# CITY OF BELLEVIEW AGENDA
## City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
August 18, 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 DWYER**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of the 07-07-2026, 07-21-2026, 08-04-2026 Commission Meeting Minutes and the 07-20-2026 Commission Workshop Meeting Minutes.
07-07-2026 Commission Meeting Minutes
7-20-2026 Commission Workshop
08-04-2026 Commission Meeting Minutes
07-21-2026 Commission Meeting Minutes

**PUBLIC HEARING: FIRST READING**

Rezoning: RZ26-0001, Ocala Housing Solutions, LLC, PIDs 38407-000-00, 38405-000-00
Ordinance 2026-16
Staff Report
The Grove at Belleview Master Plan
Architectual Renderings

Ordinance 2026-17: Small Scale Comprehensive Plan Amendment SSC25-0003, Figueroa
Ordinance 2026-17
Staff Report

Ordinance 2026-10 Annexation - US 441 Development LLC.
Ordinance 2026-10
Staff Report
Business Impact Estimate

**SCHEDULED AUDIENCE:**

Scheduled Audience: George Thorn
Thorn - Get on the Agenda Form
Petition to Amend the City of Belleview Charter
Legal Memo - Amending the City Charter

**UNSCHEDULED AUDIENCE:**

Unscheduled Audience

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

City Clerk: Updates

Development Services: Updates

Finance Department: Updates

Public Works: Updates

Police Department: Updates

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:** August 18, 2026

**AGENDA ITEM:**

Approval of the 07-07-2026, 07-21-2026, 08-04-2026 Commission Meeting Minutes and the 07-20-2026 Commission Workshop Meeting Minutes.

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Approval of Minutes

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

Motion to approve as received or as amended the 07-07-2026, 07-21-2026, 08-04-2026 Commission Meeting Minutes and the 07-20-2026 Commission Workshop Meeting Minutes

**ATTACHMENTS:**

07-07-2026 Commission Meeting Minutes
7-20-2026 Commission Workshop
08-04-2026 Commission Meeting Minutes
07-21-2026 Commission Meeting 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
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
July 7, 2026
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Goldman**

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

**PRESENTATION**

a. **Oath of Office: Police Officer Angel Rey**

Chief Holland introduced Angel Rey and gave an overview on his background. Mayor Dobkowski administered the Oath of Office and Officer Rey's wife pinned his badge.

**APPROVAL OF MINUTES**

a. **06-02-2026 and 06-16-2026 Commission Meeting Minutes**

Motion made by Commissioner Dwyer to approve the 06-02-2026 and 06-16-2026 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

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

**PUBLIC HEARING: FIRST READING**

a. **Ordinance 2026-12: Accessory Parking**

Mayor Dobkowski read Ordinance 2026-12, Accessory Parking, Title Only. Development Services Director Chancey stated that on May 5, 2026, the Commission passed the Ordinance on first reading, but failed on the second reading at the May 19, 2026, meeting. It has been revised to meet the requested specifications. This ordinance allows parking of accessory vehicles in front yards without a Special Exception. It also limits accessory vehicle yard encroachment by no more than one (1) accessory vehicle; requires registration and prohibits accessory vehicles from intruding into the right-of-way and obscuring visibility.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Attorney Landt remarked that this revised ordinance only allows one vehicle and addresses the issue of parking on the grass, which was a concern from the Commission at the previous meetings.

Motion made by Commissioner Livsey to approve Ordinance 2026-12 on First Reading, Title Only with the inclusion of allowing two vehicles; seconded by Commissioner Smith.

DSD Chancey stated that the description in the agenda should have read one and not vehicles and it was her understanding that it was meant to be one, which is what the ordinance states. Mayor Dobkowski and Commissioner Goldman commented that the ordinance should allow for one vehicle instead of two; the Commission agreed it should remain at one. Attorney Landt clarified that Commissioner Livsey needs to withdraw his motion and Commissioner Smith accept the withdrawal. The Commissioners agreed.

Motion made by Commissioner Smith to approve Ordinance 2026-12 on First Reading, Title Only as written; seconded by Commissioner Goldman.

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

**b. Ordinance 2026-14 Accessory Uses and Structures**

Mayor Dobkowski read Ordinance 2026-14, Accessory Parking, Title Only. DSD Chancey gave an overview of the ordinance which amends the Accessory uses and structures section to allow for parking in the front yard as provided in Section 134-465.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Smith to approve Ordinance 2026-14 on First Reading, Title Only as written; seconded by Commissioner Livsey.

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

**PUBLIC HEARING: RESOLUTION**

**a. Resolution 26-03 Development Services Fee Schedule**

Mayor Dobkowski read Resolution 26-03, Development Services Fee Schedule, Title Only. DSD Chancey stated that the newly passed House Bill 803 prohibits inspection fees based on the total cost of a project or that exceed the actual inspection costs incurred. The city's permit and inspection fee schedule is based on the value of the project and must be changed. Staff have collaborated with Safebuilt, our contracted building and inspection services contractor, to develop a revised fee schedule. The revised fee schedule is comparable to the current fees and there is no increase to their current rates.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Dwyer to approve Resolution 26-03; seconded by Commissioner Smith.

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

**a. Resolution 26-04 WRWSA Grant for Water Conservation and Water Resource Protection Program**

Mayor Dobkowski read Resolution 26-04, WRWSA Grant for Water Conservation and Water Resource Protection Program, Title Only.

Commissioner Goldman left the room at 6:15 PM

Public Works Director Titterington gave an overview of the resolution, which supports the city's grant application for funding water conservation efforts. The grant will fund education and workshops on drought tolerant plants and techniques to lower irrigation usage.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Dwyer to approve Resolution 26-04; seconded by Commissioner Livsey.

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

Commissioner Goldman re-entered the room at 6:18 PM

**SCHEDULED AUDIENCE:**

**a. Jerry Lewicki**

Mr. Lewicki has submitted plans for a sub shop in the Belleview Regional Plaza. They were informed that they would need to install a 750-gallon outdoor grease interceptor, which has been estimated to cost approximately $35,000. He is seeking an exception to the requirement and the allowance of an indoor grease trap.

Mayor Dobkowski stated that they worked with Belleview Meats on an indoor unit due to the fact they do not cook. Commissioner Goldman asked how the grease interceptor is working at that location. PWD Titterington replied that the interceptor still has not been installed.

Mr. Lewicki remarked that all cooking done on the grill is scraped into buckets and hauled away. The only thing entering the system would be mopping floors and washing out the three-compartment sink. Commissioner Livsey remarked that he believes there should be no reason not to use an under-the-sink unit.

Mayor Dobkowski asked whether the Public Works Director had the authority to allow that type of unit. Attorney Landt stated that the original ordinance prohibited inside units, but it was revised to allow exceptions only for businesses that do not cook and generate minimal grease, such as Belleview Meats.

PWD Titterington said that based on experience with another sub shop that has ongoing grease-related sewer issues and an inspection of the applicant's Ocala location showing grease in the sewer outlet, staff does not recommend approving an inside unit. If the board chooses to allow it, the ordinance should be amended to require strict maintenance and frequent cleaning.

Mr. Lewicki stated they can submit something in writing that they would clean more and the grease issue would be reassessed if it becomes a problem. Mayor Dobkowski directed Attorney Landt to work with PWD Titterington to devise an ordinance that includes increased maintenance and an automatic system.

PWD Titterington and Mr. Lewicki also discussed the problem of the current sewer plumbing, which shares a line with the Dollar Tree that is adjacent to it. Mayor Dobkowski asked whether there was some type of payment plan for this type of sewer connection. PWD Titterington replied there is not. Mr. Lewicki stated that he is continuing to try to work to get the issues resolved, but the costs are high. Mayor Dobkowski thanked him for coming to the meeting.

Commissioner Dwyer left the meeting at 6:41 PM and returned at 6:43 PM.

**b. Carvel Taylor with MCYFL**

Mr. Taylor was not present.

**UNSCHEDULED AUDIENCE:**

**a. Gerri Gerthe**

Gerri Gerthe, representing the Belleview CEP, discussed recent and upcoming CEP events.

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

**a. Community Engagement Liaison: America250 After-Event Report**

CEL Vass gave a brief overview of the event, which brought 10,000-12,000 people and preliminary figures show the event came in under budget. He stated there would be a more formal report at the August 4, 2026 meeting. Staff and volunteers handed out over 5,000 bottles of water, soda, and juice. $500 was raised for the school supply drive. The Commission thanked the staff for their hard work.

**b. City Clerk:** N/A

**c. Development Services:**

DSD Chancey is currently working on the budget and a proposal for an in-house Building Official.

**d. Finance Department:** N/A

**e. Public Works: WRWSA Local Government Water Supply and Conservation Funding Assistance Program FY26-27**

PWD Titterington gave an over of the $6,000 Water Conservation Program to educate our citizens in ways to conserve our potable drinking water. The plan is to provide conservation education through landscaping and irrigation information sessions for city residents. The city will arrange to have guest speakers on landscape design, irrigation systems, and drought tolerant plants. This is a $3,000 matching grant through the Withlacoochee Regional Water Supply Authority.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the WRWSA reimbursement grant agreement for a $3,000.00 matching grant; seconded by Commissioner Smith.

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

**f. Police Department:** N/A

**g. Information Technology:** *Absent*

**h. Legal Services:** Reminded the Commission he will be absent at the next meeting.

**i. Administrator:**

Administrator Moody stated that the new Comptroller that was slated to start has chosen another opportunity; staff have interviewed again, selected a candidate, and are making an offer. The FY 26-27 budget workshop will be held on July 20, 2026 and the FY 25-26 amended budget will be presented at the July 21, 2026 meeting.

**COMMISSION UPDATES:**

**Commissioner Dwyer:** N/A

**Commissioner Livsey:** N/A

**Commissioner Goldman:** N/A

**Commissioner Smith:**

Inquired about the building issue at St. Theresa Catholic Church. DSD Chancey responded that the fire department declared everything as safe. The building official inspected the site on Monday, but they were available over the weekend if they had been needed.

**Mayor Dobkowski:**

Stated that there have been some issues with the Belleview Youth Baseball Board. They began remodeling the concession stand without permission from Marion County and did not apply for building permits through the City. The building official issued a stop work order. Mayor Dobkowski and the City Administrator met with Jim Couillard with Marion County Parks. They are working to resolve the issues with them and wrote a letter to the board describing the history and processes at the park.

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:07 PM.

Attest:

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Lezli Merritt, MPA
City Clerk

# CITY OF BELLEVIEW
# CITY COMMISSION WORKSHOP
# MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
July 20, 2026
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

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

**FY 2026-27 BUDGET CALENDAR AND PROCESS:**

Administrator Moody presented a proposed schedule for development and adoption of the FY 2026-27 budget.

