



SUBMITTAL SUMMARY REPORT MajorSite-000493-2026

PLAN NAME: Church Entry/walkway	LOCATION: 10050 S US HWY 441 BELLEVIEW,
APPLICATION DATE: 03/11/2026	PARCEL: 37229-000-00
DESCRIPTION: New covered walkway structure at the Church.	

CONTACTS	NAME	COMPANY
Applicant	Jose Aguiar	Prestige Grey Construction
Engineer of Record	Miles Anderson	MCA CONSULTING ENGINEERS, INC
Owner	Timothy Lastinger	Bellevue First Assembly Of God

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	03/12/2026	03/26/2026	04/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Caroline Dennison	03/26/2026	03/25/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/26/2026	03/13/2026	Approved
	Fire Marshal (Plans) (Fire)	Roxanna Coleman	03/26/2026	03/12/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/26/2026	03/18/2026	Requires Re-submit

- Comments** Staff notes the building permit site plans (BLDC-26-02-00644) were submitted as major site plan. Alternative site plan type (e.g., Minor Site Plans or Permit-stage Site Plans) will require waiver approved by DRC. If you have any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.
- Corrections** 2.12.27 - Location & screening of outside storage (Resolved) - [INFO] No outdoor storage
- Corrections** 2.12.16/6.5 - EALS or Exemption provided (Resolved) - [INFO] Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.
- Corrections** 4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] If applicable, indicate signs on site plan. Please note any new sign will require separate sign permit.
- Corrections** 2.12/4.2 - Building height (Not Resolved) - Please indicate required/proposed building height
- Corrections** 2.12 - Zoning Classification-adjacent properties (Not Resolved) - Please submit site plan indicating adjacent properties and respective zoning classification/FLU designations.
- Corrections** 2.12/4.2 - Lot setback (Not Resolved) - Please indicate required/proposed setbacks on separate site data table and on site plan
- Corrections** 2.12.10 - Easement (Not Resolved) - If applicable, please indicate any easements on site plan.
- Corrections** 2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - If applicable, please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F): "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."
- Corrections** 2.12 - Parcel number (Not Resolved) - Please indicate parcel number on cover sheet
- Corrections** 2.12.4/6.11.7 - Loading area (Not Resolved) - If applicable, please indicate loading areas on site plan
- Corrections** 3.2.3 - NON-RESIDENTIAL - Complies with FAR (Not Resolved) - Please indicate maximum/proposed allowable Floor Area Ratio (FAR).
- Corrections** 2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Include following statements in cover sheet: (1) FEMA Flood Zone X, (2) No ESOZ, (3) Primary Springs Protection Zone
- Corrections** 2.12/2.12.21 - Open space and natural areas (Not Resolved) - Please indicate required/proposed open space
- Corrections** 2.12 - Waivers (Requested & Approved) (Not Resolved) - Are any waiver applications intended? In future submittals, please provide table of approved/proposed waivers/approval date/conditions
- Corrections** 2.12 - Site coverage (Not Resolved) - Please indicate existing/proposed impervious surface/building area in square footage, acreage, and percentage.

