



**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@townofoceanbreeze.org](mailto:townclerk@townofoceanbreeze.org)

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

(Office Use Only)

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

**APPLICATION FOR DOCK BUILDING PERMIT**

1 copy – Application for Building Permit

**PLANS – DIGITAL PLANS ARE PREFERRED (1 set)**

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 Ocean Breeze 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: \_\_\_\_\_ Ocean Breeze, FL 34957

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: \_\_\_\_\_

# Ocean Breeze



Landlord, Ocean Breeze Resort, hereby approves a request by Tenant, to make improvements to Tenant's modular or mobile home located at:

Address: \_\_\_\_\_, Ocean Breeze, FL 34957

In accordance with the building permit application filed by tenant on \_\_\_\_\_.

As a condition of Landlord's approval, Tenant and Contractor hereby agree that the Landlord shall not be subject to any lien for improvements made by Tenant. Tenant and Contractor shall notify all subcontractors, material men, laborers and other potential lien holder of Tenant's lack of authority to subject the real property to liens for improvements. Tenant hereby agrees to indemnify, protect, defend and hold Landlord harmless from and against any and all liens, claims, actions, fees, cost, and expenses, including attorney's fees resulting from Tenant's improvement of the lease hold premises. In the event a lien, claim or action is filed against Landlord's property as a result of Tenant's improvements, Tenants failure to remove the name within ten (10) days of the filing thereof, shall constitute a breach under Tenant's lease.

Landlord \_\_\_\_\_ Date \_\_\_\_\_  
For NHC-FL-143, LLC

Tenant \_\_\_\_\_ Date \_\_\_\_\_

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

3000 NE Indian River DR., Ocean Breeze, FL 34957 \* Office (772) 334-2494 \* Fax (772)334-6466

## TENANT INDEMNITY AND HOLD HARMLESS AGREEMENT

This Indemnity and Hold Harmless Agreement is made and given unto the Town of Ocean Breeze, Florida (the "Town") as of the \_\_\_\_ day of \_\_\_\_, 20\_\_ by the undersigned Tenant.

WHEREAS, the "Tenant" is the owner of a Modular or Manufactured Home, and is leasing lot \_\_\_\_ in Ocean Breeze Resort, 3000 NE Indian River Drive, Ocean Breeze, Florida from NHC-FL143, LLC; and

WHEREAS, the Tenant's leased lot borders the Indian River and the Tenant is eligible to enter into a submerged land lease with NHC-FL143, LLC, the owner of the Ocean Breeze Resort in order to construct a dock or marginal pier in and on that submerged land under the terms of Ocean Breeze East PUD; and

Whereas, the Tenant has received approval from a qualified representative of NHC-FL 143, LLC, to make application to the Department of Environmental Protection, NHC-FL 143, LLC and the Town to construct a dock or marginal pier to be attached to the leased lot identified above; and

Whereas, as a contingency of the issuance of a permit by the Town with regard to a dock or marginal pier, Tenant must indemnify and hold the Town harmless in accordance with Section 1.g. of Resolution No. 303-2020,

Now, therefore, for and in consideration of the premises set forth herein and other good and valuable consideration receipt of which is hereby acknowledged:

Tenant hereby agrees to indemnify, defend and hold the Town harmless from any and all claims, damages, actions, lawsuits, demands, fines, fees (including reasonable attorney fees) and liabilities whatsoever in any form arising out of or in any way related to the Town's issuance of a permit for the said dock or marginal pier, or otherwise related in any way to the structure to be built or the activities and uses occurring thereon or thereabouts.

This Agreement shall be interpreted and construed in accordance with the laws of Florida. Venue shall be in the federal and state courts located in the 19<sup>th</sup> Judicial Circuit for Martin County, Florida.

