



**TOWN OF OCEAN BREEZE**

P. O. Box 1025

Jensen Beach, FL 34958

Physical location:

1508 NE Jensen Beach Blvd.

Jensen Beach, FL 34957

772-334-6826 fax 772-334-6823

[townclerk@townofocceanbreeze.org](mailto:townclerk@townofocceanbreeze.org)

Permit Date: \_\_\_\_\_  
(Office Use Only)

Permit No: \_\_\_\_\_

**APPLICATION FOR BUILDING PERMIT**

Submittal Data:

1 copy – Application for Building Permit

2 sets – Architectural/Engineer Plans – Plans to include Foundation, Elevation (all sides), Floor Plans, Electrical Riser and Layout, Plumbing Details, Typical Wall Sections, Truss Drawings/Framing Plans, Floor Joist Framing Plans and Details of any Non-Typical Areas.

2 copies – Plot Plan – Plans to include Existing Structures, Proposed Structures, Property Lines and all Setbacks from Property Lines and between Structures.

NOTE: Maximum Plan Size – 24” x 36”

**Fire Code** requires a minimum of ten (10) feet separation between all combustible structures.

The **Zoning and Land Development Code** requires a minimum setback of five (5) feet from property lines and limits the total coverage to a maximum of 60% of the site area. The Code also prohibits any new construction on sites less than 40 feet wide and/or having less than 2,500 square feet of total site area.

INSPECTION REQUIREMENTS: Contact Town Clerk when ready at (772) 334-6826.

- (a) At the juncture of complete steel tie-in for footers prior to pouring of footers.
- (b) At the juncture of complete steel tie-in and setting of forms prior to pouring of lentil.
- (c) Rough and final electrical and/or plumbing inspections.
- (d) At the state of construction prior to close-in.
- (e) At completion of building, an overall inspection shall be made; whereupon a certificate of occupancy shall be issued if approved by the Building Inspector.



TOWN OF OCEAN BREEZE

BUILDING PERMIT

For Inspections call: 772-334-6826  
(24-hour notice required)

Date: \_\_\_\_\_ Permit No. \_\_\_\_\_

(office use only)

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Project Address: \_\_\_\_\_

Description of Work: \_\_\_\_\_

Lot Size Dimensions: \_\_\_\_\_

Building Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Right Side \_\_\_\_\_ Left Side \_\_\_\_\_

Square Footage of Construction: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Type of Construction: (Check All Appropriate Areas)

- Residential: \_\_\_\_\_
- Interior Remodeling: \_\_\_\_\_
- Commercial: \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Expansion of Existing Bldg: \_\_\_\_\_
- Other (explain): \_\_\_\_\_

Estimated Cost of construction: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

State of Florida Reg./Cert. #: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Architect/Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Email: \_\_\_\_\_

NOTICE: 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 including permits from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING: FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

AS THE APPLICANT IF IT IS NOT YOUR RIGHT, TITLE, AND INTEREST THAT IS SUBJECT TO ATTACHMENT; AS A CONDITION OF THIS PERMIT YOU PROMISE IN GOOD FAITH TO DELIVER A COPY OF THE ATTACHED CONSTRUCTION LIEN LAW NOTICE TO THE PERSON WHOSE PROPERTY IS SUBJECT TO ATTACHMENT.

**PROPERTY OWNERS/AND CONTRACTORS AFFIDAVIT:**

I hereby certify that I have read and understand the above information including the application form submittal information, inspection requirements and fee schedule.

An 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 and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**ISSUANCE OF A DEVELOPMENT PERMIT BY A MUNICIPALITY DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE MUNICIPALITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. A CONDITION OF THIS PERMIT IS THAT ALL OTHER APPLICABLE STATE OR FEDERAL PERMITS BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.**

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
(I am lawfully authorized to sign this application)

Before me, the undersigned authority, personally appeared \_\_\_\_\_, who upon being duly sworn, deposes and says that the information contained in the foregoing application is true and correct.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public, State of Florida \_\_\_\_\_

My Commission Expires:

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_, who is personally known to me or  
produced  
\_\_\_\_\_ driver's license or other ID \_\_\_\_\_ as identification.

Notary Public, State of Florida \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**PLEASE REVIEW THE ATTACHED FLORIDA BUILDING CODES  
"SAFEGARDS DURING CONSTRUCTION"**

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(Official Use Only)

Permit No: \_\_\_\_\_

Permit Date: \_\_\_\_\_

Building Permit Fee: \$ \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

Date: \_\_\_\_\_

## Swimming Pool Permit Attachment

A signed/sealed and dated special purpose survey shall be provided by a State of Florida Licensed Surveyor for all new swimming pools and associated pool decks, for review and approval prior to pouring any concrete associated with the pool deck. The special purpose survey shall include formboard elevations, distances to side and rear property lines along with adjacent topography elevations demonstrating the pool deck has been developed in a fashion to facilitate stormwater outfall to the adjacent master drainage system in a manner that does not negatively impact adjacent properties.

The same requirements will apply for sand set paver decks, however for obvious reasons formboard elevations are not required, the remaining survey requirements apply and shall be submitted for review and approval prior to and a condition for a Certificate of Completion.