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/26/2026	03/18/2026	Requires Re-submit
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Not Resolved) - Staff notes two similar "site plan" documents were submitted by applicant. Please clarify/explain. Submitted site plans do not seem to align with North arrow. Please provide full site plan with proposed improvements (indicating entire church building/property boundaries), not just area of work.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Please indicate required buffers per LDC Sec. 6.8.6 for commercial to ROW and commercial to adjacent property with duplex according to Property Appraiser. Any deviation from required buffers will require submittal/approval of waivers.			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Not Resolved) - Please provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Not Resolved) - Please indicate subject property zoning classification/FLU designations.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/26/2026	03/13/2026	Requires Re-submit
<i>Comments</i>	Please submit DRC approved site plan with approval stamp			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/26/2026	03/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/26/2026	04/09/2026	Requires Re-submit
<i>Comments</i>	Please add owner's certification with signer information to the coversheet of the Civil Plans. -EMW 04.09.2026			
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/26/2026	03/19/2026	Requires Re-submit
<i>Corrections</i>	6.13.4.D - Recovery Analysis (Not Resolved) - 6.13.4.D - Recovery Analysis: All retention/detention areas shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event. For retention/detention areas not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume from a second design storm.			
<i>Corrections</i>	6.13.2.C - Geotechnical Investigation Report (Not Resolved) - 6.13.2.C - Geotechnical Investigation Report: A signed and sealed report summarizing all subsurface exploration data and subsurface soil profiles. Exploration logs, laboratory or in situ test results, groundwater information, the interpretation and analysis of the subsurface data. Recommendations for design, discussion of conditions for solution of anticipated problems, and recommended geotechnical special provisions.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/26/2026	03/19/2026	Requires Re-submit
<i>Corrections</i>	6.13.9 - Grading Criteria (Not Resolved) - 6.13.9 - Grading Criteria: Sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention areas without causing adverse effects on adjacent property. Grading can be demonstrated by the use of flow arrows, spot grades, etc. Buildings: All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exceptions are listed in LDC 6.13.9.B. In no case shall finished floor elevations be below the one percent (100-year) flood plain plus one foot. Driveways: In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. Affidavit: At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly tied to a recognized drainage system. The applicant shall provide a sketch with the building application indicating the drainage intent. Construction: All stormwater runoff increase during construction and following must be kept on-site or directed to swales, ditches, or piping to approved drainage areas.			
<i>Corrections</i>	6.13.4.C - Discharge Conditions (Not Resolved) - 6.13.4.C - Discharge Conditions: All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1. A discharge structure shall be required for all retention/detention areas not designed to retain the entire 100-year 24-hour post-development design storm. Discharge structures shall include a skimmer at a minimum.			
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	6.13.2.A.4-Stormwater Features&Connective Elements (Not Resolved) - 6.13.2.A.4-Stormwater Features&Connective Elements: All stormwater features or connective elements located and identified that may have an impact on the existing or proposed system, including but not limited to cross-drains, natural weirs, water line of lakes, wetlands, rivers, springs, streams, canals and other manmade or natural features.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "No change to the work as shown on the approved plans shall be made without notification to and approval by the Office of the County Engineer."			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - 6.13.2.B(4) - Hydrologic Analysis: Hydrologic stormwater model analysis including all input parameters, supporting calculations, assumptions, documentation for design and results.			
<i>Corrections</i>	6.13.7 - Geotechnical Criteria (Not Resolved) - 6.13.7 - Geotechnical Criteria: Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling. The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - 6.13.3 - Type of Stormwater Facility Criteria: Please see LDC 6.13.3 to find the requirements for the stormwater management facility that is proposed for the project.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.13.2.A(11)(b) - Erosion Control (Not Resolved) - 6.13.2.A(11)(b) - Erosion Control: Erosion Control shall be used to prevent runoff, and/or deposition of sediment from the site and shall be regularly inspected and maintained during construction. Show limits of silt fence, turbidity barrier, and other perimeter or intermediate controls. Show inlet protection. Provide Erosion Control notes and details.			
<i>Corrections</i>	6.13.2.B(6) - Freeboard (Not Resolved) - 6.13.2.B(6) - Freeboard: A minimum freeboard of six inches shall be provided for all retention/detention areas.			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria (Not Resolved) - 6.13.6 - Stormwater Quality Criteria: The following systems shall be considered as meeting the County's stormwater quality criteria: a) Systems that demonstrate numerically the post-development stormwater quality is equal to or better than the pre-development stormwater quality using methodology approved by the County Engineer or his designee. b) Dry retention systems that have a depth of four feet or less, measured from top of bank to pond bottom, shall have an appropriate vegetative cover. c) Dry retention systems that have a depth of six feet or less, measured from top of bank to pond bottom, with side slopes that are no steeper than 4:1, shall have sodded bottoms. d) Wet retention/detention systems, including wetlands, shall meet the governing State standards. e) Systems demonstrating distributed volume.			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/26/2026	03/19/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.5-Existing/Proposed Stormwater Structures (Not Resolved) - 6.13.2.A.5-Existing/Proposed Stormwater Structures: All existing and proposed stormwater structures located and identified including labels and design parameters such as, references to a detail or source, widths, depths, heights and pertinent elevations.			
<i>Corrections</i>	2.12.13/14/15 - General Exhibits (Not Resolved) - 2.12.13/14/15 - General Exhibits : Please provide the NRCS Soil Survey Map, USGS Quad Map, NWI Map, and FEMA Map with the project boundary outlined.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - Final signed and sealed hard copy signature page: A hard copy of the final signed and sealed drainage report cover or complete drainage report shall be submitted to the Office of the County Engineer.			
<i>Corrections</i>	6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
<i>Corrections</i>	6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations (Not Resolved) - 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations: Calculations shall minimally include: Runoff analysis that reflects the project basin soil type, area, and ground cover based on pre-conditions and post-conditions for ultimate development. Time of concentration and travel time analysis for hydrology and hydraulic systems.			
<i>Corrections</i>	6.13.2 A(1)/(2) - Contributing Basins/Tc (Not Resolved) - 6.13.2 A(1)/(2) - Contributing Basins/Tc: Plan sheets shall minimally show: All pre-development and post-development basins that contribute runoff to the area proposed for development, including all off-site contributions, and areas that may be impacted by the development fully delineated and quantified. The time of concentration, and travel path, for each watershed shall be shown.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - 6.13.4 - Stormwater Quantity Criteria: Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods. Design storms shall consider open or closed basins as provided in Table 6.13-1.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - This submittal is missing a considerable amount of items for a complete submittal for a major site plan nor does it appear that Miles was consulted regarding what was submitted for this major site plan. The site does have an existing major site plan from 1974, although it is unclear if the existing pond would have sufficient storage for additional runoff.			
<i>Corrections</i>	6.13.2.A(11)(a) - Construction Entrance (Not Resolved) - 6.13.2.A(11)(a) - Construction Entrance: Show construction entrance location, stormwater controls, and construction entrance detail.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/26/2026	03/26/2026	Requires Re-submit
<i>Corrections</i>	2.12.10 - Easement or land reservation (Not Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
<i>Corrections</i>	6.2.1.E - Drawing legend (Not Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
<i>Corrections</i>	6.2.1.F - North Arrow (Not Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/26/2026	03/15/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/26/2026	03/16/2026	Approved
<i>Comments</i>	Parcel 37229-000-00 is within the City of Belleview Utility service area, but outside the Municipality boundary. No additional flows are proposed, and no infrastructure or utilities will be impacted in the ROW. Marion County Utilities does not require a letter from the Utility company.			



Prestige Grey Construction LLC
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Belleview First Assembly of God
10050 S US HWY 441,
Belleview, FL 34420
Parcel: 37229-000-00

Plan in Review – Waiver Request
Reference: Division 21 Sec. 2.21.1
(Major Site Plans)
Requested Classification: Minor Site
Plan (Division 20 Sec. 2.20.1)

Project Description

The proposed improvement consists of a small covered entry walkway and approximately 305 square feet of new asphalt to support the church's van drop-off area (will be used only for the church's one van). The work is limited in scope and does not increase intensity of use, modify traffic circulation, or require stormwater redesign beyond standard compliance.

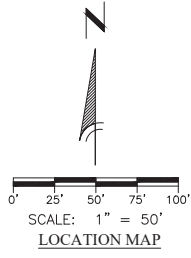
Waiver Request

Based on staff guidance, any increase in impervious area requires the site plan to be updated. The current plan was automatically classified as a Major Site Plan, although the scope of work meets the criteria for a Minor Site Plan under Division 20 Sec. 2.20.1.

We respectfully request a waiver from Division 21 Sec. 2.21.1 to allow the active Major Site Plan to be reclassified and processed as a Minor Site Plan. This waiver will allow the project to proceed appropriately based on its limited scope.

Plan Number: **MajorSite-000493-2026**

We appreciate the County's assistance and are happy to provide any additional information needed to support this request.



