CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
May 5, 2026
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER LIVSEY

ROLL CALL

APPROVAL OF MINUTES

Approval of the 04-21-2026 Commission Meeting Minutes
04-21-2026 Meeting Minutes

PUBLIC HEARING: FINAL HEARING

First Reading: Ordinance 2026-08 Shutters
Ordinance 2026-08 Rollup and Storm Shutters

PUBLIC HEARING: FIRST READING

First Reading: Ordinance 2026-11: Fats, Oils, and Grease
2026-11 Fats Oils and Grease

First Reading: Ordinance 2026-12: Accessory Parking
Ord 2026-12 Yard Encroachment

PUBLIC HEARING: RESOLUTION

Resolution 26-02: Adopting the Marion County Local Mitigation Strategy Plan 2025
26-02 LMS Strategy Plan

PROCLAMATION:

Proclamation: National Police Week
National Police Week Proclamation

Proclamation: Municipal Clerk Week
Municipal Clerks Week Proclamation

Proclamation: Building Safety Month
Building Safety Month Proclamation

Proclamation: Motorcycle Safety Awareness Month
Motorcycle Safety Awareness Month Proclamation

SCHEDULED AUDIENCE:

Scheduled Audience: Joe Reichel - Belleview CEP

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Non-Sufficient Funds (NSF) Check Policies
NSF Check Recommendations

Development Services: Checkers Mural
PB26-0256 - Checkers Mural Permit

Finance Department: Updates

Public Works: Updates

Information Technology: Updates

Police Department: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Approval of Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Approval of the 04-21-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 04-21-2026 Commission Meeting Minutes

ATTACHMENTS:

04-21-2026 Meeting Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
April 21, 2026
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Dwyer

ROLL CALL OF COMMISSIONERS: Present: Goldman, Dwyer, Livsey, Smith, Dobkowski

APPROVAL OF MINUTES:

a. **04-07-2026 Commission Meeting Minutes**

Motion made by Commissioner Dwyer to approve the 04-07-2026 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Goldman, Dwyer, Livsey, Smith, Dobkowski

PUBLIC HEARING: FINAL READING

a. **Ordinance 2026-05: Small Scale Comprehensive Plan Amendment for 45367-000-00**

Mayor Dobkowski read Ordinance 2026-05, Small Scale Comprehensive Plan Amendment for 45367-000-00, Title Only. Development Director Chancey reviewed the Ordinance, which was approved on first reading at the March, 17, 2026 Commission Meeting. The property, owned by E2 Farm, was annexed into the City in December 2025. It is located along US Hwy 441 and surrounded by agricultural and commercial uses. Currently served by well and septic, all existing structures will be removed for future development, including on-site drainage and part of a retail building.

This application amends the Future Land Use and Zoning Maps to assign City designations (Chart 1), rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and changing land use from Marion County Employment Center to City Commercial. The proposed designations are consistent with the intended use and compatible with surrounding properties.

Commissioner Dwyer asked when the city would find out what business will be coming in. DSD Chancey stated that their next step will be to submit a site plan, which will be occurring soon.

Commissioner Smith stated that he doesn't want to approve it without knowing what the business will be.

Commissioner Goldman remarked that the goal of the zoning change is to make the property consistent with the land around it. He further stated that the developer's agreement and site plan are the opportunities for the City to make specifications in writing. DSD Chancey stated that there is a study being done by FDOT and they will be putting in a light on Hwy 441.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-05 on Final Reading, Title Only; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Goldman, Dwyer, Livsey, Smith, Dobkowski

b. Ordinance 2026-06: Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050

Mayor Dobkowski read Ordinance 2026-06, Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050, Title Only. DSD Chancey stated the subject parcels are commercially zoned properties owned by Brian Ehlers Construction Company LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 70th Ave Rd. All four parcels are currently vacant. The ordinance was approved on first reading at the March 17, 2026 meeting.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-06 on Final Reading, Title Only; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Goldman, Dwyer, Livsey, Smith, Dobkowski

PUBLIC HEARING: FIRST READING

a. Ordinance 2026-08: Roll-up and Hurricane Shutters

Mayor Dobkowski read Ordinance 2026-08, Roll-up and Hurricane Shutters, Title Only. DSD Chancey state that at the March 3rd and March 17th Commission meetings, the Commission discussed the city code (Sec.134-665), which prohibits shutters installed on the exterior of commercial buildings. As a result, staff was directed to bring back a proposed ordinance to allow certain at-risk businesses to be permitted to install exterior shutters for crime prevention. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.

The proposed ordinance also addresses storm shutters to be used temporarily in the event of a hurricane, tornado, or tropical storm watch has been declared for the area encompassing the city. Tracks for storm shutters are to be painted the same color as the exterior of the building.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve Ordinance 2026-07 on First Reading, Title Only with amendments discussed; seconded by Commissioner Goldman.

Commissioner Dwyer stated that based on the crime statistics from Chief Holland, he does not see a need to change to the code. Commissioner Smith agreed that three break-ins in five years out of 400 businesses inside the city does not warrant a change and further stated that they look unattractive and unwelcoming.

Mayor Dobkowski pointed out that the proposed ordinance does not allow all businesses to have shutters, only the at-risk businesses outlined in the code and ones designated by Chief Holland upon submittal of an exception.

Commissioner Goldman remarked that he researched other communities and found that most do not regulate shutters at all. As a small business owner, he feels the City should not impede people from protecting their businesses and prefers there be no restrictions at all. He commented that he liked the section that specified the shutters be the same color as the building. DSD Chancey clarified that the railing channel must be the same, but can amend the ordinance to require shutters be the same color as the building for the second reading.

Commissioner Smith asked what is to be done if graffiti is painted on the shutters. DSD Chancey stated there is code in place to address graffiti through Code Enforcement, but an amendment can be added to specify the amount of days before action is taken by the City. Attorney Landt explained that all businesses must follow the current timeline for removing graffiti from their buildings.

Attorney Landt said that if a business applies for an exception and Chief Holland determines it is not needed, the business owner can appeal to the City Commission. Mayor Dobkowski commented that she is in favor of any business requesting to have them, but noted that until last year, only five businesses had ever put up shutters and doesn't believe there will be a lot of applications.

Attorney Landt requested Commissioner Livsey request a friendly amendment to include the recommended changes regarding graffiti and the color of the shutters.

Commissioner Livsey agreed with the language of the friendly amendment and made the motion; seconded by Commissioner Goldman who accepted the friendly amendment.

Motion was called by a roll call vote. Ayes: Goldman, Livsey, Dobkowski
Nays: Dwyer, Smith

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services:

DSD Chancey stated that the changes to accessory parking will be included on the next agenda. She also mentioned that the former gas stations located across from City Hall on Abshier Boulevard are having their underground gas tanks removed. FDEP will inspect the sites and provide a report to the City once the work has been completed.

c. Finance Department: N/A

d. Public Works: Larry C. Violette Developers Agreement

Public Works Director Titterington provided information on the developer's agreement for parcel 39228-001-00, which is located at 7025 SE HWY 25A, and a 12-inch water main extension to run along CR25A 1800' to the entrance of Autumn Glen Phase 2.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the Larry C. Violette Developer's Agreement; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Goldman, Dwyer, Livsey, Smith, Dobkowski

e. Public Works:

PWD Titterington informed the Commission that construction for the four-way stop at the SE Foss Road and SE Front Road intersection started on the 20th and will be completed by the 22nd. The sign regarding the change in traffic pattern will remain for two weeks.

f. Police Department:

Chief Holland thanked the HR Department for implementing the NeoGov hiring program; it has been beneficial and the Police Department may have full staff by the end of the year.

g. Information Technology: Cybersecurity Grant Agreement

ITD Towne stated that the city was awarded a state funded cybersecurity grant in 2025 which funded three (3) cybersecurity related applications. In 2026, the city was awarded a continuation of the grant, which funds three (3) cybersecurity related applications for another year.

Motion made by Commissioner Goldman to approve the Grant Agreement; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Goldman, Dwyer, Livsey, Smith, Dobkowski

h. Legal Services: N/A

i. Administrator:

Administrator Moody

COMMISSION UPDATES:

Commissioner Dwyer: N/A

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith:

Words

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:49 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

Public Hearing Final Reading
Ordinance 2026-08

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Final Reading: Ordinance 2026-08 Shutters

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

At the March 3rd and March 17th Commission meetings, the Commission discussed the city code (Sec. 134-665), which prohibits shutters installed on the exterior of commercial buildings. As a result, staff was directed to bring back a proposed ordinance allowing certain at-risk businesses to install exterior shutters for crime prevention. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.

The Commission approved this Ordinance on First Reading at the April 21st meeting. It was approved with the amendment that the shutters be painted to match the wall to which they are to be affixed.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-08, Shutters, on Final Reading, Title Only.

ATTACHMENTS:

Ordinance 2026-08 Rollup and Storm Shutters

AN ORDINANCE AMENDING CHAPTER 134, SECTION 134-665 REGARDING ROLLUP SHUTTERS; ESTABLISHING A PROCESS FOR APPROVAL OF CERTAIN EXTERIOR ROLLUP SHUTTERS; PROVIDING FOR DETERMINATION OF AT-RISK BUSINESSES; PROVIDING FOR APPEAL OF DECISIONS; AMENDING SECTION 134-666 REGARDING INSTALLATION OF STORM SHUTTERS; PROVIDING TIME LIMITS; PROHIBITING CERTAIN USES OF PLYWOOD; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 134, Article V of the City Code provides for the regulation of roll-up shutters and storm shutters; and

Whereas, the City Commission finds that it is in the public interest to amend Section 134-665 to provide a process for approval of the use of exterior rollup shutters for certain at-risk businesses; and

Whereas, the City Commission finds that use of storm shutters should be limited as set forth below; and

Whereas, the City Commission finds that use of plywood should be limited as set forth below; and

Whereas, the City Commission finds that it is in the public interest to provide a process to appeal a decision regarding at-risk businesses.

Now Therefore, Be It Ordained by the City Commission of the City of Belleview, Florida that Chapter 134, Article V. Section 134-665 of the City Code is amended as to rollup shutters, which subsections shall read as follows:

Sec. 134-665. Roll-up shutters.

a) Roll-up shutters for nonresidential uses shall be located interior to doors and windows in new construction.
b) Roll-up shutters may be installed on the exterior of an existing nonresidential building for crime prevention by at-risk businesses.
    1. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.
    2. The Chief of Police or his designee shall provide written notice of the decision regarding an at-risk business within ten (10) days.
    3. Appeal of the decision of the Chief of Police regarding the determination whether a business is at risk shall be to the Belleview City Commission by written request filed with the City Clerk within ten (10) days of receiving Notice of the decision. Receipt of such Notice shall be deemed received two business days after being posted to the U. S. Mail directed to the address provided in the request for outside shutters."

4. Shutters and mounting hardware must be painted to match the wall upon which they are affixed.

Be It Further Ordained by the City Commission of the City of Belleview, Florida, that Chapter 134, Article V. Section 134-666 of the City Code is amended as to storm shutters and use of plywood, which subsections shall read as follows:

"Secs. 134-666. Storm shutters

Storm shutters of any type allowed by the Florida Building Code may be used to temporarily secure a property, subject to the following limitations:

(a) It shall be prohibited to cover any window or door opening with storm shutters unless a hurricane, tornado, or tropical storm watch has been declared for the area encompassing the city.
(b) Storm shutters shall be removed within 30 days after the issuance of the hurricane, tornado, or tropical storm watch. The period for removal may be extended by order of the City Administrator during a declared state of emergency or if there is an active building permit for window or door replacement.
(c) Shutters and tracks for removable panels must be painted to match the wall upon which they are affixed.
(d) Permanently installed plywood panels installed over windows or doors are prohibited.
(e) Installation of storm shutters requires a building permit."

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, repealed.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

CHRISTINE DOBKOWSKI
Mayor

Attest:

LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on _____ in accordance with Florida Statutes.

LEZLI MERRITT
City Clerk

Public Hearing First Reading: Ordinance 2026-11

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

First Reading: Ordinance 2026-11: Fats, Oils, and Grease

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

At the March 3, 2026 meeting Clay Waldron, proprietor of Belleview Meats, came in front of the Commission to request an exception to the City's Fats, Oils, and Grease (FOG) policies. As directed by the Commission, staff carried out research regarding interceptor sizing and calculation factors. Ordinance 2026-11 clarifies when interceptors are required and updates the interceptor sizing calculation factors.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-11, Fats, Oils, and Grease

ATTACHMENTS:

2026-11 Fats Oils and Grease

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-11

AN ORDINANCE AMENDING CHAPTER 86, SECTION 225 OF THE BELEVIEW CITY CODE REGARDING PROTECTING THE CITY SEWER FROM FATS, OILS, AND GREASE (F.O.G.); AMENDING SUB-SECTION 86.225(a)(1) TO CLARIFY WHEN INTERCEPTORS ARE REQUIRED AND AMENDING 86.225(a)(4) WITH UPDATED CALCULATION FACTORS FOR INTERCEPTOR SIZING AS PER FLORIDA ADMINISTRATIVE CODE 62-6.013(7)(d).; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 86 of the City Code provides for the City wastewater system; and

WHEREAS, the City Commission finds that it is in the public interest to amend Chapter 86-225(a)(1) and 86-225(a)(4) to clarify when interceptors are required and to update the interceptor sizing calculation factors; and

NOW THEREFORE, BE IT ORDAINED by the City Commission that Chapter 86, Sub-Section 86-225(a)(1) of the City Code is hereby amended to read as follows:

(1) Fats, oils, and grease (F.O.G.) interceptors required.

a. New Construction: Restaurants, cafes, coffee shops, smoothie and juice bars, lunch counters, take-outs, cafeterias, butcher shops, meat markets, food courts, bakeries, convenience stores, delicatessens, sub shops, bars, clubs, breweries, micro-breweries, cold dairy, frozen foodstuff, concession stands, sports arenas, commissary kitchens, hotel, motel, casinos, lounges, convention centers, hospitals, long term care facilities, factory, institutional, or school kitchens or other establishments that serve or prepare food where F.O.G. may be introduced to the sewer system shall install an outdoor F.O.G. gravity grease interceptor.

b. Retrofit of Existing Establishments: The Public Works Director may approve hydromechanical grease interceptors or automatic grease removal devices on a limited basis for facilities that:
   i. Cannot install an outdoor gravity grease interceptor due to site constraints; or
   ii. Do not cook or fry and have a 3-compartment sink rate for < 50 gallons per minute; or
   iii. Can provide documented evidence of minimal F.O.G. generation such that a gravity grease interceptor is not required.

Approval shall be subject to review of the specific operations, fixtures, and anticipated discharge and may include conditions related to operation, maintenance, and monitoring. Approval may be revoked at any time if the

establishment discharges F.O.G. into the City's sewer system in a manner that causes or contributes to sanitary sewer overflows (SSOs) or increased line maintenance by the City, which would then require that an out-door, in-ground interceptor be installed. Any change in operations—including, but not limited to, the addition of cooking, hot food preparation, or expanding food processing—shall require a reevaluation of grease interceptor requirements.

BE IT FURTHER ORDAINED by the City Commission that Chapter 86, Sub-Section 86-225(a)(4) of the City Code is hereby amended to update the calculation factors as follows:

Restaurants: (S) X (GS) X (HR/12) X (LF) = effective capacity of grease interceptor in gallons

S = number of seats in the dining area
GS = gallons of wastewater per seat; use 25 gallons for ordinary restaurant, use 10 gallons for single service article restaurants.
HR = number of hours establishment is open
LF = loading factor: use 2.0 interstate highways, 1.5 other freeways, 1.25 recreational areas, 1.0 main highways, and 0.75 other roads.

Other type establishments with commercial kitchens: (M) X (GM) X (LF) = effective capacity of grease interceptor in gallons.

M = meals prepared per day
GM = gallons of wastewater per meal: use 5 gallons
LF = Loading Factor: use 1.00 with dishwashing and 0.75 without dishwashing.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

BE IT FURTHER ORDAINED that it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on May 5, 2026. Said Ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on May 19, 2026.

CHRISTINE DOBKOWSKI
Mayor

Attest:

LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on May 8, 2026 in accordance with Florida Statutes.

LEZLI MERRITT
City Clerk

Public Hearing First Reading: Ordinance 2026-12

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

First Reading: Ordinance 2026-12: Yard Encroachment

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

On April 7, staff conducted a review of the applicable provisions of the City Code, noting that recreational vehicles are currently permitted to be parked within front yards, whereas accessory vehicles require approval through a Special Exception. To promote clarity and ensure regulatory consistency, staff requested direction regarding potential amendments to the code.

This ordinance will allow parking of accessory vehicles in front yards without a Special Exception. It will also limit accessory vehicle yard encroachment by no more than two (2) accessory vehicles; and prohibit accessory vehicles from intruding into the right-of-way and obscuring visibility.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-12, Accessory Parking, on First/Final Reading, Title Only.

ATTACHMENTS:

Ord 2026-12 Yard Encroachment

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-12

AN ORDINANCE AMENDING CHAPTER 134, ARTICLE V, DIVISION 2, SECTION 134-465 REGARDING YARD ENCROACHMENT BY ACCESSORY PARKING; REPEALING THE REQUIREMENT THAT ACCESSORY VEHICLE ENCROACHMENT IN THE FRONT YARD REQUIRE APPROVAL AS A SPECIAL EXCEPTION; LIMITING THE NUMBER OF ACCESSORY VEHICLES PERMITTED; PROHIBITING OBSTRUCTION OF VISIBILITY IN RIGHT OF WAY; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 134, Article v, Division 2, Section 134-465 provides regulations regarding lot, yard, height, and other site regulations, including encroachment by accessory vehicle parking; and

Whereas, the City Commission finds that it is in the public interest to allow accessory parking in the front yard without requiring approval as a special exception; and

Whereas, the City Commission finds that it is in the public interest to allow yard encroachment by no more than two (2) accessory vehicles; and

Whereas, the City Commission finds that it is in the public interest to prohibit accessory vehicles from intruding into the right-of-way and obscuring visibility

.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, that Chapter 134, Article V, Division 2, Section 134-465 (8) of the City Code is amended regarding yard encroachment by accessory vehicles, which Sections shall read as follows:

CHAPTER 134, ZONING,

ARTICLE V. SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 2. - LOT, YARD, HEIGHT, AND OTHER SITE AREA REGULATIONS

SEC. 134.465. - YARD ENCROACHMENTS.

“(8) Accessory parking is permissible in the front, side, or rear yard. Accessory parking shall be limited to no more than one boat and one trailer, or a combination of two vehicles meeting the definition of accessory parking. Accessory parking shall not extend into the right-of-way in a manner that obstructs visibility.”

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict, repealed.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
for use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on _____ in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

Public Hearing - Resolution 26-02

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Resolution 26-02: Adopting the Marion County Local Mitigation Strategy Plan 2025

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Action Items

BACKGROUND:

Marion County LMS Working Group is comprised of fourteen members, one each selected from the Marion County Board of County Commissioners, the City of Ocala, the City of Belleview, the City of Dunnellon, the Marion County Emergency Operations Center, the Marion County School Board, the Ocala/Marion County Chamber & Economic Partnership, the Ocala Marion County Realtors/Builders Association, the Salvation Army, a local power provider, a local health care provider and two county residents.

The LMS Working Group prepared the Marion County Local Mitigation Strategy Five-Year Plan 2025 Update. The City of Belleview as part of the working group shall approve and adopt the updated plan. The LMS Update has received conditional approval by FDEM and FEMA and will become final upon adoption of the Update by the Board of County Commissioners.

The full document can be accessed on Marion County's website: https://www.marionfl.org/agencies-departments/departments-facilities-offices/growth-services/local-mitigation-strategy

RECOMMENDED ACTIONS:

Motion to approve Resolution 26-02 adopting the Marion County Local Mitigation Strategy Five Year

Plan 2025 update.

ATTACHMENTS:

26-02 LMS Strategy Plan

RESOLUTION 26-02

A RESOLUTION BY THE CITY OF BELLEVIEW, FLORIDA, ADOPTING THE MARION COUNTY LOCAL MITIGATION STRATEGY PLAN 2025 UPDATE; PROVIDING FOR REPEAL AND CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Belleview is vulnerable to the human and economic costs of natural, technological, and societal disasters, and the City Commissioners recognizes the importance of reducing or eliminating those vulnerabilities for the overall safety, health, and welfare of the community; and

WHEREAS, the City of Belleview recognizes that regardless of efforts and preparation to reduce or eliminate such vulnerabilities, natural, technological, and societal disasters may occur and recovery from such disasters is critical to the overall safety, health, and welfare of the community; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 ("Act") required each local jurisdiction to establish and maintain an individual local mitigation plan or actively participate in the development and maintenance of multi-jurisdictional local mitigation plan; and

WHEREAS, the Act significantly expanded the mitigation planning requirements in order for state and local jurisdictions to maintain their eligibility for Federal hazard mitigation funds; and

WHEREAS, Chapter 44 CFR Sections 201 & 206 provide that a local jurisdiction(s) must review and revise the local mitigation plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and update the local mitigation plan a minimum of every five (5) years in order to continue to be eligible for Federal hazard mitigation funds under the Federal Emergency Management Agency ("FEMA"); and

WHEREAS, the Florida Division of Emergency Management ("FDEM") is the State of Florida office responsible for reviewing and coordinating local mitigation plans for State and Federal compliance as well as distributing State allocated Federal hazard mitigation funds; and

WHEREAS, Rule 9G-22 of the Florida Administrative Code, titles a local mitigation plan as the jurisdiction's Local Mitigation Strategy ("LMS") and sets forth the method for monitoring and evaluating changes to hazard assessments, project priority list, critical facilities list, repetitive flood-loss list, and map revisions; and

WHEREAS, Marion County and the City of Ocala, the City of Belleview, the City of Dunnellon, the Town of McIntosh, the Town of Reddick, community interests, and stakeholders have prepared, adopted, and maintained a Local Mitigation Strategy Plan ("LMS Plan") which presents a unified strategy toward building a disaster-resilient community; and

WHEREAS, the Marion County LMS Working Group is comprised of fourteen members, one each selected from the Marion County Board of County Commissioners, the City of Ocala, the City of Belleview, the City of Dunnellon, the Marion County Emergency Operations Center, the Marion County School Board, the Ocala/Marion County Chamber & Economic Partnership, the Ocala Marion County Realtors/Builders Association, the Salvation Army, a local power provider, a local health care provider and two county residents; and

WHEREAS, the Marion County Board of County Commissioners tasked the LMS Working Group to create and maintain the Marion County LMS Plan; and

WHEREAS, Marion County's original LMS Plan was approved and adopted in 1999 by Resolution No. 99-R-293 and updated by Resolution 05-R-108; Resolution 11-R-129; Resolution 16-R-115 and Resolution 21-R-214; and

WHEREAS, the LMS Working Group prepared the *Marion County Local Mitigation Strategy Five-Year Plan 2025 Update* ("Update") pursuant to Chapter 44 CFR Sec. 201 and Rule 9G-22, F.A.C., including conducting public outreach to receive public comment and recommendations regarding the Update; and

WHEREAS, the Update has received conditional approval by the FDEM and FEMA; and

WHEREAS, the FDEM and FEMA conditional approval of the LMS Update will become final upon adoption of the Update by the Board of County Commissioners; now therefore,

BE IT RESOLVED, by the City Commission of the City of Belleview, Florida:

SECTION 1. ADOPTION. The City Commissioners of the City of Belleview, FL approves and adopts the *Marion County Local Mitigation Strategy Five-Year Plan 2025 Update*.

SECTION 2. COPY OF FILE. A copy of the *Marion County Local Mitigation Strategy Five-Year Plan 2025 Update* shall be maintained on file with the Marion County Clerk of Court of the Board and in the Marion County Growth Services Department.

SECTION 3. REPEAL AND CONFLICT. The *Marion County Local Mitigation Strategy Five-Year Plan 2025 Update* shall stand as the Marion County Local Mitigation Strategy and the Local Mitigation Strategy for the City of Belleview, superseding prior editions.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND RESOLVED by a _____ vote of the City Commission of the City of Belleview, Florida on the 5th day of May, 2026.

CITY OF BELLEVIEW

_____

CHRISTINE DOBKOWSKI
Mayor/Commissioner

Attest:

_____

LEZLI MERRITT
City Clerk

Approved As To Form And Legality:

_____

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Resolution was posted and available for public review on our website under Upcoming Public Hearings and in our online agenda packet prior to the Commission meeting in accordance with City policy.

_____

LEZLI MERRITT
City Clerk

Proclamation:
National Police Week

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Proclamation: National Police Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

National Police Week is a celebration that offers remembrance, support and honor to those who have dedicated their lives to serve in duty. Accepting the Proclamation are members of the Belleview Police Department.

RECOMMENDED ACTIONS:

ATTACHMENTS:

National Police Week Proclamation

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, the Law Enforcement Officers are our guardians of life and property, defenders of the individual right to be free men and women, warriors in the war against crime and dedicated to the preservation of life, liberty, and the pursuit of happiness; and

WHEREAS, National Police Week in America was created to honor and recognize the sacrifice and contributions made by police officers in communities both large and small; and

WHEREAS, peace officers make it possible for us to leave our homes and family in safety each day and to return to our homes knowing we are protected by men and women willing to sacrifice their lives, if necessary, to guard our loved ones, property, and government against all who would violate the law; and

WHEREAS, while Officers are ever vigilant, 113 Police Officers died in the line of duty in 2025 amounting to over 27,000 line of duty deaths since the first death was recorded in 1786; and

WHEREAS, The Congress of the United States of America has designated the week of May 10th to be dedicated as National Police Week; and May 15th to be Peace Officers Memorial Day.

NOW, THEREFORE, I, Christine Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week of May 10, 2026 to May 16, 2026 to be:

NATIONAL POLICE WEEK

in the City of Belleview and call upon our citizens to show our sincere appreciation for the police officers of this City by deed, remark and attitude.

PROCLAIMED this 5th day of May 2026.

_____
CHRISTINE DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Proclamation:
Municipal Clerks Week

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Proclamation: Municipal Clerk Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Accepting the Proclamation is Lezli Merritt, City Clerk.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Municipal Clerks Week Proclamation

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, it is appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk; and

NOW, THEREFORE, I, Christine Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week of May 3 through 9, 2026, as

PROFESSIONAL MUNICIPAL CLERKS WEEK

in the City of Belleview and further extend appreciation to our City Clerk and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

PROCLAIMED this 5th day of May 2026.