- July 21, 2026 – Adoption of the FY 2026-27 Not-to-Exceed Millage Rate
- July 21, 2026 – Presentation of the FY 2025-26 Budget Amendment
- August 2026 – FY 2026-27 Budget Workshop and Proposed Budget Presentation and Capital Improvement Planning Workshop
- September 2026 – Tentative Budget Hearing and Final Budget Hearing

Commissioner Livsey exited the meeting at 6:02 PM and re-entered at 6:03 PM.

Tentative dates include August 4, 2026 for the budget meeting, September 8 or 9, 2026 for the tentative budget hearing, and September 15, 2026 for the final budget hearing.

**NOT-TO-EXCEED MILLAGE RATE DISCUSSION:**

Administrator Moody reviewed a millage rate options analysis. Comptroller Garri discussed the need for reserve funds, new methodologies for allocations, and the projected revenue shortage and impacts if the property tax amendment passes in November. Administrator Moody stated that at the Commission Meeting on July 21, 2026 staff will be recommending to set the not-to-exceed millage at 5.75 mills.

**DEPARTMENT BUDGET PRESENTATION**

**a. Administrator Comments**

Administrator Moody stated that as part of the FY 2026-27 budget process, staff is seeking Commission direction on potential staffing, equipment, and capital requests. Department Heads

will present the requests, including their need, estimated costs, and proposed funding sources. Due to uncertainty surrounding the November 2026 referendum and its potential financial impact, General Fund staffing positions are expected to remain vacant and recruitment delayed until after the election and further evaluation of the City's financial condition. She further stated that budgeting a position does not authorize immediate hiring.

**b. Development Services**

Development Services Director Chancey presented a report to consider hiring a full-time Building Official position for FY 2026-27 to replace the current contract with Safe Built. Bringing the position in-house will improve responsiveness and service levels while providing potential long-term cost efficiencies. The position is estimated at $95,000 plus benefits and payroll costs, with approximately $35,100 in additional startup expenses for a vehicle, laptop, equipment, and uniforms.

Commissioner Dwyer asked if it would be possible to obtain a four-year contract with potential applicants; DSD Chancey replied that some candidates may agree to a contract. Commissioner Goldman remarked that he believes we should have the service in-house; the Commission agreed.

**c. Finance Department**

Comptroller Garri reviewed the department staffing and capital needs for FY 2026-27 and is not requesting any additional positions or capital expenditures for inclusion in the proposed budget at this time.

**d. Public Works**

Public Works Director Titterington will be requesting two additional staff: an administrative assistant with an estimated annual cost of $42,981 and a Streets Maintenance Technician with an estimated annual cost of $38,056. The department will also be requesting capital equipment totaling $29,000 in the Streets Division and $111,500 in the Water and Sewer Division.

Mayor Dobkowski directed PWD Titterington to put all of the items in the budget and they will be taken out if needed. Commissioner Goldman asked about grant writing and administration; PWD Titterington replied that the City is moving away from outside grant administration and are working to perform more tasks in-house.

**e. Police Department**

Chief Holland will not be requesting any additional personnel for the next fiscal year, but will be requesting a replacement police vehicle and associated equipment for a total of $66,000. He also stated there are current issues with the bandwidth capacity for the police officers and is requesting a dedicated service line at a cost of approximately $850 per month and an initial fee of $5,000.

Commissioner Goldman requested IT Director Towne to bring it for Commission approval at the July 21, 2026 meeting.

**f. Information Technology**

The department will be requesting a Network Administrator position for FY 2026-27 to strengthen operational coverage, cybersecurity, system maintenance, and support for the City's expanding technology infrastructure. The position would also support succession planning and retention of institutional knowledge. The proposed starting salary is $73,509 plus applicable benefits and payroll costs.

ITD Towne discussed the department's five-year-plan and regular maintenance and replacement of equipment including the camera system, badges and access cards, battery backup systems, firewalls, the SQL server, phone system, virtual servers, Public Works vehicle laptops, vulnerability scanning, electrical upgrades, and wifi at the Community Center.

**FY 2026-27 COMPENSATION AND SALARY STUDY DISCUSSION:**

Administrator Moody stated that the salary study has been completed and the salary figures in the study include the proposed 3% COLA. Linda Bunting with Cody & Associates, Inc. explained the process of the salary study that reviews job duties, essential functions, level of responsibilities, and skill levels and similar organizations in the area to find comparable positions.

Mayor Dobkowski asked how the survey market is chosen. Ms. Bunting looks at municipalities and counties of like size and reviews the hiring market. Mayor Dobkowski and Commissioner Goldman expressed displeasure at the organizations chosen for the study and would have liked to see more small cities similar to Belleview.

Commissioner Dwyer mentioned the large pay increase that was approved several years ago and would like to discuss the topic more once the budget has been presented. Administrator Moody stated that the total amount of the salary study adjustment would be $28,000 after 3% COLA implementation for a total salary increase of $109,697 for all employees. Administrator Moody further stated that the aim of the salary increase is to improve recruitment, retention, and market competitiveness for City positions.

Administrator Moody can present the budget with the 3% COLA and salary study implementation. Commissioners Livsey and Mayor Dobkowski discussed that the meeting started with conversation of the need to raise millage to cover potential funding shortages. The Commission directed the budget be prepared with the options broken out for transparency.

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:28 PM.

Attest:

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Lezli Merritt, MPA
City Clerk

# 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 |
| August 4, 2026 | Seat 4 ROBERT "BO" SMITH |
| 6:00 PM | |

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Dwyer**

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

**PUBLIC HEARING: FINAL HEARING**

a. **Ordinance 2026-15: Indoor Grease Interceptors**

Mayor Dobkowski read Ordinance 2026-15 Indoor Grease Interceptors, Title Only. Public Works Director Titterington reviewed the Ordinance which was first approved at the July 21, 2026 meeting. It allows for indoor automatic grease removal devices for businesses and are subject to required maintenance. Businesses must meet the requirement as a low grease-generating business. The Ordinance also establishes penalties for failure to submit requirement monthly maintenance logs and manifests and specifies the acceptable grease interceptors.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-15; seconded by Commissioner Dwyer.

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

**PROCLAMATION:**

a. **National Backflow Prevention Day**

Mayor Dobkowski read the Proclamation declaring August 16th as National Backflow Prevention Day. Laura Gary, Cross Connection & IP/FOG Coordinator, accepted the Proclamation.

**PRESENTATION**

**a. Presentation of City of Belleview Challenge Coins**

Community Engagement Liaison Vass discussed the presentation of challenge coins to recognize citizens who actively support city initiatives and programs benefiting the greater community.

Mayor Dobkowski recognized Jean Paigo-Thorne, Terry Casselman, Sydnie Shelton, and Bryce Attendhofer for their participation in the April 2026 Belleview Cleanup Day. Mayor Dobkowski then recognized Kevin Caudill, Ariel Martinez, Kelly Kukitz, Everett Eldrige, and Kyle Christerson for their assistance at the America250 Fireworks Celebration.

**b. America250 Fireworks Celebration Presentation**

Roger Waddell, Public Relations Specialist for Marion County, gave a presentation about the America250 Event throughout the county and highlighted the City of Belleview's involvement thanking the Commission, staff, citizens, and especially Bob Vass, CEL, and Mariah Moody, City Administrator.

**c. 2026/27 Health Insurance Renewal Presentation and Historical Financial and Claims Review of Belleview's Participation in the Fully Insured FGHS Consortium**

Melanie Stegall, the Employee Benefits Advisor for Brown & Brown, presented information on their efforts to obtain the best health insurance renewal terms and conditions for the 2026/2027 FY. Brown & Brown Insurance solicited quotes from fully insured and level funded markets to compare to the existing self-insured consortium rates. Ms. Stegall also reviewed the financial and claims history for the City.

Brown & Brown negotiated all ancillary coverages and premiums, such as dental, vision and life insurance to remain the same with no change to coverage or premiums. Bids were solicited for health insurance and United Healthcare and Florida Blue provided estimates. Staff recommends staying with United Healthcare to maintain continuum of care as there are no large benefits for leaving the consortium. The Commission agreed it would not be beneficial to switch.

Motion made by Commissioner Goldman continue using United Healthcare through the consortium; seconded by Commissioner Dwyer.

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

**SCHEDULED AUDIENCE:**

**a. Cristy Shihinski – Belleview CEP**

Provided updates and information on the Belleview CEP's upcoming and past events and donations of supplies for local elementary schools.

Commissioner Dwyer exited the meeting at 6:46 and returned at 6:48 PM.

Commissioner Goldman exited the meeting at 6:48 PM and returned at 6:49 PM.

**UNSCHEDULED AUDIENCE:**

**a. Jamie Rodgers**

Mr. Rodgers stated that he received a late penalty and the City's sign said it had to be paid by a certain date.

Administrator Moody provide background on the incident. The customer disputed the 10% late fee assessed on the 20th, stating that the payment signage was confusing, and requested a waiver, which was denied. Staff stated the payment deadlines are communicated through the sign, customer bills, Facebook, and text notifications.

Mr. Rodgers reiterated that the sign said something different. Administrator Moody replied that she personally assisted with the sign graphics as well as CEL Vass and would be able to confirm what the sign says and the dates the messages run.

Mayor Dobkowski inquired how long Mr. Rodgers had held an account with the City, to which he replied nine (9) years. The Commissioners agreed that the due date is clearly printed on the bill and that no late penalty waiver should be granted. Staff will look to modify the language on the sign for clarity.

Mr. Rodgers asked who he can appeal to. Attorney Landt responded that their decision is the final administrative action and there is no further appeal with the City. Attorney Landt stated Mr. Rodgers would need to engage an attorney for any further action.

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

**a. Community Engagement Liaison: Request to submit updated ordinance re: alcoholic beverages on city property and at city events**

CEL Vass requested permission to modify Chapter 10 of the Code to allow for alcoholic beverages on city property and at city events and to update the language to properly reflect the properties involved. An outside vendor would provide all materials, staffing, etc to establish a small beer and wine garden with drinks limited to two per person and be contained within a specific area at events.

Commissioner Dwyer inquired whether there would be any liability issues. Attorney Landt replied that the City's insurance carrier to obtain more information. The Commission agreed to allow CEL Vass to move forward with an Ordinance.

**b. Community Engagement Liaison: Fall/Winter Events and New Initiatives**

CEL Vass gave an update about new and upcoming City events.

**c. City Clerk:** N/A

**d. Development Services:**

**e. Finance Department:** N/A

**f. Public Works: HADAD 4 Business LLC Developer's Agreement**

PWD Titterington presented the developer's agreement for parcel number 37143-001-00, located at 10950 S US HWY 441, inside city limits. This parcel is approximately 0.46 acres and is currently operating as Baseline Tire. The developer will be removing their current septic system and connecting to City services; the agreement provides for a deadline for connection and penalties for noncompliance.

Motion made by Commissioner Dwyer to approve the HADDAD 4 Business LLC Developer's Agreement; seconded by Commissioner Goldman.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

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

**g. Police Department:**

Chief Holland stated that
Chief Holland informed the Commission that the department participated in the Southern Slowdown Event and Sgt. Harrington and Officer Tyler attended a banquet and the City received an award on their education and enforcement efforts.