STRUCTURAL LUMBER

- L-1 ALL STRUCTURAL AND LOAD BEARING WALL SHALL HAVE A MIN. F_b=1200 P.S.I.
- L-2 WALL W/ A HEIGHT GREATER OF 9' SHALL HAVE INTERMEDIATE BRIDGING SPACED NOT GREATER THAN 72" APART.
- L-3 LOAD BEARING WALLS SHALL HAVE DOUBLE SOUTHERN YELLOW PINE (SYP) OR SPRUCE (SPF) #2 TOP PLATES. THE SOIL PLATE ON CONCRETE SLAB AND MASONRY SHALL BE SALT SOLUTION PRESSURE TREATED SOUTHERN YELLOW PINE (SYP).
- L-4 ALL INTERIOR PARTITIONS (INTERIOR WALL CONSTRUCTION) SHALL BE SPRUCE (SPF). FURRING STRIPS SHALL BE SOUTHERN YELLOW PINE (SYP).
- L-5 ALL LUMBER EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED AND ALL FASTENERS SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER COMPLYING WITH FBC317

MASONRY

DESIGN CRITERIA
FLORIDA BUILDING CODE.

WIND DESIGN
WALLS MIST OR EXCEED:
140 MPH. EXPOSURE "C", PARTIALLY ENCLOSED (EXCEEDS ENCLOSED CONDITION PRESSURE), IMPORTANCE FACTOR 1.0, CATEGORY AS APPLICABLE.

MATERIAL

- M-1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 318-19, 332-20)
- M-2 CONCRETE BLOCKS SHALL CONFORM TO ASTM C90 128 DAY STRENGTH=2000 P.S.I. ± FM=1500 P.S.I. LAID IN RUNNING BOND.
- M-3 MORTARS SHALL BE TYPE S OR M.
- M-4 REINFORCED WALL WITH CONV. HORIZONTAL BOND BEAM GROUTED SOLID AND W/ MIN. #5 REBAR AND 2" JOINT OVERLAP.
- M-5 WHERE SHOWN, VERTICAL CELLS OF BLOCK MASONRY SHALL BE FILLED WITH GROUT @ A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. @ 28 DAYS, GROUT SLUMP NOT LESS 8" AND REINFORCED WITH MIN. #5 AND 2" JOINT OVERLAP.
- M-6 GROUT FOR FILLED CELLS SHALL BE Poured OR PUMPED IN LIFTS NOT TO EXCEED 10 FEET IN HEIGHT, AND SHALL BE CONSOLIDATED AT TIME OF POURING BY RODDING OR VIBRATING.
- M-7 PROVIDE KNOCKOUT IN C.I.E.U. AT BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.

BUILDING CODES CRITERIA

BUILDING CODE : 2023 FLORIDA BUILDING CODE-RESIDENTIAL, EIGHTH EDITION
ELECTRICAL CODE : 2023 FLORIDA BUILDING CODE-RESIDENTIAL, EIGHTH EDITION (NFPA 70 - 2020)
PLUMBING CODE : 2023 FLORIDA BUILDING CODE-PLUMBING, EIGHTH EDITION
MECHANICAL CODE : 2023 FLORIDA BUILDING CODE-MECHANICAL, EIGHTH EDITION
GAS CODE : 2023 FLORIDA BUILDING CODE-FUEL GAS, EIGHTH EDITION

NFPA 13-19 INSTALLATION OF SPRINKLER SYSTEMS. LATEST EDITION OSHA LOCAL ENVIRONMENTAL REGULATIONS FBC - ACI-318-19, FBCE - ACI 332-20 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE OTHER STANDARDS LISTED IN THEIR RESPECTIVE SECTIONS IN SPECIFICATIONS.
AISI CODE OF STANDARD PRACTICE. MANUAL OF STEEL CONSTRUCTION AISI 9100-16/SI-18
SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STEEL FOR BUILDINGS INCLUDING SUPPLEMENTS.
SPECIFICATIONS FOR THE STRUCTURAL JOINTS USING ASTM A-325 BOLTS STRUCTURAL WELDING CODE AWS D1.1
AISI SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD FORMED ASHRA A FOR MECHANICAL WORK.

