

## PLANNING AND DEVELOPMENT SERVICES

### SUBSTANTIAL IMPROVEMENT/DAMAGE NOTICE (FEMA 50% RULE)

TO: Property Owners, Contractors, and Design Professionals  
FROM: Sarasota County Floodplain Administrator  
SUBJECT: Notice for Work on Existing Buildings in Flood Hazard Areas

Sarasota County's floodplain management regulations and codes specify that all new buildings to be constructed in flood hazard areas are required to have their Lowest Floors elevated to or above the minimum required elevation. The regulations also specify that **substantial improvements** of existing buildings (repairs, alterations, and additions) or buildings that have sustained **substantial damage** must be brought into full compliance with the flood design and construction requirements for new construction. Please note that a building may be substantially damaged by any cause, including fire, flood, high wind, land movement, or neglect. It is important to note that all costs to repair a substantially damaged building to its pre-damaged condition must be identified.

There are several aspects that must be addressed to achieve compliance with the floodplain management requirements. The requirements depend on several factors, including the flood hazard area at the property. The most significant compliance requirement is that the lowest floor, as defined in the regulations/code, must be elevated to or above the minimum required elevation. If you have any questions, please email them to [floodplansreview@scgov.net](mailto:floodplansreview@scgov.net).

Sarasota County Ordinance 2023-068 Section 54-513(b) defines these terms:

**Lowest Floor** means the lowest floor of the lowest enclosed area of a Building or Structure, including Basement, but excluding any unfinished flood-resistant Enclosure, other than a Basement, usable solely for parking of vehicles, Building access or, limited storage provided that such Enclosure is not built so as to render the Structure in Violation of the requirements of this Article or the Florida Building Code.

**Market Value** means the market value of Buildings and Structures, excluding the land and other improvements on the parcel. Market Value is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, deferred maintenance, and quality of construction) established by a State of Florida certified appraiser, or the tax assessment value adjusted to approximate Market Value by a factor provided by the Sarasota County Property Appraiser. Any appraisal report prepared by an independent appraiser shall identify all intended users of report, including the Floodplain Administrator, and the intended use as ensuring compliance with this Article. The Floodplain Administrator shall use the higher of the actual cash value, if provided by applicant, or the adjusted tax assessment value.

**Substantial Damage** means damage of any origin sustained by a Structure whereby the cost of restoring the Structure to its before damaged condition would equal or exceed 50 percent of the Market Value of the Structure before the damage occurred.

**Substantial Improvement** means any combination of repair, reconstruction, rehabilitation, alteration, addition or other improvement of a Building or Structure, the cost of which equals or exceeds fifty percent of the Market Value of the Structure before the improvement or repair is started. This term includes Structures which have incurred Substantial Damage, regardless of the actual repair work performed. The term does not, include:

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- a. Any project for improvement of a Building or Structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the County and which are the minimum necessary to assure safe living conditions, or
- b. Any alteration of a Historic Structure provided that the alteration will not preclude the Structure's continued designation as a Historic Structure.

To make the substantial improvement or the substantial damage determination, Sarasota County staff will compare the cost of the proposed improvements or repairs to the depreciated market value of the building (see definition of "Market Value"). If the resulting ratio equals or exceeds 50 percent, the existing building must be brought into compliance with the floodplain management regulations for new buildings.

$$\frac{\text{Cost of Improvement or Cost to Repair to Pre-Damage Condition}}{\text{Market Value of Building}} \geq 50\%$$

Please note:

- The applicant must provide an estimate of the cost to perform the proposed improvements or repairs. If the building has been damaged, the cost estimate must include all work required to repair the building to its pre-damage condition. The cost estimate must include all labor and materials. If the work will be done by a contractor, the contractor's overhead and profit must be included. If the work will be done by the owner or volunteers, market rates must be used to estimate the cost of materials and the value of labor. Attached to this notice is a Cost Itemization Worksheet that lists the items that must be included. After this review of the cost estimate, Sarasota County staff may require that material and labor estimates be provided.
- The applicant must provide an appraisal report that provides the actual cash value (ACV) that is prepared by a licensed professional appraiser according to the standard practices of the profession. Sarasota County staff will review the appraisal to determine that it accurately describes your building and does not include the value of land, accessory buildings, landscaping, and other site improvements. Alternatively, staff will use the Sarasota County Property Appraiser's building value adjusted by a factor provided by the County Appraiser.
- In addition to submitting detailed construction plans, the applicant must complete the attached Substantial Improvement/Damage Worksheet, Cost Itemization Form, Owner's Affidavit (signed by owner, dated, and notarized), and Contractor's Affidavit (signed by contractor or agent, dated, and notarized).