_____
CHRISTINE DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Proclamation:
Building Safety Month

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Proclamation: Building Safety Month

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Accepting the Proclamation are employees from the City of Belleview Building Department.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Building Safety Month Proclamation

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, our City is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal, and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety; our local code officials, who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Built to Last" the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local, and global scale, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Christine Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do proclaim May 2026 to be:

BUILDING SAFETY MONTH

Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

PROCLAIMED this 5th Day of May 2026

_____
CHRISTINE DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Proclamation: Motorcycle Safety Awareness Month

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Proclamation: Motorcycle Safety Awareness Month

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Accepting the Proclamation on behalf of American Bikers Aiming Toward Education - ABATE of Florida, Inc. Forest Chapter is Greg Smale - President

RECOMMENDED ACTIONS:

ATTACHMENTS:

Motorcycle Safety Awareness Month Proclamation

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, motorcycle riding is a popular form of recreation and transportation for thousands of people in Marion County and Florida's mild climate and scenic roadways make motorcycle riding an enjoyable experience throughout the year; and

WHEREAS, Marion County's growing population, seasonal residents, and travelers using Marion County roadways make motorcycle safety an important issue for all drivers and the safe operation of a motorcycle requires the use of special skills developed through a combination of training and experience, the use of good judgment, and a thorough knowledge of traffic laws and licensing requirements; and

WHEREAS, motorcycling can be an enjoyable activity when safety is of paramount consideration and all regulations are observed; and

WHEREAS, there were 671,694 motorcycles registered in Florida with 15,696 in Marion County as of April 2026 along with 1,460,576 motorcycle endorsements in Florida with 38,012 in Marion County; and

WHEREAS to prevent injuries and deaths on roadways, it is important for motorcyclists and motorists to always be vigilant in their efforts to share the roadway and ensure safety for everyone; and

WHEREAS, motorcycle organizations, clubs, dealerships, groups, and highway safety officials in our county are encouraged to join the Florida Rider Motorcycle Safety Program, ABATE of Florida, Inc., and all motorcyclists in actively promoting safe operation, increased rider training, improved licensing agreements, and motorist awareness; and

WHEREAS, the Motorcycle Safety Foundation has designated the month of May as Motorcycle Safety Awareness Month, as recognized by the National Highway Traffic Safety Administration, and the Governor of the State of Florida, to encourage other motor vehicle operators to be cautious and observe these vulnerable road users on Belleview's streets and roads;

NOW, THEREFORE, I, Christine Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim May 2026 to be:

"MOTORCYCLE SAFETY AWARENESS MONTH"

DULY PROCLAIMED this 5th day of May 2026.

_____
CHRISTINE DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
LEZLI MERRITT
City Clerk

Scheduled Audience:
Joe Reichel - Belleview CEP

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Scheduled Audience: Joe Reichel - Belleview CEP

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Joe Reichel to provide updates on the Belleview CEP

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Clerk: NSF Check Policy

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

City Clerk: Non-Sufficient Funds (NSF) Check Policy

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

The City's code prohibits customers from paying by check for the lifetime of their account if they have accumulated three (3) NSF checks. An analysis of other Florida municipalities found that most do not have language in their code about check payment restriction after multiple NSF instances. Of the organizations that do place restrictions on the acceptance of checks, most allow checks after 12 or 24 months of good payment history.

There are currently 82 customers that are unable to pay via check or echeck per City code. There are currently 33 on the list that haven't had an NSF check in 24 months; some customers have not been able to pay via check for 10-20 years. Staff recommends a change in the code to allow customers with a period of good payment history to pay via check.

RECOMMENDED ACTIONS:

Provide direction to staff on what changes, if any, to make to the existing code

ATTACHMENTS:

NSF Check Recommendations

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Administration
5343 SE Abshier Boulevard
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-245-6532

Non-Sufficient Funds (NSF) Check Information

The City's code prohibits customers from paying by check for the lifetime of their account if they have accumulated three (3) NSF checks.

There are currently 82 customers that are unable to pay via check or echeck per City code. There are currently 33 on the list that haven't had an NSF check in 24 months. There are several customers that have not been able to pay via check for 10-20 years.

An analysis of other Florida municipalities found that most do not have language in their code about check payment restriction after multiple NSF instances. Of the organizations that do place restrictions on the acceptance of checks, most allow checks after 12 or 24 months of good payment history.

Staff Recommendations

- Proposal 1
  - Allow customers to utilize check payments after 24 months without a returned check AND disconnection for non-payment
- Proposal 2
  - Allow customers to utilize check payments after 24 months without a returned check
  - Require an additional 12 months if there is a disconnection for non-payment
- Proposal 3
  - Allow customers to utilize check payments after 24 months without a returned check
  - No restrictions if the customer has been disconnected

Development Services: Checkers Mural

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Development Services: Checkers Mural

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Checkers is replacing the painted wall murals with two wall-mounted murals. The panels will be installed to Florida Building Code standards. Mural images are included in the attached permit application.

RECOMMENDED ACTIONS:

Motion to approve the proposed Checkers murals.

ATTACHMENTS:

PB26-0256 - Checkers Mural Permit

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

PERMIT NUMBER: **PB26-0256**

City of Belleview
Building Application Comment Form

Routing Date: April 22, 2026

APPLICANT NAME:	MAYS, JOSHUA STEPHEN
CONTRACTOR:	BFAM BUILDERS LLC
APPLICANT PHONE:	(615) 533 2709
PROJECT ADDRESS:	5497 SE ABSHIER BLVD
PARCEL NUMBER:	38369-000-00
SCOPE OF WORK:	REPLACEMENT OF EXISTING MURAL ON ONE SIDE. ADDITION OF MURAL ON OPPOSITE SIDE. LED FIXTURES INSTALLED ON EXISTING CIRCUITS (MURAL DIMENSIONS 8' 3" X 36' EACH SIDE)

REVIEWS NEEDED

BUILDING **IN DATE:** _____ **OUT DATE:** _____

APPROVAL OR COMMENTS:

MIKE STACKS Building Official

PLANNING **IN DATE:** _____ **OUT DATE:** _____

APPROVAL OR COMMENTS: requires commission approval

VERIFY FLOOD PLAIN REQUIREMENT **IN DATE:** _4/22/26__ **OUT DATE:** _4/22/26___

APPROVAL OR COMMENTS: N/A - BLS

REQUIRED INSPECTIONS:

FINAL

PB26-0256

CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Development Services
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
Email: DSStaff@belleviewfl.org

BUILDING PERMIT APPLICATION

Permit #: _____ **Received By:** _____

Permit Type:

■ Building ☐Roof ☐Electrical ☐Mechanical ☐Plumbing ☐Gas ☐Shed ☐Fence ☐Pool ☐Demo ☐ Alarm ☐Other

Owner Information:
Owner's Name: Becker Properties Inc Phone: _____
Owner's Address: C/O Checkers Drive In Tax Dept., 4300 W Cypress St, Ste 600, Tampa FL 33607-4157
Owner's Email Address: _____

Project Location Information:
Parcel number: 38369-000-00 Lot: ____ Block: ____ Unit: ____ Sec: _____ Twp: _____ Rge: _____
Site Address*: 5497 SE Abshier Blvd

***New construction/unit: The City will submit an address request to Marion County 9-1-1 Management for assignment of address.**

Subdivision: _____ Flood Zone: _____ Power Company: _____

Project Information:

☐ Residential ■ Commercial ☐New ☐Repair ■Alteration ☐Addition ☐Revision

Contract Price/Value (excluding lot): $37,000 Sq. Footage: 789 Sq. Ft under roof: _____
Proposed Project Description/Scope: replacement of existing mural on one side. Addition of mural on opposite side.
LED fixtures installed on existing circuits. (mural dimensions: 8' 3" X 36' each side)

Architect
Name: Jefferson Architecture, Bill Leverence Email:
bill@jeffersonarchitecture.com Phone: 770-632-9545

Engineer Name: _____
Email: _____ Phone: _____

Construction Dumpster Provider: _____

Contractor Information:

Qualifier's Name: Joshua Mays State License #: CBC1266697

Company Name: BFAM Builders, LLC

Company Address: 501 S. Main St, Springfield TN 37172

Contact Name: Jaci Mays Phone: 615.491.8270

Email: jaci@bfambuilders.com

Subcontractor Information:

Contractors: Please complete information and sign below. By signing, I hereby swear or affirm that I am in compliance with Florida's worker's compensation law and that I have secured coverage or have a valid certificate of exemption.

Plumbing Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

Electrical Company Name: Huffine First Service Qualifier Name: Robert Huffine

Lic. #: EC13008562 Signature: Robert Huffine

Mechanical Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

Roofing Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

Gas Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

Irrigation Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

Other Company Name: _____ Qualifier Name: _____

Lic. #: _____ Signature: _____

NOTICE

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work 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 a separate permit may be required for ELECTRICAL, PLUMBING, SIGNS, IRRIGATION WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, ETC.
OWNER'S AFFIDAVIT: I certify that the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Pursuant to the Florida Building Code, this permit application will be deemed abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued.

It is agreed that in all respects, the work will be performed & completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original approved plans.

WARNING TO OWNER: FAILURE TO RECORD A NOTICE OF COMMENCEMENT WITH MARION COUNTY CLERK OF THE COURTS MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED, AND A COPY PROVIDED TO THE BUILDING DEPARTMENT, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT: F.S.713.135

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 from other government entities, such as water management districts, state agencies, or federal agencies.

I Joshua Mays **(applicant name) understand that the City of Belleview has regulations regarding Zoning and development activities including: setbacks, lot coverage, and site plans and that I have attended a Site Plan Committee meeting (for commercial projects) or I have read and understand all regulations pertaining to my proposed project and the attached application and submittal package is complete.**

NOTE TO HVAC CONTRACTOR: ***FLORIDA BUILDING CODE - ENERGY EFFICIENCY,*** *ON* replacement HVAC systems; contractor must provide certification that all ductwork has been inspected and all necessary repairs/taping have been completed.

Owner's Signature: Lessee and/or

Date: 4/20/26.

State of _____
County of _____

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

this 20 day of April 2026,

By Russell Bernstine

Personally known to me ✓ or has produced Drivers License as identification.

Notary Public Signature

Print, type, or stamp commissioned name of Notary Public

Notary Seal

TERIA SKINNER
Notary Public - State of Florida
Commission # HH 664678
My Comm. Expires Apr 14, 2029
Bonded through National Notary Assn.

Contractor's Signature:

Date: 4/16/26

State of TN
County of Montgomery

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

this 16 day of April 2026

By JOSH MAYS

Personally known to me ✓ or has produced Drivers license as identification.

Notary Public Signature

Print, type, or stamp commissioned name of Notary Public

Notary Seal

JOSHUA R. KNIGHT NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

JOSH KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Pursuant to Florida Statute 713.135(7) all signatures must be notarized

CURRENT CODE IN EFFECT: 2023 FLORIDA BUILDING CODE, 8TH EDITION

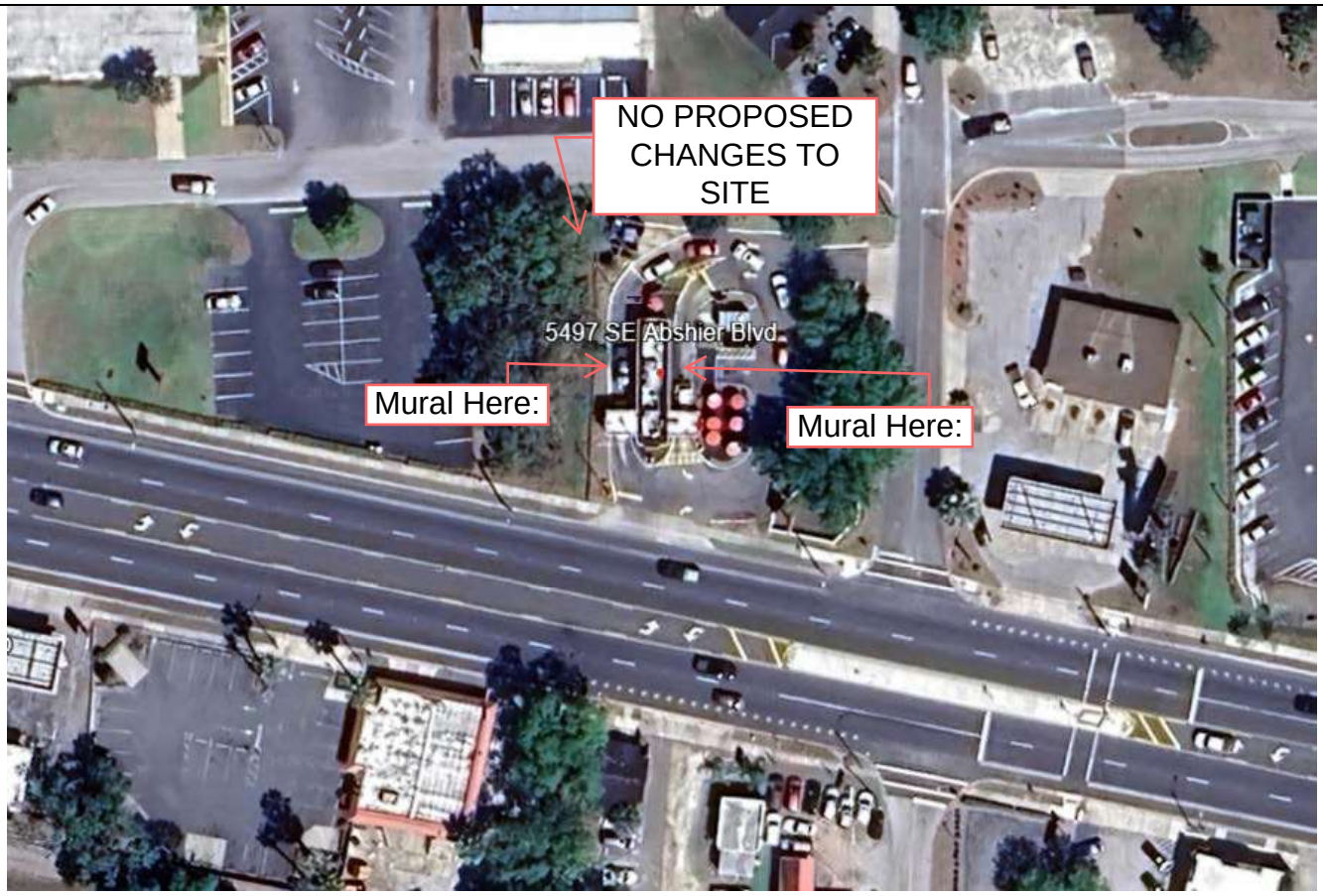
CITY OF BELLEVIEW

City with Small Town Charm

www.belleviewfl.org

Development Services
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
Email: DSStaff@belleviewfl.org

SITE PLAN



Structures/Improvements

House SQFT	No Change
Driveway	No Change
Walkways	No Change
Entry	No Change
Patio	No Change
Other	No Change

Total Coverage No Change **(divided by)** **Lot Size** No Change **(equals)** No Change **% of lot coverage**

ALL CHANGES MUST BE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT

Note: Signature indicates that you are certifying the information provided on this site plan is true and accurate.