**h. Information Technology:** N/A

**i. Legal Services:** N/A

**j. Administrator:** N/A

**COMMISSION UPDATES:**

**Commissioner Dwyer:** N/A

**Commissioner Livsey:** N/A

**Commissioner Goldman:** N/A

**Commissioner Smith:** N/A

**Mayor Dobkowski:**

Received a request from a citizen for a racquetball type wall at Lake Lillian Park as people are currently using one of the mural walls at the Community Center, which may cause damage. PWD Titterington stated he will research options.

Mayor Dobkowski asked Chief Holland if the officer involved in the shooting incident will be receiving a letter of commendation for bravery. Chief Holland replied that the investigation is ongoing and once the processed has finished, they will initiate the appropriate process.

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:09 PM.

Attest:

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Lezli Merritt, MPA
City Clerk

# 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 |
| July 21, 2026 | Seat 4 ROBERT "BO" SMITH |
| 6:00 PM | |

The Commission Meeting was convened at 6:08 PM following the CRA Meeting.

**MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Goldman**

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

**PRESENTATION**

a. **Presentation of the John Land Years of Service Award for Mayor Dobkowski**

Eryn Alcorn with the Florida League of Cities presented the Mayor John Land Years of Service Award to Mayor Dobkowski for 20 years of elected service in the City of Belleview. Mayor Dobkowski thanked the citizens, her fellow commissioners, and the staff.

**BUDGET, FINANCE, AND FINANCIAL REPORTING**

a. **FY 2025-26 Budget Amendment Presentation**

Donna Collins, with Milestone Professional Services, presented an overview of the adopted budget and the amended budget. Large changes include the use of CRA funds for the holiday lights and the Sportsplex field lighting. Items that were incorrectly allocated to Water/Sewer including salaries and benefits, equipment and software maintenance, legal expenses, and accounting expenses were moved to the General Fund.

Other changes to the Water/Sewer fund budget included the increase project expense for the Wastewater Treatment Facility Expansion, increase of funding from State Revolving Fund loans, and an increase in the transfer to General Fund to be more consistent to previous years. The original budget was $34,499,903 and the amending budget presented is $43,278,253.

b. **Resolution 26-06: Amending and Restating the Fiscal Year 2025-26 Budget**

Mayor Dobkowski read Resolution 26-06, Amending and Restating the Fiscal Year 2025-26 Budget, Title Only. Administrator Moody gave an overview of the proposed Fiscal Year 2025-26

Budget Amendment Resolution that more accurately reflects the City's financial activity and anticipated year-end revenues and expenditures. The amendment includes adjustments to appropriations, transfers, and other budgetary items necessary to maintain compliance with Florida law and generally accepted accounting principles.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to Resolution 26-06; seconded by Commissioner Smith.

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

**c. FY 2026-27 Not-to-Exceed Millage Rate**

Administrator Moody stated that staff prepared an analysis of the FY 2026-27 rollback rate and estimated ad valorem revenues at various millage rates. In addition to normal operating and capital needs, the Commission may wish to consider reserve funding, long-term financial sustainability, implementation of cost allocation methodologies, staffing and compensation needs, and the potential impacts of future property tax legislation when establishing the proposed millage rate. The calculated rollback rate for FY 2026-27 is 4.7250 mills and staff is recommending setting the not-to-exceed rate at 5.75.

Commissioner Smith inquired if it is necessary to raise the millage that high. Comptroller Garri responded that staff is working on a new fund balance policy to establish reserves that will cover recurring operating expenses through the periods between receiving property tax funds. Creating reserves will allow the City to prepare for the potential property tax loss and recommends setting the not-to-exceed at 5.75 mills.

Mayor Dobkowski agrees with Comptroller Garri to set the not-to-exceed at 5.75 for now and make further determinations when the budget is presented. Commissioners Dwyer, Livsey, and Goldman agreed. Commissioner Goldman expressed frustration at the need to raise millage due to the State’s actions and other unknown variables. Commissioner Dwyer has reached out to Representative Chamberlain to request he speaks to the Commission and citizens at a future meeting regarding the property tax issue.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Smith to Resolution 26-06; seconded by Commissioner Dwyer.

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

**d. 2025 FY Annual Comprehensive Financial Report (ACFR)**

Helen Painter of Purvis Gray and Company, LLP gave a short overview of the recent audit report and ACFR which includes an unmodified opinion on the City’s financial statement has been

issued and cited management letter comments regarding delays in the audit due to account reconciliations, with the issues currently being addressed.

Commissioner Goldman exited the meeting at 6:35 PM

Motion made by Commissioner Livsey to accept the 2025 FY Annual Comprehensive Financial Report; seconded by Commissioner Dwyer.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

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

**e. Approval of Audit Engagement Letter with Purvis Gray and Company, LLP**

Administrator Moody reviewed the Audit Engagement Letter between the City of Belleview and Purvis Gray and Company, LLP for professional auditing services for fiscal years ending September 30, 2026 through September 30, 2028, with two optional renewal years. The engagement includes the annual financial statement audit, required state compliance examinations, and any applicable single audit services. Audit fees are estimated at $48,400 for FY 2026, $49,800 for FY 2027, and $51,300 for FY 2028, plus applicable single audit fees if required. Staff recommends approval.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Smith to approve the Audit Engagement Letter with Purvis Gray and Company, LLP for auditing services for fiscal years 2026 through 2028, authorize the Mayor to execute the agreement, and authorize the City Administrator to execute any administrative documents necessary to implement the engagement; seconded by Commissioner Dwyer.

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

**PUBLIC HEARING: FINAL HEARING**

**a. Ordinance 2026-12: Accessory Parking**

Mayor Dobkowski read Ordinance 2026-12, Accessory Parking, Title Only. Development Services Director Chancey stated this ordinance, first approved at the July 7, 2026 meeting, allows parking of accessory vehicles in front yards without a Special Exception. It also limits accessory vehicle yard encroachment by no more than one (1) accessory vehicles; requires registration and prohibits accessory vehicles from intruding into the right-of-way and obscuring visibility.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve Ordinance 2026-12; seconded by Commissioner Dwyer.

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

**b. Ordinance 2026-14: Accessory Uses and Structures**

Mayor Dobkowski read Ordinance 2026-14 Accessory Uses and Structures, Title Only. DSD Chancey stated the ordinance was first approved on July 7, 2026 and amends the Accessory uses and structures section to allow for parking in the front yard as provided in Section 134-465.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Dwyer to approve Ordinance 2026-14; seconded by Commissioner Smith.

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

**PUBLIC HEARING: FIRST HEARING**

**a. Ordinance 2026-15: Indoor Grease Interceptors**

Mayor Dobkowski read Ordinance 2026-15 Indoor Grease Interceptors, Title Only. Public Works Director Titterington reviewed the July 7 discussion regarding a new business owner's request to waive the 750-gallon exterior grease interceptor requirement. The Commission approved an indoor automatic grease removal device for the business, subject to required maintenance. The City Attorney was directed to revise the ordinance to identify low grease-generating businesses and establish penalties for failure to electronically submit required monthly maintenance logs and manifests.

Commissioner Goldman re-entered the meeting at 6:42 PM

PWD Titterington mentioned that City Attorney Landt was not available to make final changes to the Ordinance and he would like to amend the language to exclude hydromechanical grease interceptors and add 30-day pump out for all existing under sink units.

Commissioner Dwyer asked if there was language in the ordinance to require an outdoor unit if the business owner is not in compliance with the requirements. PWD Titterington stated that there are proposed escalating penalties. Laura Gary, the Cross Connection & IP/FOG Coordinator, explained that there are provisions in the ordinance to require the installation of an outdoor unit if they fail to adhere to the cleaning and maintenance requirements.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-15, with the proposed amendments; seconded by Commissioner Dwyer.

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

**PUBLIC HEARING: RESOLUTION**

**a. Resolution 26-05: 2026 Election Qualifying Dates**

Mayor Dobkowski read Resolution 26-05, Election Qualifying Dates, Title Only. Clerk Merritt stated that the resolution sets the 2026 Qualifying Dates for Seat 1 and Seat 3 starting at 8:00 a.m. on August 17, 2026, and end at 4:00 p.m. on August 20, 2026 for the General Election to be held on November 3, 2026.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Resolution 26-05; seconded by Commissioner Smith.

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

**UNSCHEDULED AUDIENCE:**

**a. Monde Markeci**

Mr. Markeci stated that he and his family are working to open a restaurant, but was not aware at the time of purchase that impact fees were due and is requesting that the Commission remove the fees that the previous owner incurred.

PWD Titterington shared that the previous owner entered into a financing agreement with the City to pay the system development charges, but they ceased making payments and closed the restaurant. PWD Titterington recommends waiving the penalties and fees and the new owner pays the system development charges that are remaining.

Mayor Dobkowski asked the amount of the remaining impact fees. Deputy Finance Director Morse replied that $6,797 is the principal amount due. Commissioner Goldman stated he was not in favor of applying previous penalties to new business owners or charging a 12% interest fee for such agreements and would like to revisit that Ordinance in the future.

Mr. Markeci stated that the fees were unknown at the time of purchase and no liens were placed on the property for them. Administrator Moody responded that it is not legal to put a lien on a property for that type of fee. Mr. Markeci requested the Commission remove the impact fees in their entirety. PWD Titterington explained that impact fees exist to reserve capacity in the plant and water system and to provide for upkeep, maintenance, and upgrades to the systems. Commissioner Dwyer expressed that total waiver of fees is not possible as it would set precedence for all future businesses.

Administrator Moody remarked that the seller should have disclosed the information to Mr. Markeci; the original amount of the fees was $11,488.40, approximately half is still due.

Commissioner Goldman is in favor of allowing businesses five (5) years to pay off the amount with no interest or a graduated scale for down payments and payment times, to which Commissioner Dwyer agreed. Administrator Moody added that the reason there are fees and interest is to cover the expense of record keeping and staff time; Commissioner Goldman suggested a flat fee.

Motion made by Commissioner Livsey to delay the payment requirement for the business owner until the City Attorney can amend the Ordinance as well as waive the interest and penalties; seconded by Commissioner Smith.

Commissioner Smith would like to reduce the payment time requirement to three years. Commissioner Dwyer agreed with that timeline.

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

**OTHER CITY BUSINESS/DEPARTMENT UPDATES:**

**a. City Clerk:** N/A

**b. Development Services:**

The 7-Eleven has received their Certificate of Occupancy and should be opening soon.

**c. Finance Department:** N/A

**d. Public Works:**

PWD Titterington informed the Commission that there are were 42 ducks at Lake Lillian, nine have been removed and donated to a church in Dunnellon. Staff is hoping to reduce the number of ducks due to the impact they have on the park.

