



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

LIFE SAFETY PERMIT CHECKLIST

(Fire Alarm, Sprinkler, Suppression System, Radio Repeater, Fire Lines/Hydrants)

Before **any** development activity occurs on a piece of property, a permit is required from the local jurisdiction. A permit is required before carrying out any building activity, the making of any material change in the use, or change in appearance of any structure.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

The following items are among those required by the Belleview City Code, Florida Building Code, AND Florida Fire Prevention Code. All applicable items must be included and forms completely filled out for the application package to be considered complete. If something does not apply please mark as such. **Payment of permitting fees is required at submittal.** If your application is found to be incomplete, City staff will contact you within 3 full working days from the received date.

Check off all items that have been included in your application package:

1. ☐ **BUILDING PERMIT APPLICATION** - Indicate the Electric Utility Company if known
2. ☐ **LEGAL DESCRIPTION** - Section, Township, Range, Lot, and Block, Parcel # and Subdivision name
3. ☐ **PROOF OF OWNERSHIP** (Tax notice, Homestead Exemption Notice, Certificate of Title, or recorded Deed)
4. ☐ **THREE (3) COPIES OF PRODUCT SPECIFICATIONS AND SITE PLAN (If applicable) : DRAWN TO SCALE (1"=30')**
(one inch equals thirty feet, not to exceed 1"=60') using site plan or survey with the following information showing:
 - Dimensions of the property.
 - Location of all existing and proposed structures.
 - Setbacks from all property lines to existing and proposed structures.
 - Location of all roads and rights-of-way (including center lines) in relation to the property.
 - A directional arrow indicating North.
 - The scale used for the site plan (such as 1" = 30', not to exceed 1" = 60')
 - Location of all natural and manmade surface waters (i.e., lakes streams, canals, wetlands, etc.).
 - Location of proposed and/or existing water lines and meters.
 - Location of driveways and sidewalks.
 - Location of LP tanks, size, type. Distance from tank to structure. Distance from all external ignition
 - Sources, i.e. air conditioner.
 - Calculated percentage of coverage on property.
5. ☐ **RECORDED NOTICE OF COMMENCEMENT** (Required for projects valued at \$5,000 or more)
MUST BE PRESENTED WITH COMPLETED APPLICATION OR BEFORE FIRST INSPECTION.
6. ☐ **PROVIDE COPY OF APPLICABLE STATE AND LOCAL LICENSE(S), PROOF OF GENERAL LIABILITY AND WORKERS COMPENSATION INSURANCE OR EXEMPTION** (for contractor and all subcontractors; see Permit Application)



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LIFE SAFETY PERMIT APPLICATION

Permit Type: ☐ Fire Alarm ☐ Fire Sprinkler ☐ Kitchen Hood Suppression/Ansul System ☐ Radio Repeater ☐ Fire Lines/Fire Hydrant

Owner Information:

Owner's Name: _____ Phone: _____

Owner's Address: _____

Owner's Email Address: _____

Project Location Information:

Parcel Number: _____ Lot: _____ Blk: _____ Unit: _____ Sec: _____ Twp: _____ Rge: _____

Site Address*: _____

***New construction/unit: The City will submit an address request to Marion County 911 Management for assignment of address**

Subdivision: _____ Flood Zone: _____ Power Company: _____

Project Information:

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

Contract Price/Value (excluding lot): \$ _____ Sq. Footage: _____ Sq. Ft Under Roof: _____

Proposed Project Description/Scope: _____

Architect Name: _____

Email: _____ Phone: _____

Engineer Name: _____

Email: _____ Phone: _____

Contractor Information:

Qualifier's Name: _____ State License #: _____
Company Name: _____
Company Address: _____
Contact Name: _____ Phone: _____
Email: _____

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: _____ Qualifier Name: _____
Lic. #: _____ Signature: _____

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 POSTED ON THE JOB SITE 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 _____ (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.

Owner's Signature

and/or

Contractor's Signature:

Date: _____

Date: _____

State of _____

State of _____

County of _____

County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, By _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, By _____

Personally known to me _____ or has produced _____ as identification.

Personally known to me _____ or has produced _____ as identification.

Notary Public Signature

Notary Public Signature

Print, type, or stamp commissioned name of Notary Public

Print, type, or stamp commissioned name of Notary Public

Notary Seal

Notary Seal

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

**Notice: The City of Belleview follows Marion County's fee schedule for all fire-related permits.
Fees will be assessed according to Marion County Resolution No. 20-R-140.**

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



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NOTICE OF COMMENCEMENT

Permit #: _____

Tax Folio/Parcel Id#: _____ State _____ County _____

The undersigned hereby gives notice that improvement will be made to certain real property. In accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement:

1. Description of property (legal description, lot, block and street address if available): _____

2. General description of improvement: _____

3a. Owner name/address: _____

3b. Interest in property: _____

3c. Name and address of fee simple title holder (if other than owner): _____

4. Contractor – Qualifier Name and Address: _____

5. Surety – Name and Address: _____

Amount of bond: \$ _____

6. Lender – Name and Address: _____

7. Persons within the State of Florida, designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a) 7, Florida Statutes: _____

8. In addition to him/herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713(1)(b), Florida Statutes (Provide Name/Mailing Address): _____

9. NOC expiration date (one full year from the date of recording unless different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES; AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING NOTICE OF COMMENCEMENT.