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**SUBSTANTIAL IMPROVEMENT/DAMAGE WORKSHEET**

Date 2-6-26 Parcel ID Number 078904109 Permit Application Number RES-ALT-25-012904  
 Property Address 141 Raratonga Rd North Port FL 34287  
 Property Owner Paul + Lana Beyers Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
 Contractor Name MGO Contracting LLC Phone Number 941-375-1146 Email Vincemgo@gmail.com  
 Description of Improvements/Repairs New Kitchen, New Cabs + Tops in Baths, Led Under  
Lighting Throughout, Int Painting

Instructions: Fill out all the fields below. If the cost ratio is equal to or greater than 30 percent fill out the 2-page Cost Itemization Form. Note that the reviewer may require the cost itemization forms and quotes for material and labor if deemed necessary to make the Substantial Improvement/Damage determination. Fill out and have notarized the Owner and Contractor Affidavits.

Flood Zone:	Required Elevation:	NAVD	Year Built:	<u>1984</u>
ACV Appraisal Attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	FEMA Elevation Cert Attached? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

1. Present Market Value of building ONLY (depreciated value of building from ACV appraisal or adjusted assessed value, before start of improvement, or if damaged, before the damage occurred), not including land value:  
\$ 101,600

2. Cost of Improvement and/or Repair, actual cost of the construction. See Cost Itemization Form for items that must be included (include volunteer labor and donated materials/supplies):  
\$ 42,180

3. Ratio:  
 Cost of Improvement/Repair (line 2) ÷ Market Value (line 1) = 41.5 %

If the ratio in line 3 is 50 percent or greater the entire building must be elevated to the minimum elevation requirement and all other aspects brought into compliance with the Sarasota County floodplain management regulations.

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### COST ITEMIZATION WORKSHEET FOR SUBSTANTIAL IMPROVEMENT/DAMAGE

The itemization worksheet below lists the items that must be included in the cost of improvement or repair. The term “costs of improvement” includes all costs directly associated with the alterations and/or additions to the building. The term “costs of repair” includes all costs of all work necessary to restore a damaged building to its pre-damaged condition. Both terms include the costs of all materials, labor, and other items necessary to perform the proposed work. Complete the itemization form by entering the estimated cost for materials, labor, profit and overhead in all the spaces in form that apply to proposed work. Costs of items not directly associated with the building such as outside improvements, detached accessory structures, pools, and permit fees can be excluded from the costs of improvement or repair.

Date 2-6-26 Parcel ID Number 0789041019 Permit Application Number RES-ALT-25-012904  
 Property Address 141 Rarotonga Rd North part FL 34287

Item	Description	Cost
Site Preparation (e.g. foundation excavation)		\$ 0
Demolition and Construction debris removal		\$ 0
<b>Structural Elements and Exterior Finishes</b>		
Foundations (e.g. footings, pilings, columns, posts, etc.)		\$ 0
Monolithic and other types of concrete slabs		\$ 0
Bearing and non-bearing walls exterior and interior		\$ 0
Lintels, tie beams		\$ 0
Joists, beams, subflooring, ceilings		\$ 0
Attached decks and porches		\$ 0
Exterior finishes (e.g. stucco, siding, painting, and trim)		\$ 0
<b>Frame Lumber</b>		
Truss package		\$ 0
Hardware (e.g. connectors, straps, fasteners, nails, screws, etc.)		\$ 0
Framing lumber		\$ 0
Floor, wall, and roof sheathing		\$ 0
Manufactured lumber		\$ 0
Wall wrap/Vapor barrier		\$ 0
<b>Windows and Doors</b>		
Windows and sliding glass doors		\$ 0
Exterior and interior doors		\$ 0
Garage overhead doors and openers		\$ 0
Shutters		\$ 0
Skylights		\$ 0
<b>Roofing</b>		
Roofing underlayment (felt, self-adhered, synthetic)		\$ 0
Roof cladding (e.g. shingle, metal, tile, membrane, etc.)		\$ 0
Flashings, drip edge, fascia, soffit, gutters, down spouts, etc.		\$ 0