**e. Police Department:** Surplus Vehicle

Chief Holland stated they would like to declare vehicle 150, a 2016 Ford Explorer, as surplus. It is currently in a non-operating condition. The vehicle will be sent to Week's auction for disposal.

Motion made by Commissioner Goldman to declare the item as surplus and authorize the sale; seconded by Commissioner Smith.

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

**f. Information Technology:**

ITD Towne requested approval of moving forward with a project of adding more bandwidth to the Police Department.

Motion made by Commissioner Goldman to approve moving forward with the project; seconded by Commissioner Dwyer.

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

**g. Legal Services:** *Absent*

**h. Administrator:** N/A

**COMMISSION UPDATES:**

**Commissioner Dwyer:** N/A

**Commissioner Livsey:** N/A

**Commissioner Goldman:** N/A

**Commissioner Smith:** N/A

**Mayor Dobkowski:**

Discussed and set the budget meeting dates to August 25, 2026 and September 8, 2026.

**Adjournment:** Meeting adjourned by Mayor Dobkowski at 7:31 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

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

**PRESENTING PARTY:**

Shawna Chancey, Development Services Director

**ITEM TYPE:**

Public Hearings

**BACKGROUND:**

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

**RECOMMENDED ACTIONS:**

Motion to approve RZ26-0001.

**ATTACHMENTS:**

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Ordinance 2026-16

Staff Report
The Grove at Belleview Master Plan
Architectual Renderings

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 2026-16**

**AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO OFFICIAL ZONING MAP OF THE CITY OF BELLEVIEW, PURSUANT TO AN APPLICATION BY OCALA HOUSING SOLUTIONS, LLC; CHANGING THE OFFICIAL ZONING DISTRICTS MAP ON 8.03 +/- ACRES OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVIEW; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, zoning application **RZ26-0001** for an amendment, as described below, to the City's Official Zoning Districts Map has been filed with the City by Ocala Housing Solutions, LLC; and

**WHEREAS**, the Planning and Zoning Board of the City of Belleview did on July 14, 2026, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the Planning and Zoning Board reviewed and considered all comments received during said public hearing and the staff Zoning Report concerning said application for an amendment, as described below, to the City's Official Zoning Districts Map, and which report recommended to the City Commission approval of said application for said amendment to the City's Official Zoning Districts Map; and

**WHEREAS**, the City Commission did on August 18, 2026, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the City Commission reviewed and considered all comments received during the public hearing, including the recommendations of the Planning and Zoning Board and the staff report concerning said application for such amendment to the City's Official Zoning Districts Map; and

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

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

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

Section 1. Pursuant to zoning application RZ26-0001 by Ocala Housing Solutions, LLC,

the City's Official Zoning Districts Map designation is hereby changed from **R-3 Multiple-family Residential** to **RPD Residential Planned Development**, on the following described real properties:

**Legal Descriptions**

**Parcel 1**:

**ALL THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN MARION COUNTY, FLORIDA, TO-WIT:**

**THE NORTH 187 FEET OF LOT 7 AND THAT PART OF LOT 4, WEST OF ROAD, IN BLOCK 62, TOWN OF BELLEVIEW, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 15, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;**

**BEING ALSO DESCRIBED AS:**

**THE NORTH 187 FEET OF THAT PART OF LOTS 4 AND 7, BLOCK 62, MAP OF GIBSON-HUGGINS HAMMOCK AS RECORDED IN PLAT BOOK A, PAGE 63, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WEST OF A 50 FOOT COUNTY ROAD.**

**Parcel Identification Number: 38405-000-00**

**Parcel 2:**

**Lot 8 and the South one and one-half (S 1-1/2) acres of Lot 9, Block 62 of GIBSON HUGGINS HAMMOCK, TOWN OF BELLEVIEW, according to the plat thereof, recorded in Plat Book A, Page 63, Public Records of Marion County, Florida, LESS AND EXCEPT: The East 220 feet of the above described real property and ALSO LESS AND EXCEPT the West 75 feet of the South 150 feet of Lot 8 of said GIBSON HUGGINS HAMMOCK, TOWN OF BELLEVIEW.**

**AND**

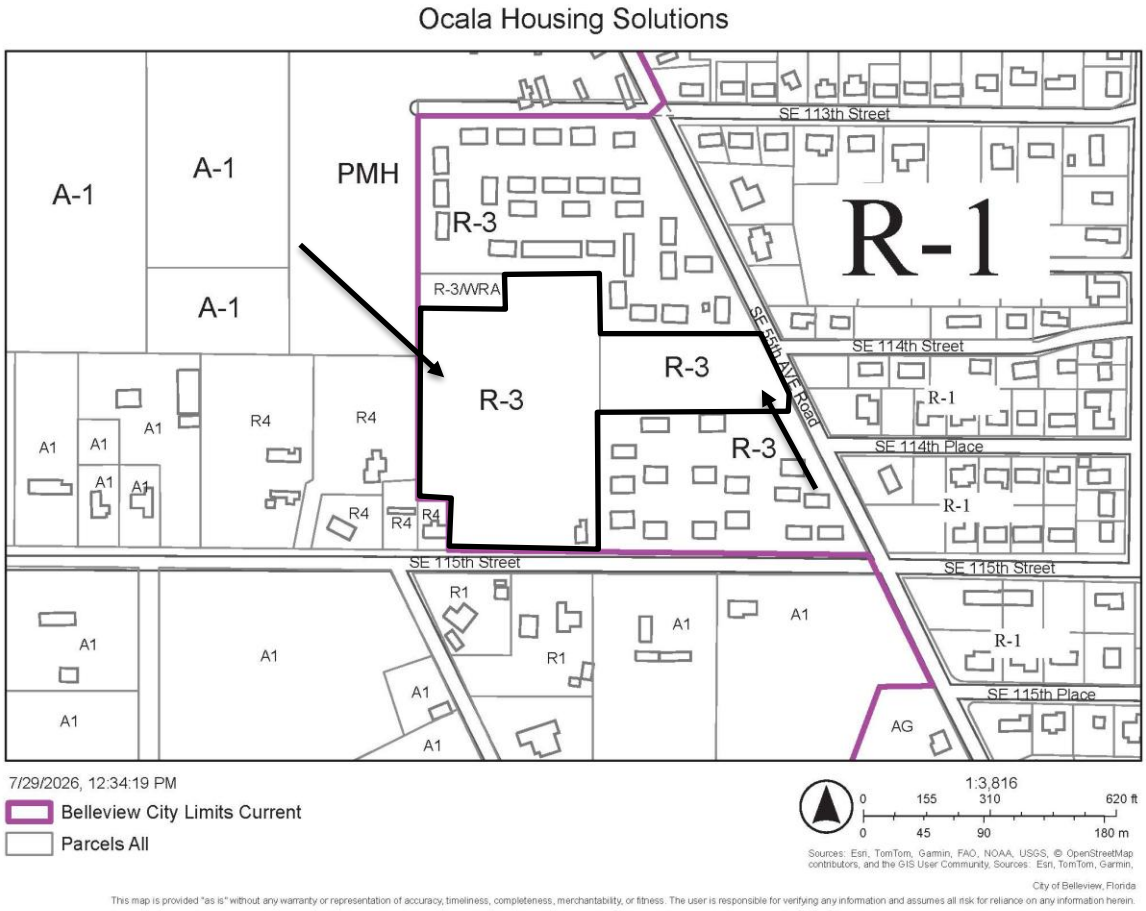
**The East 220 feet of Lot 8 and the East 220 feet of the South one and one-half (S 1 ½) acres of Lot 9, Block 62 of GIBSON HUGGINS HAMMOCK, TOWN OF BELLEVIEW, according to the plat thereof recorded in Plat Book A, Page 63, Public Records of Marion County, Florida.**

**Parcel Identification Number: 38407-000-00**

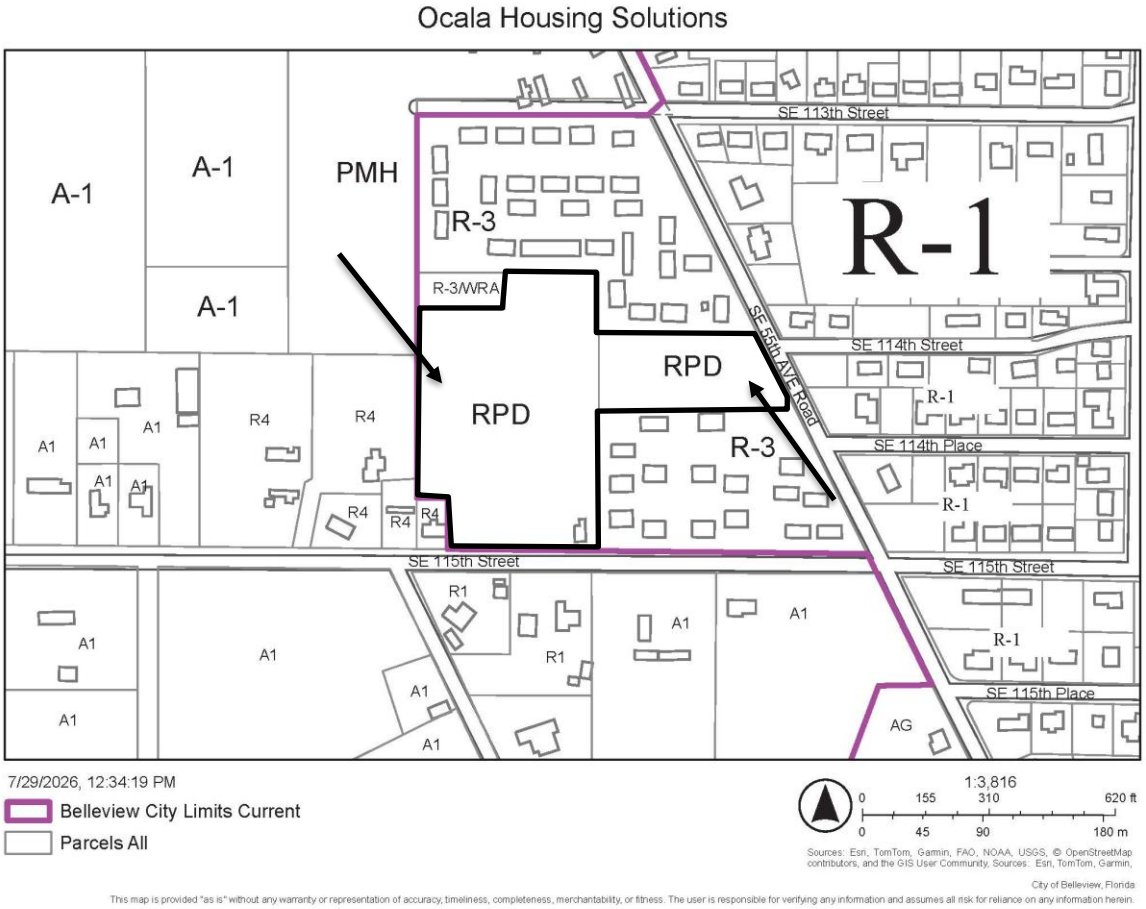
**Subject to all easements, rights of way and restrictions of record.**

The above legal descriptions also describe lands located in Marion County Florida also known as Parcel ID#s **38405-000-00 and 38407-000-00** being also depicted on Map 1 and Map 2.

