CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
March 17, 2026
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER GOLDMAN

ROLL CALL

APPROVAL OF MINUTES

Approval of the 03-03-2026 Commission Meeting Minutes
03-03-2026 Minutes

PUBLIC HEARING: FIRST READING

Ordinance 2026-05: Small Scale Comprehensive Plan Amendment for 45367-000-00
Ordinance 2026-05
Staff Report
Business Impact Estimate

Ordinance 2026-06: Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050
Ordinance 2026-06
Staff Report
Business Impact Estimate
Location

Ordinance 2026-07: Abandoned and Vacant Real and Personal Property

Ordinance 2026-07
Abandoned Real and Personal Property REDLINED
Abandoned Property Comparison
Business Impact Estimate

PROCLAMATION:

World Periodic Paralysis Day Proclamation
World Periodic Paralysis Day Proclamation

Proclamation: Florida Government Finance Professionals Week
Finance Professionals Week Proclamation

SCHEDULED AUDIENCE:

Urusa Sarfani - Baseline Grab N Go
Sarfani - Get on the Agenda Form 3-17-2026

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Updates

Finance: Updates

Public Works: Bellehaven Development Group, LLC Developers Agreement
Bellehaven Development Group LLC Developers Agreement

Public Works: Grease Trap Discussion

Police Department: Hiring Incentive

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Approval of the 03-03-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 03-03-2026 Commission Meeting Minutes

ATTACHMENTS:

03-03-2026 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
CITY COMMISSION MEETING
MINUTES

Belleview City Hall	Mayor CHRISTINE K. DOBKOWSKI
Commission Room	Seat 1 MICHAEL J. GOLDMAN
5343 SE Abshier Blvd.	Seat 2 RAY DWYER
Belleview, FL	Seat 3 RONALD T. LIVSEY
March 3, 2026	Seat 4 ROBERT "BO" SMITH
6:00 PM	

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Goldman

ROLL CALL OF COMMISSIONERS: Present: Dwyer, Livsey, Smith, Goldman, Dobkowski

APPROVAL OF MINUTES:

a. 02-17-2026 Commission Meeting Minutes

Motion made by Commissioner Goldman to approve the 02-17-2026 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

SCHEDULED AUDIENCE

a. Joe Reichel – Belleview CEP

Mr. Reichel stated the CEP signed on six (6) new members in the last month. He discussed the success of the Belleview After Hours event and CEP Annual Luncheon. Mr. Reichel also provided the Commission with a flyer for upcoming events.

b. Clay Waldron – Belleview Meats

Mr. Waldron, owner of Belleview Meats, discussed a letter he received regarding the need for a grease trap at his business. He stated the required 750-gallon interceptor, at a cost over $50,000, is excessive for his water use and type of business. Mr. Waldron read the city's code that states alternative interceptors are allowed if approved by the Public Works Director. He has researched an under-the-sink electronic style grease trap at a cost of $2,400 and would like the Commission to allow the usage of that unit.

PWD Titterington reviewed the grease trap program and discussion with the Florida Department of Environmental Protection about the need for continued implementation and enforcement. Commissioner Livsey inquired whether there were existing businesses in the city with under the

sink systems. PWD Titterington responded that there are, but inspection and compliance has been an issue due to denied access; he also remarked that he is not familiar with the electronic systems, but will research them.

The Commission directed PWD Titterington to look into the electronic systems and the flow at Belleview Meats to be discussed at the next meeting.

Commissioner Goldman asked Attorney Landt about businesses that do not allow Public Works staff into the kitchen; Attorney Landt stated they are to be reported to the Department of Health

c. Baseline Grab N Go

NOTE: This agenda item was moved from Commission Updates to Scheduled Audience as the Sarfanis were in attendance.

Urusa Sarfani wrote a letter to the Commission after the Baseline Grab N Go was informed that exterior shutters were prohibited per Sec. 134-665. of the Land Development Code and requested clarification and discussion on this topic. Sarfaraz Sarfani spoke to the Commission

Commissioner Smith stated roll down shutters are unattractive and make the area they are in look disreputable. Commissioner Livsey remarked that if the shutters are only down in the evening when there is less traffic, he has no problem with them. The Mayor asked Chief Holland about the safety and vandalism issue. Chief Holland replied vandalism happens regularly to convenience stores and cell phone stores and they often victims of smash and grab crimes.

Commissioner Dwyer sympathized with Mr. Sarfani and recognized that certain types of businesses are targeted over others. Commissioner Goldman brought up the fact that when businesses close for good, their shutters would remain down, but he remarked that it is less costly to paint over graffiti than to replace glass. Commissioner Smith stated that letting Baseline Grab N Go to have exterior shutters would be a slippery slope for other businesses that close earlier.

Motion made by Commissioner Smith to keep the city's code as is; seconded by Commissioner Goldman.

Motion was called by a roll call vote. Ayes: Dwyer, Smith, Goldman
Nays: Livsey, Dobkowski

UNSCHEDULED AUDIENCE:

a. Todd Rudnianyn

Mr. Rudnianyn came forward to discuss the issue with the grease traps and backflow preventers at existing businesses. He stated that the Belleview code allows for discretion to approve alternative grease prevention measures for businesses that do not generate sufficient grease to require a traditional interceptor. In the case of Belleview Meats, which operates as a retail store and cutting facility and does not have floor drains or fryers, an under-sink grease trap should be considered and if discharge, access, sampling, or compliance become an issue, the city retains the authority to require a larger interceptor.

Mr. Rudnianyn also stated that many businesses previously received Certificates of Occupancy without these requirements being enforced and relied on those approvals. He expressed concern that retroactive compliance could create significant financial burdens for long-standing businesses.

He requested the City consider allowing reasonable alternative systems, applying discretion to previously approved businesses, waiving or reducing permit fees related to retroactive compliance, and allowing phased or performance-based compliance.

Mayor Dobkowski thanked Mr. Rudnianyn

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services: N/A

c. Finance Department: N/A

d. Public Works: N/A

e. Police Department: Applicant Bonus

Chief Holland requested approval to offer a $5,000 hiring bonus for Florida-certified law enforcement officers. This incentive is intended to help the City remain competitive with surrounding agencies and attract qualified candidates who are immediately eligible for employment, allowing them to begin field training and begin service more quickly than applicants sponsored through the police academy.

The Commission discussed several options including a two-year contract with a bonus at the end of each year. Chief Holland remarked it would not be possible due to the FOP negotiations that occurred, so the contract must be limited to one year. It was discussed that the Ocala Police Department, Marion County Sheriff's Office, and Wildwood Police Department are all offering incentives. Commissioner Smith suggested increasing the amount from $5,000 to $6,000 to remain competitive.

Motion made by Commissioner Smith to approve a $6,000 incentive with a one (1) year contract; seconded by Commissioner Goldman.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

f. Information Technology: N/A

g. Legal Services:

The sale of the Sean Carpenter property was held last week after the foreclosure due to the City's code enforcement liens. Once the Clerk of Court records the certificate of sale, the City will

receive the deed. The property owner has 15 days to redeem his property before Belleview takes ownership.

h. Administrator: N/A

COMMISSION UPDATES:

Commissioner Dwyer:

Commissioner Dwyer attended the Marion County School Board meeting with Administrator Moody and Development Services Director Chancey and commended them for their work. Administrator Moody stated she has received high praise about DSD Chancey and Planning and Zoning Specialist O'Neill and their interactions with the group.

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith:

The project to replace the ballfield lights at the Belleview Sportsplex has been completed park users are happy with the improvements.

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 7:16 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Ordinance 2026-05: Small Scale Comprehensive Plan Amendment for 45367-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

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 served by a well and septic system; however, future development will remove all structures from the parcel 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 approve Ordinance 2026-05 as presented or amended, first reading, title only

ATTACHMENTS:

Ordinance 2026-05
Staff Report
Business Impact Estimate

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.

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO AN AMENDMENT OF 12.35 +/- ACRES OF LAND TO THE CITY OF BELLEVIEW'S COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE CITY OF BELLEVIEW'S COMPREHENSIVE PLAN AND THE OFFICIAL ZONING DISTRICTS MAP PURSUANT TO APPLICATION (SSC25-0002) BY THE CITY OF BELLEVIEW FOR LEADERS COMPANIES LLC. UNDER THE SMALL-SCALE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; CHANGING THE FUTURE LAND USE CLASSIFICATION ON PARCEL #45367-000-00, FROM EMPLOYMENT CENTER (MARION COUNTY) TO COMMERCIAL (CITY OF BELLEVIEW) AND BY CHANGING THE ZONING CLASSIFICATION FROM A-1 (MARION COUNTY) TO B-5 (CITY OF BELLEVIEW); ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVIEW, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, empowers the City Commission of the City of Belleview, Florida, hereinafter referred to as the City Commission, to prepare, adopt and implement and amend a Comprehensive Plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement and amend a Comprehensive Plan; and

WHEREAS, application, SSC25-0002, City of Belleview for amendment, as described below, to the Future Land Use Map of the City of Belleview Comprehensive Plan, hereinafter referred to as the City's Comprehensive Plan; and application JSSC25-0002, City of Belleview for amendment to the City of Belleview Official Zoning Districts Map have been filed with the City; and

WHEREAS, the Planning and Zoning Board of the City of Belleview has been designated as the Local Planning Agency; and

WHEREAS, the Planning and Zoning Board of the City of Belleview serving as the Local Planning Agency did on February 10, 2026 hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and reviewed and

considered the staff Comprehensive Plan Amendment Report concerning said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map recommended to the City Commission approval of said application for amendments, as described below; and

WHEREAS, the City Commission did on March 17, 2026 hold the required public hearing for first reading of the ordinance, with public notice having been provided, under the provisions of the regular amendment procedures established in Sections 163.3161 through 163.3215, Florida Statutes, on said applications for amendments, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map at said public hearing, the City Commission reviewed and considered all comments received during the public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the staff Comprehensive Plan Amendment Report, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map; and

WHEREAS, the City Commission has determined and found said application for amendments, as described below, to the Future Land Use Map of the City's Comprehensive Plan and Zoning Districts Map to be compatible with the Future Land Use Element objectives and policies, and those of other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Commission has determined that the proposed amendment is in compliance with the City's Comprehensive Plan and is the closest to the County designation at the time of annexation; and

WHEREAS, the City Commission has determined and found that approval of said application for amendments, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BELLEVIEW, FLORIDA, AS FOLLOWS:

Section 1. Future Land Use and Zoning Designations: Pursuant to applications SSC25-0002 and LS25-0002:

Table 1: Proposed Amendment

		EXISTING (Marion County)		**PROPOSED (City of Belleview)**	
Parcel ID# Property Owner	**Acreage**	**Future Land Use** (Map 1)	**Zoning** (Map 2)	**Future Land Use** (Map 1)	**Zoning** (Map 2)
45367-000-00 E2 Farm	**12.35+/- acres**	**Employment Center**	**A-1**	**Commercial**	**B-5**

Section 2. Legal Descriptions:

The properties subject to the proposed amendment to the City's Comprehensive Plan and amendments to the City of Belleview Official Zoning Districts Map are the following described parcel of land located in the City of Belleview, Marion County, Florida, to wit:

Parcel of land owned by E2 Farm, more particularly described as:

Commence at the Northeast corner of the NE ¼ of Section 6, Township 17 South, Range 23 East, Marion County, Florida; Thence North 89°29'57" West, along the North boundary of said NE ¼ a distance of 501.02 feet; Thence departing from said North boundary South 00°50'57" West 50 Feet to the Point of Beginning; Thence continue South 00°50'57" West 949.59 feet to an Intersection with the South boundary of the North ½ of the South ½ of the NE ¼ of the NE ¼ of said Section 6; Thence North 89°25'55" West, along said South boundary 523.07 feet to the Southeast corner of those lands, as described in Official Records Book 1521, Page 739, Public Records of Marion County, Florida; Thence North 00°34'14" East, along the East boundary of said lands 332.92 Feet to the Northeast corner of said lands; Thence North 89°27'28" West, along the North boundary of said lands 63.41 feet; Thence departing from said North boundary North 00°34'14" East 615.99 feet; Thence South 89°29'57" East, along a line parallel with and 50 feet South as measured perpendicular to the North boundary of said NE ¼, a distance of 591.10 feet to the Point of Beginning.

Subject to a 20 feet Easement as described in Official Records Book 1521, Page 739 of the Public Records of Marion County, Florida, along the South boundary. And, together with non-exclusive Easement for Ingress, Egress, and Utilities, more particularly described as follows:Easement A:Commencing at the Northeast corner of the NE ¼ of Section 6, Township 17 South, Range 23 East, Marion County, Florida, Thence North 89°29'57" West, along the North boundary of said NE ¼ a distance of 501.02 Feet to the Point of Beginning; Thence North 89°27'28" West, along a line parallel with and 50.00 feet South as measure perpendicular to the North boundary of said NE ¼, a distance of 150.00 feet; Thence North 00°34'14" West 50.00 feet to an Intersection with the aforesaid North boundary 150.00 feet to the Point of Beginning. Easement B:As described in that certain Construction, Maintenance and Easement Agreement recorded November 24, 2004 in Official Records Book 3878, Pages 1920 through 1936, Public Records of Marion County, Florida.

Also known as Marion County Tax Parcel No. 45367-000-00

Section 3: Maps. The maps attached hereto as Map 1 and Map 2 depict the existing and adopted future land use designation (map 1); and the existing and adopted zoning (map 2).