GENERAL CONSTRUCTION NOTES

- G-1 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START ON CONSTRUCTION.
- G-2 THE GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, THE WORK PERSONS, AND OTHER PEOPLE DURING CONSTRUCTION. HE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION.
- G-3 THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH EFFECT THE STRUCTURAL DRAWINGS.

FOUNDATION

- F-1 ALL ORGANIC MATERIALS, REFUSE MATERIALS OR SOFT AREAS SHALL BE REMOVED AND SOIL PREPARED FOR AN ALLOWABLE BEARING PRESSURE OF 2000 P.S.F.
- F-2 SHOULD THE CONTRACTOR DISCOVER ANY CONDITION WHICH COULD PREVENT THE ATTAINMENT OF THE STATED DESIGN PRESSURE HE SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY.
- F-3 FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED (95% DRY DENSITY) TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR EARTH. CONTRACTOR IS RESPONSIBLE FOR ALL FOUNDATION INVESTIGATION, ENGINEERS COMPACTOR REPORT REQUIRED FOR FILL OF 24" OR MORE WHERE APPROVED.

SLABS ON GRADE

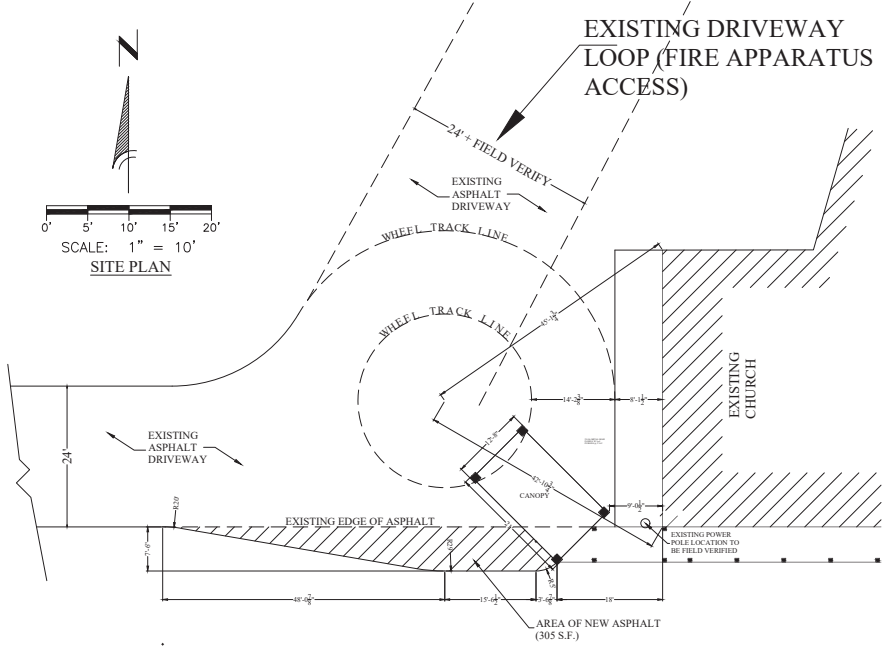
- S-1 COMPACTED INTERIOR FILL TO 95% MIN. OF MODIFIED PROCTOR MAXIMUM DRY DENSITY ASTM D1557-587 OPTIMUM MOISTURE CONTENT. SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A REPRESENTATIVE FROM A QUALIFIED LABORATORY APPROVED BY THE ENGINEER. EACH LAYER OF FILL SHALL NOT EXCEED 10" AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF NEXT FILL LAYER.
- S-2 ALL FLOOR SLABS SHALL BE PLACED UPON A 4" THICK SAND LAYER FOR FINE GRADING.

