _____

Before me this _____ day of _____, 20____, personally appeared _____ who being duly sworn deposes and says that he/she has read, understands and agrees to comply with all the aforementioned conditions.

Signature, Notary Public

Print Name, Notary Public



REPAIR/IMPROVEMENT COST FORM

Job Address: 123 Main St

Property Owner: John Doe STRAP #: 00

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost as the current market value for any work they intend to perform, including construction supervision costs.

	Sub-Contractor Bids Bid Amounts	Contractor Or Owner Estimates	
		Material Costs	Labor Costs
1. Masonry / Concrete		—	—
2. Carpentry Material (rough)		—	—
3. Combined Labor		—	—
4. Roofing <i>Separate permit</i>			
5. Insulation and Weather-strip		1,039	535
6. Exterior Finish (Stucco)		174	400
7. Doors, Windows & Shutters <i>Separate permit</i>			
8. Lumber Finish / Trim Carpentry		2,091	1,050
9. Hardware		305	90
10. Drywall		2,550	6,100
11. Cabinets & Countertops (Built-in)		7,700	3,100
12. Floor Covering		1,350	900
13. Plumbing		588	210
14. Shower / Tub / Toilet		50	50
15. Electrical & Light Fixtures		1,520	1,370
16. Concrete		—	—
17. Built-in Appliances		458	200
18. HVAC <i>Separate permit</i>			
19. Paint		4,332	2,549
20. Demolition & Removal			3,000
21. Overhead and Profit			2,000
22. Other:			
Subtotals		22,107	21,604
Total Estimate Cost (all three subtotals added together)		43,711	

- A. A copy of the signed construction contract must be attached to this form.
- B. Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- C. Cost backup must be provided for every line item entry.
- D. If any amounts appear in the "Sub-Contractor" column, a copy of **each signed and dated bid must accompany this form**. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number.

123 Main

St, Ft Myers Beach, FL 33931

Line #	Description	take	Mat unit	Mat cost	Labor	Labor	Sub	TOTAL
		off	Units	Cost	Total	Unit Cost	Total	Total
5	R-13 insulation		1528 SF	\$ 0.68	\$ 1,039.00	\$ 0.35	\$ 535.00	\$ 1,574.00
6	Stucco		20 ea	\$ 8.68	\$ 173.60	\$ 20.00	\$ 400.00	\$ 573.60
8	Baseboard		185 LF	\$ 1.74	\$ 321.90	\$ 0.75	\$ 138.75	\$ 460.65
8	Pre-hung interior doors		4 ea	\$ 128.00	\$ 512.00	\$ 50.00	\$ 200.00	\$ 712.00
8	Bi-fold doors		7 ea	\$ 104.00	\$ 728.00	\$ 50.00	\$ 350.00	\$ 1,078.00
8	Door casings		256 LF	\$ 1.37	\$ 350.72	\$ 1.00	\$ 256.00	\$ 606.72
8	Chair railings		65 LF	\$ 1.37	\$ 89.05	\$ 1.00	\$ 65.00	\$ 154.05
8	Shelving (pantry, linen, closets)		40 LF	\$ 2.25	\$ 90.00	\$ 1.00	\$ 40.00	\$ 130.00
9	Digital locksets & door hardware		3 ea	\$ 75.00	\$ 225.00	\$ 10.00	\$ 30.00	\$ 255.00
9	Bath towel bars/accessories		4 ea	\$ 20.00	\$ 80.00	\$ 15.00	\$ 60.00	\$ 140.00
10	Drywall (incl comp, corner bead & tape)		115 ea	\$ 18.00	\$ 2,070.00	\$ 50.00	\$ 5,750.00	\$ 7,820.00
10	Suspended ceiling tile kit (laundry & storage)		2 ea	\$ 240.00	\$ 480.00	\$ 175.00	\$ 350.00	\$ 830.00
11	Kitchen cabinets		2 ea	\$ 3,150.00	\$ 6,300.00	\$ 1,000.00	\$ 2,000.00	\$ 8,300.00
11	Bathroom vanities		2 ea	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 500.00	\$ 1,500.00
11	Reinstall existing countertops		2 ea	\$ -	\$ -	\$ 200.00	\$ 400.00	\$ 400.00
11	Cabinet hardware allowance		2 ea	\$ 200.00	\$ 400.00	\$ 100.00	\$ 200.00	\$ 600.00
12	Floor tile, incl thinset & grout		450 SF	\$ 3.00	\$ 1,350.00	\$ 2.00	\$ 900.00	\$ 2,250.00
13	Garbage disposals		2 ea	\$ 139.00	\$ 278.00	\$ 30.00	\$ 60.00	\$ 338.00
13	Bath faucets		3 ea	\$ 50.00	\$ 150.00	\$ 30.00	\$ 90.00	\$ 240.00
13	Kitchen faucets		2 ea	\$ 80.00	\$ 160.00	\$ 30.00	\$ 60.00	\$ 220.00
14	Reinstall existing toilets		2 ea	\$ -	\$ -	\$ 50.00	\$ 100.00	\$ 100.00
15	Replace plugs and switches (like-for-like)		1 ea	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
15	Light fixtures (like-for-like)		9 ea	\$ 30.00	\$ 270.00	\$ 30.00	\$ 270.00	\$ 540.00
15	Ceiling fans (like-for-like)		2 ea	\$ 125.00	\$ 250.00	\$ 50.00	\$ 100.00	\$ 350.00
17	Built in microwave, installed		2 ea	\$ 229.00	\$ 458.00	\$ 100.00	\$ 200.00	\$ 658.00
19	Painting (32 gal, incl. materials)		1699 SF	\$ 2.55	\$ 4,332.45	\$ 1.25	\$ 2,548.50	\$ 6,880.95
20	Demolition & Removal		1 ea	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
21	Overhead and Profit		1 ea	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
TOTAL:								\$ 43,710.97



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL



MEMBER

Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546
Telephone: (239) 533-6100

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074
Website: www.leepa.org

October 19, 2022

10229501
 NAME AND ADDRESS

Re: 2022 Tax Roll Value

ADDRESS

Dear Taxpayer,

In the chart below you will find the most recent values from the 2022 ad valorem tax roll. These values represent the Lee County Property Appraiser's determination of market value for ad valorem tax purposes as of January 1, 2022.

Total Just Value	\$757,961
Land Value	\$337,348
Land Extra Features Value	\$5,793
Building Value	\$414,820
Building Extra Features Value	\$0

As these values are as of January 1, 2022, they may not reflect the current value of your property and may not be the most appropriate values for use outside of the annual real estate tax process. If you believe that this is the case, I encourage you to consult an independent professional. Please be advised that we are providing this information as a pro-active courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter. I hope this letter is helpful to you as you evaluate the process of recovering from the impacts of Hurricane Ian.

Sincerely,

Hon. Matthew H. Caldwell
 Property Appraiser