Section 4. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Conflicts Repealed. All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 6. Effective Date. The effective date of this Ordinance will be 31 days following No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon First Reading by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on 03/17/2026. Said ordinance was duly read, passed, and adopted upon Final Reading by a _____ vote of the City Commission of the City of Belleview, Florida at a Regular Meeting held on 04/21/2026.

For the City:

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

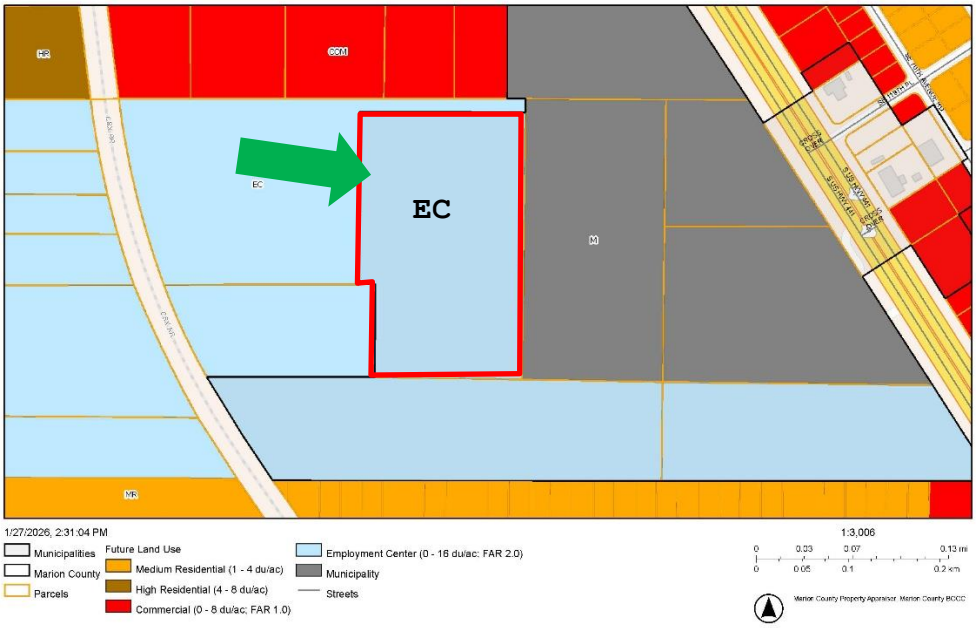
CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

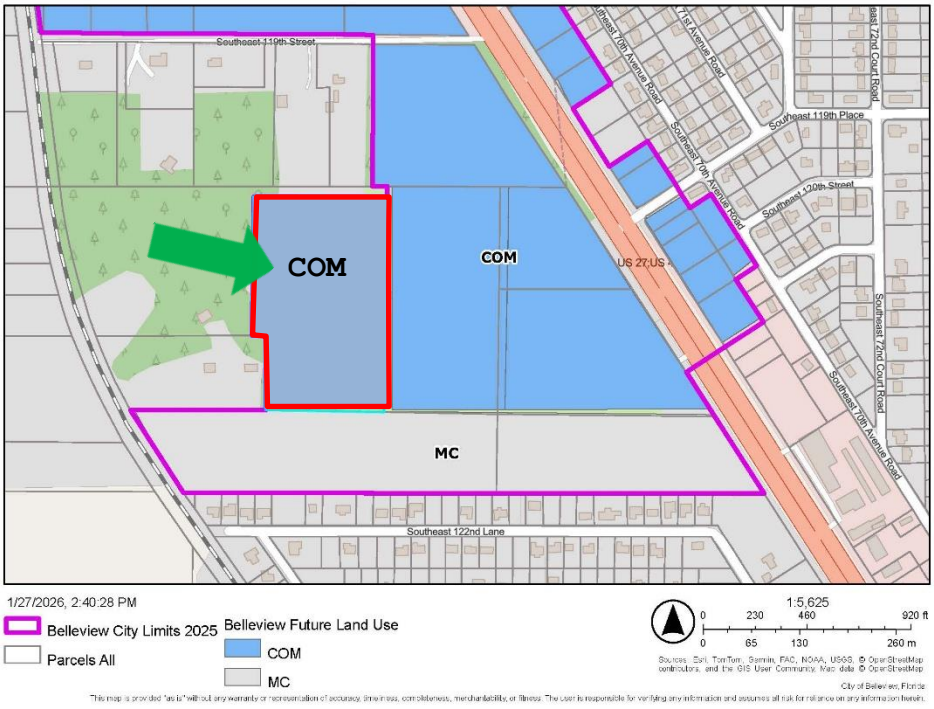
_____
Lezli Merritt
City Clerk

Map 1 - Future Land Use

Existing FLU

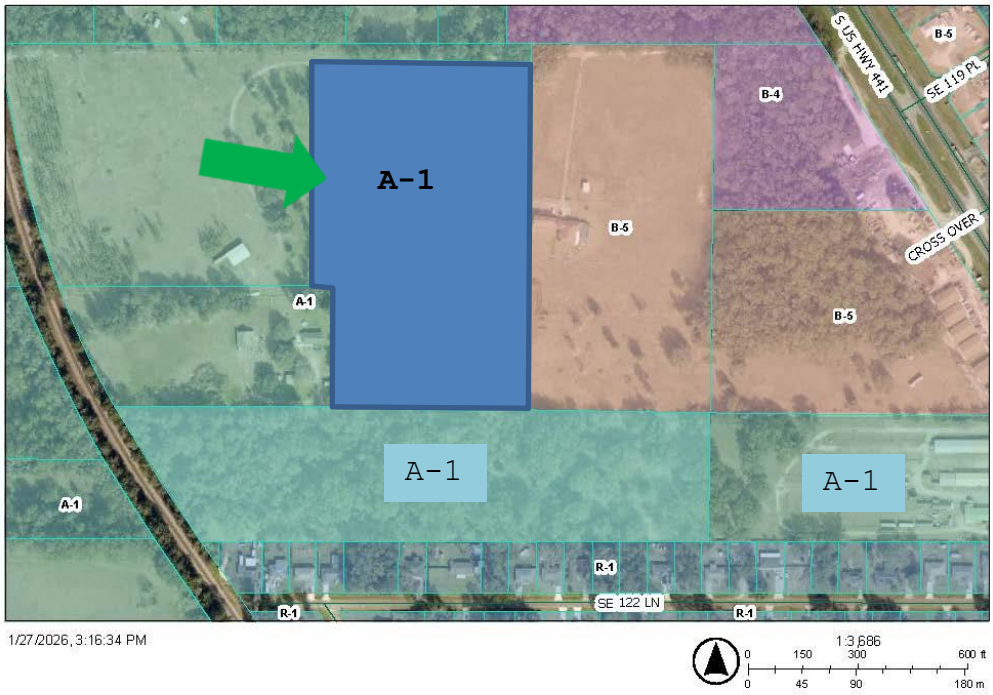


Proposed FLU



Map 2- Zoning

Existing Zoning



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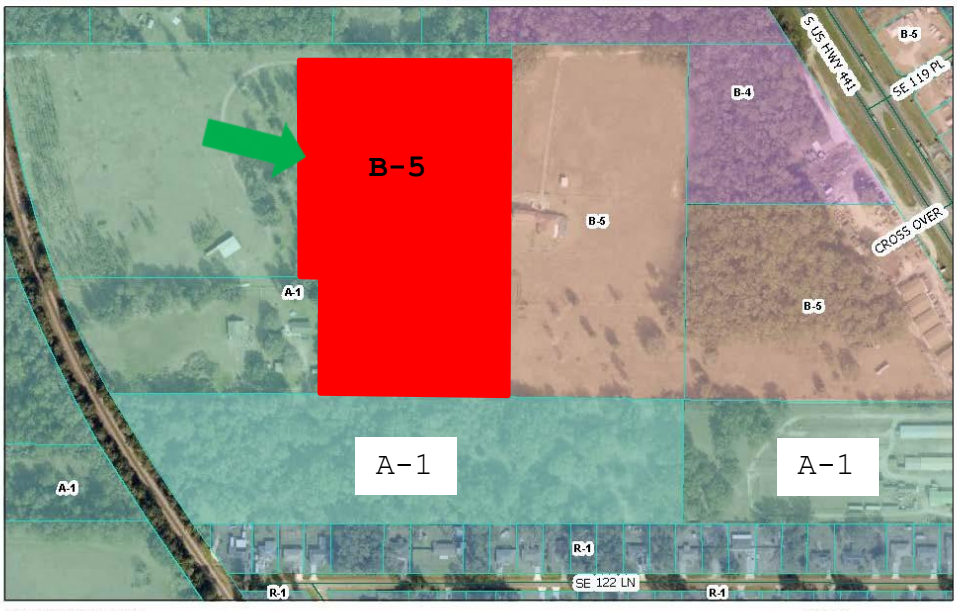
Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for general reference purpose or 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



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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

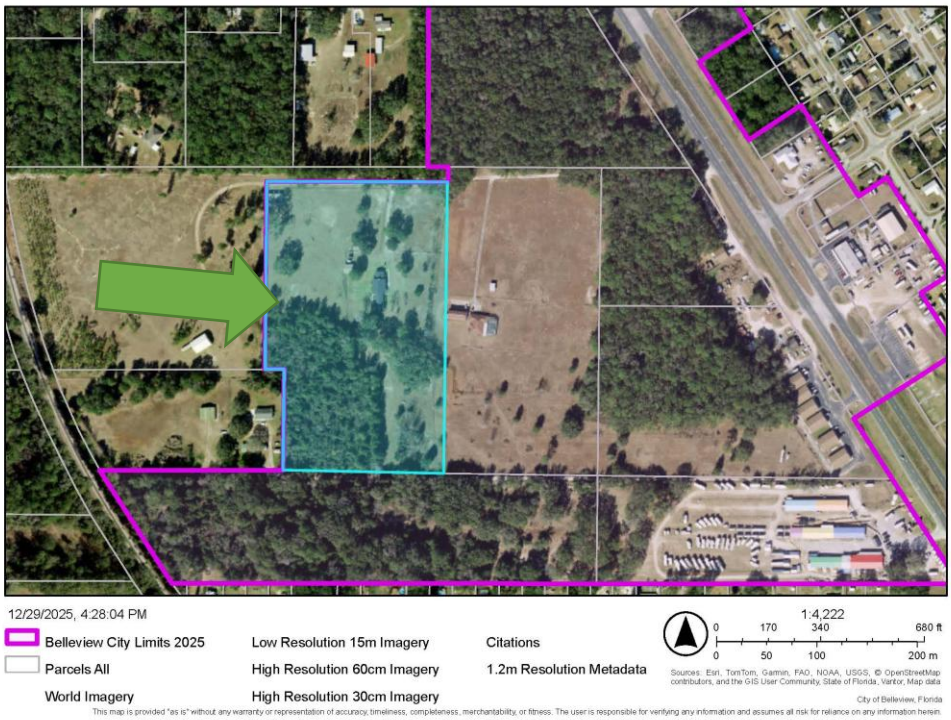
Proposed Zoning:
B-5

P&Z Recommendation:
Recommended

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.

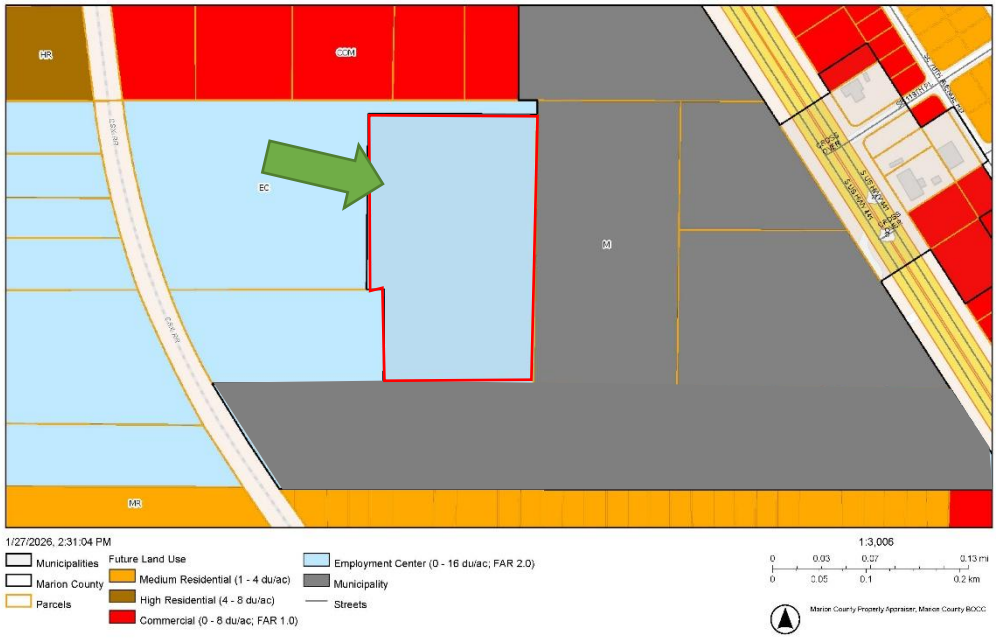
RECOMMENDATIONS:

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:

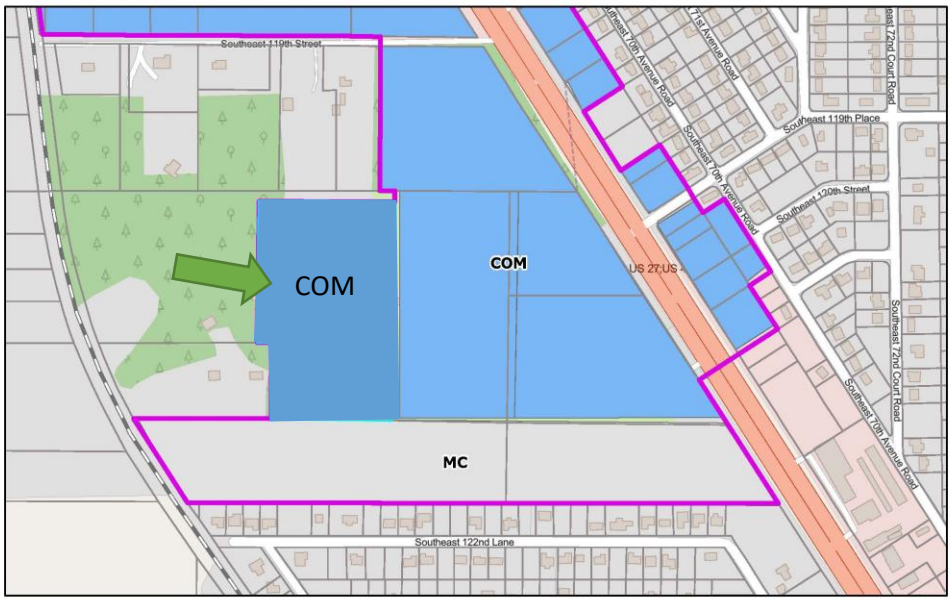
a. The proposed amendments are the result of the purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not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

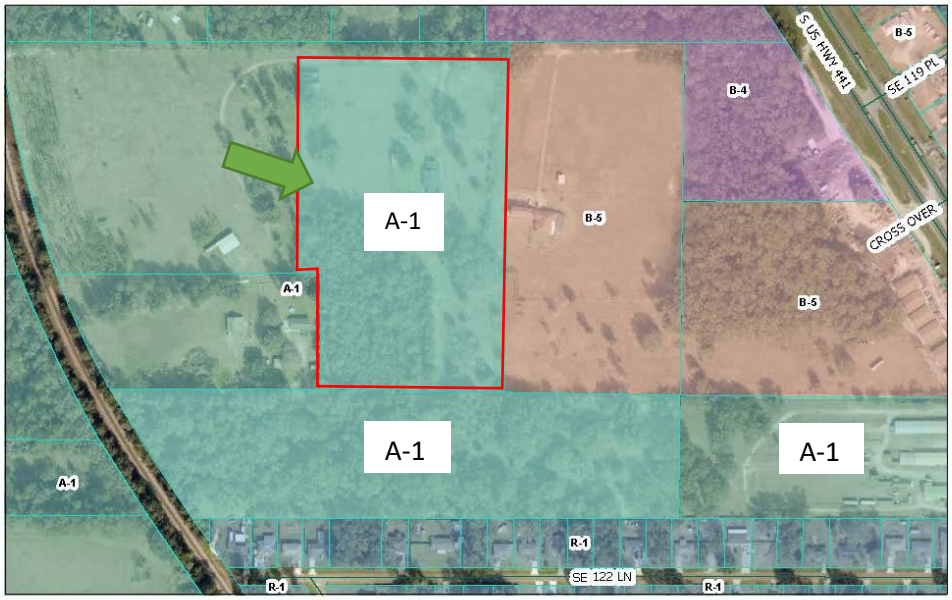


Proposed FLU



Zoning Maps

Existing Zoning



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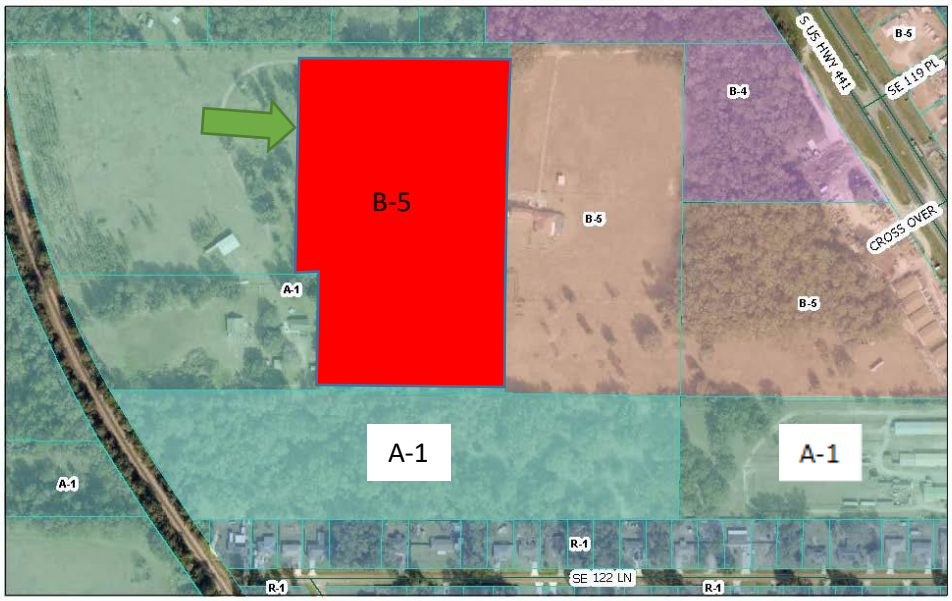
Proposed Zoning



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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.

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-05 Small Scale Comprehensive Plan Amendment for Leaders Companies LLC

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2026-03 is proposed for the purpose of amending the Future Land Use Map of the Belleview Comprehensive Plan and amend the Official Zoning Map of the City of Belleview

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are likely to be direct compliance costs associated with Ordinance 2026-05. The applicant/owner of the property intends to propose a "Big Box" store on this property. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections

Ordinance 2026-05 does not impose any new charge or fee on businesses other than the owner.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact on businesses.

4. Additional information the governing body deems useful (if any):

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Ordinance 2026-06: Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

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 Ordinance 2026-06 as presented or amended, first reading, title only.

ATTACHMENTS:

Ordinance 2026-06
Staff Report
Business Impact Estimate
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.

ORDINANCE NO. 2026-06

AN ORDINANCE ANNEXING TO THE CITY OF BELLEVIEW, FLORIDA, CERTAIN LANDS IN MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION AND DESCRIBING THE AREA TO BE ANNEXED, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition for immediate annexation of the following parcel of land, lying and being in the unincorporated area of Marion County and lying contiguous to the City of Belleview, Florida, has been filed with the City of Belleview; and

WHEREAS, said land is comprised of **one (4) parcels, totaling 1.15** acres more or less; and

WHEREAS, said properties are more particularly described herein-below and is comprised of land lying and being in Marion County, Florida; and

WHEREAS, Marion County has submitted no objection to annexation by the City of Belleview of the herein described lands; and

WHEREAS, Marion County has existing Comprehensive Plan Future Land Use (FLU) and Zoning designations on said lands as follows:

Marion County Tax Parcel	**FLU**	**Zoning**
3924-021-010	COM	B-5
3924-021-011	COM	B-5
3924-021-049	COM	R-1
3924-021-050	COM	B-5

WHEREAS, the properties to be annexed will be subject to the City Comprehensive Plan Future Land Use designation and the City of Belleview zoning classification most consistent with the existing classifications (unless otherwise requested by the property owner) as designated on the official maps of Marion County Florida; and

WHEREAS, the City of Belleview believes it is in the public interest for said land to be annexed into the City in accordance with Section 171.044, Florida Statutes; and

WHEREAS, said unincorporated area to be annexed meets the standards of Section 171.042, Florida Statutes, and such required reports setting forth plans to provide urban services are on file with the City Engineer; and

WHEREAS, said unincorporated areas to be annexed meet the general standards of Subsection (1) and Subsection (2)(c) of Section 171.043, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, as follows:

Section 1. The City Commission of the City of Belleview, Florida, in accordance with the powers given and granted to said City of Belleview in and by Chapter 171, Florida Statutes, does hereby extend the City limits of the City of Belleview so as to include therein the following described territory, which is adjacent thereto and more particularly described as follows:

The following described parcels of land owned by Brian Ehlers Construction Company LLC:

Parcel 1
LOT 10, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Pages68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida

Parcel Identification Number: 3924-021-010

Parcel 2
LOT 11, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H. Pages 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida;
Togerther with a Portion of Lot 12 being described as follows:
A Portion of Lot 12, Block 21 of Lake Weir Gardens, as per Plat thereof as recorded in Plat Book H, Pages 68, 68A, 68B, 68C, of the Public Records of Marion County, Florida, being more particularly described as follows:Begin at the Northerly most corner of said Lot 12, thence along the Northeasterly boundary of said Lot 12, S32°57’55”E, a distance of 14.80 feet; thence departing the Northeasterly boundary of said Lot 12, S57°02’41”W, a distance of 205.09 feet to a point on the Northeasterly Right of Way line of South U.S. Highway 441)being a 200 foot Right of Way); thence along said Northeasterly Right of way line, N32°56’30”W., a distance of 14.80 feet to the Westerly most corner of said Lot 12, thence departing the Northeasterly Right of Way line of said South U.S. Highway 441, along the Northerly boundary of said Lot 12, N57°02’41”E., a distance of 205.09 feet to the Point of Beginning.

Parcel Identification Number: 3924-021-011

Parcel 3
LOT 49, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Page 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida.

Parcel Identification Number: 3924-021-049

Parcel 4
LOT 50, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Pages 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida.

Parcel Identification Number: 3924-021-050

Said parcels of land also being depicted on the map attached hereto as Exhibit A.

Section 2. The properties to be annexed shall be subject to City taxes and debts in accordance with Section 171.061 Florida Statutes.

Section 3. No homestead located in said area shall be reduced in area because of its inclusion in the City Limits of the City of Belleview.

Section 4. The additional territory annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved, as those classifications appear in the comprehensive plan and zoning ordinances of Marion County, Florida, until such time as the City of Belleview adopts a comprehensive plan future land use and zoning designation for the annexed property as described above.

Section 5. The comprehensive plan future land use and zoning designation adopted by the City for the additional territory annexed herein shall be based upon the City future land use and zoning district which is in compliance with its Comprehensive Plan and which is closest to the Marion County future land use and zoning classification in effect at the time of annexation or as otherwise requested by the property owner.

Section 6. All ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

Section 7. It is the intention of the City Commissioners and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

Section 8. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 17th day of March, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 21th day of April, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legality for the
Use and Benefit of the City of Belleview only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

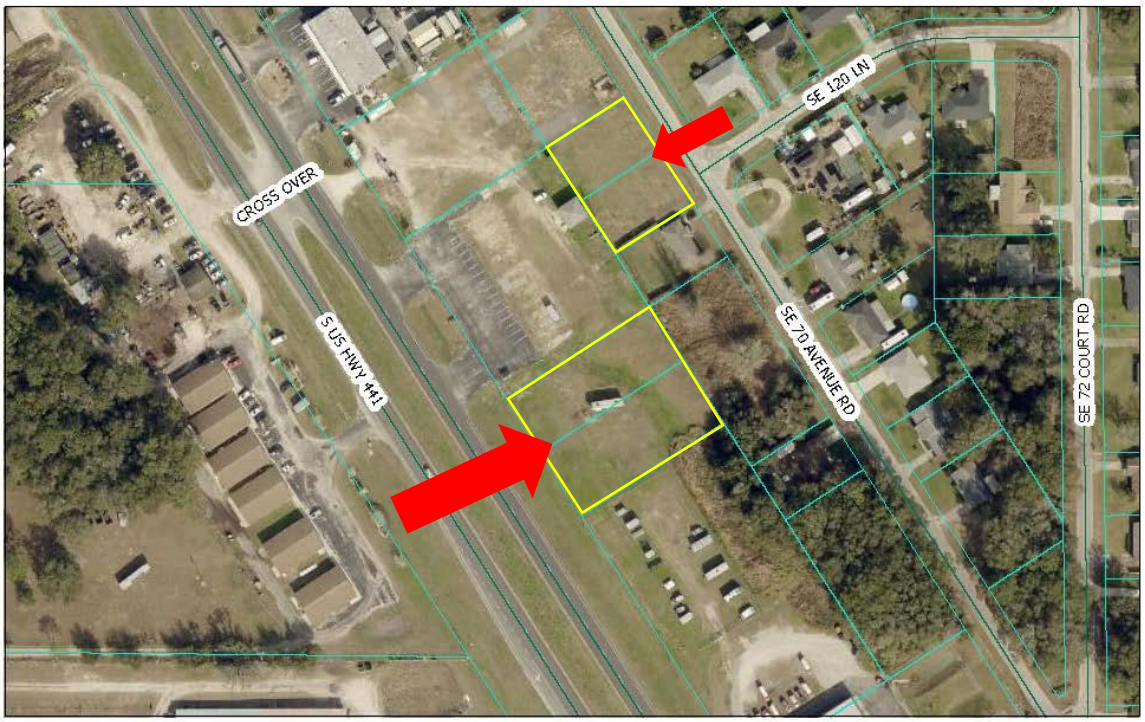
I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Brian Ehlers Construction Company LLC Annexation – AN26-0001

Brian Ehlers Construction Company LLC



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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.

