

PLANNING AND DEVELOPMENT SERVICES

1001 Sarasota Center Blvd., Sarasota, FL 34240 – (941) 861-6678
 4000 S. Tamiami Trail, Rm. 122, Venice, FL 34293 – (941) 861-3029

SUBSTANTIAL IMPROVEMENT/DAMAGE WORKSHEET (FEMA 50% RULE)

Date 11/6/23 Parcel ID Number 0789041115 Permit Application Number RES-ADD-23-000083

Property Address: 106 TAHITIAN WAY, NORTH PORT, FL, 34287

Name of Owner: NANCY HOWARD Phone No: 7405500483 Fax: _____

Owner E-Mail: _____

Address of Owner: 106 TAHITIAN WAY, NORTH PORT, FL, 34287

Name of Contractor: WHITE ALUMINUM & WINDOWS, LLC Phone No: 863-956-3441 Fax: _____

Contractor E-Mail: SUNSTATEPERMITTING@GMAIL.COM

Instructions: Fill out all fields below and applicable affidavits. Attach any supporting documentation such as private appraisals, signed contracts, and proposals.

The attached Cost Itemization Worksheet must be completed.

See FAQs for explanation. Costs are to include all costs associated with improvement or repair.

Flood Zone: <u>AE</u>	Minimum Required Elevation: <u>8</u>	Year Built: <u>1982</u>
Existing Elevation of Lowest Floor: <u>7</u>	*Private Appraisal Attached? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

* Private appraisals must provide "Market Value" as defined in Sarasota County Code Section 54.513(b)(33)

<p>1. Present Market Value of structure ONLY <i>(Market Appraisal Report or use Property Appraisers' Tax assessed value, BEFORE improvement, or if damaged, before the damage occurred), NOT including land value and site improvements:</i></p>	<p>\$ <u>42,722</u></p>
<p>2. Cost of Improvement <i>Estimated cost of the improvement or repair</i> <i>Include estimate volunteer labor and supplies based on going rate</i></p>	<p>\$ <u>21,267</u></p>
<p>3. Ratio = Cost of Improvement (or Cost to Repair) ÷ Market Value X 100</p>	<p><u>49</u> %</p>

Substantial Improvement/Damage (FEMA 50% Rule)

Frequently Asked Questions and Information

Q. What is the FEMA 50% rule?

A. Sarasota County participates in the National Flood Insurance Program (NFIP) making flood insurance available for structures within its jurisdiction through the Federal Emergency Management Agency (FEMA). The FEMA 50% rule is a minimum requirement for participation in the NFIP. It limits the cost of improvements (additions, alterations, and/or repairs) to non-conforming structures to less than 50% of the “market value” of structure prior to the start of work.

Q. What is a “non-conforming structure”?

A. Sarasota County and FEMA have identified areas that are at higher risk for periodic flooding and determined the minimum design and construction standards for structures in these areas. On the Flood Insurance Rate Maps (FIRM) high risk flood zones are denoted as zones “A”, “AE”, “AO”, and “VE”. Sarasota County has identified Community Flood Hazard Areas (CFHA) and the Florida Building Code has adopted the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL). Structures in these flood hazard areas that do not meet the current construction requirement are non-conforming. Non-conforming structures are subject to the FEMA 50% Rule.

Q. How can I determine the flood zone and elevation requirement for a property?

A. For persons needing a flood zone determination the County offers as a service flood zone determinations at no cost. Simply contact via email floodplansreview@scgov.net to request a flood zone determination.

Q. How is “market value” determined?

A. “Market Value” is must be based on the value of the structure prior to the start of the improvement or prior to the damage having occurred. Only the value of the structure is pertinent, the value of site improvements such as land, pools, accessory structures, and landscaping are not included. The market value can be either determined by using the adjusted Property Appraiser’s Building Value or through a USPAP compliant appraisal report prepared by a State of Florida Certified Residential Appraiser or State of Florida Certified General Appraiser. If utilizing a private appraisal it must identify the Sarasota County Building Official as an intended user, and ensuring compliance with County’s Flood prone Areas Ordinance as the intended use. The appraised value of the structure less the value of all forms of depreciation is the “market value”. To utilize the Property Appraiser’s building value visit their website at www.sc-pa.com/ and using the property search function find the structure’s building value and adjust it by adding 20%, this is the “market value”.

Q. What if the cost of improvement or repair exceeds 50% of market value?

A. If the ratio from line 3, page 1, is 50% or greater then the works constitutes a substantial improvement. The structure must now be made fully compliant with current flood design and construction requirements for the flood hazard area it is sited in.