Site plan submitted by: _____ Managing Member, BFAM Builders LLC

Signature Title

Plan Approved _____ Not Approved _____ Date _____

Reviewed by: _____, City of Belleview Development Services Department


WE LOVE
BELLEVIEW


85

FOOD - LOW SIDE





FOOD - HIGH SIDE





CITY OF BELLEVIEW

City with Small Town Charm

www.belleviewfl.org

Development Services
5525 SE 119th St.
Belleview, FL 34420
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PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit.
We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products.
Statewide-approved products are listed online @ www.floridabuilding.org.

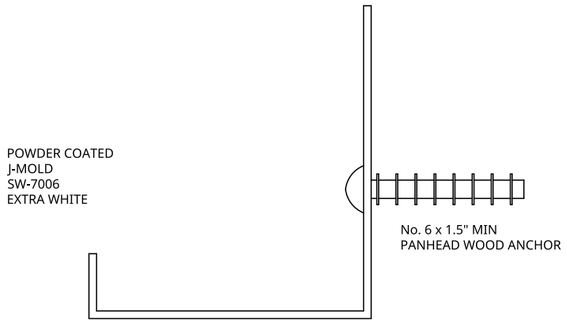
Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. Exterior Doors			
A. Swinging			
B. Sliding			
C. Sectional/roll up			
D. Other			
2. Windows			
A. Single/Double Hung			
B. Horizontal Slider			
C. Casement			
D. Fixed			
E. Mullion			
F. Skylights			
G. Other			
3. Panel Wall			
A. Siding	Simpson Panel	Composite Cladding Panels	23-0314.08
B. Soffits			
C. Storefronts			
D. Glass Block			
E. Other			
4. Roofing Products			
A. Asphalt Shingles			
B. Non-struct Metal			
C. Roofing Tiles			
D. Single Ply Roof			
E. Underlayment			
F. Other			
5. Struct Components			
A. Wood Connectors			
B. Wood Anchors			
C. Truss Plates			
D. Insulation Forms			
E. Lintels			
F. Other			
6. New Exterior Envelope Products			
A.			

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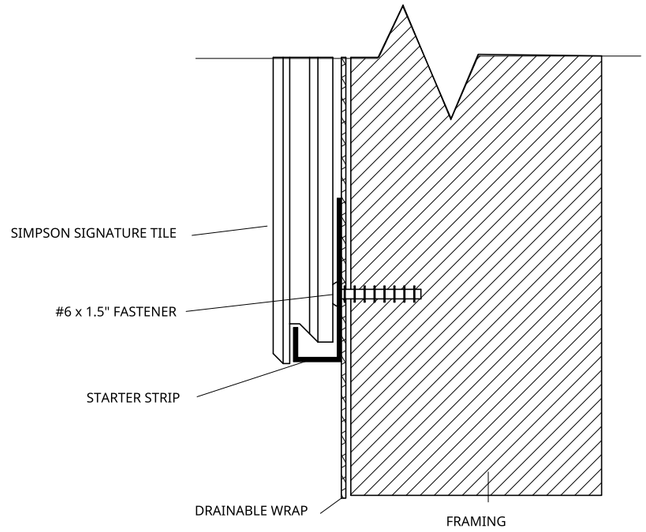
I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite: 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturer's installation requirements. Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

Applicant Signature — Date: 04/15/2026

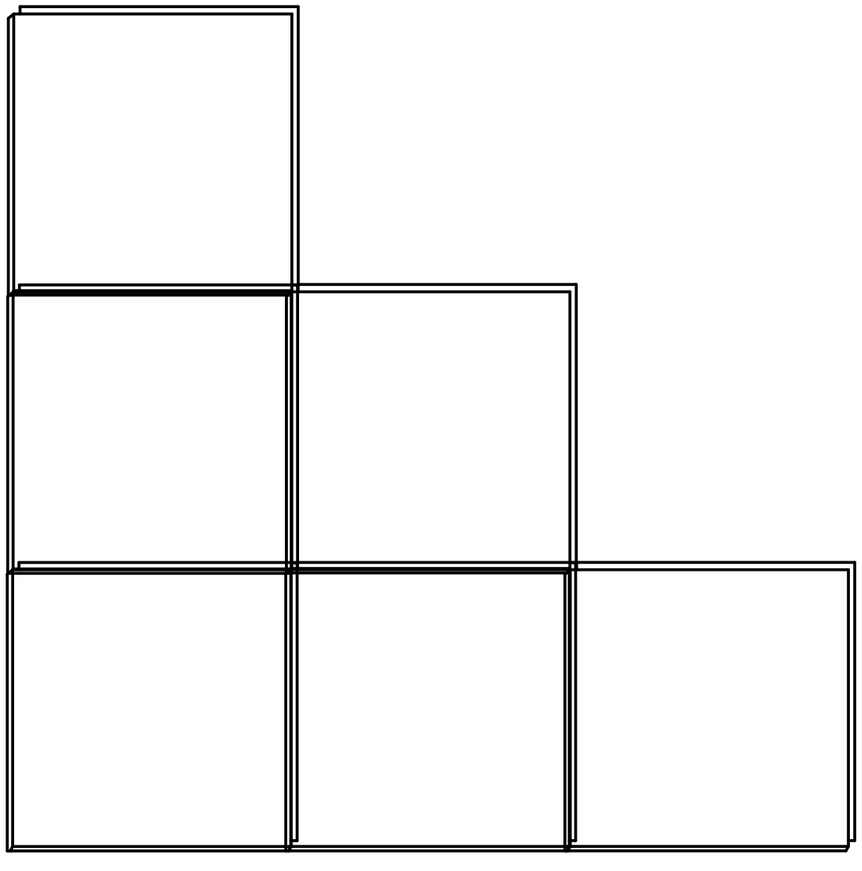
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J-CHANNEL DETAIL

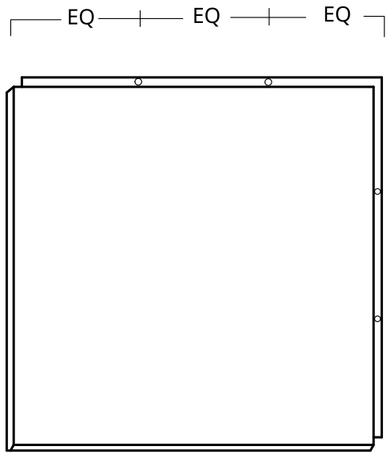


FASTENER DETAIL

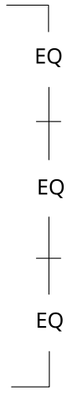


SIMPSON SIGNATURE TILE PANEL 12" x 12" AVG

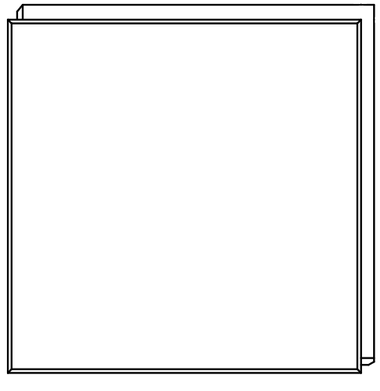
NOTE: FASTENERS EQUALLY SPACED 4" MIN.
6 x 1.5" COATED WOOD SCREW



FASTENER VIEW



SIDE VIEW



FRONT VIEW

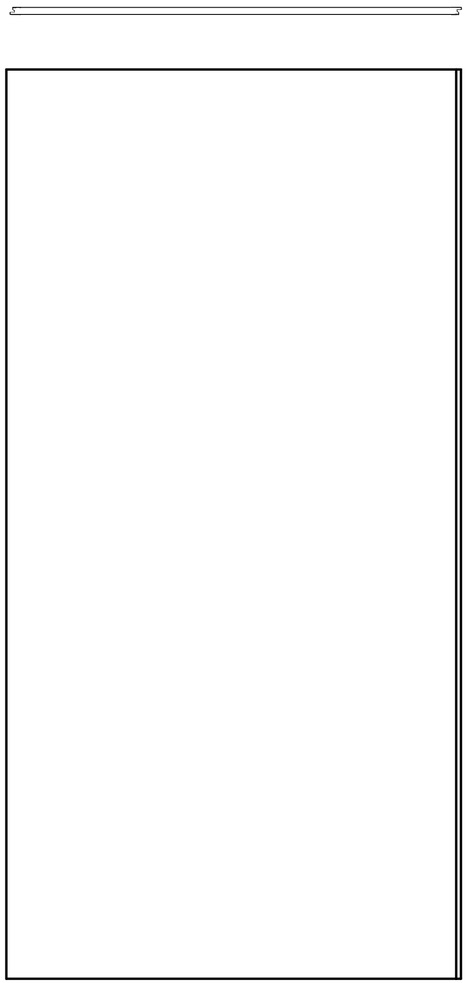
These CAD drawings are provided for informational purposes as design templates only. They lack full construction details and must be used alongside installation instructions. Consult an architect or engineer to determine suitability for your specific project. Simpson Panel assumes no liability for the use of these drawings.
For more information about specifications and installation reference the appropriate documentation at simpsonpanel.com

SIMPSON INNOVA INTERLOCKING TILE
SCALE: NTS
DATE: 08.01.2024

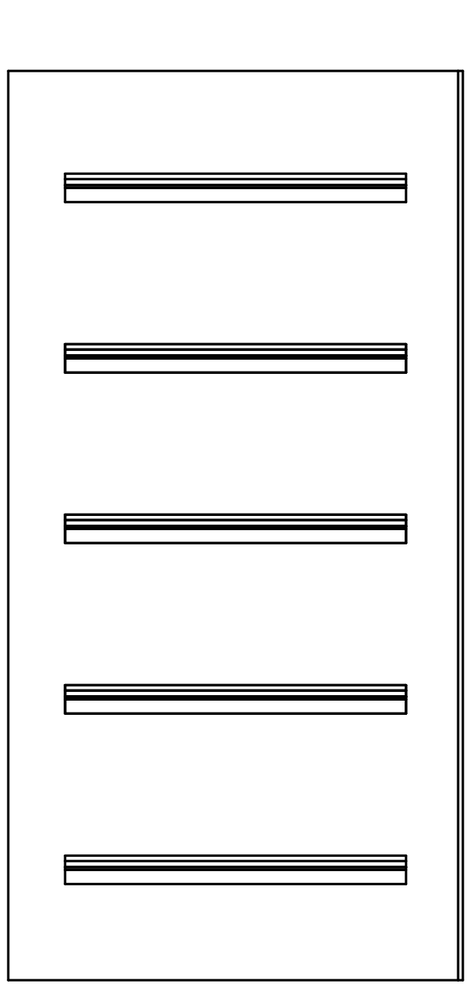
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TOP VIEW