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

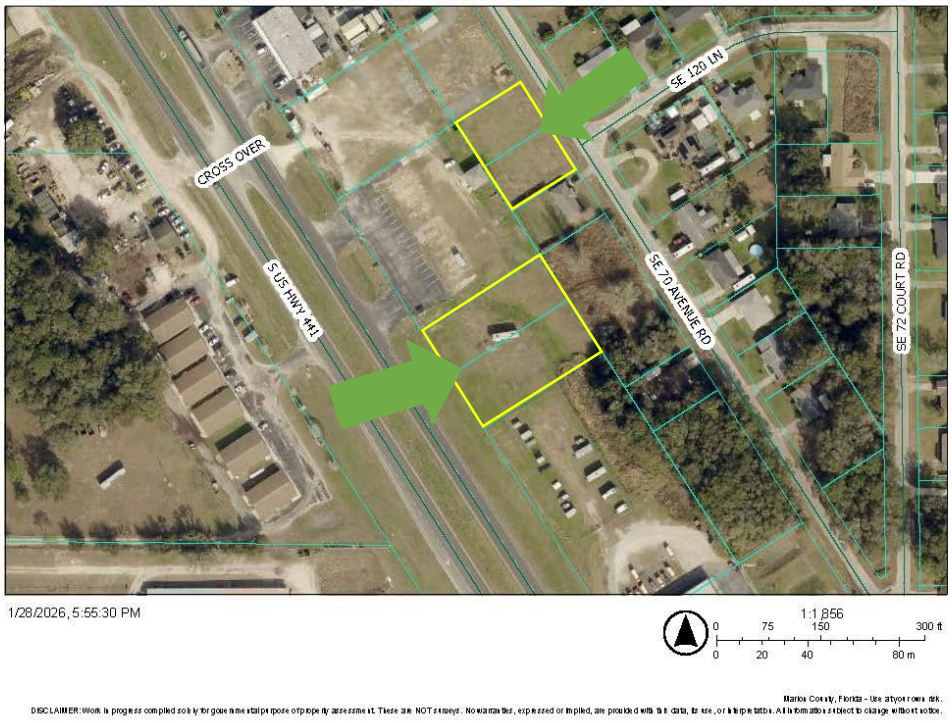
Future Land Use:
Marion County – Commercial

Zoning:
Marion County – B-5 /R-1

P&Z Recommendation:
Recommended

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



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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

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-06 Annexation for Brian Ehlers Construction Company LLC

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2026-06 is proposed to annex parcels 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050 into the city limits of Belleview

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are likely to be direct compliance costs associated with Ordinance 2026-06. The applicant/owner of the property intends to develop this property for commercial use. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections

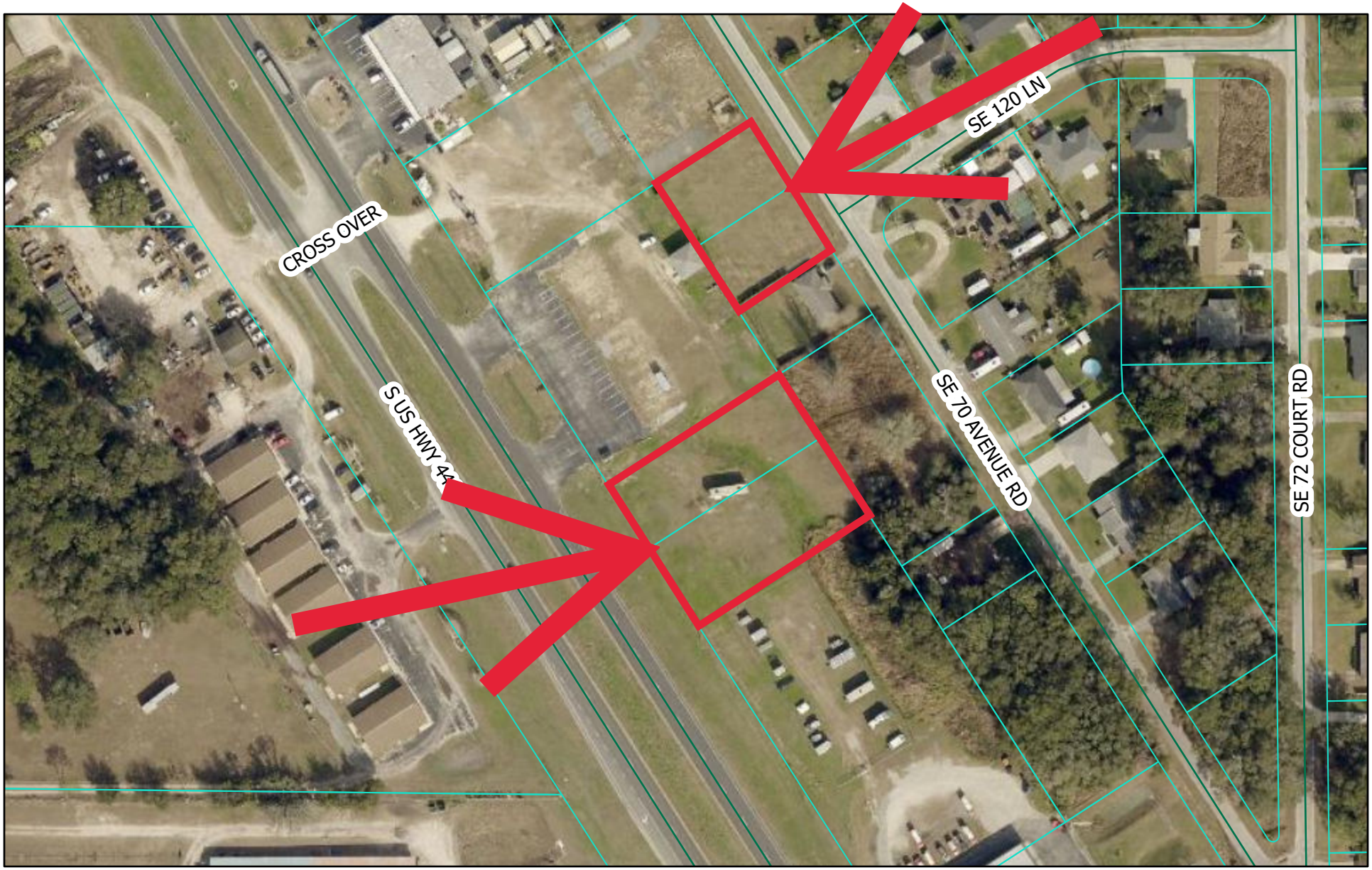
Ordinance 2026-06 does not impose any new charge or fee on businesses other than the owner.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact on businesses.

4. Additional information the governing body deems useful (if any):

Brian Ehlers Construction Company LLC



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Marion County, Florida - Use at your own risk.

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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Ordinance 2026-07: Abandoned and Vacant Real and Personal Property

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

The current Abandoned Real and Personal Property ordinance requires residential homes in foreclosure or subject to foreclosure to be registered with the city annually and maintained by a third-party maintenance company.

Objectives 1.2 and 1.5 of the Downtown Belleview Redevelopment Plan recognize the need to "identify and facilitate changes to City regulations to promote development, redevelopment, and economic development activities within the CRA" and "improve the condition of non-residential uses within the CRA." Additionally, the plan shall be consistent with the city's Comprehensive Plan. The Future Land Use Element, Goal 1: Objective 2 of the Comprehensive Plan states, "the City shall enforce policies and regulations that encourage the redevelopment and renewal of blighted areas." Many of the abandoned commercial buildings in the city were identified in the Findings of Necessity Report as part of the CRA creation.

As a tool for addressing blight, abandoned properties, and chronically vacant properties, staff is recommending a code revision to include commercial buildings, a revised fee schedule, a requirement for minimum standards for long-term vacancy, and establishing a fund for the registration and potential mitigation of abandoned properties.

The proposed ordinance has been reviewed by Attorney Landt.

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.

RECOMMENDED ACTIONS:

Motion to approve, approved as amended, or not approve Ordinance 2026-07, Abandoned and Vacant Real and Personal Property, on First Reading, Title Only.

ATTACHMENTS:

Ordinance 2026-07
Abandoned Real and Personal Property REDLINED
Abandoned Property Comparison
Business Impact Estimate

ORDINANCE 2026-07

AN ORDINANCE AMENDING ARTICLE VI, CHAPTER 2 OF THE CITY CODE PROVIDING FOR MAINTAINING ABANDONED BUILDINGS IN THE CITY; PROVIDING FOR MAINTAINING AND ENFORCING AN ACCURATE REGISTRATION RECORD OF ALL ABANDONED AND VACANT BUILDINGS IN THE CITY; PROVIDING FOR A STATEMENT OF PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; DECLARING ABANDONED BUILDINGS A PUBLIC NUISANCE; PROVIDING FOR APPLICABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR REGISTRATION OF ABANDONED PROPERTY; PROVIDING FOR A REGISTRATION FEE; PROVIDING FOR MAINTENANCE REQUIREMENTS; PROVIDING FOR STRUCTURAL AND BUILDING STANDARDS; PROVIDING FOR SECURITY REQUIREMENTS; PROVIDING FOR IMMUNITY OF ENFORCEMENT OFFICER; PROVIDING FOR AUTHORITY OF DEVELOPMENT SERVICES DIRECTOR; PROVIDING FOR INQUIRY, INSPECTION AND NOTICE, ENFORCEMENT OFFICER; PROVIDING FOR VACANT AND ABANDONED BUILDINGS FUND AND EXPENDITURES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2, Article VI of the City Code provides regulations and requirements for abandoned and vacant buildings; and

WHEREAS, the City Commission finds that abandoned and vacant buildings contribute to blight in both residential neighborhoods and non-residential areas, discourage economic development and retard appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards; and

WHEREAS, the City Commission finds that it is the responsibility of property owners to prevent buildings from becoming a burden to the neighborhood and community and a threat to the public health, safety, and welfare; and

WHEREAS, the City Commission finds that abandoned and vacant buildings result in increased expenditures for police, fire, and code compliance inspections and calls; and

WHEREAS, the City Commission finds that to protect the public welfare, the City should establish a process to address abandoned real property located within the City; and

WHEREAS, the City Commission finds that regulation of abandoned residential and commercial property is necessary to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties; and

WHEREAS, the City Commission finds that to protect the public health, safety, and welfare, it is necessary to amend Chapter 2, Article VI of the City Code as provided hereinafter.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, that Article VI of Chapter 2 regarding Abandoned and Vacant Real and Personal Property of the City Code is amended and shall read as follows:

“Chapter 2 – Administration

ARTICLE VI. ABANDONDED AND VACANT REAL AND PERSONAL PROPERTY

Sec. 2-255. Purpose and intent.

It is the purpose and intent of the City to establish a process to address abandoned real property located within the City. The City recognizes that abandoned and vacant buildings contribute to blight in both residential neighborhoods and non-residential areas, discourage economic development and retard appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards, and further that it is the responsibility of property owners to prevent buildings from becoming a burden to the neighborhood and community and a threat to the public health, safety, and welfare.

The City finds that abandoned and vacant buildings result in increased expenditures for police, fire, and code services inspections and calls. Therefore, it is the City's further intent to specifically establish abandoned residential and commercial property regulations as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. It is the City’s further intent to protect the public health, safety, and welfare by maintaining and enforcing an accurate registration record of all abandoned and vacant buildings.

Sec. 2-256. Definitions.

For purposes of this article, certain phrases and words are defined below. Words or phrases not defined in this article but defined in applicable state law or the Code shall be given that meaning. All other words or phrase shall be given their common ordinary meaning. The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned real property means any property that is vacant and is under a current notice of default and/or notice of mortgagee's sale by the lender or a pending tax assessors lien sale and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale, or a vacant building that is open or unsecured so that unauthorized admittance may be gained.

Accessible property means a property that is accessible through a compromised, incomplete, damaged, or breached gate, fence, wall, or other barrier.

Accessible structure means a structure or building that is unsecured, breached, or otherwise open to access, in such a way as to allow access to the interior space by unauthorized persons.

Chronic vacancy or *chronically vacant* means a vacant building that continues to remain vacant for six months after initial notification by the City to the owner.

City Code means the City of Belleview Code of Ordinances, as amended from time to time.

Enforcement officer or *Code Compliance Officer* means any designated employee or agent of the City whose duty it is to enforce codes and ordinances enacted by the City Commission including, but not limited to, code inspectors, law enforcement officers, animal control officers,

fire safety inspectors, the chief of police or the chief's designee, or any other person so duly designated by resolution of the City Commission.

Evidence of vacancy means any condition that, on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to, overgrown and/or dead vegetation, accumulation of abandoned real property, as defined herein, statements by neighbors, passers-by, delivery agents, or government agents, among other evidence that the property is vacant.

Foreclosure means the process by which a property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults.

Private property means all lands and improvements other than public lands and improvements.

Property management company means a local property manager, real estate company, property maintenance company, or similar entity responsible for the maintenance of the abandoned real property.

Public property means canals, all waterways, lands, and improvements owned by a governmental body or any governmental agency, including but not limited to easements and rights-of-way.

Rehabilitation means taking corrective action to meet the minimum standards set forth in this section and comply with the codes and ordinances of the City, together with all other applicable controlling laws (as that term is used in its broadest sense).

Residential building means any improved real property or portion thereof, situated in the City, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property.

Unsecured means access to the building may be obtained through open, unlocked, broken, or missing doors or windows of such building.

Vacant means any building intended for residential or commercial use which is not currently occupied or in use wherein no person or persons actually, currently conduct a lawful business or lawfully reside or live in any part of the building as the legal or equitable owners(s) or tenant-occupants(s) or tenant(s) on a permanent, non-transient basis or that is unoccupied for more than 60 days.

Sec. 2-257. Applicability.

This chapter shall be considered cumulative and not superseding or subject to any other law or provision for the same, but shall rather be an additional remedy available to the City above and beyond any other state, county, and/or local provisions for the same.

Sec. 2-258. Abandoned buildings declared a nuisance.

Any real property in violation of this section shall constitute a public nuisance.

