CITY OF BELLEVIEW AGENDA
Planning & Zoning Board

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, Fl
February 10, 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. Belleview, 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 1/13/2026
   01132026 PZ Minutes

4. Public Hearings

   4.a Small Scale Comprehensive Plan Amendment SSC25-0002, Leaders Companies LLC - 45367-000-00
   Staff Report
   Location

   4.b Annexation - AN26-0001, PIDS: 3924-021-010, 3924-021-011, 3924-021-049, 3924-021-050
   Staff Report
   Location

5. Public Comments on items not addressed on the agenda

6. Staff Comments

7. Board Comments

8. Adjourn Meeting

AGENDA ITEM NO. 1.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: February 10, 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

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
PLANNING & ZONING BOARD
MEETING PROCEDURES

CHAIR PERSON:
State Title of Meeting: City of Belleview Planning & Zoning Board Meeting

State Date and Time: February 10, 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.

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: February 10, 2026

AGENDA ITEM:

Approval of minutes from 1/13/2026

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve or amend the minutes from 1/13/2026

ATTACHMENTS:

01132026 PZ 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
PLANNING & ZONING
MINUTES

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

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

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

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

APPROVAL OF MINUTES: 12/09/2025 Planning & Zoning Meeting Minutes

Motion made by Member Casey to approve the 12/09/2025 Minutes as presented; Seconded by Member Scherer.

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

PUBLIC HEARINGS:

Introduction of Marion County Public Schools Planning Manager

Ms. O'Neill introduced Xavier Balerdi, the Planning Manager for Marion County Public Schools. Mr. Balerdi spoke to the Board regarding future plans to combine Belleview Elementary and Belleview-Santos Elementary into one new school at the current Belleview Elementary location.

Member Scherer inquired about traffic studies and expressed concern regarding traffic on SE Hwy 484 as well as S. US Hwy 441. Mr. Balerdi stated that a traffic study has not yet been completed but will be.

Member Miksa noted that new residential developments in the city will result in additional students and asked if the new school would have the capacity for them. Mr. Balerdi confirmed that it would. Ms. O'Neill informed the Board that the school board is notified by Planning & Zoning during the development stages for projects such as those.

Development Services Director Chancey informed the Board that the school board has indicated they will be seeking public input as the project moves forward in the future.

Member Scherer asked what the plans are for the old Belleview-Santos location. Mr. Balerdi stated that would be determined by the school board in the future.

Proposed Ordinance 2026-02 – Certified Recovery Residences

Ms. Chancey presented proposed City of Belleview Ordinance 2026-02 regarding Certified Recovery Residences as required per new state statutes.

Member Miksa asked if there are Certified Recovery Residences currently present in Belleview. Ms. Chancey stated that there were none that she was aware of.

Member Scherer stated that he believes there will be an application for this soon, and asked if this ordinance applies to the County. Ms. Chancey stated that they have their own ordinance in place and that municipalities will be drafting their own ordinances state-wide.

Chair Harris asked if a variance would be required during this process. Ms. O'Neill and Ms. Chancey stated that variances would not necessarily be required.

Member Casey asked if there is a limit to the tenancy length. Ms. Chancey stated that would be a DCF requirement.

Nelton Dsouza provided public input and informed the Board of his experience with selling property as it relates to ADA compliance.

Motion made by Member Scherer to recommend approval of Ordinance 2026-02; Seconded by Member Casey.

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

Proposed Ordinance 2026-04 – City of Belleview Tree Fund

Ms. Chancey presented proposed Ordinance 2026-04 regarding the establishment of a tree fund, how it relates to development, and proposed fees.

Member Scherer asked for confirmation that the tree fund is not going to be an excuse for developers to escape their tree preservation responsibilities. Ms. Chancey confirmed that is correct, that it is meant to be used as a last resort in special circumstances when tree preservation is not possible.

Member Casey asked how fees were determined. Ms. Chancey stated that she compared fees with other municipalities that have similar processes already in place.

Motion made by Member Casey to recommend approval of Ordinance 2026-04; Seconded by Member Scherer.

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

PUBLIC COMMENTS: None.

STAFF COMMENTS:

As a follow-up to Member Scherer's inquiry last meeting regarding nitrogen reducing septic tanks, Ms. O'Neill presented information on how nitrogen reducing septic tanks work, compared to traditional septic tanks.

BOARD COMMENTS: Chair Harris asked if previous Board Member Hall had resigned. Ms. O'Neill and Ms. Chancey confirmed that he had.

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

Attest:

_____
Shawna Chancey
Development Services Director

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: February 10, 2026

AGENDA ITEM:

Small Scale Comprehensive Plan Amendment SSC25-0002, Leaders Companies LLC - 45367-000-00

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject property is owned by E2 Farm and was annexed into the city in December 2025. It is surrounded by agricultural and commercial properties and has access to US HWY 441. The property is currently on a well and septic, however future development will remove all structures from the parcel in order to provide an on-site drainage area and part of a retail building. This application amends the Future Land Use Map and Zoning Map to include the property and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and land use change from Marion County Employment Center to City of Belleview Commercial. The proposed commercial Future Land Use and B-5 zoning categories are appropriate to the proposed use and compatible with adjacent areas.

RECOMMENDED ACTIONS:

Motion to recommend approval of SSC25-0002

ATTACHMENTS:

Staff Report
Location

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

Date: 01/27/2026

Planning & Zoning Board Hearing: 02/10/2026
Commission: First Reading 03/17/2026 - Final Reading 4/21/2026

Application Number:
JSSC25-0002

Project Number:
SSC25-0002

Application Type:
Small Scale Comprehensive Plan Amendment

Request:
Amend the City's Future Land Use and Zoning Maps

Owner/Applicant:
E2 Farm/Leaders Companies LLC

Agent/Engineer/Architect:
N/A

Parcel #:
45367-000-00

Acreage:
12.35 +/-

Proposed Future Land Use: Commercial

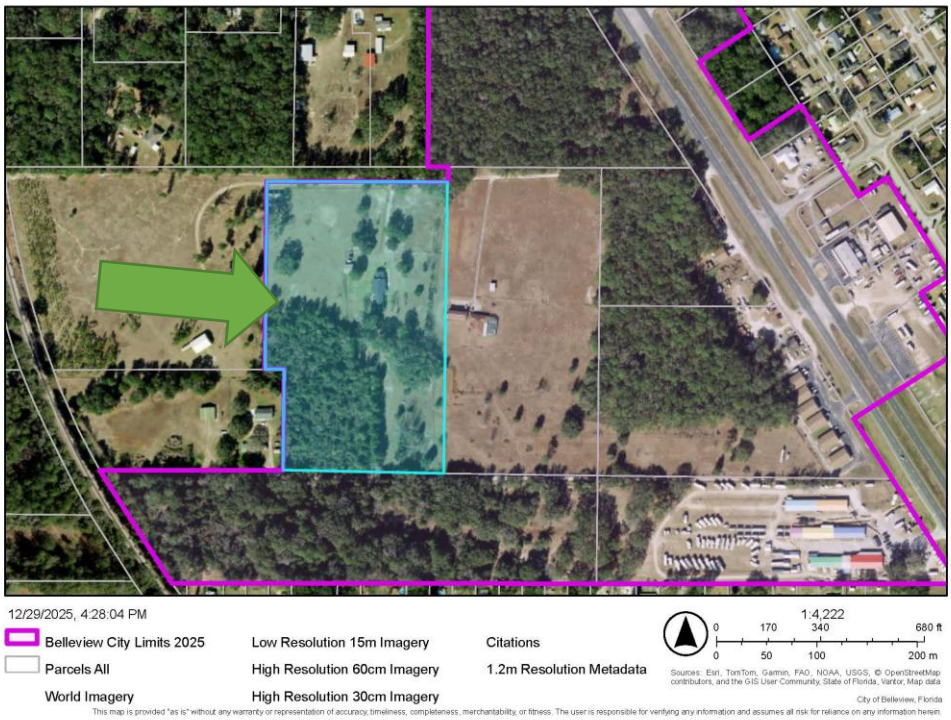
Proposed Zoning:
B-5

P&Z Recommendation:

Comprehensive Plan Amendment: Small Scale

LOCATION MAP

45367-000-00



Public Notice
Notice of public hearing was mailed on December 29, 2025, to 8 property owners within 300 feet of the subject property. The City has not received any feedback from those letters.

Location
This property is located at 12050 S US HWY 441, which is behind Look-A-Like Plaza. The subject property appears to be located in Flood Zone X, as found on Community Panel Number 12083-C0741D of the FEMA maps.

Request
This application is a request to amend the Future Land Use Map of the Belleview Comprehensive Plan and amend the Official Zoning Map of the City of Belleview.

Background
The subject property is owned by E2 Farm and was annexed into the city in December 2025. It is surrounded by agricultural and commercial properties and has access to US HWY 441. The property is currently on a well and septic, however future

development will remove all structures from the parcel in order to provide an on-site drainage area and part of a retail building. This application amends the Future Land Use Map and Zoning Map to include the property and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and land use change from Marion County Employment Center to City of Belleview Commercial. The proposed commercial Future Land Use and B-5 zoning categories are appropriate to the proposed use and compatible with adjacent areas.

Table 1

Future Land Use Map Request	From: Employment Center (County) To: Commercial (City
Zoning Map Request	From: A-1 (County) To: B-5 (City)
Location	One parcel totaling 12.35 acres +/-. Parcel number 45367-000-00
Property Owner(s)	E2 Farm
Surrounding Future Land Use Designations	North: Commercial (County) South: Employment Center (City – to be changed this year) East: Commercial (City) West: Commercial (County)
Surrounding Zoning Designations	North: A-1 (County) South: A-1 (City – to be changed this year) East: B-5 (City) West: AG (County)
Surrounding Existing Land Uses	North: Residential (City/County) South: Agricultural (City) East: Residential (City) West: Residential (County)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject properties appear to be located in Flood Zone X, as found on Community Panel Number 12083-C0741D of FEMA maps.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to the City sewer. Sewer lines are present along S US 441. Development of this parcel will require connection to sewer at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – This property has not previously been connected to City water. Water lines are present along S US HWY 441. Development of this parcel will require connection to City water at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – This property has not previously received solid waste services. Development of commercial property will require a privately provided commercial dumpster service.

Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. The site contains Arredondo soil, which is well-drained and suitable for development.

Schools – Marion County schools will not be affected by this change. Marion County Public Schools planners have been notified of this application.

2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/commercial corridor and is surrounded by commercial and residential properties.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
5. **Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

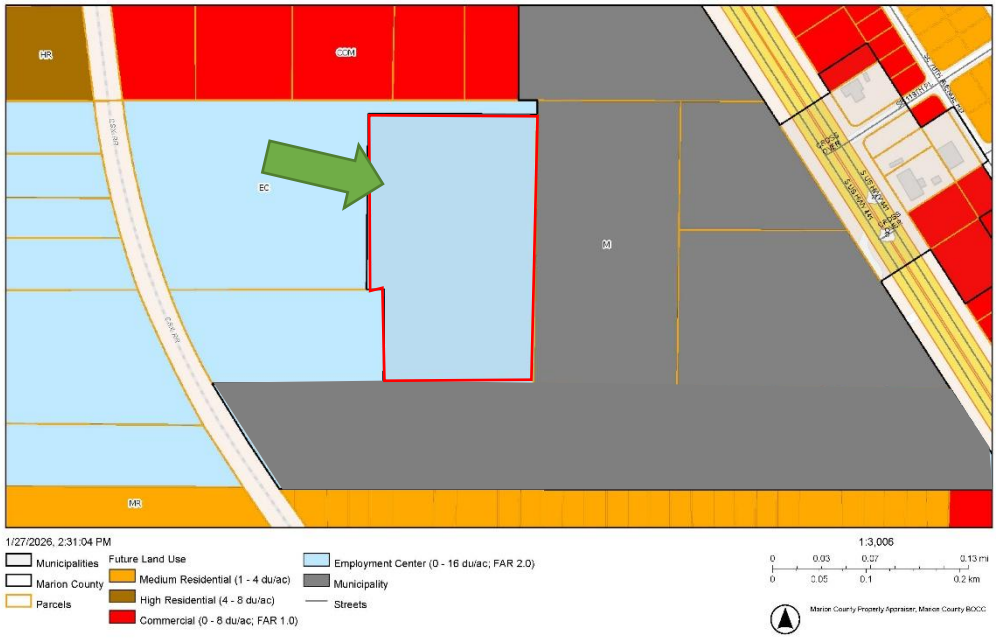
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application SSC25-0002 to change the subject property from existing Marion County future land use and zoning designations to City of Belleview designations as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

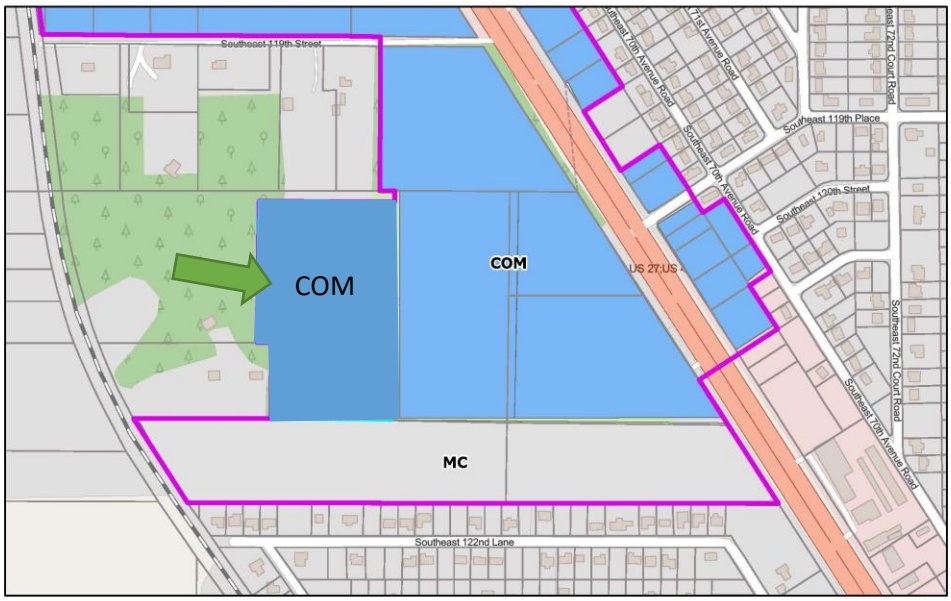
a. The proposed amendments are the result of the purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not promote urban sprawl.
d. The proposed amendments do not grant concurrency for the subject properties, and concurrency review will be required prior to any development.

Future Land Use Maps

Existing FLU

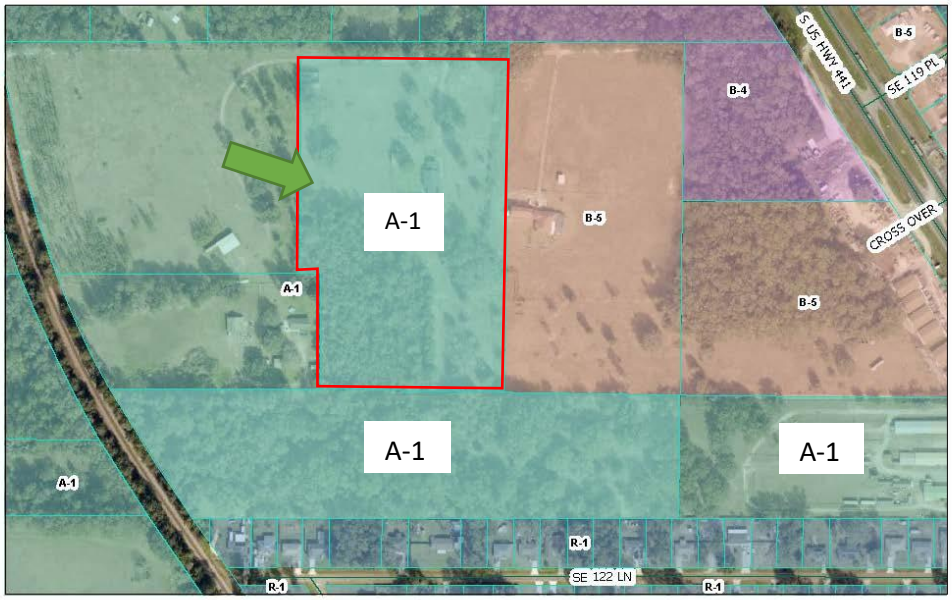


Proposed FLU



Zoning Maps

Existing Zoning



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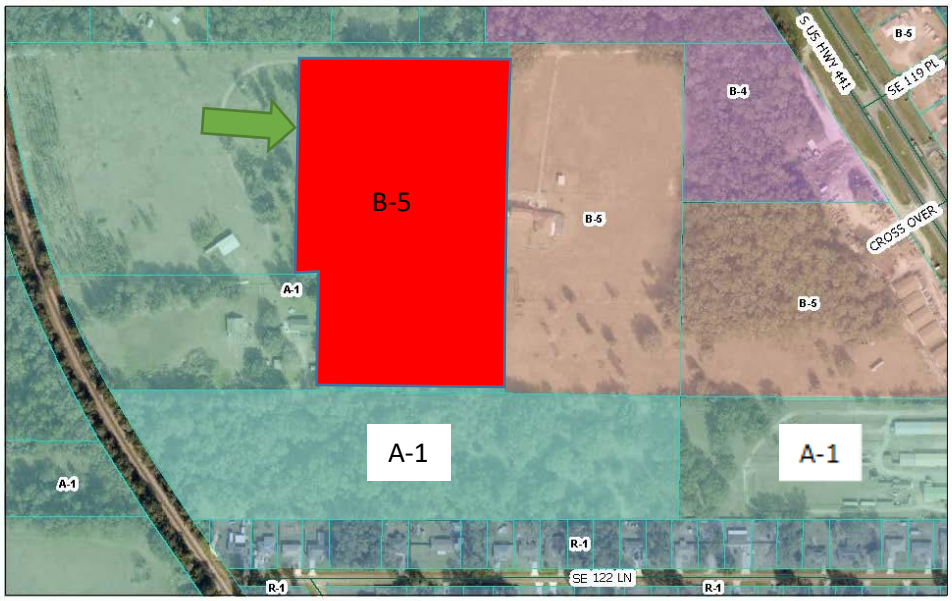
0 150 300 600 ft

0 45 90 180 m

Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.

Proposed Zoning



1/27/2026, 3:26:43 PM

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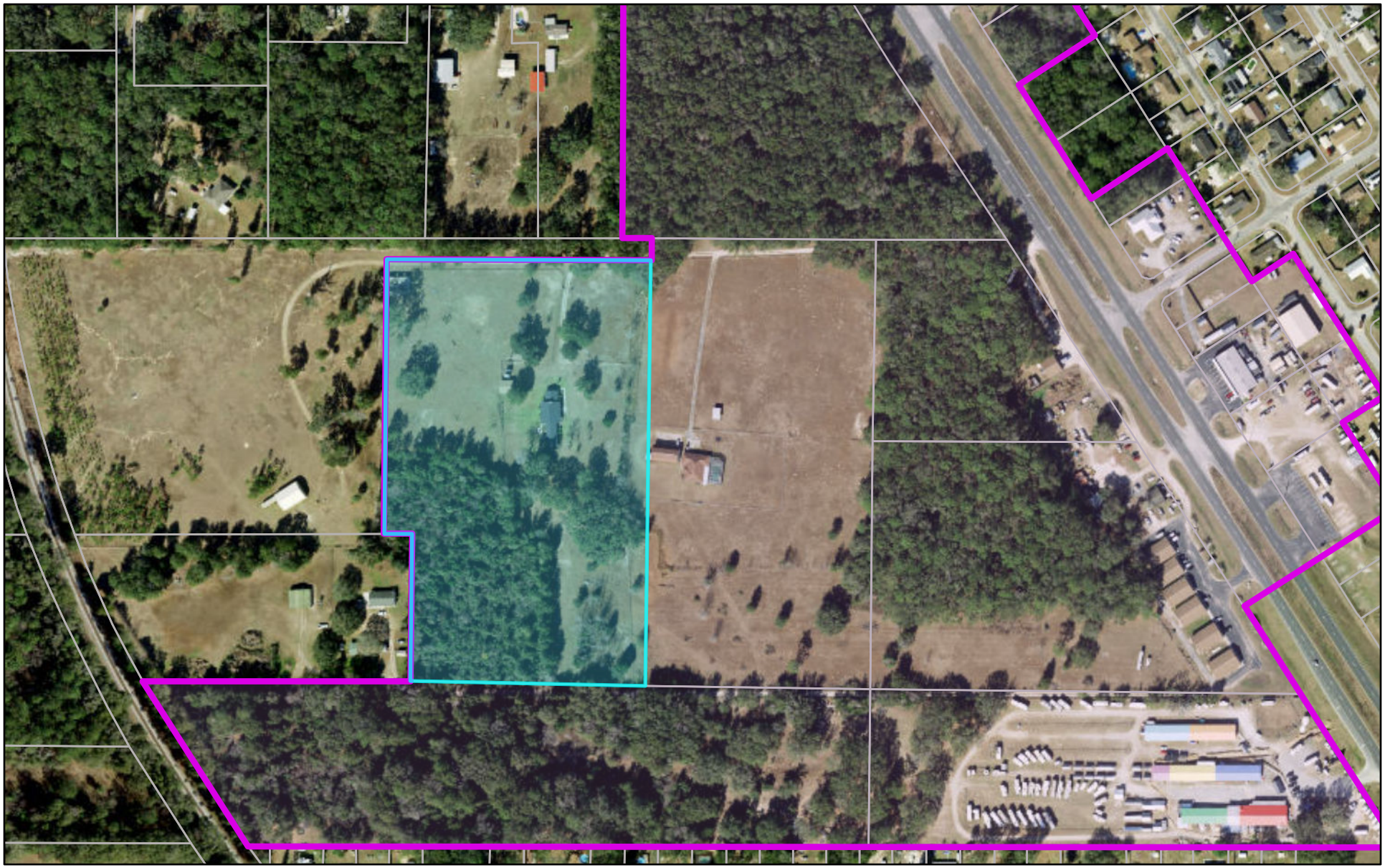
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Marion County, Florida - Use at your own risk.

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45367-000-00



12/29/2025, 4:28:04 PM

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

1:4,222

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0 50 100 200 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor, Map data

City of Belleview, Florida

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

AGENDA ITEM NO. 4.b

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: February 10, 2026

AGENDA ITEM:

Annexation - AN26-0001, PIDS: 3924-021-010, 3924-021-011, 3924-021-049, 3924-021-050

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

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.

RECOMMENDED ACTIONS:

Motion to approve AN26-0001

ATTACHMENTS:

Staff Report
Location

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

Date: 01/28/2026

Planning & Zoning Board Hearing: 02/10/2026
Commission: First Reading 03/17/2026 - Final Reading 04/21/2026

Application Number:
AN26-0001

Project Number:
JAN26-0001

Application Type:
Annexation

Request:
Annexation of 4 parcels

Owner/Applicant:
Brian Ehlers Construction Company LLC

Agent/Engineer/Architect:
Abshier Engineering

Related Applications:
SSC26-0001

Parcels #:
3924-021-010
3924-021-011
3924-021-049
3924-021-050

Acreage:
1.15 +/-
4 parcels

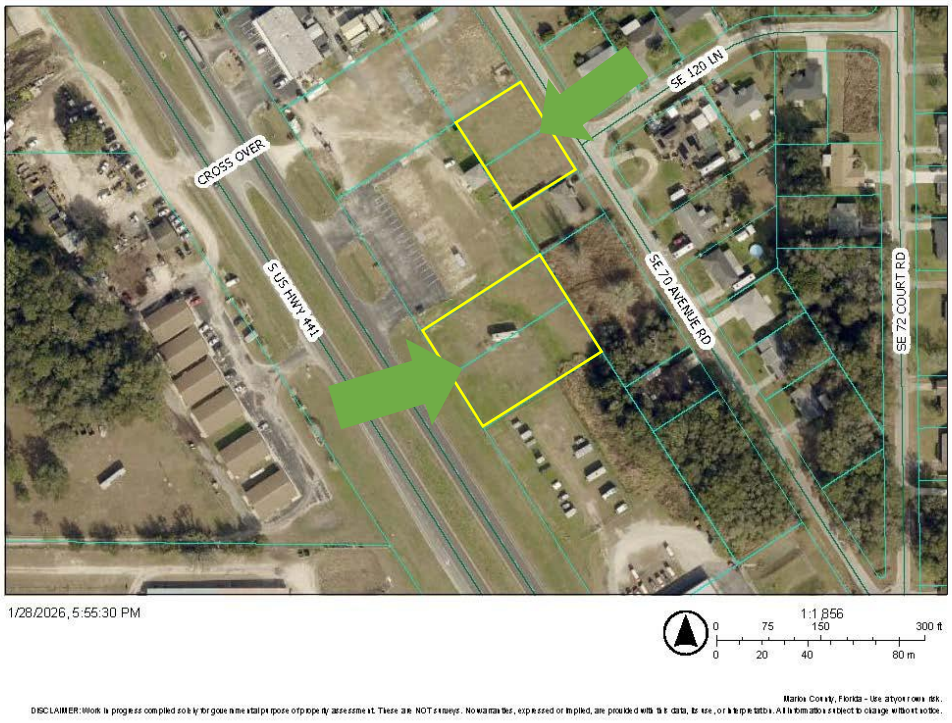
Future Land Use:
Marion County – Commercial

Zoning:
Marion County – B-5 /R-1

P&Z Recommendation:

LOCATION MAP

Brian Ehlers Construction Company LLC



Location
Two of the properties are located on S US HWY 441 just south of Toomey Tools. The other two parcels are located on SE 70th Avenue Road, inside the Lake Weir Gardens neighborhood. The subject properties appear to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0741D.

Request
This application is a request to annex four properties owned by Brian Ehlers Construction Company LLC.

Background
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.

Table 1

Location	4 parcels totaling 1.15 acres +/-. Parcel numbers 3924-021-010, 3924-021-011, 3924-021-049, 3924-021-050
Property Owner(s)	Brian Ehlers Construction Company LLC
Surrounding Future Land Use Designations	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (City)
Surrounding Zoning Designations	North: B-5 (City) South: B-5/R-1 (County) East: R-1 (County) West: B-5 (City)
Surrounding Existing Uses	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (City)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject properties appear to be located Flood Zone X, as found on Community Panel Number 12083-C0741D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – These properties have not previously been connected to the City sewer. Sewer lines are present along the southbound side of US HWY 441. Development of these parcels will require connection to sewer at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – These properties have not previously been connected to City water. Water lines are present along the northbound side of US HWY 441. Development of these parcels will require connection to City water at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – These properties have not previously received solid waste services. Properties will be required to provide their own commercial solid waste services.

   Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. The site contains Arredondo soil, which is well-drained and suitable for development.

   Schools – No impacts on Marion County schools will result from this application. Marion County Public School planners have been notified of this application.

2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject properties are located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.

5. **<u>Consistency with Adopted Codes and Standards</u>** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN26-0001 to annex the subject properties from Marion County.

Additional Maps

Utility Lines



Marion County Future Land Use



Marion County Zoning



1/28/2026, 5:49:48 PM

Municipalities
Marion County
Parcels
Zoning Classification
B-5
R-1
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:1,082

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

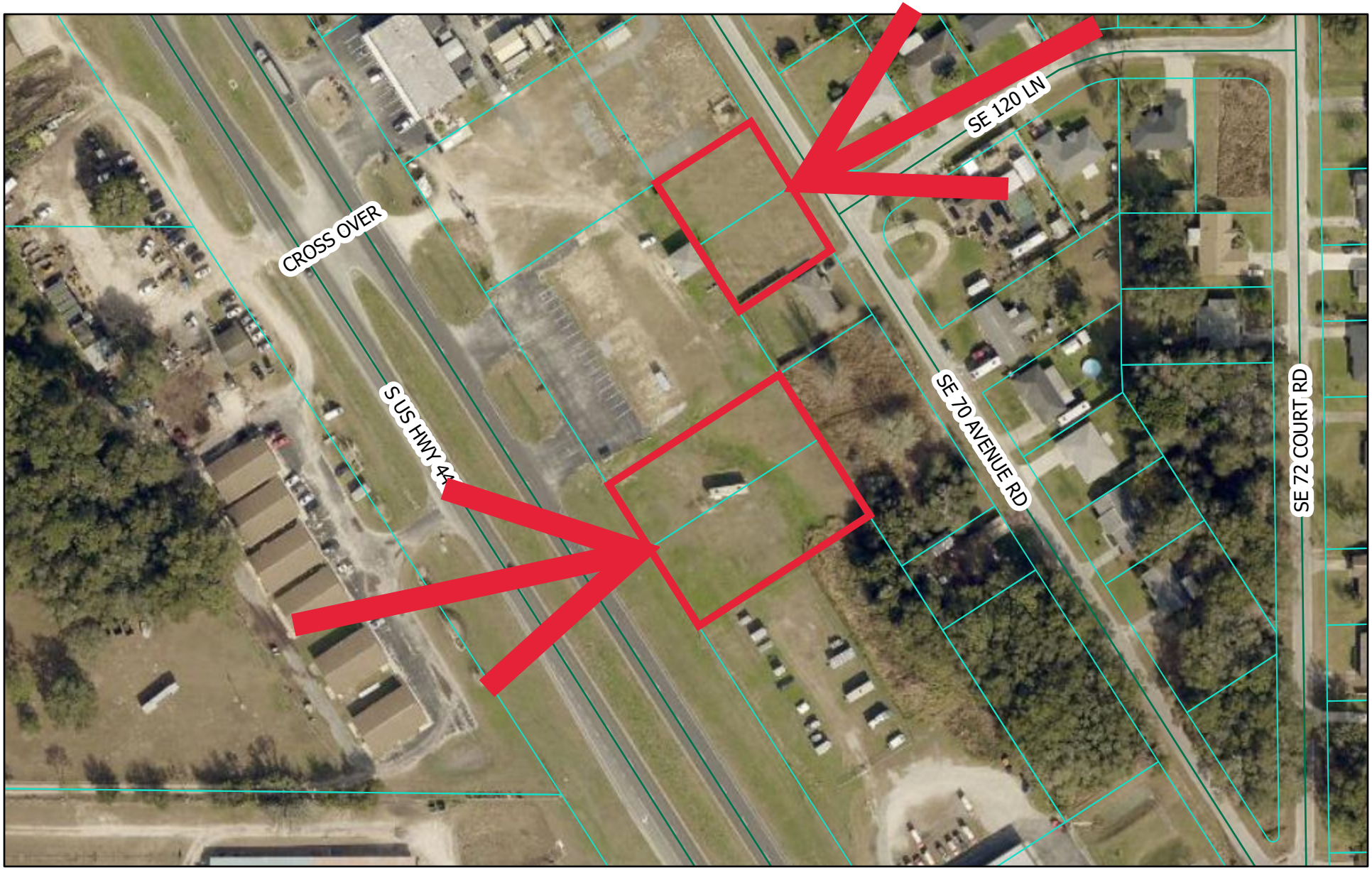
Marion County Property Appraiser, Marion County BOCC

Photos




Jan 29, 2026 at 11:11:59 AM
213° SW

Brian Ehlers Construction Company LLC



1/28/2026, 5:55:30 PM

1:1,856

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