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Contractor Signature

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Date

**TOWN OF OCEAN BREEZE**  
**1508 NE Jensen Beach Blvd.**  
**Jensen Beach, FL 349957**  
**Phone: (772) 334-6826**

**PERMIT # \_\_\_\_\_**

**Residential Swimming Pools, Spa and Hot Tub Safety Act**  
**POOL SAFETY ACT AFFIDAVIT**

I (We) acknowledge that a new swimming pool, spa or hot tub will be constructed or installed at **(Print street address)**

\_\_\_\_\_, and hereby affirm that one of the following methods will be installed prior to the final pool inspection to meet the requirements of Chapter 515, Florida Statutes and Florida Building Code 6th Edition (2017) (FBC) effective January 1, 2018. Please check your choice of compliance. **Residential swimming pool safety feature options;**

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the following requirements relating to pool safety features:

- (a) The pool must be equipped with an approve safety pool cover complying with ASTM F 1346 per R4501.17 (exception). No other barrier feature required with this option.
- (b) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of section R4501.17.
- (c) Where a wall of a dwelling serves as part of the barrier, one (1) of the following shall apply: R4501.17.1.9
  1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85dB A at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372) mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening.

POOL SAFETY ACT AFFIDAVIT

**Exceptions:**

- a. Screened or protected windows having a bottom sill height of 48 inches or more measured from the interior finished floor at the pool access level.
  - b. Windows facing the pool on floor above the first story.
  - c. Screened or protected pass-through kitchen windows 42 inches or higher with a counter beneath.
2. All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with positive mechanical latching/locking installed a minimum of 54 inches above the threshold, which is approved by the authority having jurisdiction.

I understand that not installing a pool safety barrier complying with the FBC 6th Edition (2017) Residential R4501.17 at the time of final inspection, or when the pool is completed for contract purposes, will constitute a violation of Chapter 515, F.S. and will be considered as committing a misdemeanor of the second degree, punishable as established in the Florida Statute.

\_\_\_\_\_  
Contractor's Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner's Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public – State of Florida

Personally Known\_\_OR Produced ID\_\_

Type of Identification Produced\_\_\_\_\_

\_\_\_\_\_  
Notary Public – State of Florida

Personally Known\_\_OR Produced ID\_\_

Type of Identification Produced\_\_\_\_\_

**THIS FORM MUST BE SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF APPLICATION SUBMITTAL.**

# Ocean Breeze West PUD Development Agreement Pool Guidelines

## B. LOT DIMENSIONS

### 1. Minimum Lot Areas

Single Family – 5,000 square feet

### 2. Minimum Lot Width

Single Family – 50 feet

### 3. Minimum Lot Depth

Single Family – 100 feet

### 4. Minimum Open Space/Maximum Lot Coverage – The minimum open space for the entire project shall be fifty-five percent (55%). **The maximum lot coverage on individual lots shall be sixty-five percent (65%).**

### 5. Maximum Height – The maximum building height within the PUD shall be 2 stories or 35 feet as measured from the first floor finished floor elevation to the surface of a flat roof or the to the eave of a pitched roof. The peak of a pitched roof may not exceed 15 feet above the maximum building height.

### 6. Minimum Yard Setbacks

Single Family Homes	Front	Side	Rear	Side/Corner
Front Loaded Garage	25'	5'	20'	10''
Side Loaded Garage	20'	5'	20'	10''
Rear Loaded Garage	15'	5'	20'	10''

- a. Accessory structures such as **pools, decking and screened enclosures** may have a minimum **setback along the side and rear yards of 5 feet** subject to the approval of a **lot grading plan demonstrating that stormwater runoff will be contained on the subject lot or within designated drainage easements.** No detached accessory structures such as sheds or tents are permitted.
- b. Every part of every required front, side and rear yard setback shall be open and unobstructed except as allowed for herein.
  - i. In residential developments, structural overhangs such as roof extensions may stand up to three (3) feet into required setbacks.
  - ii. Mechanical equipment, cornices and gutters may project up to three (3) feet into required yard, provided that where the yard is less than six (6) feet in width such projection shall not exceed one-half (1/2) in width of the required setback.



# Ocean Breeze West PUD Development Agreement

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- b. Every part of every required front, side and rear yard setback shall be open and unobstructed except as allowed for herein.
  - i. In residential developments, structural overhangs such as roof extensions may stand up to three (3) feet into required setbacks.
  - ii. Mechanical equipment, cornices and gutters may project up to three (3) feet into required yard, provided that where the yard is less than six (6) feet in width such projection shall not exceed one-half (1/2) in width of the required setback.
  - iii. In residential developments, cantilevered awnings may extend up to three (3) feet into required front yards and up to three (3) feet into required side or rear yards, but not closer than three (3) feet to any lot line.
  - iv. Required yard setbacks shall apply to all structures, except fences and walls which do not exceed six (6) feet in height subject to the approval of a lot grading plan demonstrating that stormwater runoff will not be obstructed by the fence or wall and will be contained on the subject lot or within designated drainage easements.

## C. FENCES, WALL AND HEDGES

1. No garden or court wall, regardless of location, attached to a building shall be erected to a height in excess of six (6) feet.
2. No wall, fence or hedge located within the setback shall be greater than six (6) feet in height.

## D. LANDSCAPING

1. All required landscaping shall be in accordance with the approved landscape plans and