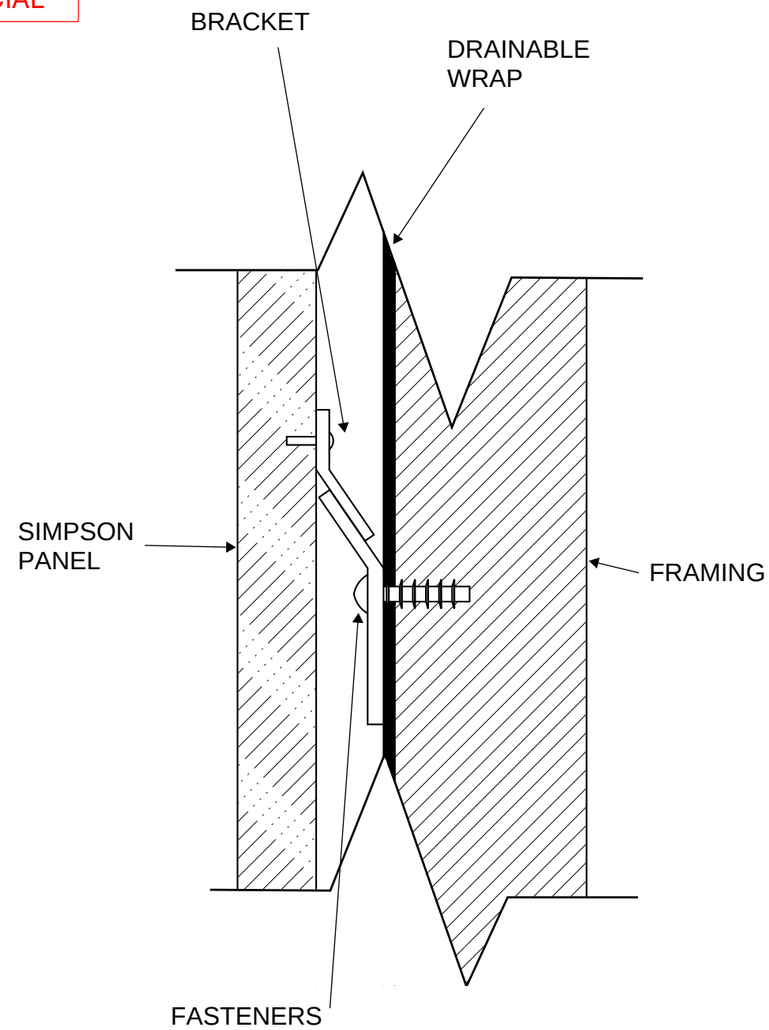
FRONT VIEW



BACK VIEW



SIDE VIEW



FASTENER DETAILS

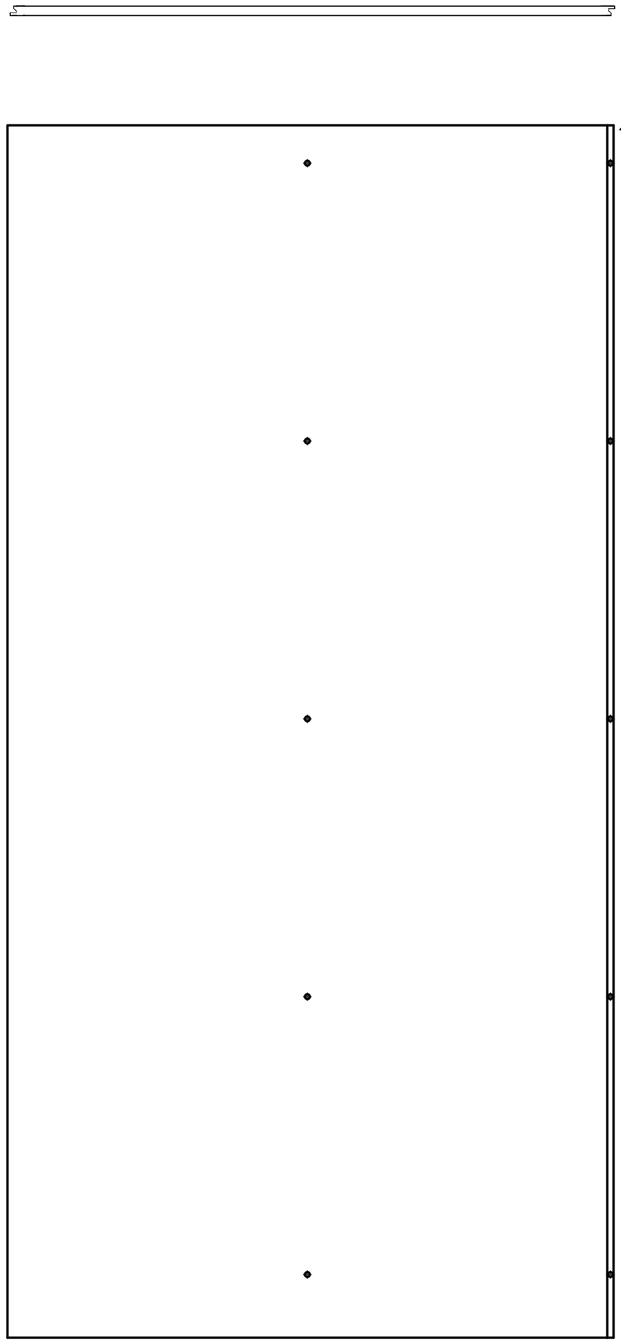
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SIMPSON INNOVA BRACKET PANEL
SCALE: NTS
DATE: 08.01.2024

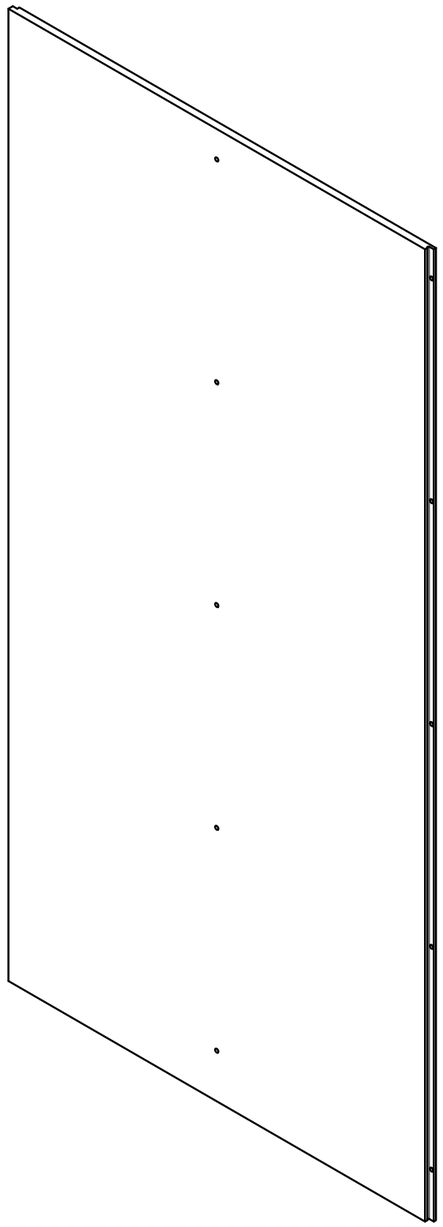
simpson. panel

TOP VIEW

TAB FOR FASTENERS

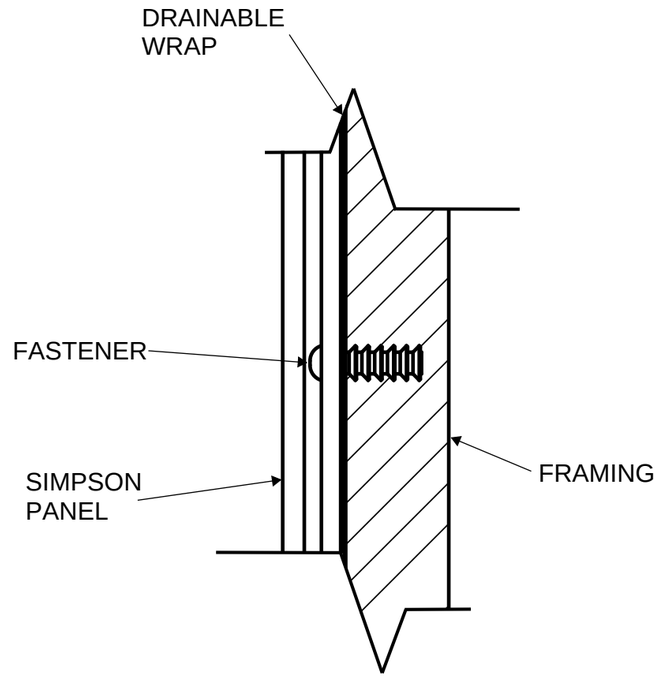


FRONT VIEW



PERSPECTIVE VIEW

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FASTENER DETAIL

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SIMPSON INNOVA DIRECT PANEL
SCALE: NTS
DATE: 08.01.2024

simpson. panel

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Simpson Panel LLC
4767 1st Ave. N.
Birmingham, AL 35222

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Simpson Signature Composite Cladding Panels - L.M.I.

APPROVAL DOCUMENT: Drawing No. **23-12D**, titled "Simpson Signature Exterior Cladding Wall Panel System", sheets 1 through 8 of 8, dated 03/03/2023, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E. on 05/09/2023, bearing the Miami-Dade County Product Control approval stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant.

LABELING: A permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", is to be located on each panel.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA consists of this page 1 and evidence pages E-1, as well as approval document mentioned above.

The submitted documentation was reviewed by **Carlos M. Utrera, P.E.**

MIAMI-DADE COUNTY APPROVED

NOA No. 23-0314.08
Expiration Date: June 8, 2028
Approval Date: June 8, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **23-12D**, titled "Simpson Signature Exterior Cladding Wall Panel System", sheets 1 through 8 of 8, dated 03/03/2023, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E. on 05/09/2023.

B. TESTS

No.	Test Report No.	Testing Standard	Date	Seal and Signature
1	HETI-22-7261	TAS 202, 201, 203	01/03/23	Ram N. Tewari, P.E.
2	HETI-22-7254	TAS 202, 201, 203	01/03/23	Ram N. Tewari, P.E.
3	HETI-22-7257	TAS 202, 201, 203	01/03/23	Ram N. Tewari, P.E.
4	HETI-22-A834	ASTM G155-21	01/18/23	Ram N. Tewari, P.E.
5	HETI-22-A834	ASTM D638-22	01/18/23	Ram N. Tewari, P.E.
6	HETI-22-T649	ASTM E8-22	01/03/21	Ram N. Tewari, P.E.
7	HETI-22-F576	ASTM D1929-20	01/10/23	Ram N. Tewari, P.E.
8	HETI-22-F576	ASTM D2843-22	01/10/23	Ram N. Tewari, P.E.
9	HETI-22-F576	ASTM D635-22	01/10/23	Ram N. Tewari, P.E.

C. CALCULATIONS

1. Anchoring calculation, prepared by Al-Farooq Corporation, dated 03/06/2023, signed and sealed by Jalal Farooq, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

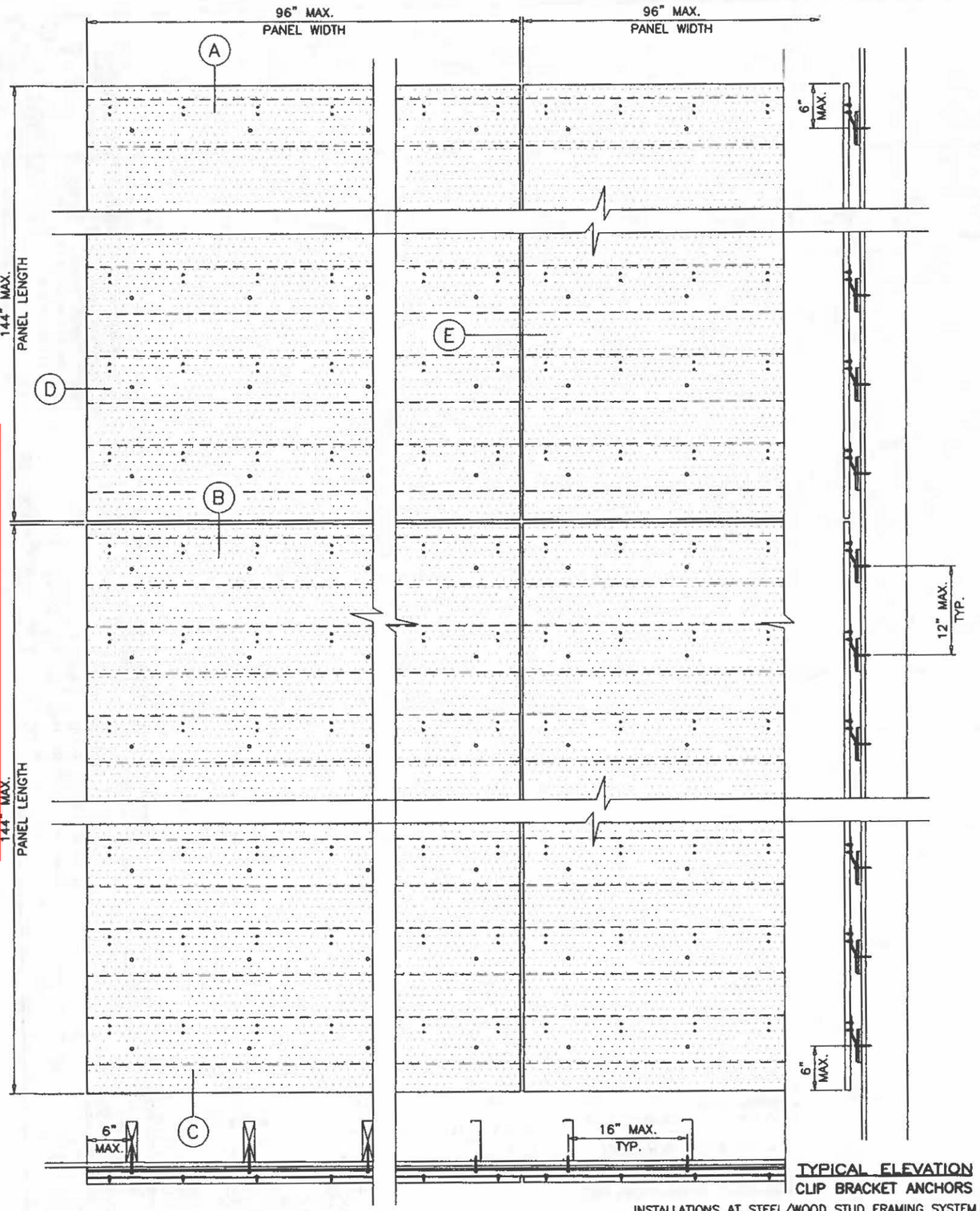
E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement of code conformance to the 7th Edition (2020) of the FBC and of no financial interest, issued by Al-Farooq Corporation, dated 03/06/2023, signed and sealed by Jalal Farooq, P.E.

