



PLANNING AND DEVELOPMENT SERVICES

SUBSTANTIAL IMPROVEMENT/DAMAGE WORKSHEET

Date 11/13/24 Parcel ID Number 0110110006 Permit Application Number _____
 Property Address 1275 PORT LN SARASOTA, FL, 34242
 Property Owner Michael Lngo Phone Number 617-780-6412 Email mlongo2525@comcast.net
 Contractor Name Jason Hall Phone Number 941-667-8000 Email Jason@hallbrosroofing.com
 Description of Improvements/Repairs Replace all sheetrock at bottom 4ft of entire home, replace all cabinets, interior doors, trim, LVP flooring, paint,

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: <u>AE</u>	Required Elevation: <u>NAVD</u>	Year Built: <u>1955</u>
ACV Appraisal Attached? Yes <input type="checkbox"/> No <input checked="" 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:
\$ 511,000

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):
\$ 183,025.76

3. Ratio:

$$\text{Cost of Improvement/Repair (line 2)} \div \text{Market Value (line 1)} = \underline{35.81} \%$$

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.

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Item	Description	Cost
Site Preparation (e.g. foundation excavation)	N/A	\$ 0.00
Demolition and Construction debris removal	Remove cabinets, doors, trim sheetrock	\$ 10,517.22
Structural Elements and Exterior Finishes		
Foundations (e.g. footings, pilings, columns, posts, etc.)	N/A	\$
Monolithic and other types of concrete slabs	N/A	\$
Bearing and non-bearing walls exterior and interior	N/A	\$
Lintels, tie beams	N/A	\$
Joists, beams, subflooring, ceilings	N/A	\$
Attached decks and porches	N/A	\$
Exterior finishes (e.g. stucco, siding, painting, and trim)	N/A	\$
Frame Lumber		
Truss package	N/A	\$
Hardware (e.g. connectors, straps, fasteners, nails, screws, etc.)	N/A	\$
Framing lumber	N/A	\$
Floor, wall, and roof sheathing	<i>Fur Interior walls</i> 2414.22	\$ 2414.22
Manufactured lumber	N/A	\$
Wall wrap/Vapor barrier	N/A	\$
Windows and Doors		
Windows and sliding glass doors		\$
Exterior and interior doors	<i>Interior Doors</i> 18971.90	\$ 18971.90
Garage overhead doors and openers	N/A	\$
Shutters	N/A	\$
Skylights	N/A	\$
Roofing		
Roofing underlayment (felt, self-adhered, synthetic)	N/A	\$
Roof cladding (e.g. shingle, metal, tile, membrane, etc.)	N/A	\$
Flashings, drip edge, fascia, soffit, gutters, down spouts, etc.	N/A	\$

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	Interior Finishes and Insulation		
Attic, wall, and floor insulation	<i>Insulation bottem 4'</i>	1798.56	\$ 1798.56
Drywall (walls and ceiling, textures)	<i>Flood Cut</i>	13319.11	\$ 13319.11
Flooring (e.g. wood, laminate, tile, stone, etc.)	<i>LVP Floor</i>	24210.31	\$ 24210.31
Finish carpentry (e.g. baseboard, casings, trim, wainscoting, etc.)	<i>Trim, Base</i>	12706.17	\$ 12706.17
Cabinetry and counter tops	<i>Kitchen / Bath</i>	33494.27	\$ 33494.27
Wall tile	<i>Bath, Kitchen</i>	7015.92	\$ 7015.92
Interior painting	<i>Paint all walls</i>	22759.82	\$ 22759.82
	Electrical		
Rough-in and trim-out		N/A	\$
Fixtures (e.g. lights, ceiling fans)	<i>Lights,</i>	1066.05	\$ 1066.05
Service Change		N/A	\$
	Plumbing		
Rough-in and trim-out			\$
Fixtures and accessories (e.g. showers, sinks, toilets, faucets, etc.)	<i>Bath / Kitchen</i>	22759.82	\$ 22759.82
Fire suppression systems			\$
	Mechanical		
Rough-in and trim-out			\$
Equipment and accessories			\$
	Interior and Exterior Stairs		
Treads and risers		N/A	\$
Guardrails, handrails		N/A	\$
	Miscellaneous		
Aluminum screen lanais and porches under roof		N/A	\$
Bathroom accessories (e.g. mirrors, towel racks, shelving, etc.)	<i>vanity</i>	4192.26	\$ 4192.26
Built-in appliances (e.g. dishwasher, microwave, central vacuum, etc.)			\$
Closet shelving and built-ins			\$
Exterior and interior door hardware	<i>Door Handles</i>	890.17	\$ 890.17
Elevator			\$
Fireplace (flue, hearth, mantel, and surround)			\$
Kitchen accessories			\$
Low voltage electrical systems			\$
Other describe			\$
Other describe			\$
Other describe			\$
Other describe			\$
Line 1		Enter total	\$ 176,115.80
Line 2		Enter Supervision, Overhead, Taxes, Profit	\$ 6909.96
Total estimate of cost		Add lines 1 and 2, enter sum in this line	\$ 183,025.76

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

Property Address: 1275 PORT LN SARASOTA, FL, 34242

Parcel ID Number: 0110110006

Owner's Name: Michael Longo

Owner's Address/ Phone: 67 Riverview Rd Gloucester MA 01930 617-780-6412

Contractor: Jason Hall Hall Bros Roofing And Construction Inc.