Sec. 2-259. Penalties.

(a) Any person who shall violate the provisions of this chapter shall, upon conviction, be punished as provided in section 1-14 of the Code of Ordinances, as applicable.

(b) Failure to comply with the requirements of this Article VI by a mortgagee and/or property owner of record may also be a violation of the City Code for which a Code Enforcement Officer issues a citation or notice of violation and/or a notice of hearing on such violation, which violations are subject to the provisions and penalties provided in Section 2 -240 of the City Code.

Sec. 2-260. Registration of abandoned real property.

(a) Any owner who has abandoned or intends to abandon real property; such owner shall immediately register with the City. Vacant, abandoned, or neglected properties, regardless of notice of default or foreclosure, so long as the property meets the definition of an abandoned real property, vacant, neglected, chronic vacancy, or chronically vacant property, are subject to annual registration. Funds derived from said fee shall be used to offset the City's cost of inspections and potential mitigation.

(b) Any mortgagee who holds a mortgage on real property located within the City shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned, and the mortgagee shall, within ten days of the inspection, register the property with the director of development services, or designee, on forms provided by the City. A registration is required for each vacant property.

1. If the property is occupied but remains in default, it shall be inspected by the mortgagee or his designee monthly until: (1) the mortgagor or other party remedies the default; or (2) it is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within ten days of that inspection, register the property with the director of development services, or his or her designee, on forms provided by the City.
2. Registration pursuant to this section shall contain the name of the mortgagee, the direct mailing address of the mortgagee, a direct contact name and telephone number of the mortgagee, facsimile number, and e-mail address, and, in the case of a corporation or out-of-area mortgagee, the local property management company responsible for the security and maintenance of the property. An annual registration fee shall be due upon filing the required registration form.
3. The annual registration fees are as follows:
    - $150.00 first-year registration (not pro-rated; renewal is due every 12 months on the original registration date)
    - $250.00 buildings that have been vacant for two (2) years
    - $500.00 buildings that have been vacant for three (3) years
    - $1000.00 buildings that have been vacant for four (4) years

- $2000.00 buildings that have been vacant for five (5) years
- $4000.00 buildings that have been vacant for six or more (6+) years

4. The registration fees set forth herein-above are not prorated.
5. Renewal fees shall be due 12 months after the initial registration.

(c) Properties subject to this section shall remain under the annual registration requirement, security, and maintenance standards of this section as long as they remain vacant.

(d) Any person or corporation that has registered a property under this section must report any change of information contained in the registration within ten days of the change.

Sec. 2-261. Maintenance requirements.

Every owner of real property shall maintain the property in accordance with the requirements and provisions of this section and all other applicable requirements of the City Code.

(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

(b) Properties subject to this article shall be maintained free of graffiti or similar markings.

(c) Properties subject to this article shall be appropriately maintained. Such maintenance shall include, but not be limited to, watering and/or irrigation, cutting, and mowing, removal of all trimmings and debris, repair of broken windows, doors, roofs, fences/walls, or any other visible damage to the structure or accessory structures.

(d) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the City Code and Florida Building Code, as amended from time to time.

(e) Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of the City Code and issuance of a citation or notice of violation/notice of hearing by the City's Code Enforcement Officer. Pursuant to a finding and determination by the City's Code Compliance Magistrate, the City may take the necessary action to ensure compliance with this section.

(f) Every owner of real property is liable for violation of this section regardless of any contract or agreement the owner has with any third party.

Sec. 2-262. Public Nuisance.

(a) Any real property in violation of this Article shall be deemed a public nuisance.

(b) It is prohibited and unlawful for any building or structure to be vacant for more than 60 calendar days unless one of the following conditions exists:

1. The building or structure is subject to an active building permit for demolition, construction, alteration, modification, rehabilitation, or repair, and the owner is

progressing diligently to complete the demolition, construction, alteration, modification, rehabilitation, or repair within the time frame outlined in the building permit; or

2. The building or structure, including the real property on which it is located, does not otherwise constitute a public nuisance and is not reasonably likely to become a public nuisance because the real property is actively maintained and monitored. Actively maintained and monitored means that the condition of the real property complies with the minimum standards set forth in this section and any other applicable provisions of the codes and ordinances of the City together with all other applicable controlling laws (as that term is used in its broadest sense) or which is otherwise being maintained in accordance with the terms and conditions of an executed and unexpired maintenance or development agreement between the City and the property owner.

(c) Unless a vacant or abandoned building or structure meets one of the conditions set forth in subsection (a)(2) a. and b., the owner of any vacant or abandoned building or structure, whether unsecured or secured (i.e. boarded) as a result of voluntary action by the owner or following enforcement activity by City) shall, within 30 days of receiving a notice of violation from the City, or within such time as may be extended by the City, rehabilitate the unsecured or boarded building or structure such that it complies with subsection (c)(2) a. or b. and is otherwise a safe, sanitary and sound structure which complies with all applicable City Code provisions and regulations.

Sec. 2-263. Structural and building standards.

All vacant or abandoned property shall be maintained in a structurally sound condition and meet the following minimum building standards:

(a) Complies with the codes and ordinances of the City together with all other applicable controlling laws (as that term is used in its broadest sense).

(b) All electrical, natural gas, sanitary, and plumbing facilities shall be maintained in a condition that does not create a hazard to public health or safety.

(c) All fences, walls, arbors, or other similar structures, whether made of masonry, wood, metal, vinyl, or other materials, shall be maintained in a structurally sound condition in accordance with the codes and ordinances of the City, together with all other applicable controlling laws (as that term is used in its broadest sense).

(d) All windows and doors shall be maintained in a condition that is free of cracks, holes, and locks that function properly. Doors may be reinforced with an exterior locking device.

(e) Roofing shall be free of holes and areas of intrusion. Tarping is permitted for a period of sixty days. An extension may be granted if a permit is issued for the repair and/or replacement of the damaged roof.

(f) All vacant or abandoned property shall be maintained in a manner that does not create an unreasonable risk of fire and which meets the vacant building requirements of Marion County Fire Safety.

Sec. 2-264. Security requirements.

All vacant or abandoned property shall be maintained in a manner that secures it from any unauthorized entry and meet the following minimum-security standards:

(a) All windows, doors, gates, fences or any other opening of such size that may allow access of persons, animals, or other elements, to the interior of the property, building or structure shall be secured, locked, closed, or maintained in such a manner so as to prevent unauthorized entry and from being or becoming an attractive nuisance.

(b) Windows, sliding doors, or similar openings shall provide intact glazing and resistance to entry equivalent to or greater than that of a solid sheet of one-quarter-inch (¼") plywood. Otherwise, ¼" plywood, cut to fit the opening, and securely nailed, shall be used to cover any opening. Boarding may be utilized as a temporary measure for up to 60 calendar days, after which all openings must be re-glazed in accordance with applicable codes and regulations.

(c) Doors and service openings with thresholds located ten feet or less above grade, stairway, landing, ramp, porch, roof, or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single-panel or hollow-core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

(d) Exterior doors, other than the operable door, to be maintained, may be closed from the interior of the building or structure by toe nailing them to the door frame using 10D or 16D galvanized nails.

(e) There shall be at least one operable door into each building or structure to allow access to all portions of the building or structure. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or dead-latch.

(f) All locks shall be kept locked. When a door cannot be made operable and is not visible from any public right-of-way or neighboring property, the door shall be constructed of three-quarter-inch CDX plywood and equipped with a lock as required in this section.

(g) If the property is owned by a corporation and/or out-of-area mortgagee, a local property management company shall be contracted to perform monthly inspections to verify compliance with the requirements of this section, and any other applicable laws.

1. The property shall be posted with the name and 24-hour contact phone number of the local property management company. The posting shall be no less than an eight-inch by ten-inch sign. The posting shall contain the following language:

THIS PROPERTY IS MANAGED BY:
(name of management company)

TO REPORT PROBLEMS OR CONCERNS CALL:

(phone # of management company contact)

2. The posting may be placed on the interior of a window facing the street to the front of the property so it is visible, or secured to the exterior of the building/structure facing the street to the front of the property so it is visible. If no such area exists, then the posting may be as set forth in subsection (2) below;

3. Exterior posting shall be on a stake of sufficient size to support the posting in a location as close as possible to the main door entrance of the property and shall be constructed of and printed with weather-resistant materials. Exterior postings shall be maintained so that they are legible and intact.

4. The local property management company shall inspect the property monthly to ensure that the property complies with this chapter. Upon the request of the City, the local property management company shall provide a copy of the inspection reports to the code enforcement division.

Sec. 2-265. Opposing, obstructing enforcement officer; penalty.

Whoever opposes, obstructs, or resists any enforcement officer or any person authorized by the enforcement office in the discharge of duties as provided in this chapter, upon conviction, shall be punished as provided in section 1-14.

Sec. 2-266. Immunity of enforcement officer.

Any enforcement officer or any person authorized by the enforcement officer shall be immune from prosecution, civil or criminal, for any reasonable, good-faith trespass upon real property while in the discharge of duties imposed by this chapter.

Sec. 2-267. Additional authority.

The Development Services Director, or their designee, shall have authority to require the mortgagee and/or owner of record of any property affected by this section, to implement additional reasonable maintenance and/or security measures including, but not limited to, securing any and all door, window or other openings, or other measures as may be reasonably required to help prevent further decline of the property.

Sec. 2.268. Inquiry, inspection, and notice.

(a) The City's enforcement officer shall make an inquiry and inspection of premises upon receiving information that a building may be abandoned or vacant. Upon making such inquiry and inspection, the enforcement officer shall make a written report of his or her findings.

(b) If the enforcement officer determines that a building is abandoned or vacant, then such officer shall give notice of the finding to the owner by:

1. Delivering written notice to the owner personally, or

2. By first-class mail through the U.S. Postal Service and by posting the notice on the building in a conspicuous place.

(c) The notice issued by the City for an abandoned or chronically vacant building shall be in writing and shall contain the common street address, description of the building, registration requirements, and shall apprise the owner of the facts available to the City

which resulted in the determination that the building is an abandoned or chronically vacant building and advise the owner that he or she has 20 days to appeal the determination.

(d) The notice shall state the steps which an owner may take to claim an exemption from registration fees.

(e) The time period for registration of an abandoned or chronically vacant building may be extended by the enforcement officer for good cause.

Sec. 2.269. Vacant and abandoned building fund.

There is hereby established a vacant and abandoned building fund for the deposit of all registration fees and fines collected under this article. The clerk or designee shall have authority for the collection, allocation, and expenditures of said revenue (as approved by the City commission). Revenue in the vacant and abandoned building fund shall be dedicated solely for all costs reasonably related to the administration of this article and costs incurred by the City making repairs to protect the public. The vacant and abandoned building fund shall be administered as a separate line item in the City budget. Money in the vacant and abandoned building fund shall not revert to the general fund or any other fund of the City."

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, repealed.

BE IT FURTHER ORDAINED that it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the ____ _____ edition of the Voice of South Marion newspaper, in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

ORDINANCE 2026-XX

AN ORDINANCE AMENDING ARTICLE VI, CHAPTER 2 OF THE CITY CODE PROVIDING FOR MAINTAINING ABANDONED BUILDINGS IN THE CITY; PROVIDING FOR MAINTAINING AND ENFORCING AN ACCURATE REGISTRATION RECORD OF ALL ABANDONED AND VACANT BUILDINGS IN THE CITY; PROVIDING FOR A STATEMENT OF PURPOSE AND INTENT; PROVIDING FOR DEFINITIONS; DECLARING ABANDONED BUILDINGS A PUBLIC NUISANCE; PROVIDING FOR APPLICABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR REGISTRATION OF ABANDONED PROPERTY; PROVIDING FOR A REGISTRATION FEE; PROVIDING FOR MAINTENANCE REQUIREMENTS; PROVIDING FOR STRUCTURAL AND BUILDING STANDARDS; PROVIDING FOR SECURITY REQUIREMENTS; PROVIDING FOR IMMUNITY OF ENFORCEMENT OFFICER; PROVIDING FOR AUTHORITY OF DEVELOPMENT SERVICES DIRECTOR; PROVIDING FOR INQUIRY, INSPECTION AND NOTICE ENFORCEMENT OFFICER; PROVIDING FOR VACANT AND ABANDONED BUILDINGS FUND AND EXPENDITURES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2, Article VI of the City Code provides regulations and requirements for abandoned and vacant buildings; and

WHEREAS, the City Commission finds that abandoned and vacant buildings contribute to blight in both residential neighborhoods and non-residential areas, discourage economic development and retard appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards; and

WHEREAS, the City Commission finds that it is the responsibility of property owners to prevent buildings from becoming a burden to the neighborhood and community and a threat to the public health, safety, and welfare; and

WHEREAS, the City Commission finds that abandoned and vacant buildings result in increased expenditures for police, fire, and code services inspections and call, and;

WHEREAS, the City Commission finds that to protect the public welfare the City should establish a process to address abandoned real property located within the City; and;

WHEREAS, the City Commission finds that regulation of abandoned residential and commercial property is necessary to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties; and;

WHEREAS, the City Commission finds that to protect the public health, safety, and welfare it is necessary to amend Chapter 2, Article VI of the City Code as provided hereinafter.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Article VI of Chapter 2 regarding Abandoned and Vacant Real and Personal Property of the City Code is amended and shall read as follows:

"Chapter 2 – Administration

ARTICLE VI. ABANDONDED REAL AND PERSONAL PROPERTY

Sec. 2-255. Purpose and intent.