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 23-0314.08
Expiration Date: June 8, 2028
Approval Date: June 8, 2023



TYPICAL ELEVATION
CLIP BRACKET ANCHORS

INSTALLATIONS AT STEEL/WOOD STUD FRAMING SYSTEM AND CONC./MASONRY WALL
SEE SHEETS 3 AND 4 FOR INSTALLATION DETAILS

Simpson Signature Exterior Cladding Wall Panel System

POLYMER BONDED COMPRESSED FIBERGLASS PANEL
DENSITY: 13.4 Lbs/Cu Ft

PANELS COATED WITH A PRIMER CONSISTING OF SYNTEX 40-200 SCREENED SAND AS A ROLL-ON MATERIAL AND TOP COAT OF SYNTEX TEXTURED FINISH LS-10 SAND.

APPROVAL APPLIES TO SINGLE OR MULTIPLE PANELS INSTALLATIONS

MIN. PANEL THICKNESS = 3/4 IN.
MAX. PANEL SIZE= 96" WIDTH X 144" LENGTH
MAXIMUM DESIGN LOAD = ±75.0 PSF

FACADE PANEL SYSTEM ANCHORED TO WALLS AS EXTERIOR CLADDING. WALLS TO BE DESIGNED FOR LOADS AND DEFLECTION LIMITS IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

THIS SYSTEM IS RATED FOR LARGE MISSILE IMPACT ONLY WHEN INSTALLED IN FRONT 1/2" PLYWOOD SUPPORTED BY WOOD/METAL STUDS, EACH AT 16" O.C.
OR WHEN INSTALLED IN FRONT OF CONCRETE OR MASONRY WALLS.

PLYWOOD SHALL BE ATTACHED TO FRAMING STUDS IN ACCORDANCE WITH FBC.

WATER BARRIER REQUIREMENTS AND ADEQUACY OF STRUCTURE RECEIVING FACADE PANEL SYSTEM SHALL BE CHECKED BY A LICENSED DESIGN PROFESSIONAL IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.

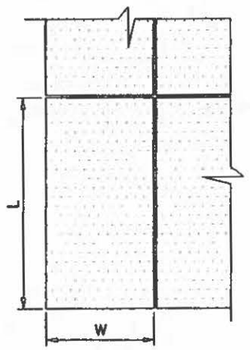
THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2020 (7TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

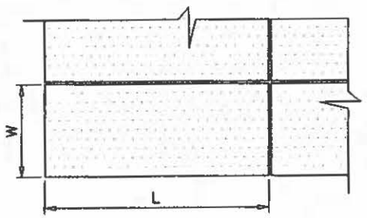
ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2020 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.





NOTE:
WIDTH AND LENGTH DIMENSIONS CAN BE ORIENTED VERTICALLY OR HORIZONTALLY AS SHOWN ABOVE. (PANEL SPANS AND CANTILEVERS NOT TO EXCEED LIMITS SHOWN IN DETAILS).

PRODUCT APPROVED
as complying with the Florida Building Code
NOA-No. 23-0314.08
Approval Date 06/08/2023
By
Miami-Dade Product Control

MAY 09 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100 WWW.AFCENG.COM
FBPE #3538

RAINSCREEN 23-12D-SPL

Simpson Signature Ext. Cladding Wall Panel Sys.

Simpson Panel LLC
4800 Division Ave.
Birmingham, AL. 35222
Phone: (205) 994-2801 www.simpsonpanel.com

revisions:

no	date	by	description

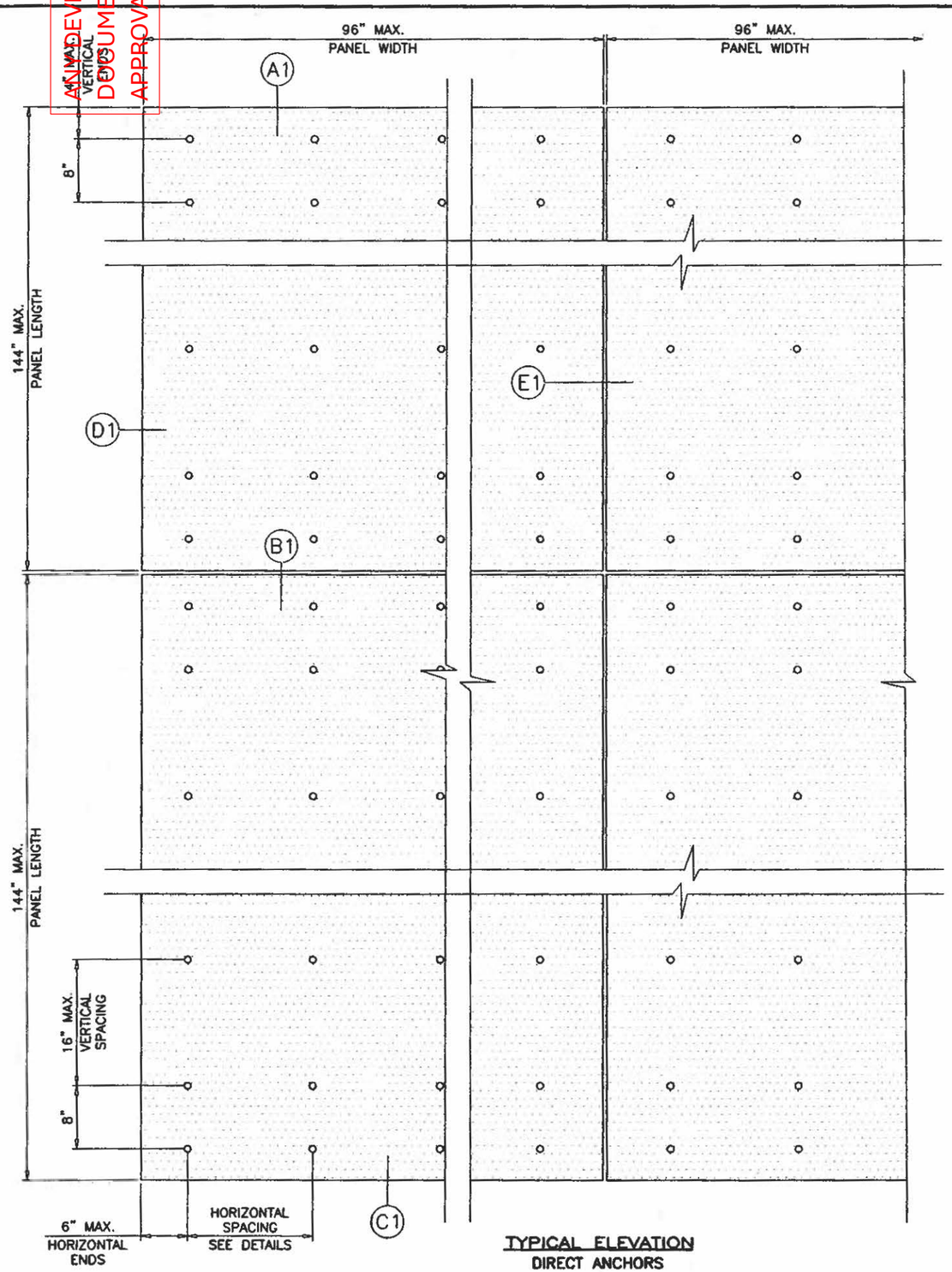
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dr. by: TARIQ
chk. by:

drawing no. 23-12D

sheet 1 of 8

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ANY DEVIATION FROM THIS
DOCUMENT REQUIRES
APPROVAL BY THE



TYPICAL ELEVATION
DIRECT ANCHORS

INSTALLATION AT CONCRETE/MASONRY WALLS
SEE SHEETS 5 THRU 8 FOR INSTALLATION DETAILS

LIMIT MAX. DESIGN LOADS FOR DIRECT ANCHORS TO +68.3, -75.0 PSF

PRODUCT APPROVED
as complying with the Florida Building Code
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Approval Date 06/08/2023
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Miami-Dade Product Control

MAY 09 2023

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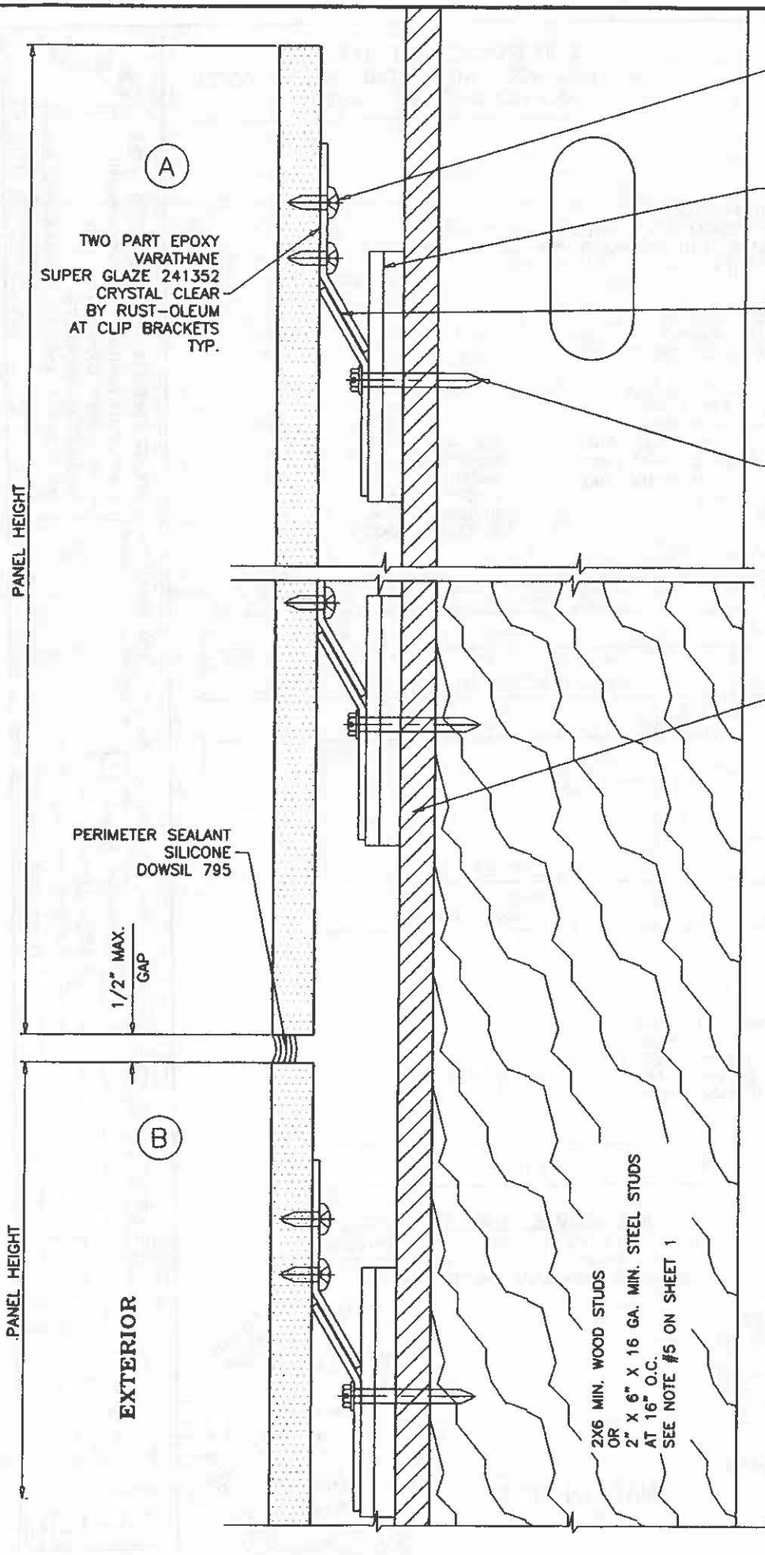
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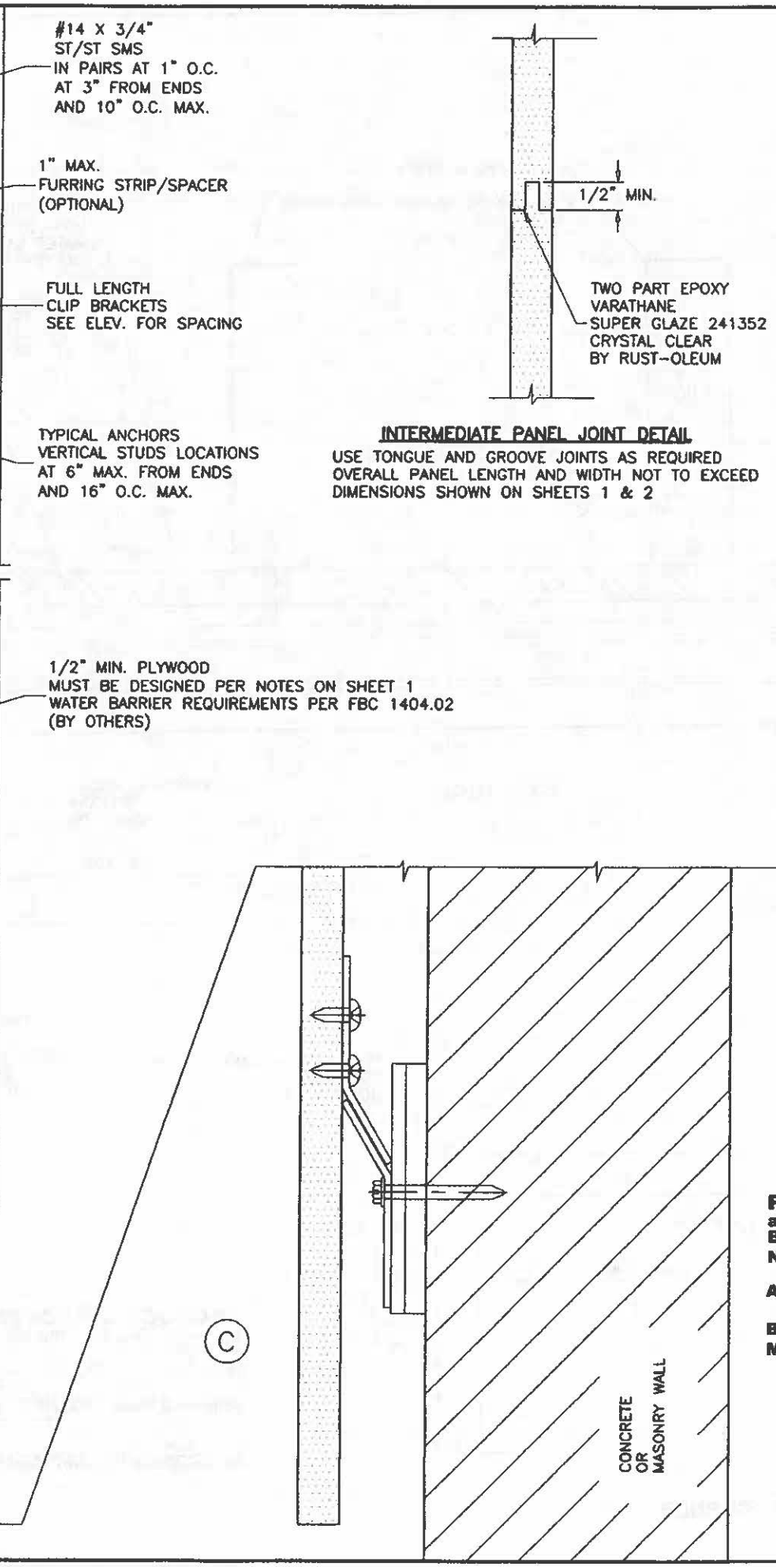
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dr. by: TARIQ
chk. by:

drawing no.
23-12D





INTERMEDIATE PANEL JOINT DETAIL

USE TONGUE AND GROOVE JOINTS AS REQUIRED OVERALL PANEL LENGTH AND WIDTH NOT TO EXCEED DIMENSIONS SHOWN ON SHEETS 1 & 2

CLIP BRACKET INSTALLATIONS AT WOOD/STEEL STUD FRAMING SYSTEM AND CONCRETE OR MASONRY WALL

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

#14 WOOD SCREWS

INTO 2X6 WOOD STUDS
1-1/2" MIN. PENETRATION INTO WOOD

1/4" DIA. TEKS OR SELF-DRILLING SCREWS (GRADE 5 CRS)

INTO METAL STRUCTURES
(3) THREADS MIN. TO EXTEND BEYOND METAL THICKNESS
GALV. STEEL STUDS: 16 GA. MIN. (Fy = 50 KSI MIN.)

1/4" DIA. TAPCON BY 'ITW' (Fu=125 KSI, Fy=100 KSI)

DIRECTLY INTO CONCRETE WALL
1-1/2" MIN. EMBED INTO CONCRETE
AT 6" FROM ENDS AND 16" O.C. MAX.

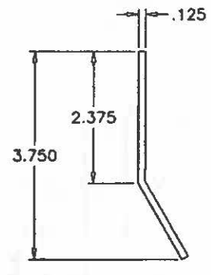
1/4" DIA. TAPCON BY 'ITW' (Fu=125 KSI, Fy=100 KSI)

DIRECTLY INTO BLOCK WALL
1" MIN. EMBED INTO BLOCK
AT 3" FROM ENDS AND 6-1/2" O.C. MAX.

CRITICAL EDGE DISTANCE

INTO CONCRETE AND BLOCKS = 2-1/2" MIN.
INTO WOOD STUDS = 3/4" MIN.
INTO STEEL STUDS = 3/4" MIN.

WOOD SG = 0.55 MIN.
CONCRETE f'c = 3000 PSI MIN.
C-90 HOLLOW BLOCKS f'm = 2000 PSI MIN.



CLIP BRACKET
6063-T5

PRODUCT APPROVED
as complying with the Florida Building Code
NOA-No. 23-0314.08
Approval Date 06/08/2023
By
Miami-Dade Product Control

MAY 09 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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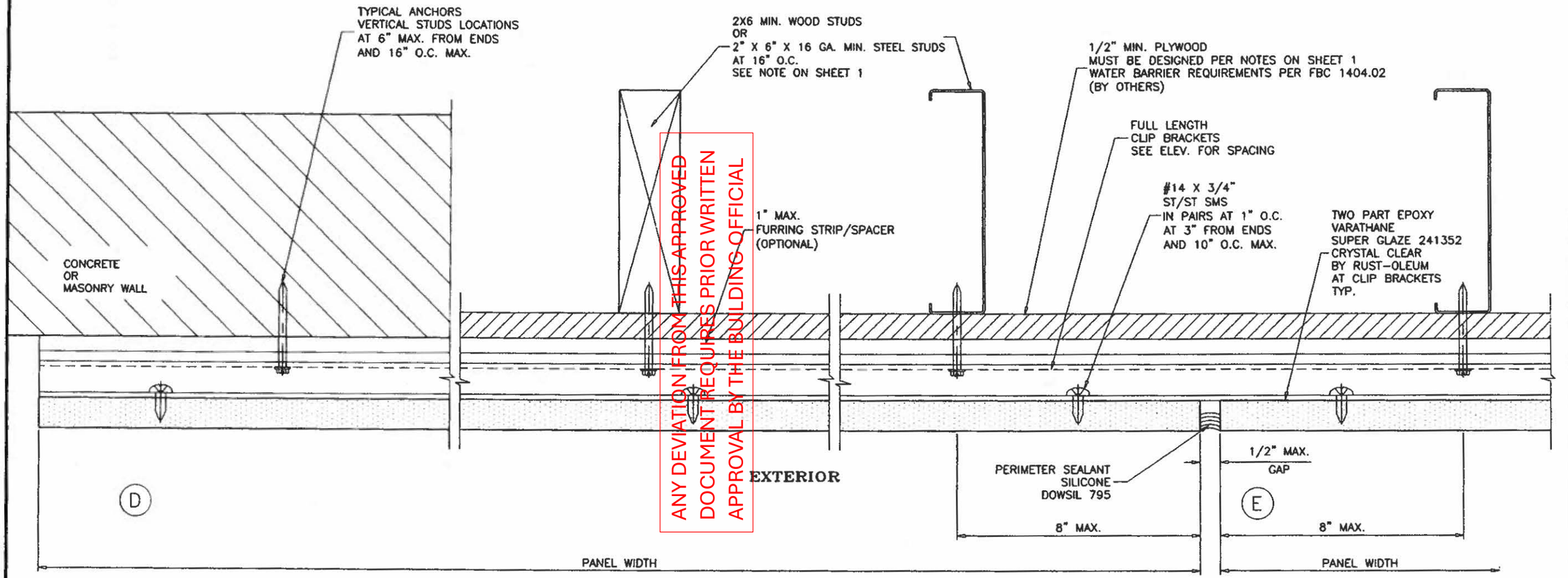
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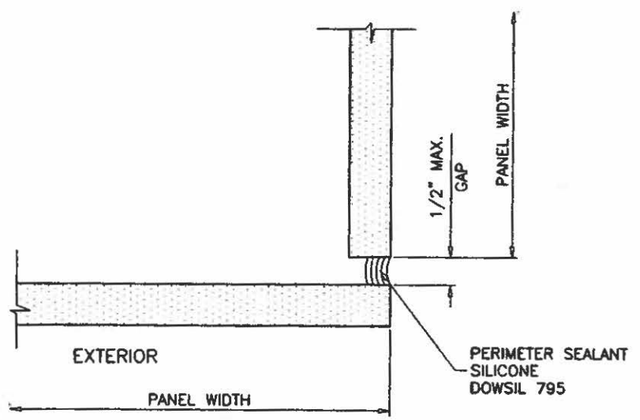
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chk. by:

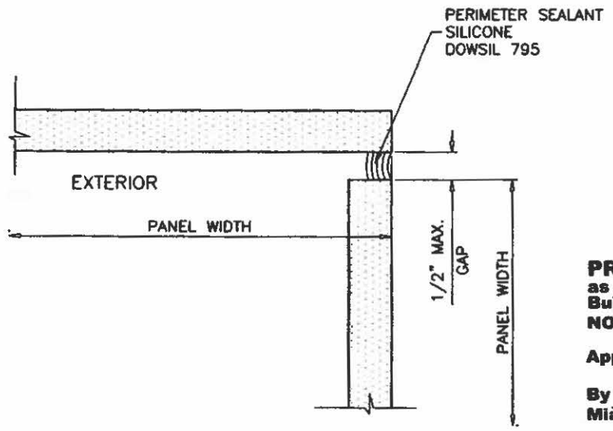
drawing no. 23-12D

CLIP BRACKET INSTALLATIONS AT WOOD/STEEL STUD FRAMING SYSTEM AND CONCRETE OR MASONRY WALL

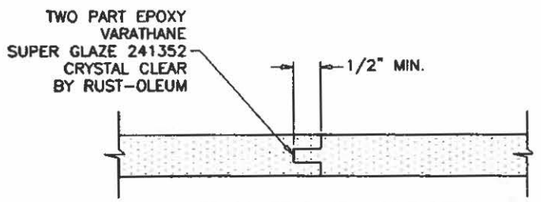


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OUTSIDE OR INSIDE CORNER



INTERMEDIATE PANEL JOINT DETAIL

USE TONGUE AND GROOVE JOINTS AS REQUIRED
OVERALL PANEL LENGTH AND WIDTH NOT TO EXCEED
DIMENSIONS SHOWN ON SHEETS 1 & 2

PRODUCT APPROVED
as complying with the Florida Building Code
NOA-No. 23-0314.08
Approval Date 06/08/2023
By
Miami-Dade Product Control

MAY 09 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

afc
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RAINSCREEN\23-12D-SPL

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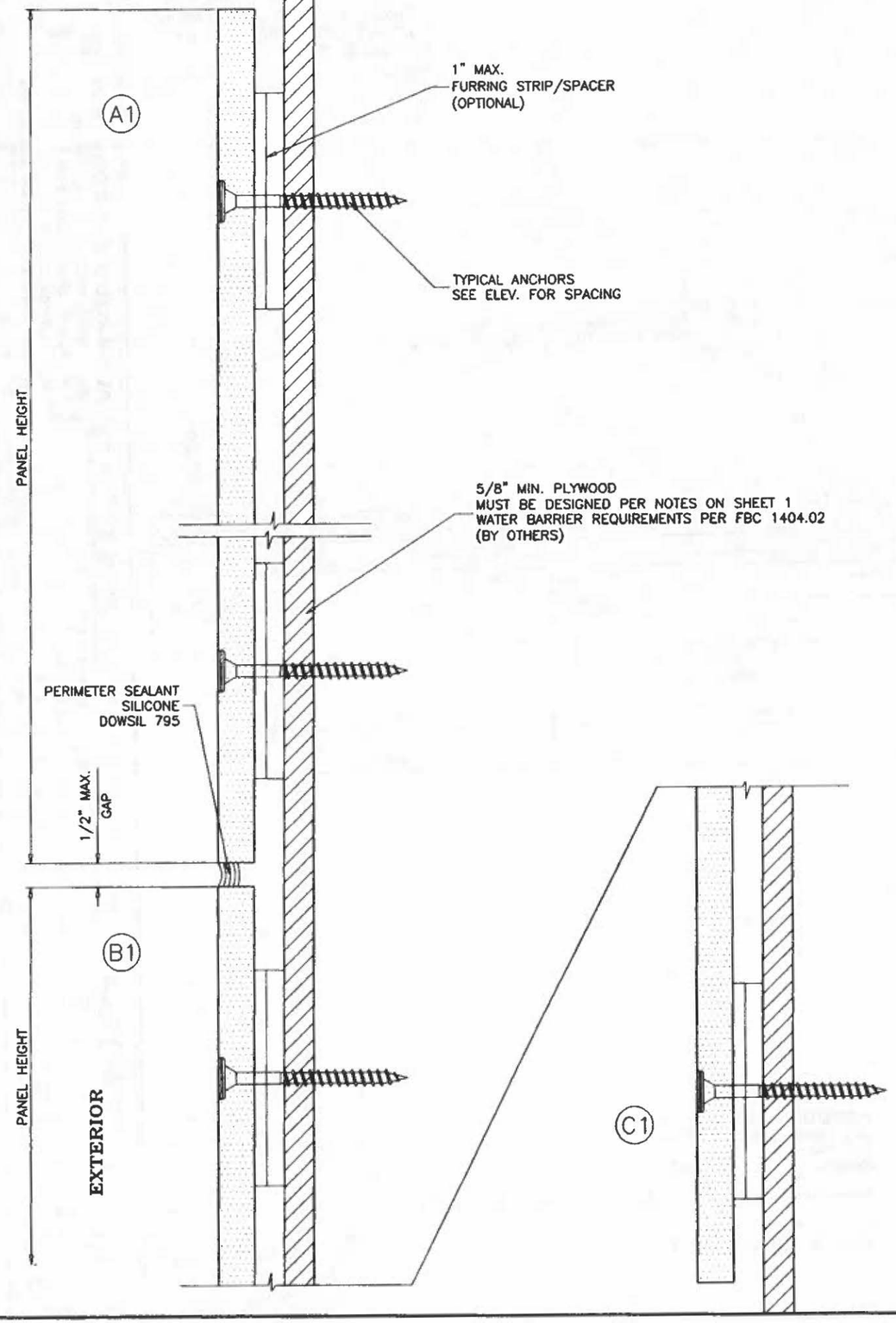
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revisions:		
no	date	by description

date: 03-03-23
scale: 3/8" = 1'
dr. by: TARIO
chk. by:

drawing no. 23-12D

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DOCUMENT REQUIRES PRIOR WRITTEN
APPROVAL BY THE BUILDING OFFICIAL



DIRECT ANCHORS INSTALLATIONS AT PLYWOOD SUPPORTED BY FRAMING STUDS

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" X 2-7/8" HEADLOCK FH SCREWS BY 'FASTENMASTER'

INTO 5/8" MIN. CD EXPOSURE PLYWOOD
AT 12" O.C. MAX. (HORIZONTAL SPACING)

#14 WOOD SCREWS WITH 7/8" DIA. WASHER

INTO 5/8" MIN. CD EXPOSURE PLYWOOD
AT 12" O.C. MAX. (HORIZONTAL SPACING)

PRODUCT APPROVED
as complying with the Florida Building Code
NOA-No. 23-0314.08
Approval Date 06/08/2023
By Miami-Dade Product Control

MAY 09 2023

JALAL FAROOQ
LICENSE
No. 81223
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
TEL. (305) 264-8100 WWW.AFCENG.COM
FBPE #3538

RAINSCREEN_23-12D-SPL

Simpson Signature Ext. Cladding Wall Panel Sys.

Simpson Panel LLC
4800 Division Ave.
Birmingham, AL. 35222
Phone: (205) 994-2801 www.simpsonpanel.com

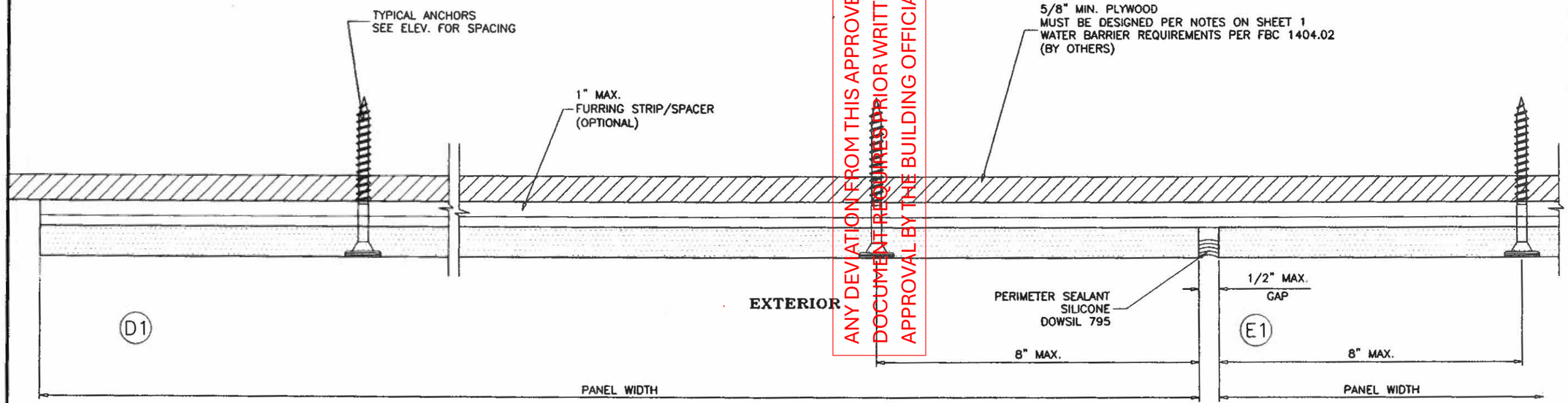
revisions:

no	date	by	description

date: 03-03-23
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no. 23-12D

DIRECT ANCHORS INSTALLATIONS AT PLYWOOD SUPPORTED BY FRAMING STUDS



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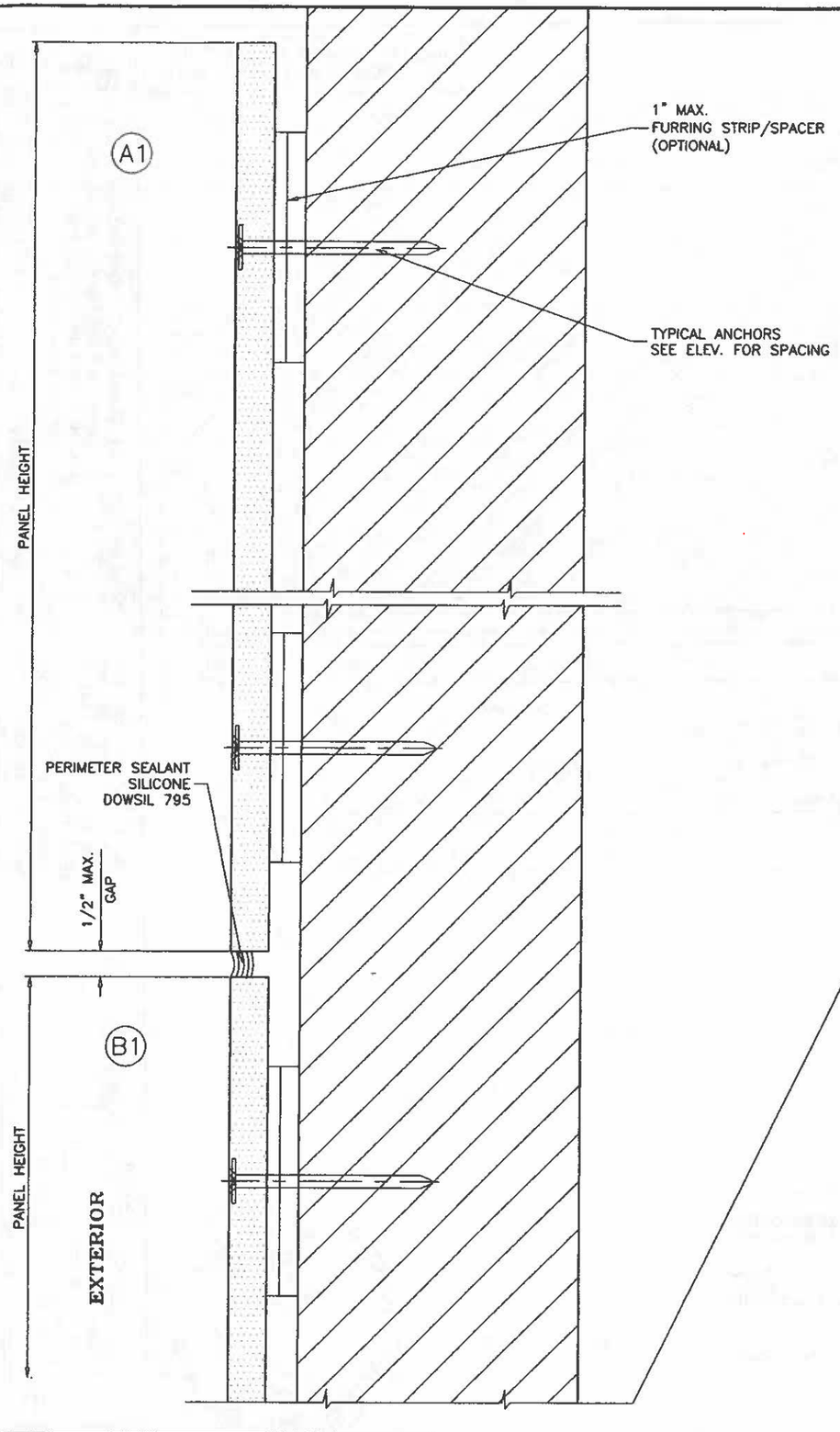
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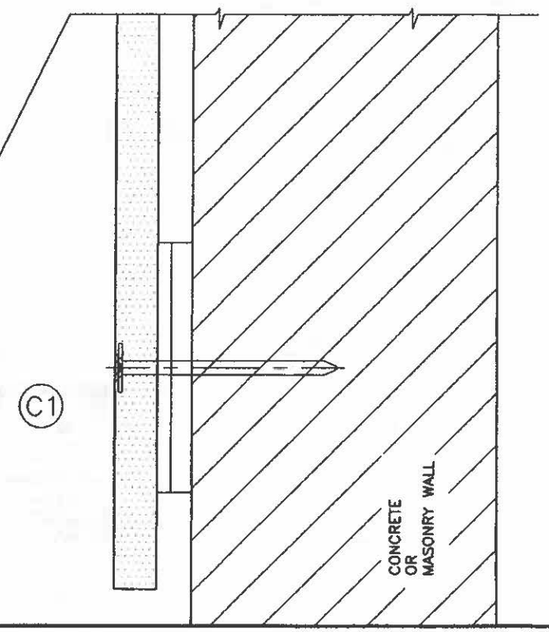
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dr. by: TARIQ
chk. by:

drawing no. 23-12D





DIRECT ANCHORS INSTALLATIONS
AT CONCRETE AND BLOCK WALL

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" DIA. TAPCON BY 'ITW' (Fu=125 KSI, Fy=100 KSI)
WITH 7/8" DIA. WASHER
INTO CONCRETE WALL
1-1/2" MIN. EMBED INTO CONCRETE
AT 16" O.C. MAX. (HORIZONTAL SPACING)

1/4" DIA. TAPCON BY 'ITW' (Fu=125 KSI, Fy=100 KSI)
WITH 7/8" DIA. WASHER
INTO BLOCK WALL
1" MIN. EMBED INTO BLOCK
AT 12" O.C. MAX. (HORIZONTAL SPACING)

CRITICAL EDGE DISTANCE
INTO CONCRETE AND BLOCKS = 2-1/2" MIN.

CONCRETE f'c = 3000 PSI MIN.
C-90 HOLLOW BLOCKS f'm = 2000 PSI MIN.

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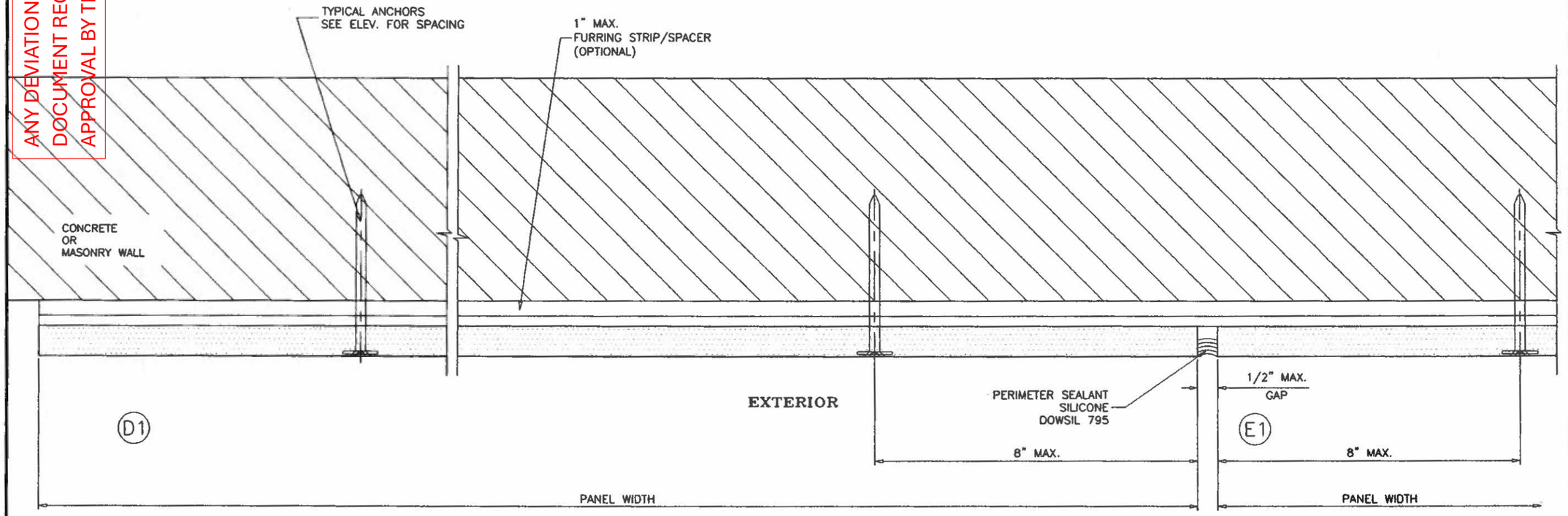
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DIRECT ANCHORS INSTALLATIONS AT CONCRETE AND BLOCK WALL



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Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

Donna Morse, Deputy Finance Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Public Works: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Public Works: Updates

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Police Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Police Department: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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City Administrator: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 5, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

RECOMMENDED ACTIONS:

ATTACHMENTS:

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