Q. When do I need to submit a FEMA Substantial Improvement/Damage Worksheet package?

A. When a structure is Non-Conforming per FEMA guidelines (see What is a “non-conforming structure”), the Substantial Improvement Worksheet, Contractor’s Affidavit and Owner’s Affidavit, and Itemized Cost Breakdown Sheets must be submitted with the building permit application. Include all labor and material quotes.

Q. Can a single improvement be divided into multiple permits?

A. Utilizing multiple permits to complete a single improvement is referred to as “phasing”. If the sum of the permits exceeds 50% of the market value of the structure prior to the initial start of work the structure is considered substantially improved and it would have to made compliant with current flood design and construction requirements. Examples of phasing would be: Permits for incomplete work that would result in a structure that can’t be occupied without additional work. Multiple and/or consecutive permits such as applying for plumbing, electrical, air-conditioning, and building permits at close to the same time. Requesting modification of an issued permit.

Q. Who can I contact for more information?

A. For answers to any questions regarding the County’s floodplain management regulations or elevation certificates email floodplansreview@scgov.net.

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

Property Address: 106 TAHITIAN WAY, NORTH PORT, FL, 34287

Parcel ID Number: 0789041115

Owner's Name: NANCY HOWARD

Owner's Address/ Phone: 106 TAHITIAN WAY, NORTH PORT, FL, 34287

Contractor: WHITE ALUMINUM & WINDOWS, LLC

Contractor's License Number: CBC1250625

Date of Contractor's Estimate: 7/5/23

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.

Keith Wood
(Signature of Contractor)

KEITH WOOD
(Printed Name)

STATE OF FLORIDA COUNTY OF POLK

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 6 day of NOVEMBER, 2023, by KEITH WOOD,

Personally known or Produced identification _____
(type of identification produced)

Notary Name Printed: TESS STANSELL

Notary Signature: Tess Stansell

Commission Number HH326415

(Notary Stamp)

PLANNING AND DEVELOPMENT SERVICES

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

Property Address: 106 TAHITIAN WAY, NORTH PORT, FL, 34287
Parcel ID Number: 0789041115
Owner's Name: NANCY HOWARD
Owner's Address/ Phone: 106 TAHITIAN WAY, NORTH PORT, FL, 34287
Contractor: WHITE ALUMINUM & WINDOWS, LLC
Contractor's License Number: CBC1250625
Date of Contractor's Estimate: 7/5/23

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.

(Signature of Owner)

(Printed Name)

STATE OF FLORIDA COUNTY OF Polk

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this

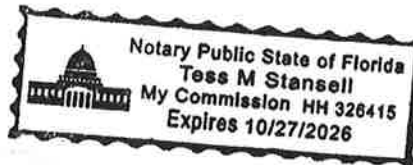
9 day of November, 2023, by Nancy Howard

Personally known or Produced identification D.L. Verified
(type of identification produced)

Notary Name Printed: Tess Stansell

Notary Signature: Tess Stansell

Commission Number HH 326415 (Notary Stamp)



Site: 106 MARTIAN WAY NORTH PORT 34287

0200 Manufactured 1-Pan Res

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 35,600	\$ 77,900
Extra Feature Value	\$ 0	\$ 0
Land Value - Market	\$ 48,200	\$ 67,400
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 83,800	\$ 145,300

Values pertaining to County Assessment

Assessed Value	\$ 83,800	\$ 120,450
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 83,800	\$ 120,450

PARCEL DATA

Mkt Area	Nbhd	Sub	Lot Sqft	Zoning
603	5327.00	9921	4,282	RMH

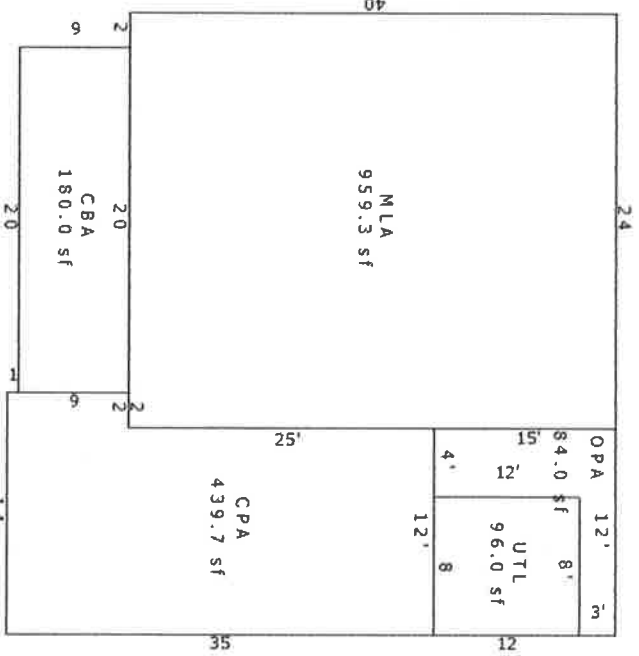
Sub Name: LAZY RIVER MHP
Blde Type: MFH home dbl-wide