It is the purpose and intent of the City to establish a process to address abandoned real property located within the City. The City recognizes that abandoned and vacant buildings contribute to blight in both residential neighborhoods and non-residential areas, discourage economic development and retard appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards, and further that it is the responsibility of property owners to prevent buildings from becoming a burden to the neighborhood and community and a threat to the public health, safety, and welfare.

The City finds that abandoned and vacant buildings result in increased expenditures for police, fire, and code services inspections and calls. Therefore, it is the City's further intent to specifically establish abandoned residential and commercial property regulations as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. It is the City's further intent to protect the public health, safety, and welfare by maintaining and enforcing an accurate registration record of all abandoned and vacant buildings.

Sec. 2-256. Definitions.

For purposes of this article, certain phrases and words are defined below. Words or phrases not defined in this article but defined in applicable state law or the Code shall be given that meaning. All other words or phrase shall be given their common ordinary meaning. The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned real property means any property that is vacant and is under a current notice of default and/or notice of mortgagee's sale by the lender or a pending tax assessors lien sale and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale, or a vacant building that is open or unsecured so that unauthorized admittance may be gained.

Accessible property means a property that is accessible through a compromised, incomplete, damaged, or breached gate, fence, wall, or other barrier.

Accessible structure means a structure or building that is unsecured, breached, or otherwise open to access, in such a way as to allow access to the interior space by unauthorized persons.

Chronic vacancy or *chronically vacant* means a vacant building that continues to remain vacant for six months after initial notification by the City to the owner.

City Code means the City of Belleview Code of Ordinance, as amended from time to time.

Enforcement officer or *Code Compliance Officer* means any designated employee or agent of the City whose duty it is to enforce codes and ordinances enacted by the City Commission including, but not limited to, code inspectors, law enforcement officers, animal control officers, fire safety inspectors, the chief of police or the chief's designee, or any other person so duly designated by resolution of the City Commission.

Evidence of vacancy means any condition that, on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to, overgrown and/or dead vegetation, accumulation of abandoned real property, as defined herein, statements by neighbors, passers-by, delivery agents, or government agents, among other evidence that the property is vacant.

Foreclosure means the process by which a property, placed as security for a real estate loan, is sold at public sale to satisfy the debt if the borrower defaults.

Private property means all lands and improvements other than public lands and improvements.

Property management company means a local property manager, real estate company, property maintenance company, or similar entity responsible for the maintenance of the abandoned real property.

Public property means canals, all waterways, lands, and improvements owned by a governmental body or any governmental agency, including but not limited to easements and rights-of-way.

Rehabilitation means taking corrective action to meet the minimum standards set forth in this section and comply with the codes and ordinances of the City, together with all other applicable controlling laws (as that term is used in its broadest sense).

Residential building means any improved real property or portion thereof, situated in the City, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property.

Unsecured means access to the building may be obtained through open, unlocked, broken, or missing doors or windows of such building.

Vacant means any building intended for residential or commercial use which is not currently occupied or in use wherein no person or persons actually, currently conduct a lawful business or lawfully reside or live in any part of the building as the legal or equitable owners(s) or tenant-occupants(s) or tenant(s) on a permanent, non-transient basis or that is unoccupied for more than 60 days.

Sec. 2-257. Applicability.

This chapter shall be considered cumulative and not superseding or subject to any other law or provision for the same, but shall rather be an additional remedy available to the City above and beyond any other state, county and/or local provisions for the same.

Sec. 2-258. Abandoned buildings declared a nuisance.

Any real property in violation of this section shall constitute a public nuisance.

Sec. 2-259. Penalties.

(a) Any person who shall violate the provisions of this chapter shall, upon conviction, be punished as provided in section 1-14 of the Code of Ordinances, as applicable.

(a) Failure to comply with the requirements of this Article VI by a mortgagee and/or property owner of record may also be a violation of the City Code for which a Code Enforcement Officer issues a citation or notice of violation and/or a notice of hearing on such violation, which violations are subject to the provisions and penalties provided in Section 2 -240 of the City Code.

Sec. 2-260. Registration of abandoned real property.

(a) Any owner who has abandoned or intends to abandon real property; such owner shall immediately register with the City. Vacant, abandoned, or neglected properties, regardless of notice of default or foreclosure, so long as the property meets the definition of an abandoned real property, vacant, neglected, chronic vacancy, or chronically vacant property, are subject to annual registration. Funds derived from said fee shall be used to offset the City's cost of inspections and potential mitigation.

(b) b)Any mortgagee who holds a mortgage on real property located within the City shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned, and the mortgagee shall, within ten days of the inspection, register the property with the director of development services, or designee, on forms provided by the City. A registration is required for each vacant property.

1. cIf the property is occupied but remains in default, it shall be inspected by the mortgagee or his designee monthly until: (1) the mortgagor or other party remedies the default; or (2) it is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within ten days of that inspection, register the property with the director of development services, or his or her designee, on forms provided by the City.
2. Registration pursuant to this section shall contain the name of the mortgagee, the direct mailing address of the mortgagee, a direct contact name and telephone number of the mortgagee, facsimile number, and e-mail address, and, in the case of a corporation or out-of-area mortgagee, the local property management company responsible for the security and maintenance of the property. An annual registration fee shall be due upon filing the required registration form.
3. The annual registration fees are as follows:
    - $150.00 first-year registration (not pro-rated; renewal is due every 12 months on the original registration date)
    - $250.00 buildings that have been vacant for two (2) years

- $500.00 buildings that have been vacant for three (3) years
- $1000.00 buildings that have been vacant for four (4) years
- $2000.00 buildings that have been vacant for five (5) years
- $4000.00 buildings that have been vacant for six or more (6+) years

4. The registration fees set forth herein-above are not pro-rated
5. Renewal fees shall be due 12 months after the initial registration.=

(c) dProperties subject to this section shall remain under the annual registration requirement, security, and maintenance standards of this section as long as they remain vacant.

(e Any person or corporation that has registered a property under this section must report any change of information contained in the registration within ten days of the change.

Sec. 2-261. Maintenance requirements.

Every owner of real property shall maintain the property in accordance with the requirements and provisions of this section and all other applicable requirements of the City Code.

(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

(b) Properties subject to this article shall be maintained free of graffiti or similar markings.

(c) Properties subject to this article shall be appropriately maintained. Such maintenance shall include, but not be limited to, watering and/or irrigation, cutting, and mowing, removal of all trimmings and debris, repair of broken windows, doors, roofs, fences/walls, or any other visible damage to the structure or accessory structures.

(d) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the City Code and Florida Building Code, as amended from time to time.

(e) Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of the City Code and issuance of a citation or notice of violation/notice of hearing by a City's Code Enforcement Officer. Pursuant to a finding and determination by the City's Code Enforcement Board, the City may take the necessary action to ensure compliance with this section.

(f) Every owner of real property is liable for violation of this section regardless of any contract or agreement the owner has with any third party.

Sec. 2-262. Public Nuisance.

(a) Any real property in violation of this Article shall be deemed a public nuisance.

(b) It is prohibited and unlawful for any building or structure to be vacant for more than 60 calendar days unless one of the following conditions exists:

1. The building or structure is subject to an active building permit for demolition, construction, alteration, modification, rehabilitation, or repair, and the owner is progressing diligently to complete the demolition, construction, alteration, modification, rehabilitation, or repair within the time frame outlined in the building permit; or

2. The building or structure, including the real property on which it is located, does not otherwise constitute a public nuisance and is not reasonably likely to become a public nuisance because the real property is actively maintained and monitored. Actively maintained and monitored means that the condition of the real property complies with the minimum standards set forth in this section and any other applicable provisions of the codes and ordinances of the City together with all other applicable controlling laws (as that term is used in its broadest sense) or which is otherwise being maintained in accordance with the terms and conditions of an executed and unexpired maintenance or development agreement between the City and the property owner.

(c) Unless a vacant or abandoned building or structure meets one of the conditions set forth in subsection (a)(2) a. and b., the owner of any vacant or abandoned building or structure, whether unsecured or secured (i.e. boarded) as a result of voluntary action by the owner or following enforcement activity by City) shall, within 30 days of receiving a notice of violation from the City, or within such time as may be extended by the City, rehabilitate the unsecured or boarded building or structure such that it complies with subsection (c)(2) a. or b. and is otherwise a safe, sanitary and sound structure which complies with all applicable City Code provisions and regulations.

Sec. 2-263. Structural and building standards.

All vacant or abandoned property shall be maintained in a structurally sound condition and meet the following minimum building standards:

(a) Complies with the codes and ordinances of the City together with all other applicable controlling laws (as that term is used in its broadest sense).

(b) All electrical, natural gas, sanitary, and plumbing facilities shall be maintained in a condition that does not create a hazard to public health or safety.

(c) All fences, walls, arbors, or other similar structures, whether made of masonry, wood, metal, vinyl, or other materials, shall be maintained in a structurally sound condition in accordance with the codes and ordinances of the City, together with all other applicable controlling laws (as that term is used in its broadest sense).

(d) All windows and doors shall be maintained in a condition that is free of cracks, holes, and locks that function properly. Doors may be reinforced with an exterior locking device.

(e) Roofing shall be free of holes and areas of intrusion. Tarping is permitted for a period of sixty days. An extension may be granted if a permit is issued for the repair and/or replacement of the damaged roof.

(f) All vacant or abandoned property shall be maintained in a manner that does not create an unreasonable risk of fire and which meets the vacant building requirements of Marion County Fire Safety.

Sec. 2-264. Security requirements.

All vacant or abandoned property shall be maintained in a manner that secures it from any unauthorized entry and meet the following minimum-security standards:

(a) All windows, doors, gates, fences or any other opening of such size that may allow access of persons, animals, or other elements, to the interior of the property, building or structure shall be secured, locked, closed, or maintained in such a manner so as to prevent unauthorized entry and from being or becoming an attractive nuisance.

(b) Windows, sliding doors, or similar openings shall provide intact glazing and resistance to entry equivalent to or greater than that of a solid sheet of one-quarter-inch (¼") plywood. Otherwise, ¼" plywood, cut to fit the opening, and securely nailed, shall be used to cover any opening. Boarding may be utilized as a temporary measure for up to 60 calendar days, after which all openings must be re-glazed in accordance with applicable codes and regulations.

(c) Doors and service openings with thresholds located ten feet or less above grade, stairway, landing, ramp, porch, roof, or similarly accessible area shall provide resistance to entry equivalent to or greater than that of a closed single-panel or hollow-core door one and three-eighths inches thick equipped with a half-inch throw deadbolt.

(d) Exterior doors, other than the operable door, to be maintained, may be closed from the interior of the building or structure by toe nailing them to the door frame using 10D or 16D galvanized nails.

(e) There shall be at least one operable door into each building or structure to allow access to all portions of the building or structure. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a one-half inch deadbolt or deadlatch.

(f) All locks shall be kept locked. When a door cannot be made operable and is not visible from any public right-of-way or neighboring property, the door shall be constructed of three-quarter-inch CDX plywood and equipped with a lock as required in this section.

(g) If the property is owned by a corporation and/or out-of-area mortgagee, a local property management company shall be contracted to perform monthly inspections to verify compliance with the requirements of this section, and any other applicable laws.

1. The property shall be posted with the name and 24-hour contact phone number of the local property management company. The posting shall be no less than an eight-inch by ten-inch sign. The posting shall contain the following language:

THIS PROPERTY IS MANAGED BY:
(name of management company)

TO REPORT PROBLEMS OR CONCERNS CALL:

(phone # of management company contact)

2. The posting may be placed on the interior of a window facing the street to the front of the property so it is visible, or secured to the exterior of the building/structure facing the street to the front of the property so it is visible. If no such area exists, then the posting may be as set forth in subsection (2) below;
3. Exterior posting shall be on a stake of sufficient size to support the posting in a location as close as possible to the main door entrance of the property and shall be constructed of and printed with weather-resistant materials. Exterior postings shall be maintained so that they are legible and intact.
4. The local property management company shall inspect the property monthly to ensure that the property complies with this chapter. Upon the request of the City, the local property management company shall provide a copy of the inspection reports to the code enforcement division.

Sec. 2-265. Opposing, obstructing enforcement officer; penalty.

Whoever opposes, obstructs, or resists any enforcement officer or any person authorized by the enforcement office in the discharge of duties as provided in this chapter, upon conviction, shall be punished as provided in section 1-14.

Sec. 2-266. Immunity of enforcement officer.

Any enforcement officer or any person authorized by the enforcement officer shall be immune from prosecution, civil or criminal, for any reasonable, good-faith trespass upon real property while in the discharge of duties imposed by this chapter.

Sec. 2-267. Additional authority.

The Development Services Director, or their designee, shall have authority to require the mortgagee and/or owner of record of any property affected by this section, to implement additional reasonable maintenance and/or security measures including, but not limited to, securing any and all door, window or other openings, or other measures as may be reasonably required to help prevent further decline of the property.

Sec. 2.268. Inquiry, inspection and notice.

(a) The City's enforcement officer shall make an inquiry and inspection of premises upon receiving information that a building may be abandoned or vacant. Upon making such inquiry and inspection, the enforcement officer shall make a written report of his or her findings.

(b) If the enforcement officer determines that a building is abandoned or vacant, then such officer shall give notice of the finding to the owner by:

1. Delivering written notice to the owner personally, or

2. By first-class mail through the U.S. Postal Service and by posting the notice on the building in a conspicuous place.

(c) The notice issued by the City for an abandoned or chronically vacant building shall be in writing and shall contain the common street address, description of the building, registration requirements, and shall apprise the owner of the facts available to the City which resulted in the determination that the building is an abandoned or chronically vacant building and advise the owner that he or she has 20 days to appeal the determination.

(d) The notice shall state the steps which an owner may take to claim an exemption from registration fees.

(e) The time period for registration of an abandoned or chronically vacant building may be extended by the enforcement officer for good cause.

Sec. 2.269. Vacant and abandoned building fund.

There is hereby established a vacant and abandoned building fund for the deposit of all registration fees and fines collected under this article. The clerk or designee shall have authority for the collection, allocation, and expenditures of said revenue (as approved by the City commission). Revenue in the vacant and abandoned building fund shall be dedicated solely for all costs reasonably related to the administration of this article and costs incurred by the City making repairs to protect the public. The vacant and abandoned building fund shall be administered as a separate line item in the City budget. Money in the vacant and abandoned building fund shall not revert to the general fund or any other fund of the City."

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final**

Reading by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLIE MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the ____ _____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
LEZLIE MERRITT
City Clerk

ARTICLE VI. ABANDONED AND VACANT REAL AND PERSONAL PROPERTY

Amended to add: Commercial properties, Nuisance declaration, Registration fee for Commercial properties, Structural and Building Standards, revised Security requirements, Notice: abandoned or chronically vacant building, and establishing the Vacant and abandoned building fund.

Comparison of Current and Proposed Code

SECTION	CURRENT	PROPOSED
2-255. Purpose and Intent	Established registration of abandoned residential property.	Expands the purpose and adds commercial property to the regulation
2-256. Definitions	Definitions refer to residential	Expanded current definitions and added: Chronic vacancy or chronically vacant Unsecured Vacant – substantially revised and added commercial
Sec. 2-258 Abandoned buildings declared a nuisance	Renumbered (remainder of sections have been renumbered)	Added new section: Abandoned buildings declared a nuisance
Sec. 2-259. Penalties.	Renumbered	Failure to comply with requirements
Sec. 2-260 Registration of abandoned real property	Registration procedures and an annual $150 fee (residential only)	Renumbered, Adds commercial buildings to the fee schedule and increases the registration fee each year*. $150.00 first-year registration (not pro-rated; renewal is due every 12 months on the original registration date) $250.00 buildings that have been vacant for two (2) years $500.00 buildings that have been vacant for three (3) years $1000.00 buildings that have been vacant for four (4) years $2000.00 buildings that have been vacant for five (5) years $4000.00 buildings that have been vacant for six or more (6+) years *increasing fees addresses blight/abandoned/chronically vacant buildings and encourages redevelopment
Sec. 2-261 Maintenance requirements	Renumbered	Added, “Every owner of real property shall maintain the property in accordance with the requirements and provisions of this section and all other applicable requirements of the city code.” (e) Properties shall be appropriately maintained; added roofs. Also added (f) stating the owner will be liable for violations of this section.

Sec. 2-262 Public Nuisance	Renumbered-new section	Establishing criteria for Public Nuisance. Prohibits structures from being vacant for more than 60 days unless one of the criteria is met: 1. The building is subject to an active building permit for demolition, construction, alteration, etc. 2. The building is being maintained and monitored, and complies with minimum standards. If the building does not meet the criteria, a notice will be sent to the owner. The owner must secure the building within 30 days of receiving the notice.
Sec. 2-263. Structural and building standards	New section	All vacant or abandoned property shall be maintained in a structurally sound condition and meet the minimum building standards set in subsections (a) – (f).
Sec. 2-264. Security Requirements	Renumbered - Managed by a local property management company. Must be posted and have a 24-hour contact, specifying the location of posting inside a window. Property management is to inspect the property monthly.	Details the manner in which a building will be secured (i.e., windows, doors, gates, fences) with ¼" plywood cut to fit the opening. Boarding may be utilized as a temporary measure for up to 60 calendar days, after which all openings must be re-glazed, exterior doors and locks replaced in accordance with applicable codes and regulations.
Sec. 2-265. Opposing, obstructing enforcement officer; penalty.	Renumbered	No changes
Sec. 2-266. Immunity of enforcement officer.	Renumbered	Minor changes
Sec. 2-267. Additional authority.	Renumbered	Minor changes
Sec. 2-268. Inquiry, inspection, and notice	New section	If the enforcement officer determines that a building is abandoned or vacant, then such officer shall give notice of the finding to the owner by: (1) Delivering written notice to the owner personally, or (2) By first-class mail through the U.S. Postal Service and by posting the notice on the building in a conspicuous place. Notice issued by the City for an abandoned or chronically vacant building shall be in writing…state registration requirements, steps which an owner may take to claim an exemption from registration fees, and a time period.

Sec. 2-269. Vacant and abandoned building fund.	New section	There is hereby established a vacant and abandoned building fund for the deposit of all registration fees and fines collected under this article. The clerk or designee shall have authority for the collection, allocation, and expenditures of said revenue (as approved by the city commission). Revenue in the vacant and abandoned building fund shall be dedicated solely for all costs reasonably related to the administration of this article. The vacant and abandoned building fund shall be administered as a separate line item in the city budget. Money in the vacant and abandoned building fund shall not revert to the general fund or any other fund of the city.

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2064-00 Abandoned Real and Personal Property

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2026-00 is proposed for the purpose of

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The proposed ordinance requires owners of abandoned and chronically vacant properties to register with the City annually. The fee structure is designed to increase annually to discourage blight and chronically vacant buildings. Sec. 2-260 outlines the fee schedule, beginning with a $250 fee for the first year for commercial properties.

Ordinance 2026-00 imposes new charges or fees on businesses/owners of abandoned and chronically vacant properties.

The city may incur increased, indeterminate regulatory costs associated with code compliance, which will be offset by the registration fee.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The city estimates that ____ private, for-profit businesses are vacant in the city and, therefore, would potentially be subject to Ordinance2026-00. [cite source of data]

4. Additional information the governing body deems useful (if any):

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

World Periodic Paralysis Day Proclamation

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Mayor Dobkowski will present the Proclamation setting March 23, 2026 as World Periodic Paralysis Day in the City of Belleview. Accepting the proclamation will be Leslie Jean Wengler.

RECOMMENDED ACTIONS:

Present Proclamation

ATTACHMENTS:

World Periodic Paralysis Day Proclamation

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.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, Periodic Paralysis is part of a broader group of rare genetic neuromuscular conditions known as skeletal muscle channelopathies, which affect how muscle cells generate and control electrical signals necessary for movement; and,

WHEREAS, skeletal muscle channelopathies include periodic paralysis as well as non-dystrophic myotonias and myotonia congenita, conditions that cause muscle stiffness, weakness, and impaired mobility that can significantly limit daily activities, employment, and quality of life; and,

WHEREAS, Primary Periodic Paralysis causes episodes of extreme muscle weakness, stiffness, or temporary paralysis; and,

WHEREAS, non-dystrophic myotonias and myotonia congenita are lifelong genetic conditions characterized by delayed muscle relaxation, muscle stiffness, and episodes of weakness that may worsen with activity, cold, or stress; and,

WHEREAS, Primary Periodic Paralysis affects between 3000 and 4000 individuals in the United States and 40,000 to 50,000 worldwide with four forms of Periodic Paralysis including Hypokalemic Periodic Paralysis; Hyperkalemic Periodic Paralysis; Anderson-Tawil Syndrome; and Thyrotoxic Periodic Paralysis; and,

WHEREAS, Secondary Periodic Paralysis refers to episodic muscle weakness or paralysis that occurs as a consequence of underlying medical conditions such as thyroid disease, kidney disorders, autoimmune disorders, hormonal imbalances, or metabolic disturbances, rather than inherited ion channel mutations, yet can produce symptoms equally severe and disabling as primary genetic forms; and,

WHEREAS, skeletal muscle channelopathies are rare and frequently misdiagnosed, often requiring often requiring years of medical visits before patients receive an accurate diagnosis and appropriate care. In some cases, patients have waited 20 years to receive a diagnosis.; and,

WHEREAS, Periodic Paralysis symptoms often begin in childhood, typically before the age of 20, though some cases start as early as age 2. Primary Periodic Paralysis is dominantly inherited, so it can affect family members; and,

WHEREAS, without proper management, Periodic Paralysis leads to Permanent Muscle Weakness with potential loss of ambulation, which is irreversible and occurs independently of episodic attacks; and,

WHEREAS, raising awareness of periodic paralysis and related skeletal muscle channelopathies promotes earlier diagnosis, improved treatment, and greater support for affected individuals and families; and,

NOW, THEREFORE, the City Commission of Belleview, Florida, hereby proclaims March 23rd, 2026, as

"World Periodic Paralysis Day"

In the City of Belleview and encourage all residents to learn about this rare disease, raise awareness, and inspire hope inside of the community.

PROCLAIMED this 17th day of March, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Proclamation: Florida Government Finance Professionals Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

March 16th-20th, 2026 is Florida Government Finance Professionals Week. Accepting the Proclamation will be Belleview Comptroller, Mario Marroquin and other members of the Finance Department.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Finance Professionals Week Proclamation

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.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, The Florida Government Finance Officers Association is a professional association founded in 1937 and serves more than 3,300 professionals from state, county and city governments, school districts, colleges and universities, special districts and private firms; and

WHEREAS, the FGFOA is dedicated to being your professional resource by providing opportunities through education, networking, leadership and information; and

WHEREAS, this Government Finance Professionals Week, sponsored by the FGFOA and all of its member governmental organizations, is a weeklong series of activities aimed at recognizing government finance professionals and the vital services that they provide to our state and our community; and

WHEREAS, during this week, government finance professionals throughout the State of Florida will be acknowledged for their hard work, dedication and leadership.

NOW, THEREFORE, the City Commission of Belleview, Florida, hereby proclaims March 16th – 20th, 2026 as

"GOVERNMENT FINANCE PROFESSIONALS WEEK"

In the City of Belleview and extend our appreciation to all government finance professionals throughout the State and here in the City of Belleview for their hard work, dedication and leadership.

PROCLAIMED this 17th Day of March 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
LEZLI MERRITT
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Urusa Sarfani - Baseline Grab N Go

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Urusa Sarfani of the Baseline Grab N Go was informed that exterior shutters were prohibited per Sec. 134-665. of the Land Development Code. After the discussion at the March 3, 2026 meeting, the Commission voted to keep the prohibition of the exterior shutters by a 3-2 vote. Urusa Sarfani has requested to speak to the Commission again on this matter.

RECOMMENDED ACTIONS:

Discuss

ATTACHMENTS:

Sarfani - Get on the Agenda Form 3-17-2026

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.

Get on the Agenda Request Form

First Name	Urusa
Last Name	Sarfani
Phone Number	6892430071
Email Address	grabngoocala@gmail.com
Subject of Topic	Install exterior roll-up shutters
Description	Good Morning We attended the last commissions meeting and it was decided by the vote for not allowing us to install the roll up shutters. We want to attend the meeting again and present our point of view from a business owners perspective to the Hon. Madam Mayor and the commissioners. Thank you.
Commission Meeting Date	3/17/2026
Name of Person Attending Meeting	Urusa Sarfani

Email not displaying correctly? View it in your browser.

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.

RECOMMENDED ACTIONS:

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.

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

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.

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Finance: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

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.

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Public Works: Bellehaven Development Group, LLC Developers Agreement

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

This developer's agreement is for Bellehaven Phase 3, which is located on SE 58th Ave (Baseline), inside city limits. This phase is approximately 19.25 acres +/-. It will be developed with 88 single-family home lots. Some provisions of this developer's agreement are covered by the Bellehaven Phase 2 Developer's Agreement which was approved in 2024.

The developer agreement requires that the developer shall:

1. Continuously maintain and repair all subdivision improvements at its expense for a period of one year after completion and approval by the City.
2. After the one-year maintenance period, the developer will set up a final inspection by the City's Public Works Director and correct any repairs necessary. Final approval establishes the City's acceptance and the beginning of City maintenance for water and sewer only. All other improvements shall thereafter be maintained by the Bellehaven Community Development District.
3. The property has a Planned Development zoning classification.
4. Lot coverage for each lot within the subdivision shall not exceed seventy percent impervious surface.
5. Developer may delay construction of sidewalks until issuance of a CO for the dwelling unit constructed behind the sidewalk. Non-contiguous sidewalks will be constructed within one year after the CO is issued for the first dwelling unit that created the non-contiguous pattern.

The following items are referenced to the Bellehaven Phase 2 agreement:

1. Transportation improvements
2. Recreation and Open Space
3. Wastewater improvements

RECOMMENDED ACTIONS:

Motion to approve the Bellehaven Development Group, LLC Developer's Agreement

ATTACHMENTS:

Bellehaven Development Group LLC Developers Agreement

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Record and Return to:
Public Works Director/City Engineer Bob Titterington
City of Belleview
5343 SE Abshier Blvd.
Belleview, FL 34420

Rec. $_____

DEVELOPER AGREEMENT FOR BELLEHAVEN PHASE 3

THIS DEVELOPER AGREEMENT FOR BELLEHAVEN PHASE 3 is by and between:

- Bellehaven Development Group, LLC, a Delaware limited liability company ("Developer"), whose address is 1415 SW 17th Street, Ocala, FL 34474; and

- City of Belleview, Florida, a municipal corporation of the State of Florida ("City"), whose address is 5343 Southeast Abshier Boulevard, Belleview, Florida.

WHEREAS:

A. Developer owns real property in the City of Belleview, Marion County, Florida (the "Parent Tract").

B. Developer is platting the Parent Tract in phases (each a "Phase"). [The numbers of the Phases do not coincide with the order in which the Parent Tract is being platted.] The first Phase was, or is being, platted as *Bellehaven Phase 2* ("Phase 2").