Map 1 – Current Zoning Map



Map 2 – Proposed Zoning Map




Section 2. **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 3. **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 4. **Effective Date**. 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 8/18/2026. 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 9/15/2026.

_____
CHRISTINE K. 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 on the county's publicly accessible website on _____ in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

# CITY OF BELLEVIEW

Date: 07/02/2026

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

---

**Application Number:**
PR26-0001

**Project Number:**
RZ26-0001

**Application Type:**
Zoning Map Change

**Request:**
Amend the City's Zoning Maps

**Owner/Applicant:**
Ocala Housing Solutions, LLC

**Agent/Engineer/Architect:**
Radcliffe Engineering

**Related Applications:**
PCP26-0001

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

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

**Existing Land Use:**
Residential

**Proposed Zoning:**
RPD

**LOCATION MAP**

The Grove of Belleview




7/8/2026, 7:59:07 AM

1:2,023
0 80 160 320 ft
0 25 50 100 m

Marion County, Florida - Use at your own risk.
DISCLAIMER: Work in progress compiled solely for government purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, for use, or interpretation. All information subject to change without notice.

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

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

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

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

| | |
|---|---|
| **P&Z Recommendation:** Motion to recommend denial of RZ26-0001 failed by a vote of 3 to 1.<br><br>**Comprehensive Plan Amendment:** NA | like to develop these parcels with townhomes, which is allowed in this zoning. Current zoning and land use would allow for a density of 8 dwelling units per acre, which would allow for up to 64 units. The Comprehensive Plan also allows for up to 11 units per acre if the properties within ½ mile of the Central Business District and when developed as a planned development and the development has pedestrian and/or bicycle facilities connecting to the City's sidewalk system. Both parcels are located within ½ mile of the Central Business District and the current concept plan shows connection to the sidewalk on SE 55th Ave Road. The RPD and Medium Density Residential land use would allow for a maximum of 88 unit. The developer is proposing 85 total units on their Master Plan. Future applications, specifically the Development/Improvement Plan application and the Transportation Concurrency application will address plans to add several water retention areas and any requirements for road improvements to SE 55th Ave Road and SE 115th Street that may be necessary. This application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The properties are surrounded by residential and agricultural properties. The properties have convenient access to SE 115th Street and SE 55th Ave Road.<br><br>**Planned Development Purposes and Requirements**<br>It is the purpose of a planned development to provide a method for landowners or developers to submit proposals for unique zoning district provisions for individual planned developments which are not provided for or allowed in the zoning districts established by City code.<br><br>Section 134-516. Multiple-Family residence. States "the maximum multiple-family dwelling unit density permitted within any R-3, R-O or business zoning district shall not exceed 12 dwelling units per gross acre included within the development unless approved as a planned development (PD) in accordance with this chapter."<br><br>The City's Comprehensive Plan states "maximum of 11 units/acre density bonus within ½ mile of CBD when the development meets the requirements of policy 1.2.8."<br><br>Policy 1.2.8 states "the density range shall be up to eight (8) dwelling units per gross acre. Development densities up to eleven (11) units per gross acre are permitted within one-half mile of the Central Business District when developed as a planned development, and the development has pedestrian and/or bicycle facilities connecting to the City's sidewalk system."<br><br>The proposed project is within ½ mile of the CBD/CRA.<br><br>The project will be required to follow all land development regulations as well as all RPD requirements such as:<br>• Traffic study – this will be submitted as part of the Site Plan Review application and will be reviewed by a third party; any necessary modifications are to be completed by the developer<br>• Environmental study and any required mediation<br>• Impact fees, development charges associated with connection to water and sewer<br>• Connection to City's sidewalk system<br>• Provide adequate stormwater retention for the site |

**Other notable items**

- Marion County is slated to repave SE 55th Ave Rd. and install sidewalks along the entire length of SE 55th Ave Rd. Once completed, maintenance of the road will be turned over to the city. The developer will add a crosswalk on 55th Ave Rd. to connect to the sidewalk.
- The developer has proposed to enlarge the current city retention pond that is adjacent to this project and provide a location for the relocation/installation of a city pump station, which will help reduce the flooding issues in the area.
- Public Works has contracted with Kimley-Horn to develop a master plan for stormwater that will be presented to the Commission at a later date.

**Chart 1**

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

**STAFF ANALYSIS:**

1. **Concurrency**

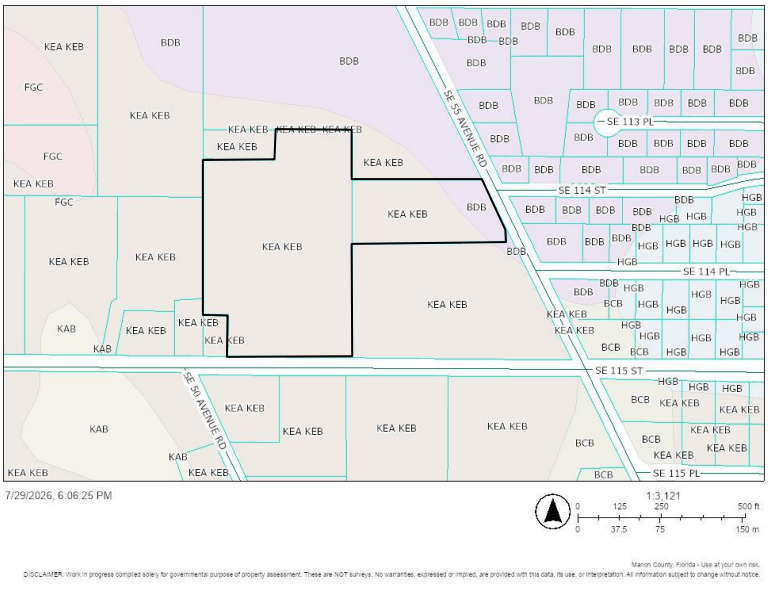
   Sanitary Sewer – Neither parcel have previously been connected to City sewer. Sewer lines are present along SE 115th Street and SE 55th Ave Rd. Development of this parcel will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land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

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

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

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

Soil Map




Schools – There will be impacts on Marion County schools as a result of this application. The Marion County Public Schools planner has been notified of this application and the following information was provided after the Planning & Zoning Board meeting:

*"I calculated the potential number of students generated by 85 townhomes. I used the SGR for condos/apartments just to be on the cautious side. If we treat the townhomes as SF, the total number of students generated would be 21.*

*As you know, we're combining Belleview and Santos Elementary Schools. This will require an attendance boundary change, as will the opening of the new Lake Weir Middle in 2027-2028. All that to say, although two of the schools are currently 100% or more utilized, things will change in the near future and we'll keep an eye on it!"*

| Public School Students Per Dwelling Unit | | | |
|---|---|---|---|
| | School Level | | |
| **Housing Type** | **Elementary** | **Middle** | **High** |
| Single Family | 0.107 | 0.043 | 0.071 |
| Condo/Apartment | 0.137 | 0.055 | 0.066 |

| **Proposed Units** | |
|---|---|
| SF Units | 0 |
| Condo/Apartment Units | 85 |

| **Level** | **Students Generated** |
|---|---|
| Elementary | 12 |
| Middle | 5 |
| High | 6 |
| Total | 23 |

| **Level** | **Site Name** | **Utilization** |
|---|---|---|
| Elementary | Belleview Elementary | 100% |
| Middle | Belleview Milddle | 106% |
| High | Belleview High | 94% |

**Notes: Student generation in this table are based on July 2023 Benesch Impact Fee Study SGRs.**

2. **Impacts on Affordable Housing** – There is currently no plan for these homes to be designated as low-income housing, however, it is anticipated that these will be more affordable than a traditional single-family home on an R-1 lot.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential and agricultural area and is bordered by residential and agricultural land.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
5. **Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