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	Interior Finishes and Insulation	
Attic, wall, and floor insulation		\$ 0
Drywall (walls and ceiling, textures)		\$ 0
Flooring (e.g. wood, laminate, tile, stone, etc.)		\$
Finish carpentry (e.g. baseboard, casings, trim, wainscoting, etc.)		\$
Cabinetry and counter tops	<i>Kit, 2 Baths, Cabs - C-tops Install</i>	\$ 18,626
Wall tile		\$ 0
Interior painting	<i>ALL Ceilings, Walls, Doors + Trim 2 Coats</i>	\$ 6,560
	Electrical	
Rough-in and trim-out		\$
Fixtures (e.g. lights, ceiling fans)	<i>LED Water Lights Throughout S+P</i>	\$ 5,875
Service Change		\$
	Plumbing	
Rough-in and trim-out	<i>3 new faucets</i>	\$ 633
Fixtures and accessories (e.g. showers, sinks, toilets, faucets, etc.)	<i>2 new Toilets</i>	\$ 486
Fire suppression systems		\$ 0
	Mechanical	
Rough-in and trim-out		\$ 0
Equipment and accessories		\$ 0
	Interior and Exterior Stairs	
Treads and risers		\$ 0
Guardrails, handrails		\$ 0
	Miscellaneous	
Aluminum screen lanais and porches under roof		\$ 0
Bathroom accessories (e.g. mirrors, towel racks, shelving, etc.)	<i>2 med cabs 2 mirrors 3 sinks</i>	\$ 1,152
Built-in appliances (e.g. dishwasher, microwave, central vacuum, etc.)		\$
Closet shelving and built-ins		\$ 0
Exterior and interior door hardware		\$ 0
Elevator		\$ 0
Fireplace (flue, hearth, mantel, and surround)		\$ 0
Kitchen accessories		\$ 0
Low voltage electrical systems		\$ 0
Other describe		\$
Line 1	Enter total	\$ 32,180
Line 2	Enter Supervision, Overhead, Taxes, Profit	\$ 10,000
Total estimate of cost	Add lines 1 and 2, enter sum in this line	\$ 42,180

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### CONTRACTOR'S AFFIDAVIT: SUBSTANTIAL IMPROVEMENT OR REPAIR OF SUBSTANTIAL DAMAGE

Property Address: 141 Rarotonga Rd Northport FL 34287  
Parcel ID Number: 0789041019  
Owner's Name: Paul + Lena Beyers  
Owner's Address/ Phone: 1246 Hwy 7, Orville, WA 98844  
Contractor: MGO Contracting LLC  
Contractor's License Number: CBC 126 2758  
Date of Contractor's Estimate: December 3, 2025

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 Sarasota County 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 Sarasota County, 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 or authorized 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.

Vince LoBosco  
(Signature of Contractor/Agent) STATE OF FLORIDA  
Vinco Lo Bosco  
(Printed Name) COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 12th day of February, 2026, by Vincens Lobosco Jr.

Personally known or  Produced identification Florida Drivers License  
(type of identification produced)

Notary Name Printed: Brittany de Fede

Notary Signature: 

Commission Number HH 313103



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**OWNER'S AFFIDAVIT:  
SUBSTANTIAL IMPROVEMENT OR REPAIR OF SUBSTANTIAL DAMAGE**

Property Address: 141 Rarotonga Rd North Port FL 34287  
Parcel ID Number: 0789041019  
Owner's Name: Paul + Lana Beyers  
Owner's Address/ Phone: 1246 Hwy 7, Grovum, WA 98844  
Contractor: MGO Contracting LLC  
Contractor's License Number: CBC1262758  
Date of Contractor's Estimate: December 3, 2025

I hereby attest that the description included in the permit application for the work on the existing building that is located at the property identified above is the complete scope of work that will be done, including all improvements, rehabilitation, remodeling, repairs, additions, and any other form of improvement.