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

Gross Area: 1,759
Net/Living Area: 959

Building: 1 of 1



Category	Type	%	Mult.
Exterior	ALUMINUM	100	1.0000
Floors	CARPET,	80	0.6000
Floors	VINYL OR	20	0.2000
Foundation	PIERS	100	0.0000
Frame	WOOD	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	PANEL OR	100	0.0000
Quality Adj.	CA	100	1.0000
Roof Material	ELASTOMERIC	100	1.0200
Roof	GABLE	100	1.0300
Size Index	SZ	100	1.0190
Wall Height	WH	100	1.0200

Category	Units	Cost New
Bathrooms	2.00	5,500
Bedrooms	2.00	0
Living Units	1.00	0
Rooms	4.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Wall Height	9.00	0
Extra Fixtures	1.00	500

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2020028706	02/28/2020	\$135,000	AL	01	Sale qualified	I	ROTT DARYL K
2	2017125049	10/02/2017	\$115,000	AL	01	Sale qualified	I	MC CAULEY GEORGE J
3	2015108336	08/25/2015	\$80,000	AL	01	Sale qualified	I	BYRNE CAROLE A
4	2002145791	08/08/2002	\$100	AL	11	Corrective,	I	BIRMANN, RUTH E

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AVB	EVB	% Depr	Value	Notes
1	WLAND	Main Land	NA		4,282.00	S	10.00							11.25	48,205

Parcel Notes
HURRICANE IAN DAMAGE EAST TARP ROOF - CPT GONE - FRONT SPF GONE 711
UPDATES: ROOFOVER, BATHS, KIT, FURS
EVB NEW WINDOWS CBA UPGRADED 2019 748
PURCHASE DATED 08/25/15 MTS PHOTOS ATTACHED-402

PLANNING AND DEVELOPMENT SERVICES

Itemized Cost Breakdown

PLEASE NOTE: Contract(s) may be supplied in lieu of completing any section. If supplying contract(s), please check the appropriate section that contract(s) are supplied. Otherwise please complete section with required information.

Permit No. <u>Res-Add-23-000083</u>	Quantity	Measure	Rate	Total	Notes
<input type="checkbox"/> Demolition	<u>N/A</u>	N/A	N/A	\$	Do not include removal from site.
<input type="checkbox"/> Site Preparation	<u>N/A</u>	N/A	N/A	\$	Fill dirt, tractor grading, compaction & termite treatment
<input type="checkbox"/> Concrete & Reinforcement	<i>Quote(s) attached</i>				
Footings & Pads		cubic yards	x \$	= \$	Materials and Labor
Slabs		cubic yards	x \$	= \$	Materials and Labor
Lintels & Columns		cubic yards	x \$	= \$	Materials and Labor
<input type="checkbox"/> Masonry	<i>Quote(s) attached</i>				
Blockwork				= \$	Materials and Labor
Stucco/Plaster	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Decorative cement, columns, trim, etc.	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Glass Block	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input type="checkbox"/> Frame Lumber	<i>Quote(s) attached</i>				
Truss Package	<u>N/A</u>	N/A	N/A	\$	Material only
Hurricane Connectors	<u>N/A</u>	N/A	N/A	\$	Material only
Framing Lumber	<u>N/A</u>	N/A	N/A	\$	Material only
Roof and Wall Sheathing	<u>N/A</u>	N/A	N/A	\$	Material only
Manufactured Lumber	<u>N/A</u>	N/A	N/A	\$	Material only
Wall Wrap/Vapor Barrier	<u>N/A</u>	N/A	N/A	\$	Material only
Framing Labor				\$	Labor only
<input checked="" type="checkbox"/> Exterior Openings	<i>Quote(s) attached</i>				
Windows (standard and fixed glass)	N/A	N/A	N/A	\$ <u>3512</u>	<u>Materials and Labor</u>
Sliding Glass Doors	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Doors (Swinging)	N/A	N/A	N/A	\$ <u>1,943</u>	<u>Materials and Labor</u>
Garage/O.H. Door & Door Opener	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Shutters	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Skylights	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input checked="" type="checkbox"/> Roofing	<i>Quote(s) attached</i>				
Underlayment (felt or Peel & Stick)		squares	x \$	= \$	Materials and Labor
Tile, Shingle, Metal, other	<u>200</u>	squares	x \$ <u>12</u>	= \$ <u>2400</u>	<u>Materials and Labor</u>
Flashings, Drip Edge, etc.		lineal ft	x \$	= \$	Materials and Labor
<input type="checkbox"/> Exterior Finishes	<i>Quote(s) attached</i>				
Fascia & Soffit	<u>19</u>	lineal ft	x \$ <u>20</u>	= \$ <u>380</u>	<u>Materials and Labor</u>
Gutter and Down Spout		lineal ft	x \$	= \$	Materials and Labor
Siding & Trim	N/A	N/A	N/A	\$ <u>4,940</u>	<u>Materials and Labor</u>
<input checked="" type="checkbox"/> Electrical	<i>Quote(s) attached</i>				
Rough-in & Trim-out	N/A	N/A	N/A	\$ <u>2,012</u>	<u>Materials and Labor</u>
Fixtures/Electrical Accessories	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Low-voltage wiring/connections	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Service Charge	N/A	N/A	N/A	\$ <u>1,000</u>	<u>Materials and Labor</u>
<input type="checkbox"/> Plumbing	<i>Quote(s) attached</i>				
Rough-in & Trim-out	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Fixtures/Plumbing Accessories	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Fire Suppression system	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input type="checkbox"/> Gas	<i>Quote(s) attached</i>				
Rough-in & Trim-out	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Date <u>1/29/24</u>	Contractor's Initials <u>KW</u>				

PLANNING AND DEVELOPMENT SERVICES

Permit No. <u>RES-Add-23-000083</u>	Quantity	Measure	Rate	Total	Notes
<input type="checkbox"/> Mechanical <i>Quote(s) attached</i>					
Rough-in & Trim-out	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Equipment/Mechanical Accessories	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input checked="" type="checkbox"/> Insulation <i>Quote(s) attached</i>					
Attic		sq ft	x \$	= \$	Materials and Labor
Walls (Exterior & Interior)	<u>30</u>	sq ft	x \$ <u>120</u>	= \$ <u>3600</u>	<u>Materials and Labor</u>
Floors		sq ft	x \$	= \$	Materials and Labor
<input type="checkbox"/> Drywall <i>Quote(s) attached</i>					
Walls		4 x 12 sbts	x \$	= \$	Materials and Labor
Ceilings		4 x 12 sbts	x \$	= \$	Materials and Labor
Textures		4 x 12 sbts	x \$	= \$	Materials and Labor
<input type="checkbox"/> Stairs Interior & Exterior <i>Quote(s) attached</i>					
Treads and Risers	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Guardrails & Handrails	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Labor	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input type="checkbox"/> Cabinetry <i>Quote(s) attached</i>					
Cabinetry & Counter Tops	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
<input type="checkbox"/> Flooring <i>Quote(s) attached</i>					
Carpet	<u>N/A</u>	sq yds	x \$	= \$	Materials and Labor
Tile & Stone	↓	sq ft	x \$	= \$	Materials and Labor
Wood	↓	sq ft	x \$	= \$	Materials and Labor
<input type="checkbox"/> Miscellaneous <i>Quote(s) attached</i>					
Aluminum Screen lanais under Roof	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Bathroom (General)	↓	sq ft	x \$	= \$	Materials and Labor
Built-in Appliances					Materials and Labor
Central Vacuum		N/A	N/A	\$	Materials and Labor
Closet shelving & Built-ins		N/A	N/A	\$	Materials and Labor
Door Hardware (Interior & Exterior)	↓	locksets	x \$	\$	Materials and Labor
Elevator	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Finish Carpentry					Materials and Labor
Fireplace and Flue	↓	N/A	N/A	\$	Materials and Labor
Fireplace Hearth, Mantel & Surround	↓	N/A	N/A	\$	Materials and Labor
Jobsite Cleaning Construction & Final	<u>N/A</u>	N/A	N/A	\$	Labor only
Kitchen	↓	sq ft	x \$	= \$	Materials and Labor
Low Voltage Systems/Home Theater		N/A	N/A	\$	Materials and Labor
Mirrors	↓	N/A	x \$	= \$	Materials and Labor
Painting (Interior & Exterior)	<u>N/A</u>	N/A	N/A	\$	Materials and Labor
Shower & Bath Enclosures		N/A	x \$	= \$	Materials and Labor
Structural Steel		N/A	N/A	\$	Materials and Labor
Wall Tile		sq ft	x \$	= \$	Materials and Labor
Windowsills	↓	lineal ft	x \$	= \$	Materials and Labor
NET TOTAL				\$	<u>19,787.00</u>
SUPERVISION/OVERHEAD/TAXES/PROFIT				\$	<u>1480.00</u>
GROSS TOTAL = CONTRACT PRICE				\$	<u>21,267.00</u>
Date <u>1/29/24</u>	Contractor's Initials <u>KW</u>				