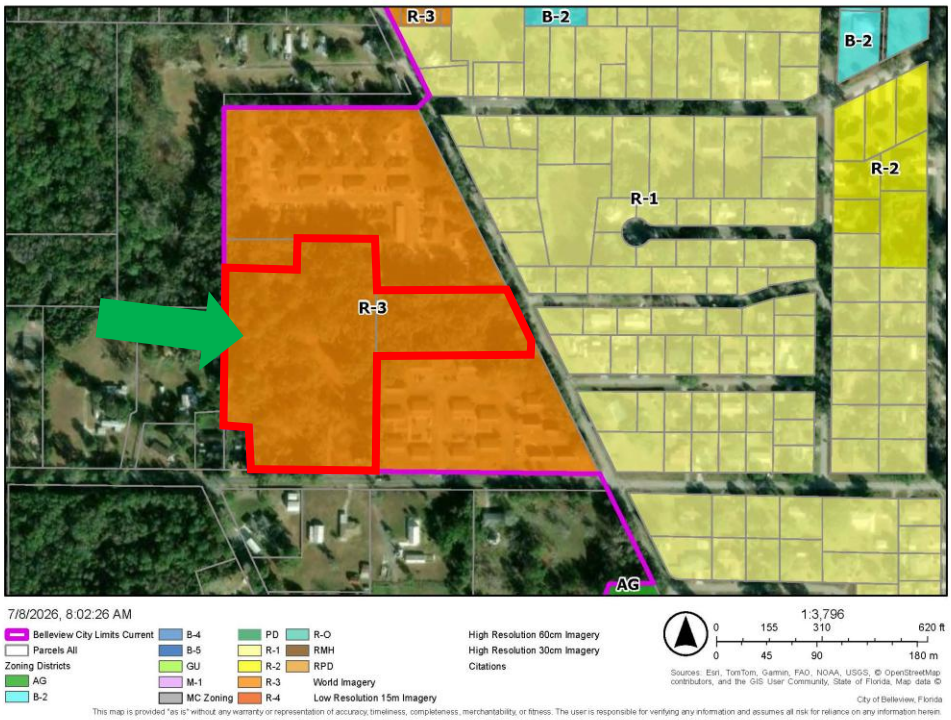
**RECOMMENDATIONS:**

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

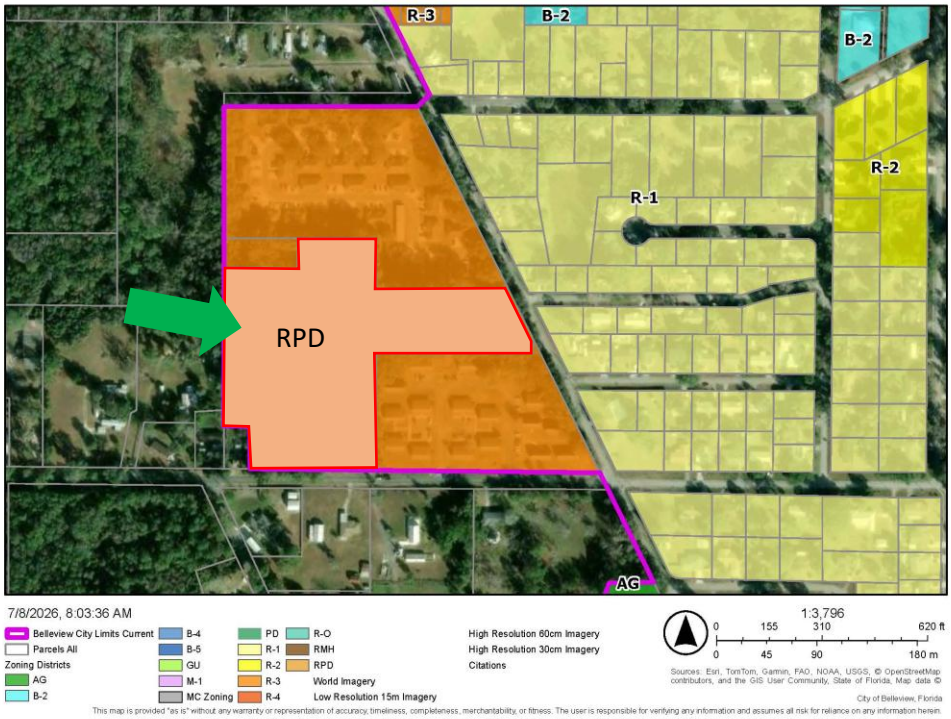
a. The proposed amendments are the result of purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing residential designated properties and existing residential uses, and do not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

## Zoning Maps

Existing Zoning

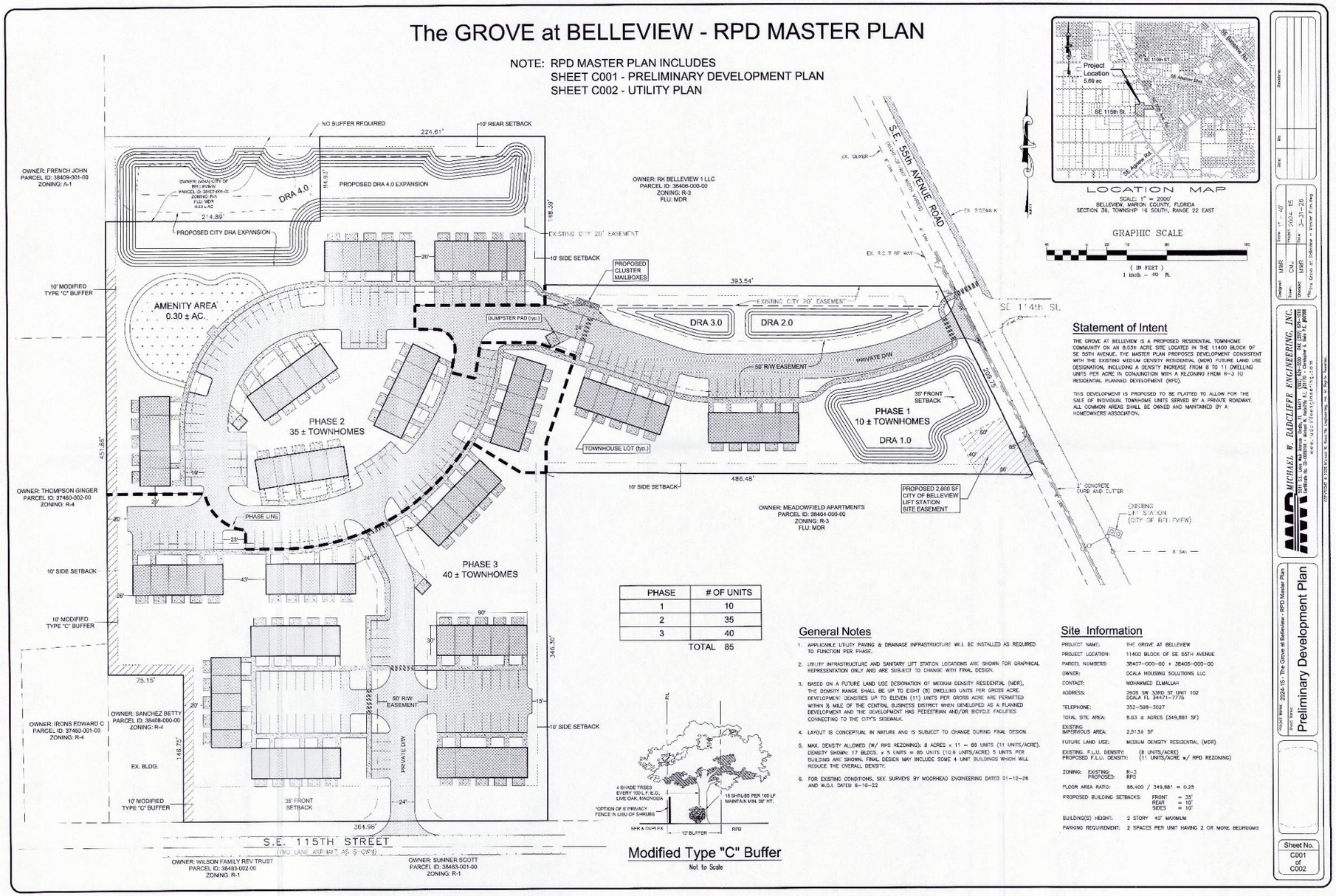



Proposed Zoning



# The GROVE at BELLEVIEW - RPD MASTER PLAN

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




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




## Modified Type "C" Buffer

Not to Scale




LOCATION MAP

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

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

## Statement of Intent

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

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

## General Notes

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

## Site Information

| | |
|---|---|
| PROJECT NAME: | THE GROVE AT BELLEVIEW |
| PROJECT LOCATION: | 11400 BLOCK OF SE 55TH AVENUE |
| PARCEL NUMBERS: | 38477-000-00 + 38405-000-00 |
| OWNER: | OCALA HOUSING SOLUTIONS LLC |
| CONTACT: | MOHAMMED ELMALLAH |
| ADDRESS: | 2638 SW 33RD ST UNIT 102 OCALA FL 34471-7775 |
| TELEPHONE: | 352-598-3027 |
| TOTAL SITE AREA: | 8.03 ± ACRES (349,881 SF) |
| EXISTING IMPERVIOUS AREA: | 2,513± SF |
| FUTURE LAND USE: | MEDIUM DENSITY RESIDENTIAL (MDR) |
| EXISTING F.L.U. DENSITY: | (8 UNITS/ACRE) |
| PROPOSED F.L.U. DENSITY: | (11 UNITS/ACRE w/ RPD REZONING) |
| ZONING: EXISTING: | R-3 |
| PROPOSED: | RPD |
| FLOOR AREA RATIO: | 86,400 / 349,881 = 0.25 |
| PROPOSED BUILDING SETBACKS: | FRONT = 35' REAR = 10' SIDES = 10' |
| BUILDING(S) HEIGHT: | 2 STORY 40' MAXIMUM |
| PARKING REQUIREMENT: | 2 SPACES PER UNIT HAVING 2 OR MORE BEDROOMS |


MICHAEL W. RADCLIFFE ENGINEERING, INC.
5911 SE 108th Avenue Ocala, FL 34480 (352) 629-0300 FAX (352) 629-0302
Certificate No. 32 Certificate of Authorization No. 4444
www.radcliffeengineering.com



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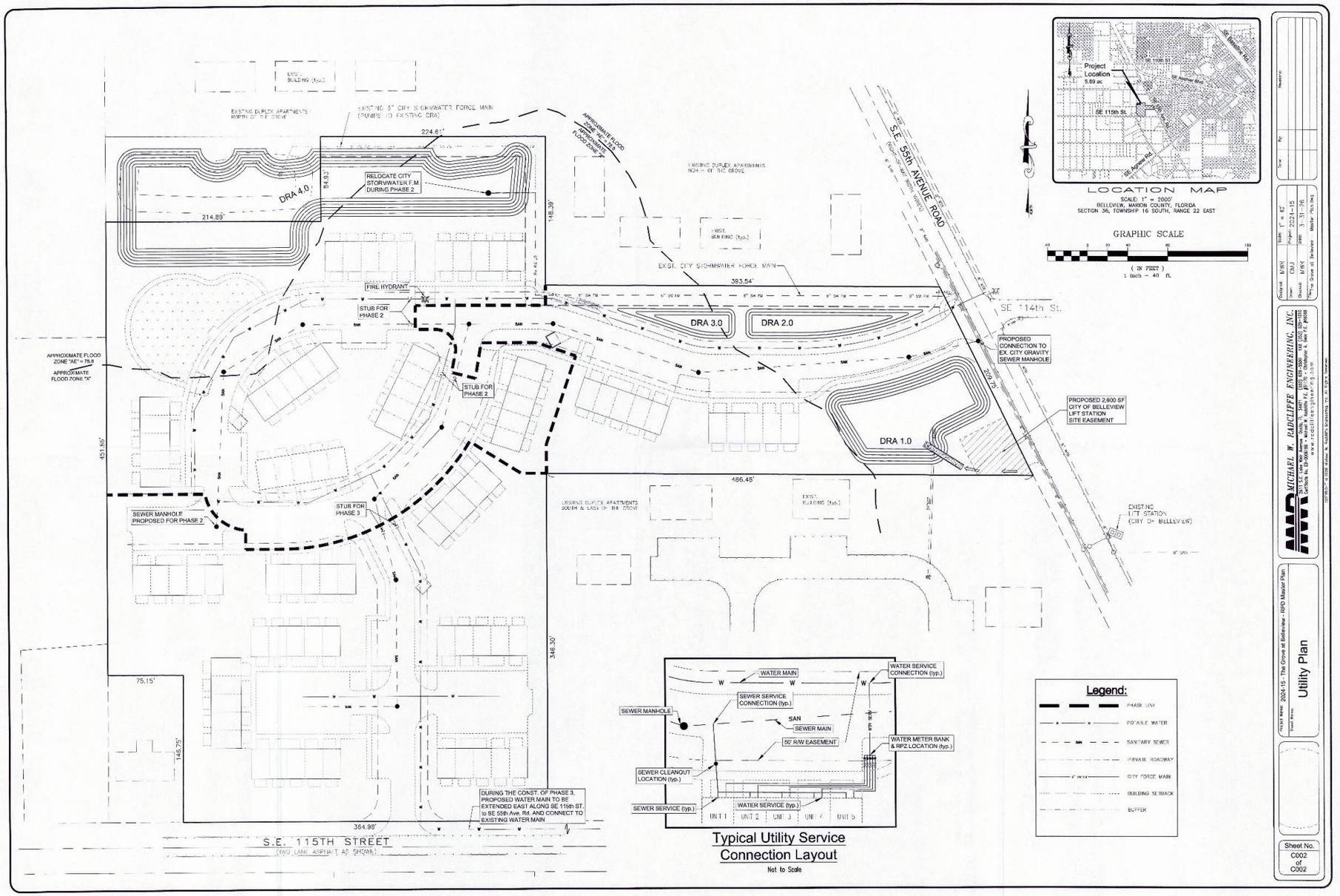

Revisions | By | Date

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

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

Sheet Name: Preliminary Development Plan

Sheet No. C001 of C002




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

Sheet Name: Utility Plan

Sheet No. C002 of C002




NEW TOWNHOMES FOR:

# THE GROVE OF BELLEVIEW

BUILDING 1A
COLOR OPTION #1

RISPOLI & ASSOCIATES
ARCHITECTURE, INC.