CONCRETE REINFORCING

- C-1 CONCRETE SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19).
- C-2 CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH AS FOLLOWS: FOUNDATION, FILLED CELLS, CONCRETE BEAMS, 3000 P.S.I., SLABS ON GRADE 3000 P.S.I.
- C-3 REBARS SHALL CONFORM TO ASTM A-615 GRADE 40, AND 25" LAP AT ALL JOINT. SLAB WITH FIBER MESH OR WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M-16.
- C-4 COVER FOR REINFORCING SHALL BE AS FOLLOWS UNLESS NOTED: FOOTING 3" SLABS ON GRADE 1" FROM TOP BEAMS 1" (ON STRIPS)
- C-5 VERTICAL REBAR WALL REINFORCING SHALL BE STANDARD BEND WITH A PROJECTION OF 25" MIN. ABOVE SLAB AND A 7" MIN. EMBEDMENT.

ADVISORY NOTES

- A. CONTRACTOR/APPLICANT SHALL PROVIDE ON-SITE MANUFACTURERS INSTALLATION SPECIFICATIONS AND OR GUIDELINES FOR ALL COMPONENTS AND CLADDING ASSEMBLIES ASSOCIATED WITH THE EXTERIOR ENVELOPE.
- B. ALL CONNECTORS AND FASTENERS SHALL BE INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND TABLES (UNDER SEPARATE COVER).
- C. IN LIEU OF ANY DRAINAGE PLAN BEING SUBMITTED OWNER/CONTRACTOR AGREE THAT ALL STORM WATER RUNOFF ASSOCIATED WITH THIS STRUCTURE SHALL BE CONTAINED ON THIS PROPERTY AND OR ROUTED TO THE CITY/COUNTY APPROVED MEANS OF DRAINAGE LLC.
- D. ALL GLASS/GLAZING THAT MEETS HAZARDOUS GLASS DESIGNATIONS SHALL BE SAFETY GLAZED PER FBC-8508
- E. APPLICANT/CONTRACTOR HAS ELECTED TO USE THE "CEILING FAN" CREDIT ON ENERGY CALCS. FANS SHALL BE INSTALLED IN ALL HABITABLE ROOMS PER FBC 2023 FLORIDA BUILDING CODE-8TH EDITION ENERGY 47.4.2.4.
- F. SMOKE ALARMS TO BE INSTALLED PER ELECTRICAL NOTES ON ELECTRICAL PLAN. NOT SHOWN ON ELECTRIC FLOOR PLAN.



FBC CHAPTER 16

PAGE INDEX
PAGE 1 - COVER
PAGE 2 - FLOOR PLAN & SECTIONS

ENGINEER'S NOTES

- 1. WORK CATEGORY: SEE FBC - CHAPTER 16, SECTION 16.01
- 2. WORK CATEGORY: SEE FBC - CHAPTER 16, SECTION 16.01
- 3. ASSUMED SOIL BEARING CAPACITY - 2.0 KSF
- 4. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.
- 5. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.
- 6. BUILDING CATEGORY: "NONRESIDENTIAL"
- 7. WIND EXPOSURE: "C"
- 8. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.
- 9. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.
- 10. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.
- 11. ALL FOUNDATION, WALL, AND SLAB REINFORCEMENT SHALL BE PER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED.

ZONE	WIND SPEED (MPH)		WIND DIRECTION
	100 YR	50 YR	
1	10	15	160
2	10	15	160
3	10	15	160
4	10	15	160
5	10	15	160

I HEREBY CERTIFY THAT I HAVE REVIEWED THE STRUCTURE FOR THE INTEGRITY OF THE WALLS, ROOF, DAMPPROOF, ETC., AND THAT THE BUILDING CONFORMS WITH THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE, EIGHTH EDITION

Miles C Anderson
Date: 2026.03.09
10:09:19 -04'00'

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 33365
THIS DOCUMENT IS A DIGITALLY SIGNED AND SEALED BY MILES C ANDERSON. TO VERIFY THE SIGNATURE, PLEASE CONTACT THE ENGINEER'S OFFICE AT 1515 EAST SILVER SPRINGS BLVD., SUITE 132, OCALA, FLORIDA 34470. FAX (352) 639-4402.

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DATE: 2-4-26
DRAWN: MS
CHECKED: MCA
FILE: THE CHURCH...
JOB NO.: 25-069

LOCATION & SITE PLAN
THE CHURCH ON THE HILL

SHEET:
1 OF 2