\_\_\_\_\_  
Tenant Printed Name

\_\_\_\_\_  
Tenant Signed Name

\_\_\_\_\_  
Date

**Attestation to Location of Dock \_\_\_\_\_**

Pursuant to Resolution #303-2020, Section 1.a. which states, "Owner shall be responsible for designating and confirming the location of any dock or marginal pier to be constructed per Exhibit "A" attached hereto." As Owner, we hereby certify that the subject dock will be physically located at the center of Lot \_\_\_\_\_ in accordance with Exhibit "A" of Resolution #303-2020.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021

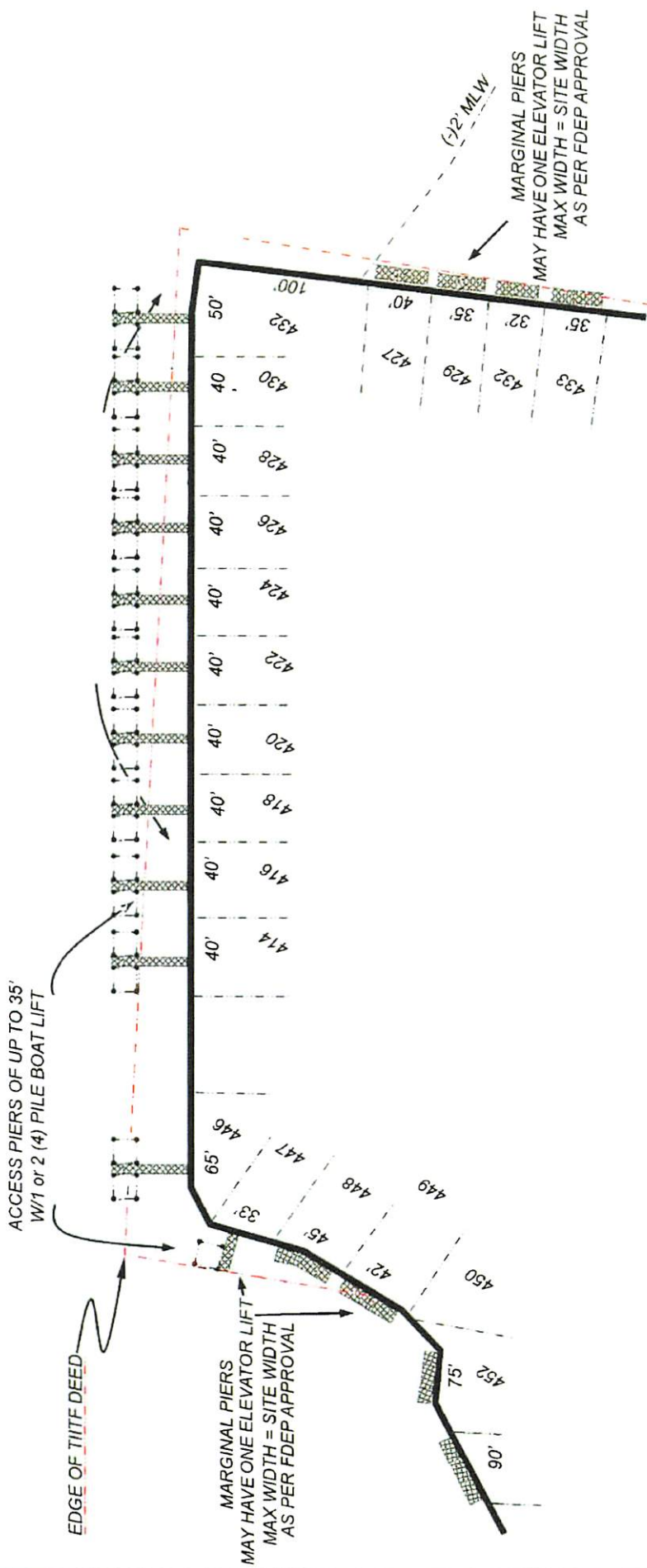
Before me, the undersigned notary public, personally appeared \_\_\_\_\_, or proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ to be the person whose name is signed in my presence on the preceding document.

My commission expires:





# INDIAN RIVER LAGOON

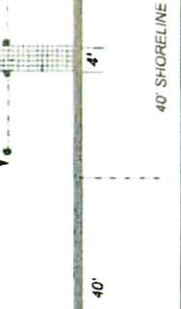


## NOTES

- Access piers shall be generally centered within each site so as to avoid encroachment on neighboring sites.
- Max- pier length protruding into water is 35'.
- Marginal piers shall have a 5' side set back to ensure a minimum 10' separation exists between marginal piers.

## DOCK DETAIL

4" up to 35' GRATED DECK SURFACE W/ 4" OPEN SPACE



OCEAN BREEZE EAST  
PUD  
EXHIBIT A  
AUGUST 2020

OCEAN BREEZE RESORT  
3000 NE INDIAN RIVER DR.  
JENSEN BEACH