NEW TOWNHOMES FOR:

# THE GROVE OF BELLEVIEW

BUILDING 1A
COLOR OPTION #1

RISPOLI & ASSOCIATES
ARCHITECTURE, INC.

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Ordinance 2026-17: Small Scale Comprehensive Plan Amendment SSC25-0003, Figueroa

**PRESENTING PARTY:**

Shawna Chancey, Development Services Director

**ITEM TYPE:**

Public Hearings

**BACKGROUND:**

The subject property is owned by Rocio Perez Figueroa and was annexed into the city in March 2026. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. This application amends the Future Land Use Map and Zoning Map to include the property, and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Agriculture (AG) and land use change from Marion County Medium Residential to City of Belleview Medium Density Residential. The proposed commercial Future Land Use and AG zoning category are appropriate to the proposed use and compatible with adjacent areas.

**RECOMMENDED ACTIONS:**

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-17 SSC25-003, Figueroa.

**ATTACHMENTS:**

Ordinance 2026-17
Staff Report

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

# ORDINANCE 2026-17

**AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO AN AMENDMENT OF 5.20 +/- ACRES OF LAND TO THE CITY OF BELLEVIEW'S COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE CITY OF BELLEVIEW COMPREHENSIVE PLAN AND THE OFFICIAL ZONING DISTRICTS MAP PURSUANT TO APPLICATION (SSC25-0003) BY THE CITY OF BELLEVIEW FOR ROCIO PEREZ FIGUEROA UNDER THE SMALL SCALE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; CHANGING THE FUTURE LAND USE CLASSIFICATION ON PARCEL #38526-000-00, FROM MEDIUM RESIDENTIAL (MARION COUNTY) TO MEDIUM DENSITY RESIDENTIAL (CITY OF BELLEVIEW) AND BY CHANGING THE ZONING CLASSIFICATION FROM A-1 (MARION COUNTY) TO AG (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, SSC25-0003, 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 JSSC25-0003, 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 July 14, 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 August 18, 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 SSC25-0003 and LS25-0003:

**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) |
| **38526-000-00 Rocio Perez Figueroa** | **5.20+/- acres** | **Medium Residential** | **A-1** | **Medium Density Residential** | **AG** |

**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 Rocio Perez Figueroa, more particularly described as:**

A portion of Lots 1, 2, and 3, Block 90 as shown on the plat of the "Town of Belleview" as recorded in Plat Book "A", Pages 15A and 15B of the public records of MARION County, Florida, being more particularly described as follows:

Begin at a concrete monument at the Northeast corner of said Lot 1; thence S 00° 44' 10" E, along the East line of said Lot 1 a distance of 164.53 feet, to a concrete monument; thence S 89° 08' 07" W, along a line 154.5 feet North of and parallel with the South line of said Lot 1, a distance of 580.22 feet, to a concrete monument on the Easterly right of way line of S.E. 53rd Terrace (40 feet wide): thence N 12° 49' 19" W, along said Easterly right of way line 548.68 feet, to an iron pin and cap' thence N 89° 19' 59" E, along a line 604.04 feet South of as measured at right angles to and parallel with the North line of Lot 4 of said Block 90 a distance of 269.43 feet, to a concrete monument; thence S 27° 33' 46" E a distance of 415.85 feet, to a concrete monument on the North line of said Lot 1; thence N 89° 05' 08" E, along said North line 238.00 feet, to the point of beginning.

Also known as Marion County Tax Parcel No. 38526-000-00

**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 08/18/2026. 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 09/15/2026.

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

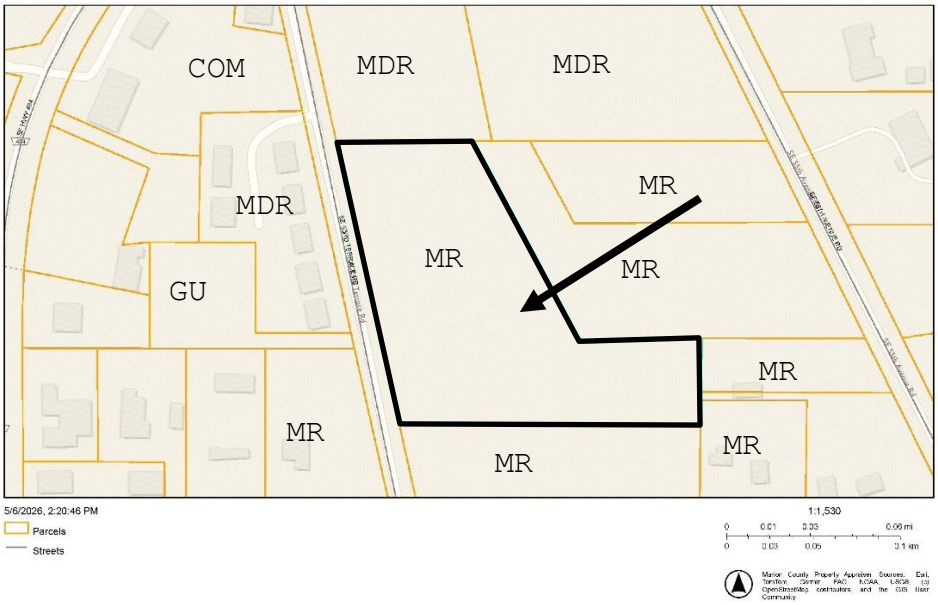
## CERTIFICATE OF ADVERTISING

**I HEREBY CERTIFY** that foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on _____ and _____ in accordance with Florida Statutes.