C. Phase 2 is the subject of a *Developer Agreement for Bellehaven Phase 2* (the "Phase 2 Agreement") between the City and Developer's predecessor in title, A-Plus Homes, Inc., a Florida corporation. The Phase 2 Agreement was recorded in OR Book 8451, Page 1234, Public Records of Marion County, Florida. The Phase 2 Agreement was assigned to Developer pursuant an *Assignment of Developer (sic) Agreement for Bellehaven Phase 2* recorded in OR Book 8476, Page 1134, Public Records of Marion County, Florida.

D. Developer is preparing to plat another portion of the Parent Tract (such portion being referred to as the "Property"), the legal description of which is set forth on the attached **Exhibit A**, as a subdivision named *Bellehaven Phase 3* (the "Subdivision") and, in connection therewith, has prepared a plat (the "Plat") to be recorded in the Public Records.

E. In connection with the Plat, Developer has filed a request for approval of the subdivision improvements (the "Subdivision Improvements") for the Subdivision.

F. All supporting certified test results and letters of certification for the Subdivision Improvements were received by the City Engineer.

G. As a condition precedent to the acceptance of the Subdivision Improvements by City, Sections 130-18 and 130-105 of the Code of Ordinances of the City of Belleview, Florida (the "City Code") require that City and Developer enter into a maintenance agreement in the form prescribed in City Code.

H. City requires that the Subdivision Improvements be maintained by the Developer for a continuous period of one year beginning with the date of City's acceptance of the Subdivision Improvements.

NOW THEREFORE, in consideration of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer and City agree as follows:

1. **Incorporation**. The foregoing recitals are true and correct and are an integral part of this agreement, as if set forth fully herein-below.

2. **City Approval**. City hereby approves the construction of the Subdivision Improvements for the Subdivision.

3. **Developer Covenants**. The Developer hereby covenants and agrees:

3.1. It will continuously maintain and repair all Subdivision Improvements at its expense for a period of one year after completion and approval by City.

3.2. After the one-year maintenance period by the Developer of all Subdivision Improvements, the Developer will set up a final inspection by the City's Public works Director or his designee. The Developer shall be advised in writing of any corrections or repairs necessary. After Developer makes any corrections or repairs noted, the City will issue final approval of the Subdivision Improvements. Final Approval establishes the City's acceptance and the beginning of City maintenance for water and sewer only. All other improvements shall thereafter be maintained by the Bellehaven Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes.

3.3. The Property has a Planned Development ("PD") zoning classification.

3.4. Section 134-245 of the City Code contains "Schedules of district regulations" for buildings erected within the various zoning districts of City.

3.4.1. Appendix A, Schedule 1 of Section 134-245 contains the regulations concerning "Lot Cover" being defined therein as the impervious area of a lot.

3.4.2. Under such Schedule 1, the maximum Lot Cover for the PD zoning classification is determined pursuant to the procedure for approval of the PD zoning.

3.5. For purposes of such regulation and the Property, the maximum "Lot Cover" under Section 134-245, for each Lot within the Subdivision shall not exceed seventy percent impervious surface.

4. **Transportation Improvements**.

4.1. Paragraph 5 of the Phase 2 Agreement contained provisions concerning transportation improvements.

4.2. Such provisions apply in connection with the entire Parent Tract and not any particular Phase thereof. Thus, such provisions apply to the Subdivision.

4.3. Paragraph 5 of the Phase 2 Agreement is incorporated herein by reference.

5. **Recreation and Open Space**. In compliance with the Recreation and Open Space Element of City's Comprehensive Plan, Developer will construct and maintain open space and passive recreational areas as set forth in the Phase 2 Agreement.

6. **Sidewalks**. Developer may delay construction of sidewalks until the issuance of a CO for the dwelling unit constructed behind (regardless of front or side) the sidewalk. Provided however, if, based on such practice, non-contiguous sidewalks are constructed on a row of lots between platted streets, the unbuilt sidewalks will be completed (so that the sidewalks become contiguous) within one year after the CO is issued for the first dwelling unit that created the non-contiguous pattern.

7. **Wastewater Improvements**.

7.1. Paragraph 8 of the Phase 2 Agreement concerns provisions for Wastewater Improvements.

7.2. Such provisions apply in connection with the entire Parent Tract and not any particular Phase thereof. Thus, such provisions apply to the Subdivision.

7.3. Paragraph 8 of the Phase 2 Agreement is incorporated herein by reference.

8. **City Covenants**. City covenants and agrees:

8.1. Upon approval of the Subdivision Improvements and the recording of the Plat (as approved pursuant to Chapter 130 of the City Code), City will, as to the Subdivision:

8.1.1. Authorize the issuance of appropriate building Permits for construction.

8.1.2. Permit connections to City water and sewer lines upon payment of all development charges and connection fees.

8.1.3. Authorize the protection and enforcement of City regulations.

8.1.4. Provide all other municipal services allowed by City Charter for private subdivisions.

8.2. After maintenance and repair of all such Subdivision Improvements for a period of one year by the Developer, City shall inspect the Subdivision Improvements and, if approved, Developer shall maintain all roads within the Subdivision, drainage retention areas and parks until the establishment of the HOA for the Subdivision or the CDD, at which time responsibility for such maintenance shall be that of the HOA or the CDD.

9. **Maintenance Agreement**. This Agreement constitutes the maintenance agreement required by Sections 130-18 and 130-105 of the City Code.

10. **Limitation**. Nothing in this Agreement shall supersede or take precedence over any existing ordinances, regulations, or codes of City.

11. **Default**. In the event the Developer shall default in the performance of or fail to perform the obligations of this Agreement and City is required to take action or assume the maintenance responsibility, City shall be entitled to recover all damages, costs and legal expenses incurred or suffered by City, including a reasonable attorney's fee by reason of the said default.

12. **Binding**. This Agreement shall be binding upon and insure to the benefit of the respective parties hereto, their successors and assigns. Notwithstanding the foregoing, the obligations of Developer under this Agreement are not binding on an owner of a platted Lot: (a) upon which a single family residence has been or is being constructed; or (b) that buys such Lot with a good faith intent to construct a single family residence thereon within two (2) years after the purchase of the Lot.

IN WITNESS WHEREOF, the parties have caused these presents to be executed this _____ day of _____, 2026.

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SIGNATURES START ON NEXT PAGE

DEVELOPER

Bellehaven Development Group, LLC, a Delaware limited liability company
By: Armstrong Brothers Development Group, LLC, a Delaware limited liability company, its sole member
By: Casa Holdings, LLC, a Florida limited liability company, its Administrative Member

By: _____
F. Christopher Armstrong, as Manager

_____
Witness Signature
Russell Smith
Witness Printed Name

Print Witness Address: 606 SW 3rd Ave
Ocala, FL 34471

_____
Witness Signature
Ellen Nimmo
Witness Printed Name

Print Witness Address: 10824 SW 62 Ave.
Ocala, FL 34476

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of March, 2026, by F. Christopher Armstrong as Manager of Casa Holdings, LLC, a Florida limited liability company, as Administrative Member of Armstrong Brothers Development Group, LLC, a Delaware limited liability company, as sole member of the company, and on behalf of the company.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)
Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:
√ Personally known OR
___ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

ELAINE J JAROSZ
Notary Public - State of Florida
Commission # HH 245228
My Comm. Expires Mar 27, 2026
Bonded through National Notary Assn.

CITY

City of Belleview, Florida

By: _____
Christine Dobkowski
Mayor/Commissioner

_____
Witness Signature

_____
Witness Printed Name

Print Witness Address: _____
_____
_____

_____
Witness Signature

_____
Witness Printed Name

Print Witness Address: _____
_____
_____

ATTEST:

_____
Lezli Merritt
City Clerk

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Christine Dobkowski, as Mayor/Commissioner of City of Belleview, Florida.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)
Commission Number: _____
Commission Expires: _____

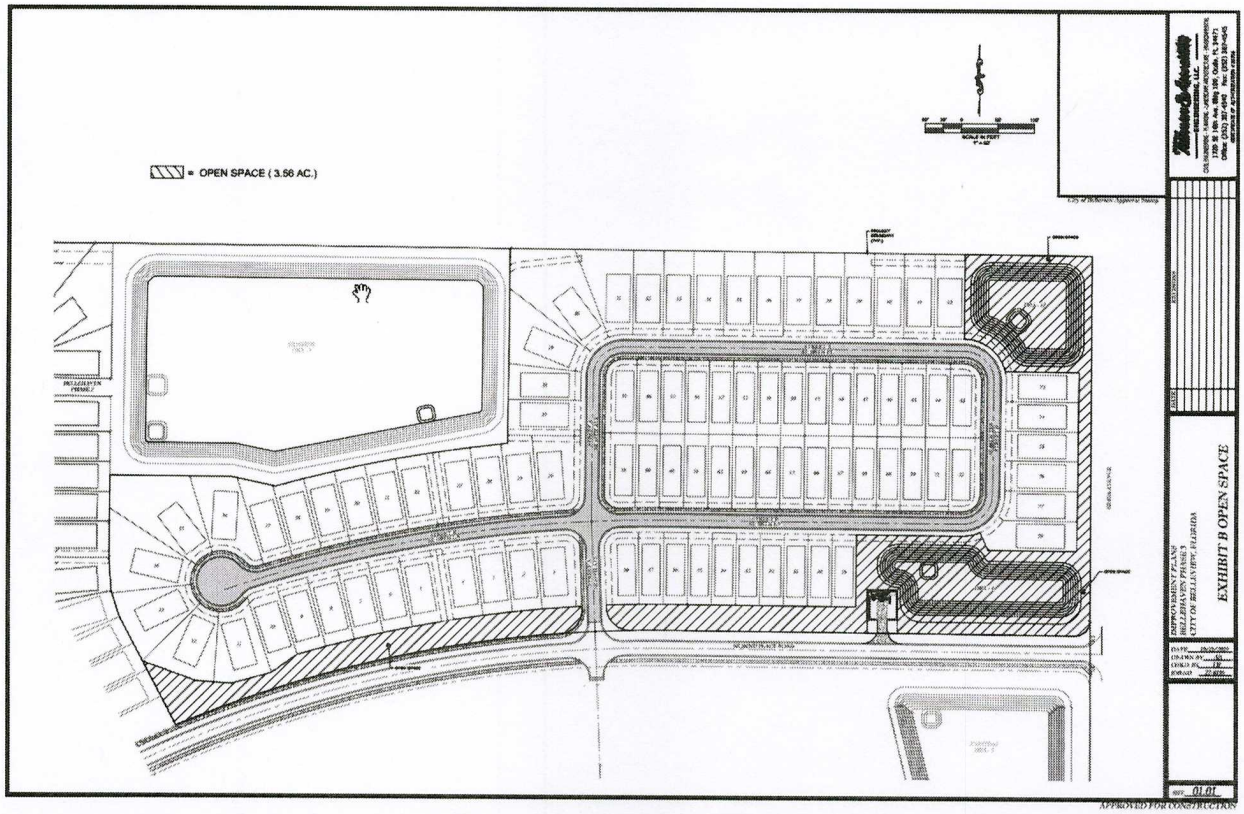
Notary: Check one of the following:
___ Personally known OR
___ Produced Identification (if this box is checked, fill in blanks below).
Type of Identification Produced: _____

EXHIBIT A
PROPERTY

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 30, S.89°58'15"E., 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD C-35 (AKA S.E. 58TH AVENUE/BASELINE ROAD, RIGHT OF WAY WIDTH VARIES); THENCE CONTINUE ALONG SAID NORTH LINE, S.89°29'20"E., 2,587.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 THE FOLLOWING TWO (2) COURSES: (1) S.89°29'52"E., 355.08 FEET TO THE POINT OF BEGINNING; (2) THENCE S.89°29'52"E., 963.61 FEET TO THE WEST RIGHT OF WAY LINE OF S.E. 67TH AVENUE (60 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°06'19"W., 609.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°23'00", AND A CHORD BEARING AND DISTANCE OF S.45°17'49"W., 35.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.44 FEET TO A POINT OF TANGENCY; THENCE N.89°30'41"W., 675.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 23°37'30", AND A CHORD BEARING AND DISTANCE OF S.78°40'34"W., 831.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 837.03 FEET TO A POINT OF TANGENCY; THENCE N.27°05'27"W., 153.97 FEET; THENCE N.26°51'05"W., 50.35 FEET; THENCE N.17°57'04"W., 45.36 FEET; THENCE N.03°57'10"W., 55.70 FEET; THENCE N.00°30'40"E., 137.59 FEET; THENCE S.89°30'39"E., 200.56 FEET; THENCE S.77°56'48"E., 74.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,345.00 FEET, A CENTRAL ANGLE OF 09°36'48", AND A CHORD BEARING AND DISTANCE OF N.79°07'43"E., 392.99 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 393.46 FEET TO THE END OF SAID CURVE; THENCE N.00°29'19"E., 325.06 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
RECREATION AND OPEN SPACE



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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Public Works: Grease Trap Discussion

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Continued discussion on grease trap requirements and research findings.

RECOMMENDED ACTIONS:

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Police Department: Hiring Incentive

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

At the March 3, 2026 Commission Meeting, a $6,000 incentive was approved for applicants who are Florida Certified Police Officers signing a one-year contract. Staff is seeking clarification on whether the bonus will be paid out at the end of the 12-week FTO program or at the end of the one-year mark.

RECOMMENDED ACTIONS:

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 17, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

RECOMMENDED ACTIONS:

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.