Verification pursuant to Section 92.525, Florida Statutes: Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Owner/A Natural Person

(or Owner's Authorized Officer/Director/Partner/Manager)

Date

State of Florida

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ (print name of person) as _____

(type of authority, e.g. officer, trustee, attorney in fact) for _____ (name of party on behalf of whom instrument was executed).

Notary Public

(Seal)

Personally Known _____ or Produced Identification _____



Florida's Construction Lien Law

Protect Yourself and Your Investment

According to Florida law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

If your contractor fails to pay subcontractors or material suppliers, the people who are owed money may look to your property for payment, **even if you have paid your contractor in full.**

This means that if a lien is filed against your property, your property could be sold against your will to pay for labor, materials, or other services which your contractor may have failed to pay.

This document provides information regarding Florida Statute 713, Part 1, as it pertains to home construction and remodeling, and provides tips on how you can avoid construction liens on your property.

Protecting Yourself

If you hire a contractor and the improvements cost more than \$2,500, you should know the following:

- You may be liable if you pay your contractor and he then fails to pay his suppliers or contractors. There is a way to protect yourself. A Release of Lien is a written statement that removes your property from the threat of lien. Before you make any payment, be sure you receive this waiver from suppliers and subcontractors covering the materials used and work performed on your property.
- Request from the contractor, via certified or registered mail, a list of all subcontractors and suppliers who have a contract with the contractor to provide services or materials to your property.
- If your contract calls for partial payments before the work is completed, get a Partial Release of Lien covering all workers and materials used to that point.
- Before you make the last payment to your contractor, obtain an affidavit from your contractor that specifies all unpaid parties who performed labor, services or provided services or materials to your property. Make sure that your contractor provides you with final releases from these parties before you make the final payment.
- Always file a Notice of Commencement before beginning a home construction or remodeling project. The local authority that issues building permits is required to provide this form. You must record the form with the Clerk of the Circuit Court in the county where the property being improved is located. Also post a certified copy at the job site. (In lieu of a certified copy, you may post an affidavit stating that a Notice of Commencement has been recorded. Attach a copy of the Notice of Commencement to the affidavit.)
- In addition, the building department is prohibited from performing the first inspection if the Notice of Commencement is not also filed with the building department. You can also supply a notarized statement that the Notice has been filed, with a copy attached.

The Notice of Commencement notes the intent to begin improvements, the location of the property, description of the work and the amount of bond (if any). It also identifies the property owner, contractor, surety, lender and other pertinent information. Failure to record a Notice of Commencement or incorrect information on the Notice could contribute to your having to pay twice for the same work or materials.

Notice To Owner

Prior to filing a lien, a lienor who does **not** have a direct contract with the owner, must serve the owner with a Notice to Owner. The Notice to Owner must state the lienor's name and address, and a description of the real property and the nature of the services or materials being furnished. The Notice to Owner must be served before commencing, or within 45 days of commencing, to furnish the services or materials (but before owner's final payment to the contractor). A lien cannot be enforced unless the lienor has served the Notice to Owner as described above.

Whose Responsibility is it To Get These Releases?

You can stipulate in the agreement with your contractor that he must provide all releases of lien. If it is not a part of the contract, however, or you act as your own contractor, **YOU** must get the releases.

If you borrow money to pay for the improvements and the lender pays the contractor(s) directly without obtaining releases, the lending institution may be responsible to you for any loss.

What Can Happen If I Don't Get Releases Of Lien?

You will not be able to sell your property unless all outstanding liens are paid. Sometimes a landowner can even be forced to sell his property to satisfy a lien.

Who Can Claim A Lien On My Property?

Contractors, laborers, materials suppliers, subcontractors and professionals such as architects, landscape architects, interior designers, engineers or land surveyors all have the right to file a claim of lien for work or materials. **Always require a release of lien from anyone who does work on your home.**

Contesting A Lien

A lien is valid for one year, unless a lienor files a lawsuit to enforce the lien prior to the expiration of the year. An owner has a right to file a Notice of Contest of Lien during the one-year period. Upon the filing of a Notice of Contest of Lien, a lienor must file a lawsuit to enforce the lien within 60 days. Failure of the lienor to timely file a lawsuit renders the lien invalid.

THE CONSTRUCTION LIEN LAW IS COMPLEX AND CANNOT BE COVERED COMPLETELY IN THIS DOCUMENT. WE RECOMMEND THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

To register a complaint (or learn if complaints have been filed against a prospective contractor), contact the Florida Department of Business and Professional Regulation's Customer Contact Center at: 850.487.1395 or <http://www.myfloridalicense.com/contactus/>

Or write to: Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399-1027

Or visit online at: www.MyFloridaLicense.com

License verification is available 24 hours a day and 7 days a week by calling our Customer Contact Center at 850.487.1395 or going online to www.MyFloridaLicense.com Search for a Licensee.

You may also contact your local building department or the Better Business Bureau.