I further attest that I requested the above-identified contractor to prepare a cost estimate for all of the work, including the contractor's overhead and profit. I acknowledge that if, during the course of construction, if scope of work is modified from the work described, that Sarasota County 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 or authorized 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.

Paul Beyers  
(Signature of Owner)  
STATE OF ~~FLORIDA~~ Washington

Paul BEYERS  
(Printed Name)  
COUNTY OF Okanogan

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 10 day of February, 2026, by \_\_\_\_\_.

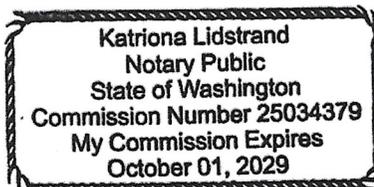
Personally known or  Produced identification WA State Drivers License  
(type of identification produced)

Notary Name Printed: Katriona Lidstrand

Notary Signature: Katriona Lidstrand

Commission Number October 1, 2029  
25034379

(Notary Stamp)





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0789041019**

**Ownership:**

BEYERS PAUL  
 BEYERS LANA  
 1246 HWY 7, OROVILLE, WA, 98844

**Situs Address:**

141 RAROTONGA RD NORTH PORT, FL, 34287

**Land Area:** 5,040 Sq.Ft.

**Municipality:** Sarasota County

**Subdivision:** 9921 - LAZY RIVER MHP

**Property Use:** 0200 - Manufactured 1-Fam Res

**Status:** OPEN

**Sec/Twp/Rge:** 35-39S-20E

**Census:** 121150027242

**Zoning:** RMH - RESIDENTIAL MANUFACTURED HOME

**Total Living Units:** 1

**Parcel Description:** UNIT 19 LAZY RIVER VILLAGE CO-OP

**Buildings**

<a href="#">Situs - click address for building details</a>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
141 RAROTONGA RD NORTH PORT, FL, 34287	1	2	2	0	1984	1994	2,376	1,274	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2025	\$13,000	\$88,600	\$0	\$101,600	\$101,600	\$0	\$101,600	\$0
2024	\$54,300	\$82,700	\$0	\$137,000	\$74,762	\$54,762	\$20,000	\$62,238
2023	\$50,100	\$61,200	\$0	\$111,300	\$70,484	\$50,484	\$20,000	\$40,816
2022	\$70,000	\$69,200	\$0	\$139,200	\$72,031	\$47,531	\$24,500	\$67,169
2021	\$58,800	\$47,500	\$0	\$106,300	\$69,933	\$45,433	\$24,500	\$36,367
2020	\$62,900	\$44,500	\$0	\$107,400	\$68,967	\$44,467	\$24,500	\$38,433
2019	\$61,100	\$45,000	\$0	\$106,100	\$67,416	\$42,916	\$24,500	\$38,684
2018	\$59,200	\$44,200	\$0	\$103,400	\$66,159	\$41,659	\$24,500	\$37,241
2017	\$57,800	\$36,400	\$0	\$94,200	\$64,798	\$40,298	\$24,500	\$29,402
2016	\$44,000	\$39,000	\$0	\$83,000	\$63,465	\$38,965	\$24,500	\$19,535

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

**Current Exemptions**

**Homestead Property:** No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
9/29/2025	\$81,000	2025147967	01	SCHIRM JEFFREY DAVID	AL
12/15/2024	\$0	2025020878	11	POFF ELDONA M	OT
11/3/2001	\$100	2001170982	11	POFF RUSSELL E & ELDONA M,	OT
12/1/1986	\$0	1911/2173	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/28/2025

## FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0370G	OUT	IN	AE	125144	9	OUT

\* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 12/29/2025

For general questions regarding the flood map, call (941) 861-5000.