



CITY OF BELLEVIEW AGENDA

Planning & Zoning Board

Bellevue City Hall
Commission Room
5343 SE Abshier Blvd.
Bellevue, FL
January 13, 2026
5:30 PM

Theresa Harris, Chair
Christie Casey, Member
Dennis Miksa, Member
Rick Scherer, Member
Wilma Loar, Member

In accordance with the Americans with Disabilities Act, persons needing assistance in any of these proceedings should contact the City Clerk's Office at least 48 hours prior to the meeting: 5343 SE Abshier Blvd. Bellevue, FL 34420 (352-245-7021 Ext. 2109)

1. Roll Call
 - 1.a Opening Statement
[Opening Statement](#)
2. Notice/Publication of the Meeting
3. Approval of Minutes
 - 3.a Approval of minutes from 12/09/2025
[12092025 PZ Minutes](#)
4. Public Hearings
 - 4.a Introduction of Marion County Public Schools Planning Manager
5. Public Comments on items not addressed on the agenda
6. Staff Comments
 - 6.a Nitrogen Reducing Septic Tanks
7. Board Comments
8. Adjourn Meeting



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: January 13, 2026

AGENDA ITEM:

Opening Statement

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Roll Call

BACKGROUND:

RECOMMENDED ACTIONS:

To be read at the discretion of the Chair

ATTACHMENTS:

[Opening Statement](#)



**CITY OF BELLEVUE
PLANNING & ZONING BOARD
MEETING PROCEDURES**

CHAIR PERSON:

State Title of Meeting: City of Bellevue Planning & Zoning Board Meeting

State Date and Time: January 13, 2026 – 5:30 pm

Roll Call

Ask If the Meeting Has Been Properly Noticed: Upon receiving an Affirmative, call the Meeting to Order.

Introduction of Staff: Shawna Chancey, Development Services Director; Kelley L. O'Neill, Development Services Planning & Zoning Specialist; Becky Susterka Development Services Building & Planning Specialist

Present the Operating Pro-forma for the Meeting:

This is a public meeting. There is structure to the meeting. I would like to share the structure with all in attendance so that every avenue of information is afforded to all parties so that the Board can make an informed decision on the matter presented.

Meetings are required by law to be open for public attendance and any public commentary. These guidelines seek to balance the opportunity for all citizens to participate in the local government process with the responsibility of the Chair person to conduct orderly and efficient meetings and to complete the City's business in a timely manner. Citizens are encouraged to follow the guidelines on public participation.

A quorum of the Board members must be present to open the meeting. A majority of those present, with a minimum of three, is necessary to approve an agenda item.

Order of Business:

1. Presentation of the Agenda Item: The Development Services Director will present the agenda item to the Planning & Zoning Board with all pertinent data, including the staff recommendation. The staff recommendation is based on the professional findings, assessments and compliance with the City's Zoning and Comprehensive Plan ordinances.
2. Applicant's Comments: The applicant may address the Board to give insight into the application and respond to questions from the Board members.
3. Public Comments: All public commentary should be kept brief and will be given from the guest speaker's podium. People speaking will identify themselves by giving their name, address for the record. The Board Members may ask questions for clarification of anyone speaking. Once everyone in the audience that wishes to speak has spoken, the Chair will close the Public Comments portion of that agenda item.
4. Board Member Comments: The Board members may discuss the agenda item and reserves the right to ask specific questions to either party for clarification of issues. Once the Board is satisfied that all of their questions have been properly addressed, a motion may be made.

Board Decision:

Depending upon the item presented, the motion may be to approve as presented, approve as amended, postpone until a date certain (if further information is needed to make a decision) or to deny the request. If the motion needs to be a recommendation to the commission, the agenda memo will so state.



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: January 13, 2026

AGENDA ITEM:

Approval of minutes from 12/09/2025

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve or amend the minutes from 12/09/2025

ATTACHMENTS:

[12092025 PZ Minutes](#)

CITY OF BELLEVIEW
PLANNING & ZONING
MINUTES

Bellevue City Hall
Commission Room
5343 SE Abshire Blvd.
Bellevue, FL
December 9, 2025
5:30 PM

Member WILMA LOAR
Member DAVID HALL
Member RICK SCHERER
Member CHRISTIE CASEY
Member DENNIS MIKSA
Member JOHN TUMINARO
Chair THERESA HARRIS

ROLL CALL OF MEMBERS: Present Members: Loar, Miksa, Scherer, Chair Harris. Absent Members: Casey, Tuminaro

NOTICE/PUBLICATION OF THE MEETING: Ms. Susterka confirmed the meeting had been properly noticed.

APPROVAL OF MINUTES: 11/12/2025 Planning & Zoning Meeting Minutes

Motion made by Member Scherer to approve the 11/12/2025 Minutes as presented; Seconded by Member Miksa.

Motion was carried by voice vote. Ayes: Loar, Miksa, Scherer, Harris.

PUBLIC HEARINGS:

PH: Annexation AN25-0003: Figueroa – 38526-000-00

Ms. O'Neill presented the Annexation application.

Member Scherer asked for verification that a residence may be built on agricultural property. Ms. O'Neill confirmed that it could.

Member Scherer asked if the property could be subdivided. Ms. O'Neill explained the parcel split process and noted that the Site Plan included with the property owner's Marion County Building Permit indicated that it would be one residence built in the middle of the property so it was unlikely they would subdivide.

Member Scherer asked for information on the nitrogen reducing septic tank and asked if the board could have some future training on how they work. Ms. O'Neill stated that she would communicate with the Public Works Director to get some additional information for the board.

Member Loar questioned the lot size requirements for agricultural zoning. Ms. O'Neill confirmed that the subject property meets the minimum lot size requirements for that zoning.

Motion made by Member Scherer to recommend approval of Annexation AN25-0003.

Motion seconded by Member Loar.

Motion was carried by roll call vote. Ayes: Loar, Miksa, Scherer, Harris.

PUBLIC COMMENTS: None.

STAFF COMMENTS:

Absenteeism:

Ms. O'Neill addressed Alternate Member Tuminaro's absenteeism and notified the board of the city's requirements for attendance.

Motion made by Member Scherer to declare Mr. Tuminaro's office vacant.

Motion seconded by Member Miksa.

Motion was carried by roll call vote: Ayes: Loar, Miksa, Scherer, Harris.

Ms. O'Neill stated that the city clerk and the commission would be notified of his removal.

Term Expiration for 2026:

Ms. O'Neill notified the board that two of their offices will be up for term renewal in 2026. Member Scherer confirmed that he would like to renew his term.

Other Staff Comments:

Ms. O'Neill informed the board of staff's plans to create a development activity map on the city's website, which will show current and upcoming projects in the city limits of Belleview. A draft copy of the map was presented. Ms. O'Neill confirmed that projects will stay on the map until they have been fully developed.

Ms. O'Neill also informed the board of a potential training opportunity to be hosted by Marion County in the near future. Staff will provide the board with more information as it becomes available.

BOARD COMMENTS: Member Miksa expressed concerns regarding overdevelopment and the destruction of wooded areas.

ADJOURNMENT: The meeting was adjourned by Chair Harris at 6:01 PM.

Attest:

Shawna Chancey
Development Services Director



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: January 13, 2026

AGENDA ITEM:

Introduction of Marion County Public Schools Planning Manager

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Presentation

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: January 13, 2026

AGENDA ITEM:

Nitrogen Reducing Septic Tanks

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Staff Comments

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS: