CITY OF BELLEVIEW AGENDA
Planning & Zoning Board

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, Fl
July 14, 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

2. Notice/Publication of the Meeting

3. Approval of Minutes

   3.a Approval of minutes from 4/14/2026 and 5/12/2026
   04142026 PZ Minutes
   05122026 PZ No Quorum

4. Public Hearings

   4.a Rezoning: RZ26-0001, Ocala Housing Solutions, LLC, PIDs 38407-000-00, 38405-000-00
   Staff Report
   The Grove of Belleview Master Plan
   Architectual Renderings

   4.b Special Exception: SE26-0001, Iron Shield Heating & Air LLC, PID 37121-001-00
   Staff Report.pdf

   4.c Small Scale Comprehensive Plan Amendment SSC25-0003, Figueroa
   Staff Report

   4.d Annexation - AN26-0004, US 441 Development LLC, PIDs 36862-000-00, 36872-001-01, 36872-001-03
   Staff Report

5. Public Comments on items not addressed on the agenda

6. Staff Comments

7. Board Comments
8. Adjourn Meeting

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: July 14, 2026

AGENDA ITEM:

Approval of minutes from 4/14/2026 and 5/12/2026

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve or amend the minutes from 4/14/2026 and 5/12/2026

ATTACHMENTS:

04142026 PZ Minutes
05122026 PZ No Quorum

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
April 14, 2026
5:30 PM

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

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

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

APPROVAL OF MINUTES: 2/10/2026 Planning & Zoning Meeting Minutes

Motion made by Member Miksa to approve the 2/10/2026 Minutes as presented; Seconded by Member Casey.

Motion was carried by voice vote. Ayes: Casey, Miksa, Harris. (Member Scherer was not present for the vote)

PUBLIC HEARINGS:

PH: Annexation AN26-0002: Belleview Propane – PID 36872-001-02

Ms. O'Neill presented the staff report for the annexation application.

Motion made by Member Casey to recommend approval of Annexation AN26-0002; Seconded by Member Miksa.

Motion was carried by roll call vote. Ayes: Casey, Miksa, Harris. (Member Scherer was not present for the vote)

PUBLIC COMMENTS: None.

STAFF COMMENTS:

Ms. O'Neill addressed potential issues with emailed agendas and informed the board of where to find the agendas on the city's website.

Ms. O'Neill presented training on enclaves.

BOARD COMMENTS: None.

ADJOURNMENT: The meeting was adjourned by Chair Harris at 5:50 PM.

Attest:

_____
Shawna Chancey
Development Services Director

CITY OF BELLEVIEW
PLANNING & ZONING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
May 12, 2026
5:30 PM

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

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

ADJOURNMENT: The meeting was adjourned by Chair Harris at 5:36 PM due to lack of quorum.

Attest:

_____
Shawna Chancey
Development Services Director

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: July 14, 2026

AGENDA ITEM:

Rezoning: RZ26-0001, Ocala Housing Solutions, LLC, PIDs 38407-000-00, 38405-000-00

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject properties are owned by Ocala Housing Solutions, LLC, and are currently zoned R-3 with a Medium Density Residential land use. The property owner would like to develop these parcels with townhomes, which is allowed in this zoning. Current zoning and land use would allow for a density of 8 dwelling units per acre, which would allow for up to 64 units. The Comprehensive Plan also allows for up to 11 units per acre if the properties are within ½ mile of the Central Business District and when developed as a planned development, and the development has pedestrian and/or bicycle facilities connecting to the City's sidewalk system. Both parcels are located within ½ mile of the Central Business District and the current concept plan shows connection to the sidewalk on SE 55th Ave Road. The RPD and Medium Density Residential land use would allow for a maximum of 88 unit. The developer is proposing 85 total units on their Master Plan. Future applications, specifically the Development/Improvement Plan application and the Transportation Concurrency application will address plans to add several water retention areas and any requirements for road improvements to SE 55th Ave Road and SE 115 th Street that may be necessary. This application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The properties are surrounded by residential and agricultural properties. The properties have convenient access to SE 115th Street and SE 55th Ave Road.

RECOMMENDED ACTIONS:

Motion to recommend approval of RZ26-0001.

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.

Staff Report

The Grove of Belleview Master Plan
Architectual Renderings

CITY OF BELLEVIEW

Date: 07/02/2026

Planning & Zoning Board Hearing: 07/14/2026
Commission: First Reading 08/18/2026 - Final Reading 09/15/2026

Application Number:
PR26-0001

Project Number:
RZ26-0001

Application Type:
Zoning Map Change

Request:
Amend the City's Zoning Maps

Owner/Applicant:
Ocala Housing Solutions, LLC

Agent/Engineer/Architect:
Radcliffe Engineering

Related Applications:
PCP26-0001

Parcel #:
38407-000-00
38405-000-00

Acreage:
6.08 +/-
1.82 +/-
7.90 +/- Total per Property Appraiser
8.03 +/- Total per survey

Existing Land Use:
Residential

Proposed Zoning:
RPD

P&Z Recommendation:

LOCATION MAP

The Grove of Belleview



Public Notice
Notice of public hearing was mailed to 30 property owners within 300 feet of the subject properties. Staff did receive several public records requests concerning the project.

Location
Parcel 38407-000-00 is located at 5031 SE 115th Street and parcel 38405-000-00 is vacant land located on SE 55th Ave Road. Both SE 115th and SE 55th Ave Road are paved roads currently maintained by Marion County. Both properties are located in a flood zone, as found on Community Panel Number 12083-C0737D.

Request
This application is a request to amend the Official Zoning Map of the City of Belleview.

Background
The subject properties are owned by Ocala Housing Solutions, LLC, and are currently zoned R-3 with a Medium Density Residential land use. The property owner would

Comprehensive Plan Amendment: NA

like to develop these parcels with townhomes which is allowed in this zoning. Current zoning and land use would allow for a density of 8 dwelling units per acre, which would allow for up to 64 units. The Comprehensive Plan also allows for up to 11 units per acre if the properties within ½ mile of the Central Business District and when developed as a planned development and the development has pedestrian and/or bicycle facilities connecting to the City's sidewalk system. Both parcels are located within ½ mile of the Central Business District and the current concept plan shows connection to the sidewalk on SE 55th Ave Road. The RPD and Medium Density Residential land use would allow for a maximum of 88 unit. The developer is proposing 85 total units on their Master Plan. Future applications, specifically the Development/Improvement Plan application and the Transportation Concurrency application will address plans to add several water retention areas and any requirements for road improvements to SE 55th Ave Road and SE 115th Street that may be necessary. This application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The properties are surrounded by residential and agricultural properties. The properties have convenient access to SE 115th Street and SE 55th Ave Road.

Chart 1

Future Land Use Map Request	From: Medium Density Residential To: Medium Density Residential
Zoning Map Request	From: R-3 To: RPD
Location	Two parcels totaling 8.03 acres +/- (per survey). Parcel numbers 38407-000-00 and 38405-000-00.
Property Owner(s)	Ocala Housing Solutions, LLC
Surrounding Future Land Use Designations	North: MDR (City) South: LR (County)/MDR (City) East: LDR (City) West: HR/LR (County)
Surrounding Zoning Designations	North: R-3 (City) South: A-1 (County) East: R-1 (City) West: R-4/A-1 (County)
Surrounding Existing Land Uses	North: MDR (City) South: LR (County)/MDR (City) East: LDR (City) West: HR/LR (County)
Soil Information	KEA KEB/BDB (MCPA Website)
Flood Zone	The subject properties are located in a flood zone, as found on Community Panel Number 12083-C0737D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – Neither parcel have previously been connected to City sewer. Sewer lines are present along SE 115th Street and SE 55th Ave Rd. Development of this parcel will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning

Potable Water – Neither parcel have previously been connected to City water. Water lines are present along SE 115th Street and SE 55th Ave Rd. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

Solid Waste – Neither parcel have previously received solid waste services. Current Master Plan indicates the subdivision with provide their own dumpsters.

Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. Most of the site contains Kendrick Loamy Sand which is well drained and suitable for development. There appears to be a small area of Blichton/Urban Land Complex soil near 55th Ave Road which is slower to drain.

Schools – There will be impacts on Marion County schools will result from this application. Marion County School Board planners have been notified of this application.

2. **Impacts on Affordable Housing** – There is currently no plan for these homes to be designated as low-income housing, however, it is anticipated that these will be more affordable than a traditional single-family home on an R-1 lot.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential and agricultural area and is bordered by residential and agricultural land.
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.

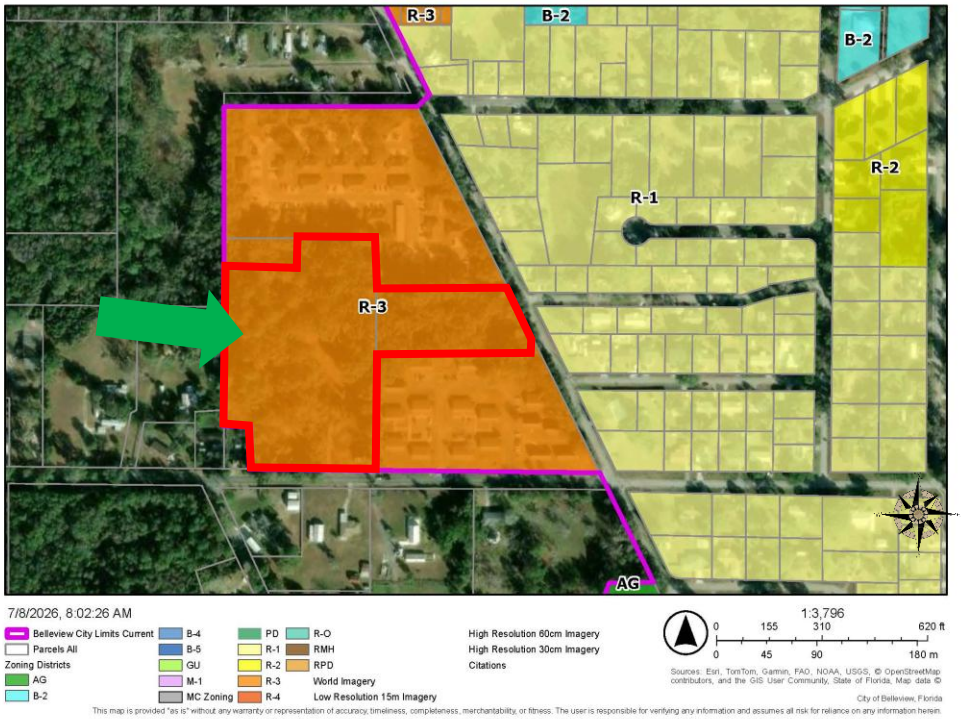
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application RZ26-0001 to change the subject properties from existing R-3 zoning designation to RPD zoning designation as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

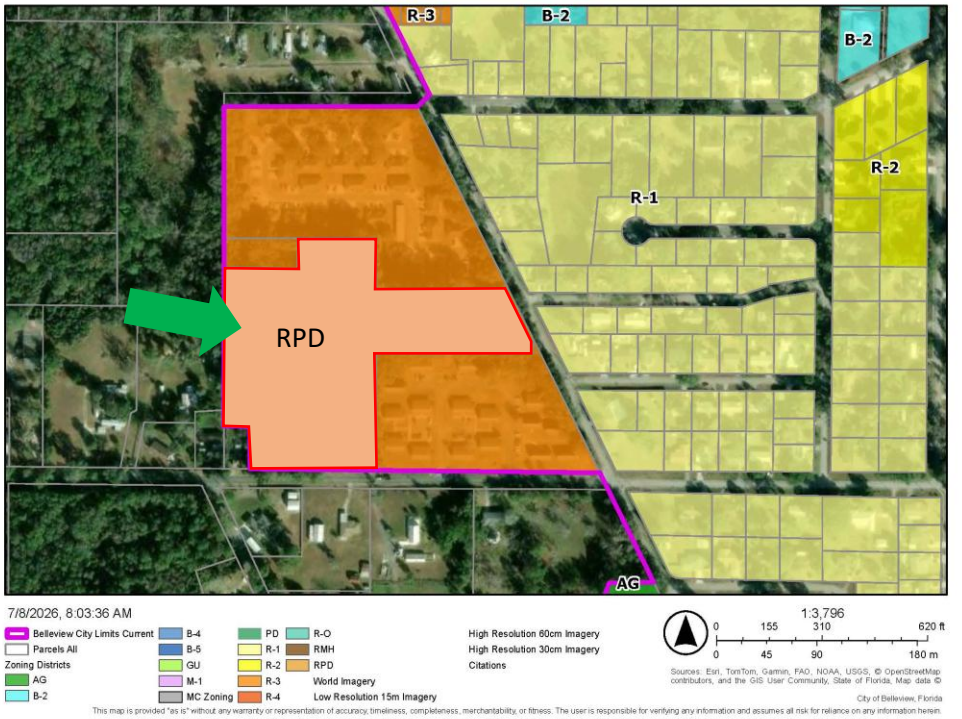
a. The proposed amendments are the result of purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing residential designated properties and existing residential uses, and do not 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.

Zoning Maps

Existing Zoning

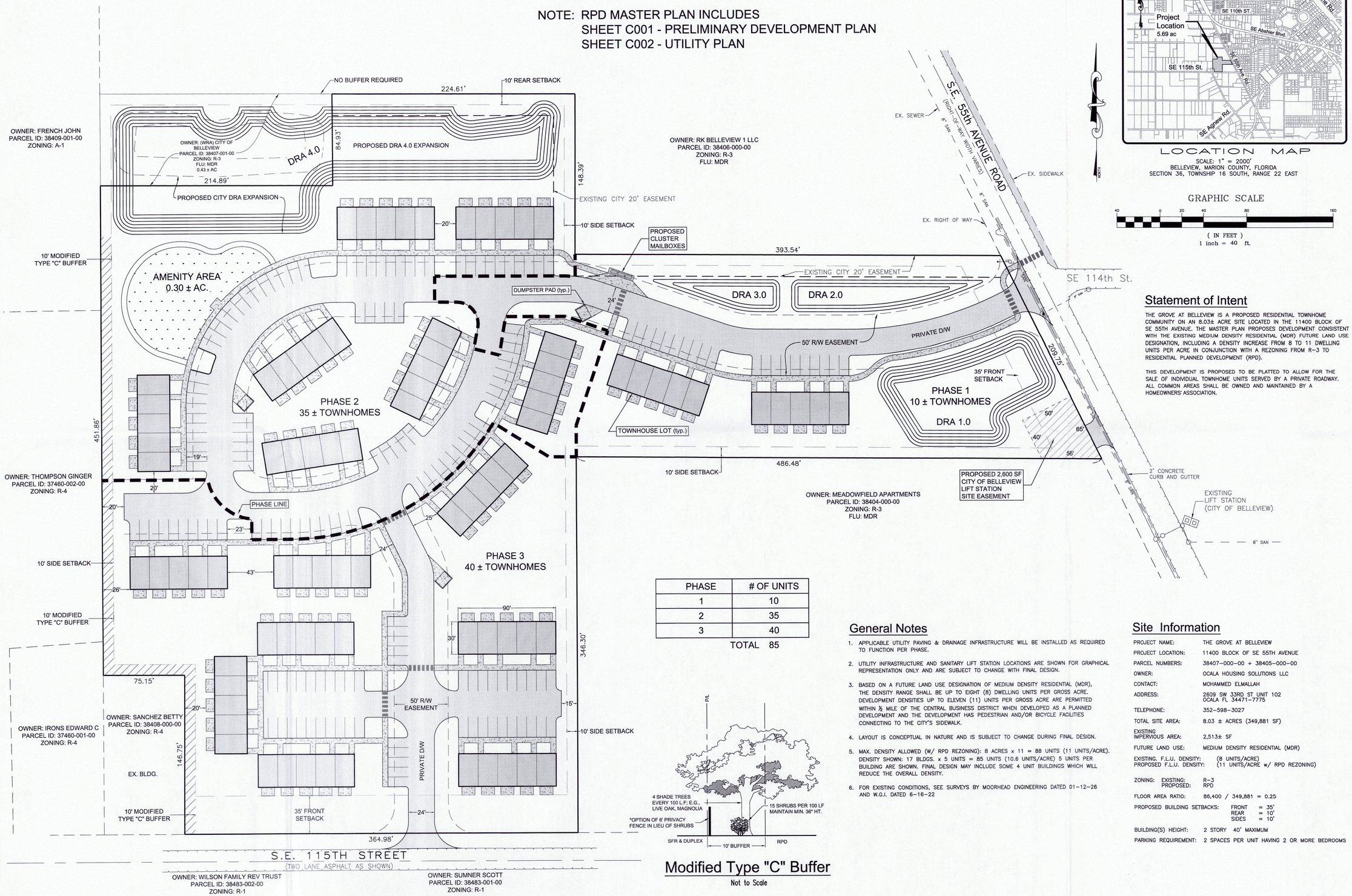


Proposed Zoning



The GROVE at BELLEVIEW - RPD MASTER PLAN

NOTE: RPD MASTER PLAN INCLUDES
SHEET C001 - PRELIMINARY DEVELOPMENT PLAN
SHEET C002 - UTILITY PLAN



LOCATION MAP

SCALE: 1" = 2000'
BELLEVIEW, MARION COUNTY, FLORIDA
SECTION 36, TOWNSHIP 16 SOUTH, RANGE 22 EAST

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PHASE	# OF UNITS
1	10
2	35
3	40
TOTAL	85

Modified Type "C" Buffer
Not to Scale

Statement of Intent

THE GROVE AT BELLEVIEW IS A PROPOSED RESIDENTIAL TOWNHOME COMMUNITY ON AN 8.03± ACRE SITE LOCATED IN THE 11400 BLOCK OF SE 55TH AVENUE. THE MASTER PLAN PROPOSES DEVELOPMENT CONSISTENT WITH THE EXISTING MEDIUM DENSITY RESIDENTIAL (MDR) FUTURE LAND USE DESIGNATION, INCLUDING A DENSITY INCREASE FROM 8 TO 11 DWELLING UNITS PER ACRE IN CONJUNCTION WITH A REZONING FROM R-3 TO RESIDENTIAL PLANNED DEVELOPMENT (RPD).

THIS DEVELOPMENT IS PROPOSED TO BE PLATTED TO ALLOW FOR THE SALE OF INDIVIDUAL TOWNHOME UNITS SERVED BY A PRIVATE ROADWAY. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.

General Notes

1. APPLICABLE UTILITY PAVING & DRAINAGE INFRASTRUCTURE WILL BE INSTALLED AS REQUIRED TO FUNCTION PER PHASE.
2. UTILITY INFRASTRUCTURE AND SANITARY LIFT STATION LOCATIONS ARE SHOWN FOR GRAPHICAL REPRESENTATION ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
3. BASED ON A FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (MDR), THE DENSITY RANGE SHALL BE UP TO EIGHT (8) DWELLING UNITS PER GROSS ACRE. DEVELOPMENT DENSITIES UP TO ELEVEN (11) UNITS PER GROSS ACRE ARE PERMITTED WITHIN ½ MILE OF THE CENTRAL BUSINESS DISTRICT WHEN DEVELOPED AS A PLANNED DEVELOPMENT AND THE DEVELOPMENT HAS PEDESTRIAN AND/OR BICYCLE FACILITIES CONNECTING TO THE CITY'S SIDEWALK.
4. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.
5. MAX. DENSITY ALLOWED (W/ RPD REZONING): 8 ACRES x 11 = 88 UNITS (11 UNITS/ACRE). DENSITY SHOWN: 17 BLDGS. x 5 UNITS = 85 UNITS (10.6 UNITS/ACRE) 5 UNITS PER BUILDING ARE SHOWN. FINAL DESIGN MAY INCLUDE SOME 4 UNIT BUILDINGS WHICH WILL REDUCE THE OVERALL DENSITY.
6. FOR EXISTING CONDITIONS, SEE SURVEYS BY MOORHEAD ENGINEERING DATED 01-12-26 AND W.G.I. DATED 6-16-22

Site Information

PROJECT NAME:	THE GROVE AT BELLEVIEW
PROJECT LOCATION:	11400 BLOCK OF SE 55TH AVENUE
PARCEL NUMBERS:	38407-000-00 + 38405-000-00
OWNER:	OCALA HOUSING SOLUTIONS LLC
CONTACT:	MOHAMMED ELMALLAH
ADDRESS:	2609 SW 33RD ST UNIT 102 OCALA FL 34471-7775
TELEPHONE:	352-598-3027
TOTAL SITE AREA:	8.03 ± ACRES (349,881 SF)
EXISTING IMPERVIOUS AREA:	2,513± SF
FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING. F.L.U. DENSITY:	(8 UNITS/ACRE)
PROPOSED F.L.U. DENSITY:	(11 UNITS/ACRE w/ RPD REZONING)
ZONING: EXISTING:	R-3
PROPOSED:	RPD
FLOOR AREA RATIO:	86,400 / 349,881 = 0.25
PROPOSED BUILDING SETBACKS:	FRONT = 35' REAR = 10' SIDES = 10'
BUILDING(S) HEIGHT:	2 STORY 40' MAXIMUM
PARKING REQUIREMENT:	2 SPACES PER UNIT HAVING 2 OR MORE BEDROOMS

Revisions:	By:	Date:

Designed: MWR | Scale: 1" = 40'
Drawn: CMJ | Project: 2024-15
Checked: MWR | Date: 3-31-26
File: The Grove at Belleview - Master Plan.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-2500 FAX (352) 629-1010
Certificate No. 13-0006198 • Michael W. Radcliffe P.E. #51170 • Christopher A. Lein P.E. #94568
www.mwradcliffeengineering.com

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Project Name: 2024-15 - The Grove at Belleview - RPD Master Plan
Sheet Name: Preliminary Development Plan

Sheet No.
C001
of
C002

X:\MWRE Projects\2024 Projects\2024-15 Belleview Townhomes\Design\CAD\The Grove at Belleview - Master Plan.dwg 3/31/2026 9:26 AM

EXIST. BUILDING (typ.)

EXISTING DUPLEX APARTMENTS NORTH OF THE GROVE

EXISTING 6" CITY STORMWATER FORCE MAIN (PUMPS TO EXISTING DRA)

224.61'

6" SW FM

RELOCATE CITY STORMWATER F.M. DURING PHASE 2

DRA 4.0

84.93'

214.89'

148.39'

APPROXIMATE FLOOD ZONE "AE" = 78.8

APPROXIMATE FLOOD ZONE "X"

EXISTING DUPLEX APARTMENTS NORTH OF THE GROVE

EXIST. BUILDING (typ.)

EXIST. CITY STORMWATER FORCE MAIN

393.54'

FIRE HYDRANT

STUB FOR PHASE 2

DRA 3.0

DRA 2.0

S.E. 55th AVENUE ROAD

(RIGHT-OF-WAY WIDTH VARIES)

8" WTR

8" SAN

SE 114th St.

PROPOSED CONNECTION TO EX. CITY GRAVITY SEWER MANHOLE

APPROXIMATE FLOOD ZONE "AE" = 78.8

APPROXIMATE FLOOD ZONE "X"

STUB FOR PHASE 2

209.75'

PROPOSED 2,600 SF CITY OF BELLEVIEW LIFT STATION SITE EASEMENT

451.86'

DRA 1.0

486.48'

SEWER MANHOLE PROPOSED FOR PHASE 2

STUB FOR PHASE 3

EXISTING DUPLEX APARTMENTS SOUTH & EAST OF THE GROVE

EXIST. BUILDING (typ.)

24" RCP

EXISTING LIFT STATION (CITY OF BELLEVIEW)

8" SAN

346.30'

75.15'

146.75'

364.98'

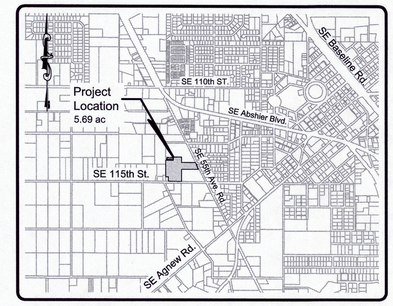
DURING THE CONST. OF PHASE 3, PROPOSED WATER MAIN TO BE EXTENDED EAST ALONG SE 115th ST. to SE 55th Ave. Rd. AND CONNECT TO EXISTING WATER MAIN

S.E. 115TH STREET

(TWO LANE ASPHALT AS SHOWN)

NORTH

LOCATION MAP

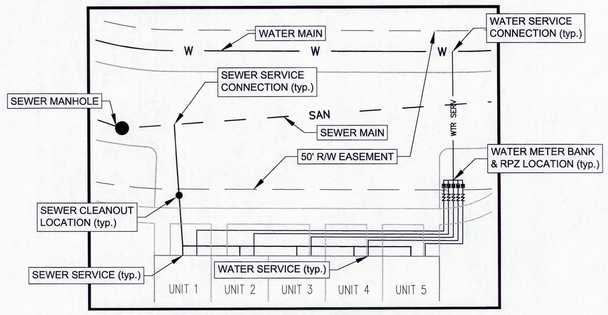


SCALE: 1" = 2000'
BELLEVIEW, MARION COUNTY, FLORIDA
SECTION 36, TOWNSHIP 16 SOUTH, RANGE 22 EAST

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



Typical Utility Service Connection Layout

Not to Scale

Legend:

- PHASE LINE
- POTABLE WATER
- SANITARY SEWER
- PRIVATE ROADWAY
- CITY FORCE MAIN
- BUILDING SETBACK
- BUFFER

Revisions:	By:	Date:

Designed: MWR
Drawn: CMJ
Checked: MWR
Scale: 1" = 40'
Project: 2024-15
Date: 3-31-26
File: The Grove at Belleview - Master Plan.dwg

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2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe, P.E. Christopher A. Lewis P.E. #86568
www.radcliffengineering.com

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Project Name: 2024-15 - The Grove at Belleview - RPD Master Plan

Sheet Name: Utility Plan

Sheet No.
C002
of
C002

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NEW TOWNHOMES FOR:

THE GROVE OF BELLEVIEW

BUILDING 1A
COLOR OPTION #1

RISPOLI & ASSOCIATES
ARCHITECTURE, INC.



NEW TOWNHOMES FOR:

THE GROVE OF BELLEVIEW

BUILDING 1A
COLOR OPTION #1

RISPOLI & ASSOCIATES
ARCHITECTURE, INC.

AGENDA ITEM NO. 4.b

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: July 14, 2026

AGENDA ITEM:

Special Exception: SE26-0001, Iron Shield Heating & Air LLC, PID 37121-001-00

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject property was home to Pipsqueeks Pets for nearly 14 years. Iron Shield Heating & Air is requesting a special exception to allow their business to operate on a B-2 zoned property.

RECOMMENDED ACTIONS:

Motion to disapprove SE26-0001

ATTACHMENTS:

Staff Report.pdf

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: 07/08/2026

Planning & Zoning Board

Application Number:
SE26-0001

Project Number:
JSE26-0001

Application Type:
Special Exception

Request:
Relief from zoning restrictions

Owner/Applicant:
K4 Ventures 4 LLC/Iron Shield Heating & Air LLC

Agent/Engineer/Architect:
None

Related Actions:
EN26-0042 – Business operating without Business Tax Receipt or Change of Tenancy Permit

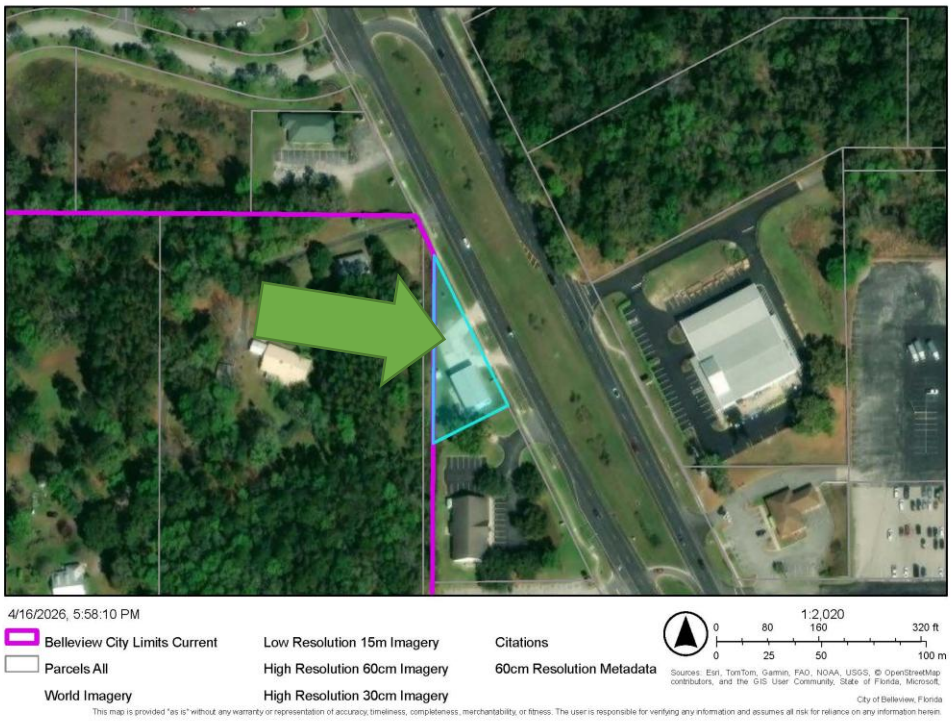
Address:
10654 S US HWY 441

Parcel #:
37121-001-00

Zoning:
B-2

Acreage:
0.37 +/-

Iron Shield Heating and Air LLC



LOCATION MAP

Public Notice
Staff mailed 10 notices of public hearing to property owners within 300 feet of the subject property.

Location
The property is located at 10654 S US HWY 441. The subject property does not appear to be located in a flood zone, as found on Community Panel Number 12083C0729D.

Request
This application is a request for a special exception from city regulations Section 134-252, Community business (B-2). Specifically, to allow an air condition contractor business to operate in a B-2 zone.

Background
The subject property was home to Pipsqueeks Pets for nearly 14 years. The following timeline applies:

	• October 2025: City staff noticed that Pipsqueeks Pets appeared to have moved out of the location. It was confirmed via their Facebook page that they had relocated to a new location outside the city limits. • November 2025: Staff noticed new activity at the site indicating that a new business was moving in. Iron Shield Heating and Air trucks were noticed on site and the Permitting Specialist reached out to them to inquire if they were the new tenant or if permits were required for any work they were doing. Iron Shield confirmed they would be the new tenant of the building. They were reminded of the Change of Tenancy requirements and that this location would need its own Business Tax Receipt. They confirmed that they would apply for the Change of Tenancy soon. • December 2025: Just before the New Year, the City Planner requested that the Code Enforcement Officer contact Iron Shield as they had not applied for the Change of Tenancy and are in violation of City Code. The Code Enforcement Officer visited the site and spoke to the owner who, again, stated they would apply for the Change of Tenancy. • January 2026: The Change of Tenancy application was submitted on January 7th and denied via a formal letter on January 12th. Planning denied the application as the parcel is zoned B-2 and plumbing, heating and air conditioning business are not authorized in this zone. Other discrepancies noted during the review include: parking lot restriping required, interior floor plan was not clear, connection to water and sewer is required, backflow preventer required. The applicant was directed to contact city staff concerning these comments • February 2026: On February 19th the City Planner advised the Code Enforcement Officer that Iron Shield had not responded to the January letter and appeared to be operational. Code Compliance Case EN26-0042 was initiated for operating without a valid business tax receipt or a completed change of tenancy. The property owner and business were noticed with a letter of violation. • March 2026: Iron Shield attended the March 11 Site Plan Technical Review meeting. During the meeting Iron Shield stated several times that they are new tenants to the building and did not create any of the discrepancies currently on site but they are good citizens and would comply with anything that the City required. They stated several times that they could use the space for office space for a sales team or other office work and that they could remove the trucks and not store materials at this location. Staff had to explain to them several times that they would need to apply for a special exception to formalize the process and fairly apply City code to all businesses. Parking lot requirements were discussed to include striping, ADA space, and possible gravel parking for employees. The Building Official addressed a separate HVAC permit that had been applied for in January. He had requested additional information for the permit and the company was unresponsive to that request. The City Engineer addressed water and sewer connection. It was explained that this would be a requirement for any business that moved into this building. He also advised that adding impervious area (gravel parking) would trigger onsite DRA needs and that they may want to use the parking area that is available to them rather than adding to the site. Iron Shield again stated that they felt this site would be better suited to an

office and not using the storage portion of the building for items that would be moved in and out of the building. They suggested using the storage section of the building for long term storage and removing all of the trucks. It was recommended that they attach a letter to their special exception request detailing how they planned to use the building.

- April 2026: Special Exception submitted.

PROPERTY INFORMATION

Chart 1

Surrounding Zoning Designations	North: B-2 (City/County) South: B-2 East: B-5 West: B-2 (County)
Surrounding Existing Land Uses	North: Commercial (City)/Residential (County) South: Commercial East: Commercial West: Residential (County)

FINDINGS OF FACT:

The proposed use will not adversely affect the public health, safety, comfort, good order, appearance and convenience, moral and general welfare of the neighboring property owners and the citizens of the City.

The subject property is surrounded by properties that are commercially and residentially zoned and used buildings. The City has not received any objections to the variance.

The proposed use is necessary to eliminate a specific demonstrable hardship imposed upon the applicant by the existing facts and the rules prohibiting the proposed use.

The business owner has expressed a financial loss if required to vacate the building. This hardship was created by the business owner by not performing their due diligence and confirming zoning usage prior to signing their lease. Iron Shield has another location in the city and they were already familiar with city requirements for opening a business. Staff had to repeatedly request that they comply with those requirements and they did not respond until a Code Enforcement action was initiated. Had they applied for the Change of Tenancy in November, the zoning issue would have been caught much earlier.

The applicant has exhausted all other potential sources of eliminating the hardship referenced in this section.

Iron Shield has not completed many of the things they stated the would do during the Site Plan Technical Review meeting. Most notably, they have continued to use the site for daily loading and storage of trucks rather than office space. Warehouse use is also not authorized in B-2 zones. The provided letter of hardship does not specify how they are requesting to use the building.

RECOMMENDATIONS:

Staff does not recommend approval of SE26-0001.

Should approval be granted the staff request the following stipulations:

	1. Building must be used only for office space and warehouse usage must stop immediately. 2. Parking lot must be restriped for use as an office with proper ADA space. 3. Connection to water and sewer within 90 days required. 4. This special exception is authorized only for this tenant and shall automatically terminate when the applicant no longer occupies the property. 5. Special Exception is to be renewed annually with a $100 fee. **ATTACHMENTS** Letter of hardship from property owner. Photos taken by Code Enforcement Officer from May 6th – June 30th

HARDSHIP LETTER

IRON SHIELD HEATING & AIR LLC

3/26/26

Dear Local Friends,

This special exception to allow us to operate our Heating and Air conditioning business on the B2 zoning property means a lot to our team at Iron Shield Heating & Air. We signed a 3-year lease with an agreement to do a massive cleanup on the building and property. We have invested a tremendous amount of time, money, and effort in the cleanup of this property. We made a huge move with the understanding from the property owner that if we did our part, we would be fine to operate our heating and air conditioning business at this location. We would lose tens of thousands of dollars if we did not get approved for this special exception to run our business out of this location. Furthermore, this would greatly impact our employees and partners who all live locally. We apologize for being in this situation and we are asking for your help. We would truly appreciate your approval, and we feel that this would be good for the community.

Respectfully,

Iron Shield Heating & Air




IRON SHIELD
HEATING & AIR
IRON SHIELD
HEAT & AIR
May 6, 2026 8:28:31 AM


352-704-0205
May 8, 2026 9:08:54 AM


May 11, 2026 10:00:46 AM


IRON SHIELD
HEAT & AIR
INSTALLATIONS
RESIDENTIAL
COMMERCIAL
352.704.0205
May 13, 2026 7:25:44 AM


May 21, 2026 9:54:50 AM


May 27, 2026 7:20:06 AM


Jun 5, 2026 9:14:49 AM


HEAT & AIR
352-704-0291
Jun 9, 2026 8:47:55 AM


Jun 23, 2026 8:29:03 AM


IRON SHIELD
HEAT & AIR
352-704-0205
Jun 30, 2026 9:07:21 AM

AGENDA ITEM NO. 4.c

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: July 14, 2026

AGENDA ITEM:

Small Scale Comprehensive Plan Amendment SSC25-0003, Figueroa

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject property is owned by Rocio Perez Figueroa and was annexed into the city in March 2026. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. 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 Agriculture (AG) and land use change from Marion County Medium Residential to City of Belleview Medium Density Residential. The proposed commercial Future Land Use and AG zoning category are appropriate to the proposed use and compatible with adjacent areas.

RECOMMENDED ACTIONS:

Motion to recommend approval of SSC25-0003

ATTACHMENTS:

Staff Report

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: 05/14/2026

Planning & Zoning Board Hearing: 07/14/2026
Commission: First Reading 08/18/2026 - Final Reading 09/15/2026

Application Number:
JSSC25-0003

Project Number:
SSC25-0003

Application Type:
Small Scale Comprehensive Plan Amendment

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

Owner/Applicant:
Figueroa Rocio Perez

Agent/Engineer/Architect:
N/A

Parcel #:
38526-000-00

Acreage:
5.20 +/-

Proposed Future Land Use: Medium Density Residential

Proposed Zoning:
AG

P&Z Recommendation:

Comprehensive Plan Amendment: Small Scale

LOCATION MAP

38526-000-00



Public Notice
Notice of public hearing was mailed on May 13, 2026, to 17 property owners within 300 feet of the subject property. The City has received one phone call concerning the notice. The caller inquired about future use and stated no objections.

Location
This property is located at 12183 SE 53rd Terrace Road, which is off SE HWY 484, in the vicinity of Belleview West on 484 Plaza and Wilkies Automotive. 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 Rocio Perez Figueroa and was annexed into the city in March 2026. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. 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 Agriculture (AG) and land use change from Marion County Medium Residential to City of Belleview Medium Density Residential. The proposed commercial Future Land Use and AG zoning category are appropriate to the proposed use and compatible with adjacent areas.

Table 1

Future Land Use Map Request	From: Medium Residential (County) To: Medium Density Residential (City)
Zoning Map Request	From: A-1 (County) To: AG (City)
Location	One parcel totaling 5.20 acres +/-. Parcel number 38526-000-00
Property Owner(s)	Rocio Perez Figueroa
Surrounding Future Land Use Designations	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City/County)
Surrounding Zoning Designations	North: R-3 (City) South: A-1 (County) East: A-1 (County) West: R-3/A-1 (City/County)
Surrounding Existing Land Uses	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City/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 City sewer. Sewer lines are not present along SE 53rd Terrace Road. Development of this parcel has been authorized a septic tank until such time that sewer is available.

   Potable Water – This property has not previously been connected to City water. Water lines are present along SE 53rd Terrace Road. Development of this parcel will require connection to City water at developer expense. Public Works staff has 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 the property owner to sign up for City provided 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 – Marion County schools will not be affected by this change. Marion County Public Schools planners have been notified of this application.

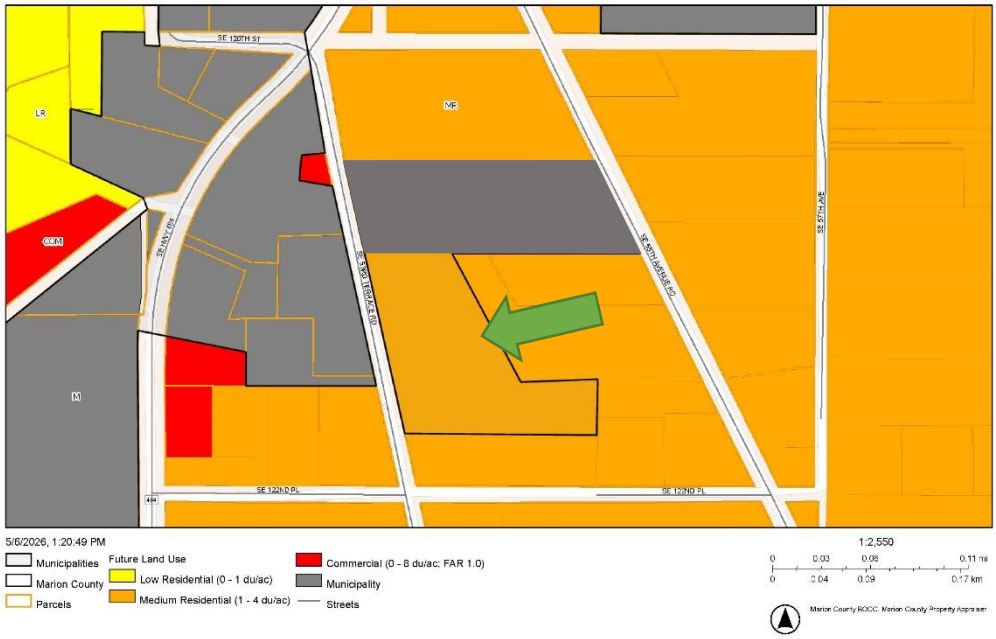
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/commercial corridor and is surrounded by commercial and residential properties.
4. **Sprawl Control** – 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:

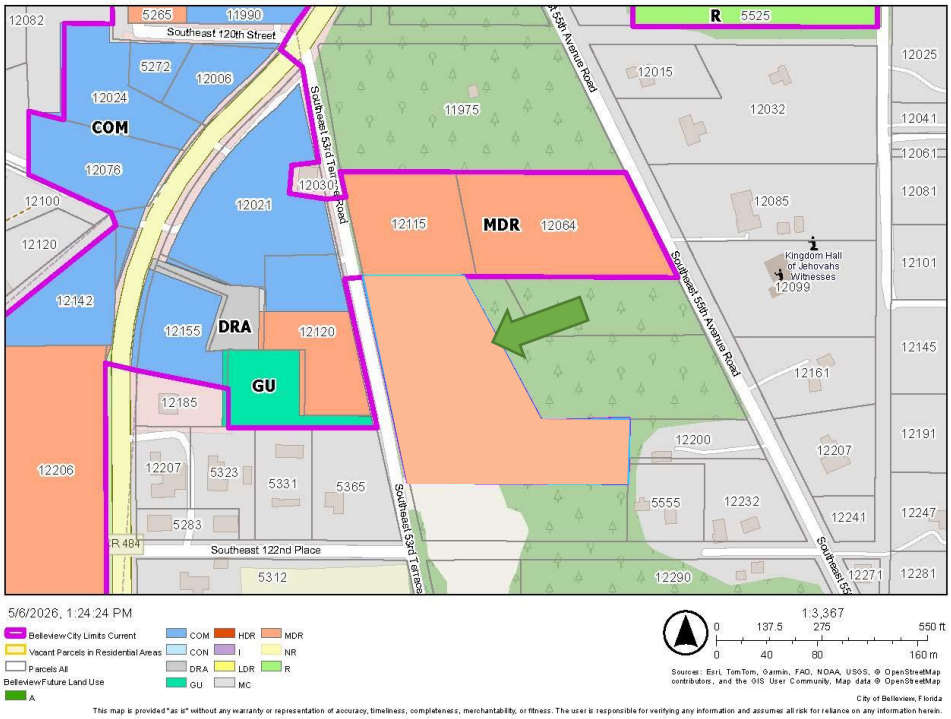
Staff – Staff recommends **APPROVAL** of application SSC25-0003 to change the subject property from existing Marion County future land use and zoning designations to City of Belleview designations as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

a. The proposed amendments are the result of 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.

Existing FLU

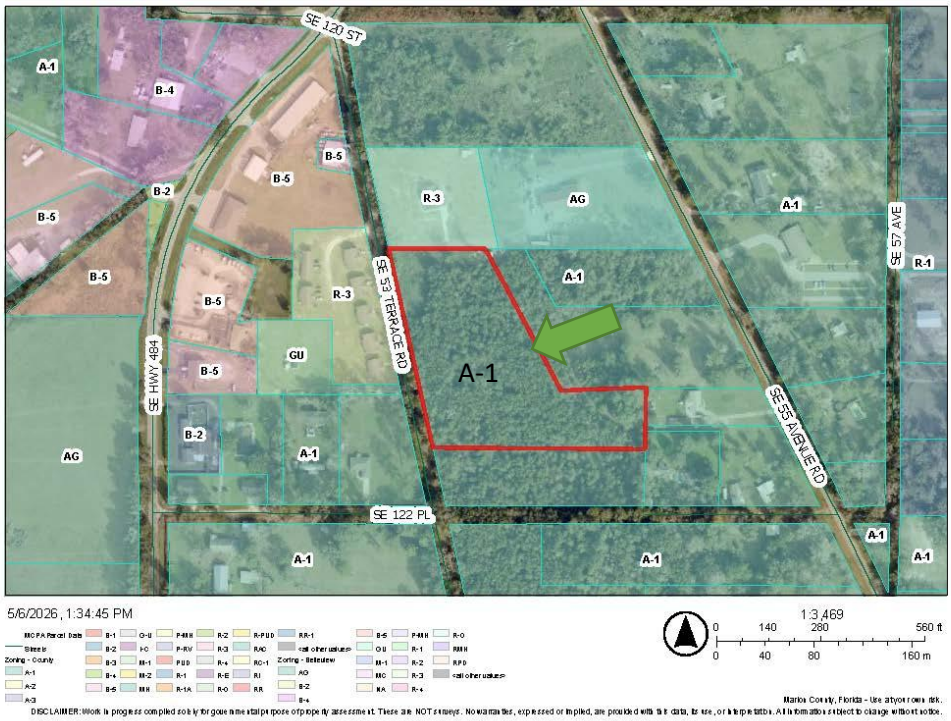


Proposed FLU

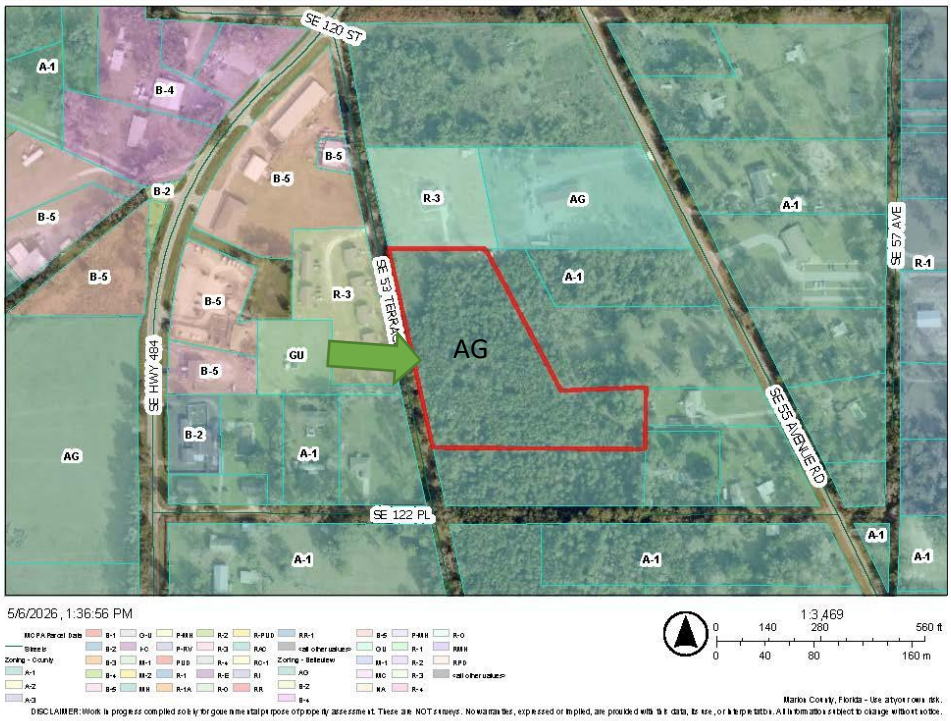


Zoning Maps

Existing Zoning



Proposed Zoning



AGENDA ITEM NO. 4.d

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: July 14, 2026

AGENDA ITEM:

Annexation - AN26-0004, US 441 Development LLC, PIDs 36862-000-00, 36872-001-01, 36872-001-03

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject parcels are commercially zoned properties owned by US 441 Development 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 100th Street. Parcel 36862-000-00, which is located on the corner of US HWY 441 and SE 100th Street appears to be connected to City water. Both City water and sewer are available for all three parcels.

RECOMMENDED ACTIONS:

Motion to approve AN26-0004

ATTACHMENTS:

Staff Report

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: 06/08/2026

Planning & Zoning Board Hearing: 07/14/2026
Commission: First Reading 08/18/2026 - Final Reading 09/15/2026

Application Number:
AN26-0004

Project Number:
JAN26-0004

Application Type:
Annexation

Request:
Annexation of 3 parcels

Owner/Applicant:
US 441 Development LLC

Agent/Engineer/Architect:
Abshier Engineering

Related Applications:
None

Parcels #:
36862-000-00
36872-001-01
36872-001-03

Acreage:
6.59 +/-
3 parcels

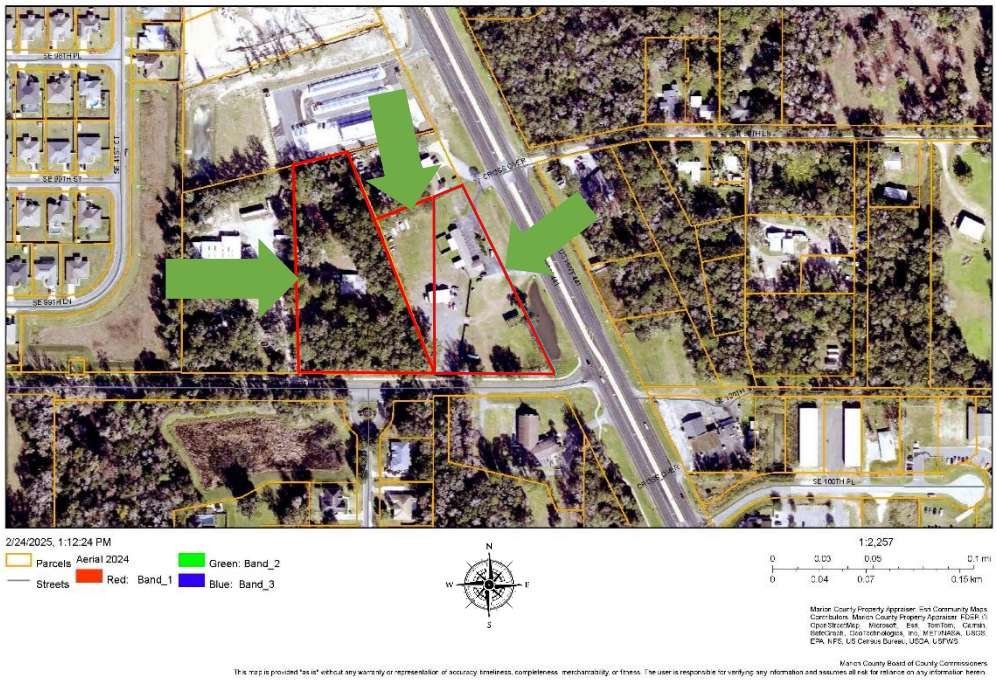
Future Land Use:
Marion County – Commercial

Zoning:
Marion County – B-5

P&Z Recommendation:

LOCATION MAP

US 441 Development LLC



Location
The properties are located the corner of S US HWY 441 and SE 100th St. The subject properties appear to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0729D.

Request
This application is a request to annex three properties owned by US 441 Development LLC.

Background
The subject parcels are commercially zoned properties owned by US 441 Development 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 100th Street. Parcel 36862-000-00, which is located on the corner of US HWY 441 and SE 100th Street appears to be connected to City water. Both City water and sewer are available for all three parcels.

Table 1

Location	3 parcels totaling 6.59 acres +/-. Parcel numbers 36862-000-00, 36872-001-01, 36872-001-03
Property Owner(s)	US 441 Development LLC
Surrounding Future Land Use Designations	North: Commercial (County/City) South: Commercial/Residential (County/City) East: Commercial (County) West: Commercial (County)
Surrounding Zoning Designations	North: B-5 (County/City) South: B-2/R-1 (County/City) East: B-2/B-5 (County) West: B-5 (County)
Surrounding Existing Uses	North: Commercial (County/City) South: Commercial/Residential (County/City) East: Commercial (County) West: Commercial (County)
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-C0729D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – These properties have not previously been connected to City sewer. Sewer lines are present along SE 100th Street. Development of these parcels will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – One of the three properties has previously connected to City water. Water lines are present along SE 100th Street. Development of these parcels will require connection to City water at developer expense. Public Works staff has 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 servies.

   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 School Board planners have been notified of this application.

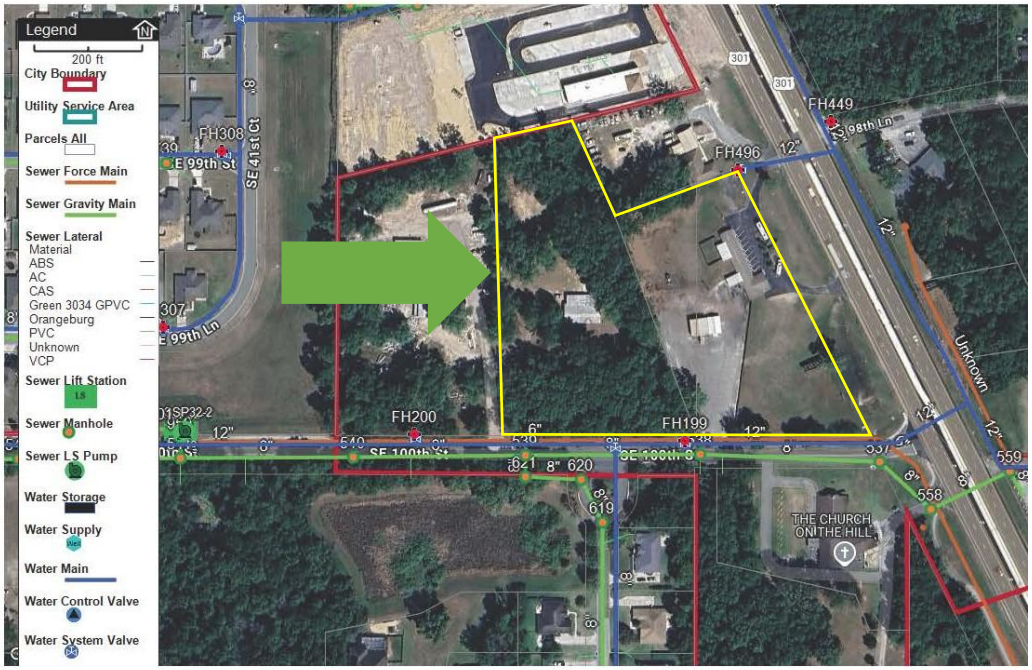
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject properties are located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control**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

RECOMMENDATIONS:

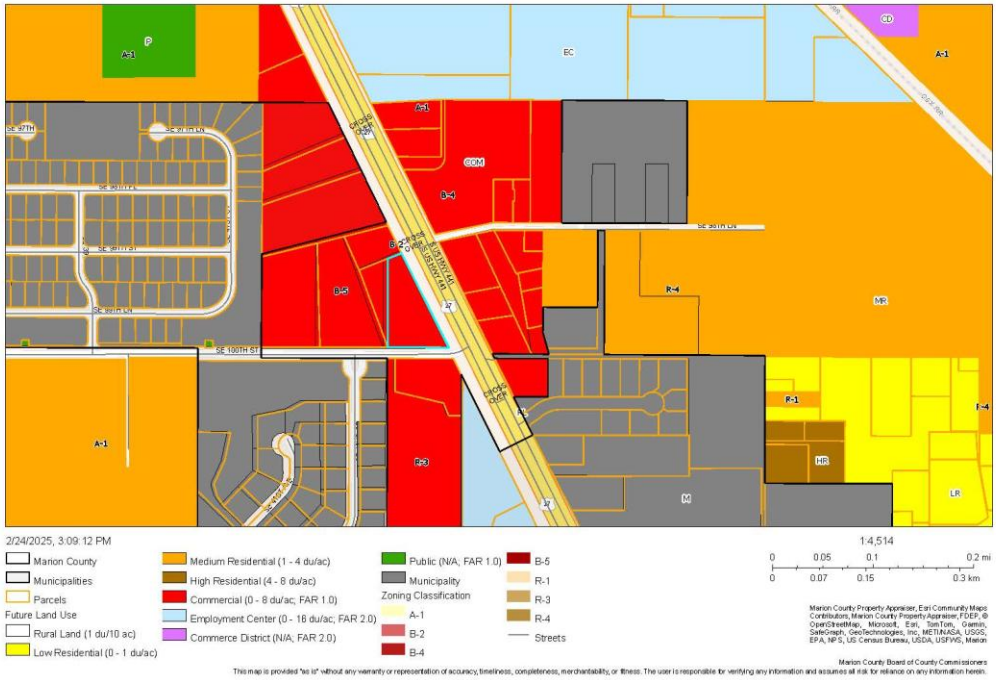
Staff – Staff recommends **APPROVAL** of application AN26-0004 to annex subject properties from Marion County.

Additional Maps

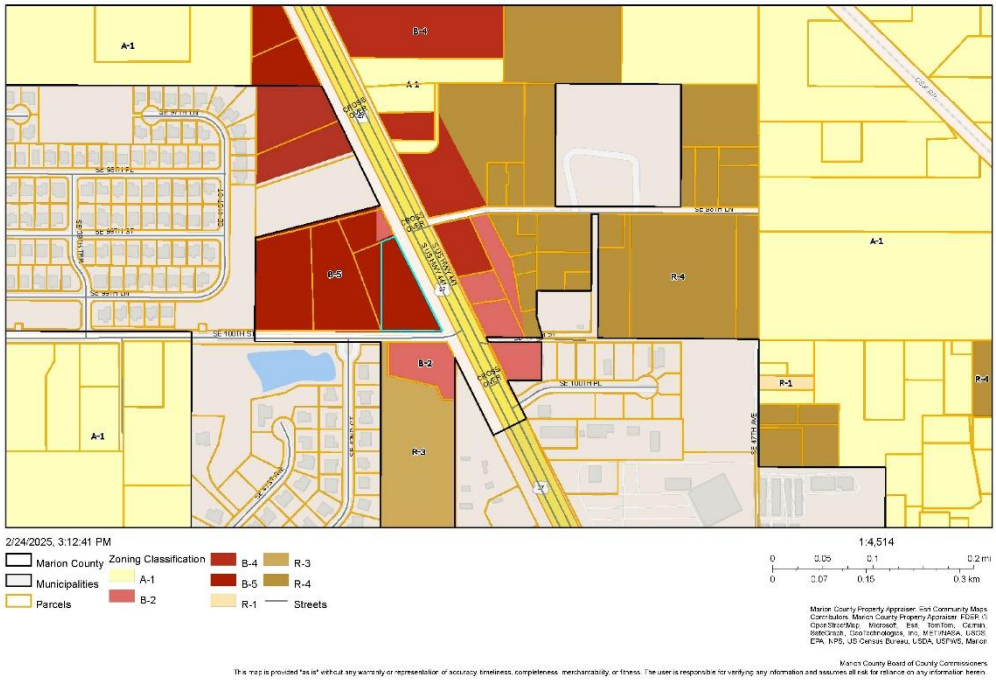
Utility Lines



Marion County Future Land Use



Marion County Zoning



2/24/2025, 3:12:41 PM

Marion County
Municipalities
Parcels

Zoning Classification
A-1
B-2
B-4
B-5
R-1
R-3
R-4
Streets

1:4,514

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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Marion County Board of County Commissioners

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