Contractor's License Number: CGC 1533346

Date of Contractor's Estimate: 11/13/24

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.

Michael John Longo
(Signature of Owner/Agent/Contractor)

Michael Longo
(Printed Name)

STATE OF ~~FLORIDA~~
Pennsylvania

COUNTY OF ~~Sarasota~~
Cumberland

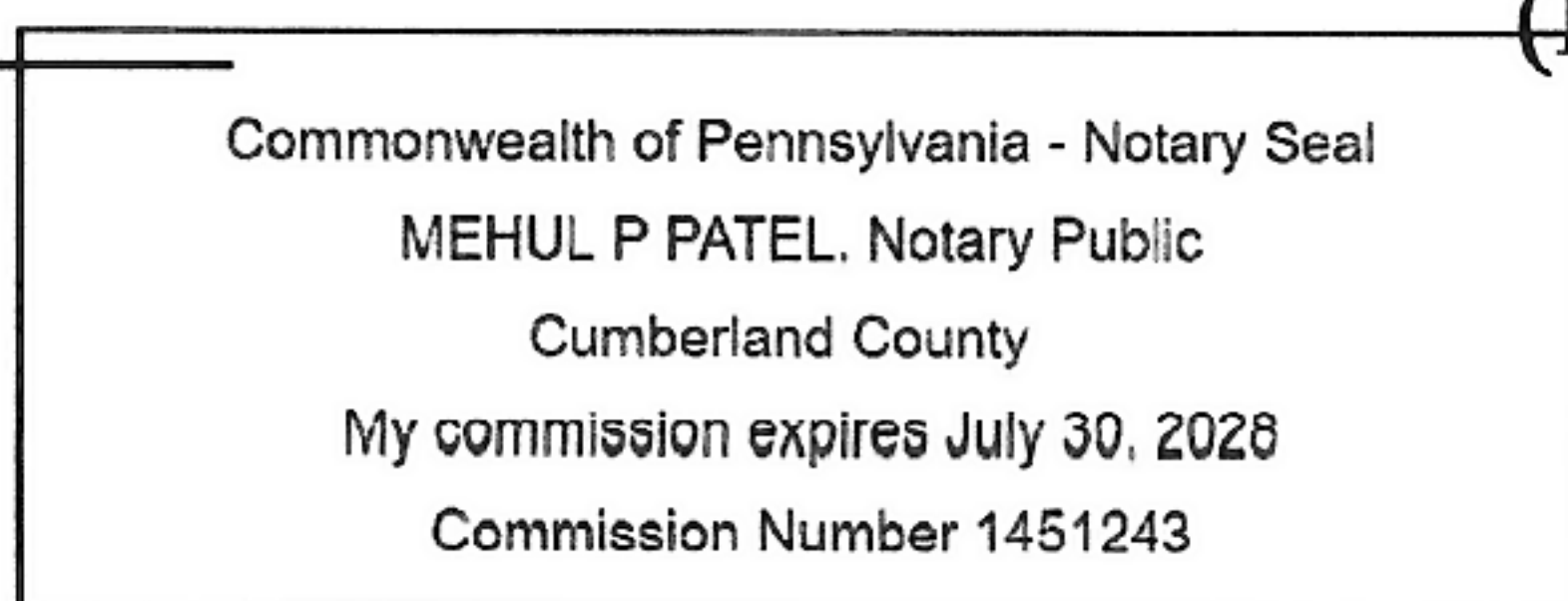
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13th day of November, 2024, by Michael John Longo,

Personally known or Produced identification Driver License
(type of identification produced)

Notary Name Printed: MEHUL P PATEL

Notary Signature: M.P. Patel

Commission Number 07/30/2028 (Notary Stamp)





PLANNING AND DEVELOPMENT SERVICES

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

Property Address: 1275 PORT LN SARASOTA, FL, 34242

Parcel ID Number: 0110110006

Owner's Name: Michael Longo

Owner's Address/ Phone: 67 Riverview Rd Gloucester MA 01930 617-780-6412

Contractor: Jason Hall Hall Bros Roofing And Construction Inc.

Contractor's License Number: CGC 1533346

Date of Contractor's Estimate: 11/13/2024

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.

[Handwritten Signature]

(Signature of Owner/Agent/Contractor)
STATE OF FLORIDA

Jason Hall

(Printed Name)
COUNTY OF manatee

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 19 day of NOV, 20 24, by Jason Hall

[] Personally known or [X] Produced identification FL Drivers license
(type of identification produced)

Notary Name Printed: Luis Almodovar

Notary Signature: [Handwritten Signature]



LUIS ALMODOVAR
Notary Public
State of Florida
Comm# HH600244
Expires 10/3/2028

Commission Number HH600244

(Notary Stamp)