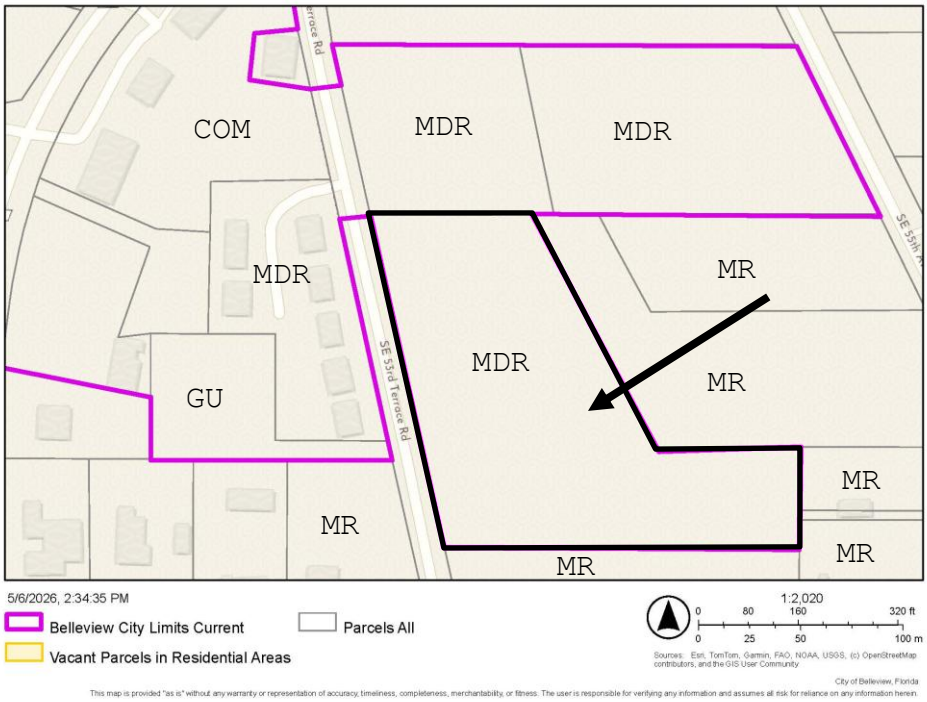
_____
Lezli Merritt
City Clerk

# Map 1 - Future Land Use

Existing FLU

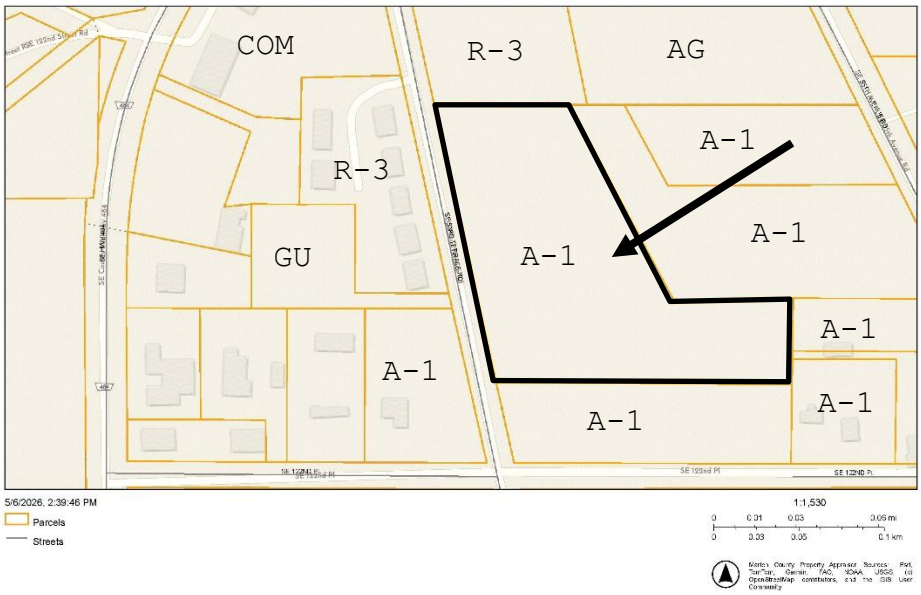



Proposed FLU

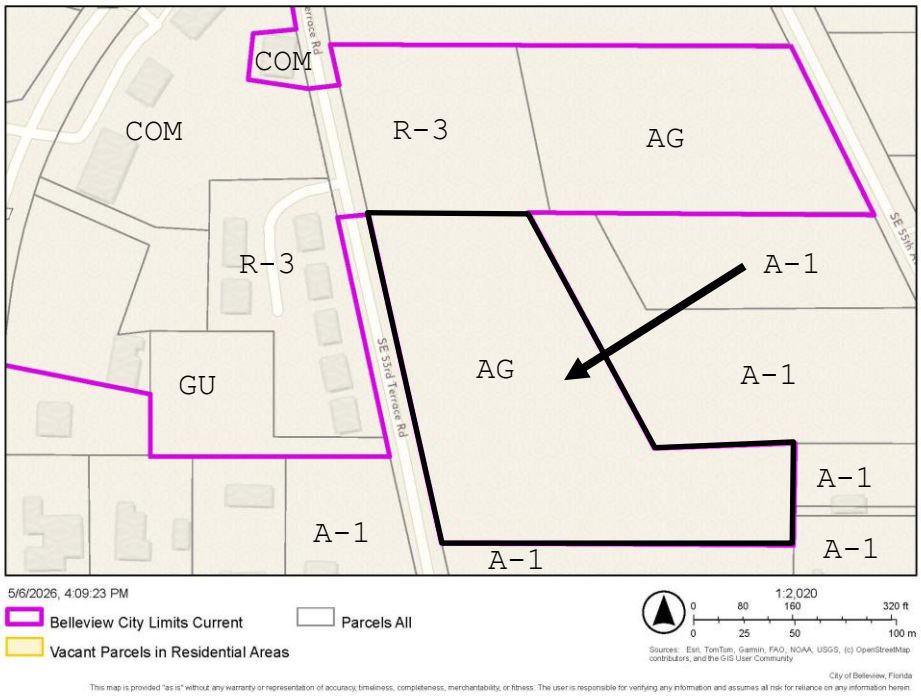


# Map 2- Zoning

Existing Zoning




Proposed Zoning



# CITY OF BELLEVIEW

Date: 05/14/2026

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

---

**Application Number:**
JSSC25-0003

**Project Number:**
SSC25-0003

**Application Type:**
Small Scale Comprehensive Plan Amendment

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

**Owner/Applicant:**
Figueroa Rocio Perez

**Agent/Engineer/Architect:**
N/A

**Parcel #:**
38526-000-00

**Acreage:**
5.20 +/-

**Proposed Future Land Use:** Medium Density Residential

**Proposed Zoning:**
AG

**P&Z Recommendation:**
Motion to recommend approval passed unanimously

**Comprehensive Plan Amendment:** Small Scale

**LOCATION MAP**

38526-000-00




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

**Location**
This property is located at 12183 SE 53rd Terrace Road, which is off SE HWY 484, in the vicinity of Belleview West on 484 Plaza and Wilkies Automotive. The subject property appears to be located in Flood Zone X, as found on Community Panel Number 12083-C0741D of the FEMA maps.

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

**Background**

The subject property is owned by Rocio Perez Figueroa and was annexed into the city in March 2026. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. This application amends the Future Land Use Map and Zoning Map to include the property, and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Agriculture (AG) and land use change from Marion County Medium Residential to City of Belleview Medium Density Residential. The proposed commercial Future Land Use and AG zoning category are appropriate to the proposed use and compatible with adjacent areas.

**Table 1**

| | |
|---|---|
| Future Land Use Map Request | From: Medium Residential (County)<br>To: Medium Density Residential (City) |
| Zoning Map Request | From: A-1 (County)<br>To: AG (City) |
| Location | One parcel totaling 5.20 acres +/-. Parcel number 38526-000-00 |
| Property Owner(s) | Rocio Perez Figueroa |
| Surrounding Future Land Use Designations | North: Residential (City)<br>South: Residential (County)<br>East: Residential (County)<br>West: Residential (City/County) |
| Surrounding Zoning Designations | North: R-3 (City)<br>South: A-1 (County)<br>East: A-1 (County)<br>West: R-3/A-1 (City/County) |
| Surrounding Existing Land Uses | North: Residential (City)<br>South: Residential (County)<br>East: Residential (County)<br>West: Residential (City/County) |
| Soil Information | ARB (Soil Survey of Marion County, Florida) |
| Flood Zone | The subject properties appear to be located in Flood Zone X, as found on Community Panel Number 12083-C0741D of FEMA maps. |

**STAFF ANALYSIS:**

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are not present along SE 53rd Terrace Road. Development of this parcel has been authorized a septic tank until such time that sewer is available.

   Potable Water – This property has not previously been connected to City water. Water lines are present along SE 53rd Terrace Road. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

Solid Waste – This property has not previously received solid waste services. Development of commercial property will require the property owner to sign up for City provided solid waste services.

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

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

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

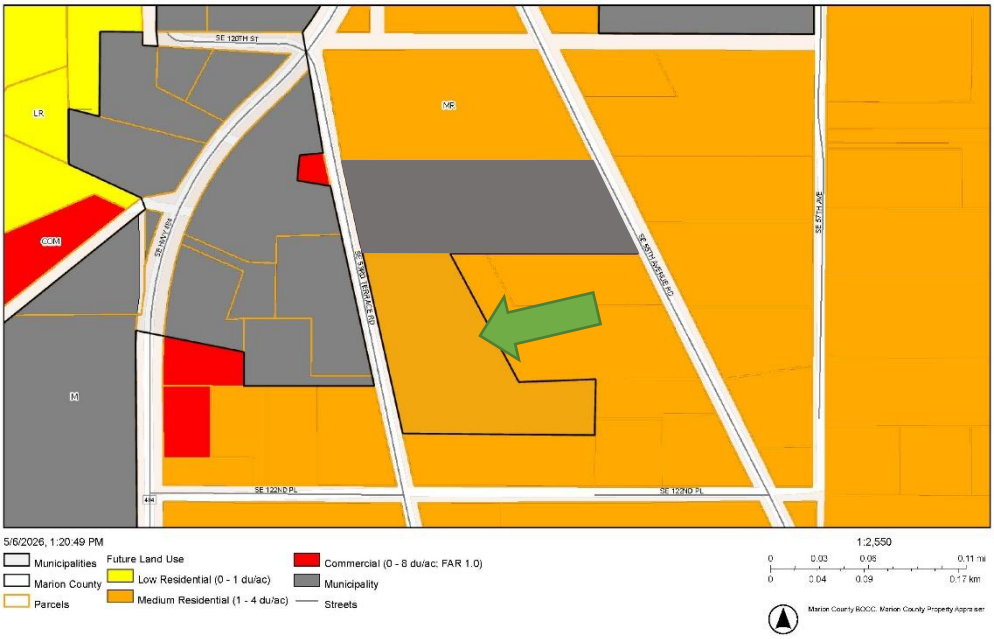
**RECOMMENDATIONS:**

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

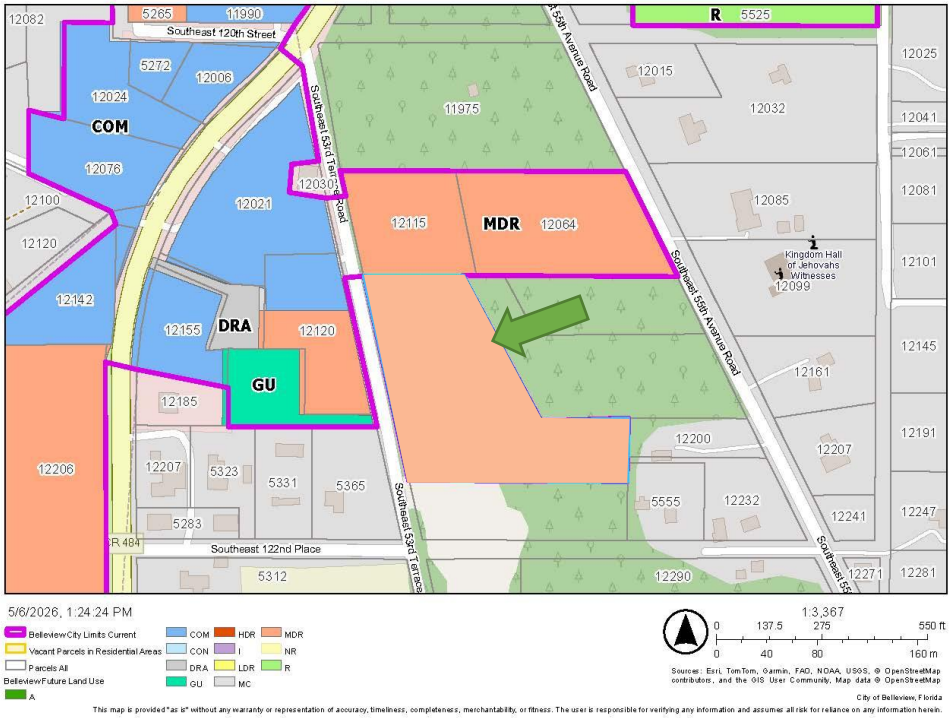
a. The proposed amendments are the result of purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not promote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

## Future Land Use Maps

Existing FLU

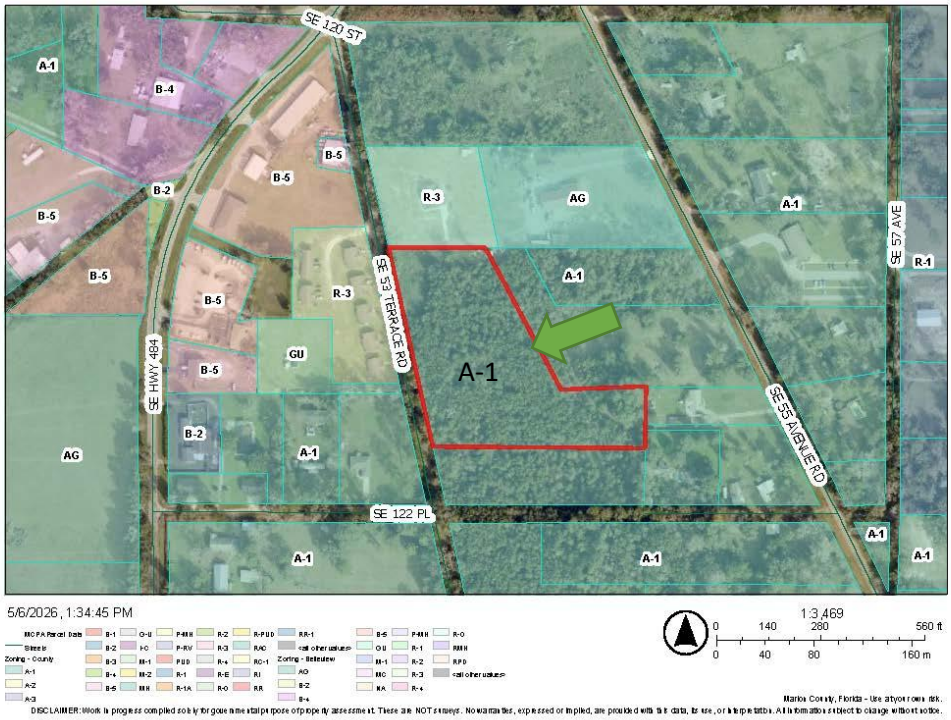



Proposed FLU

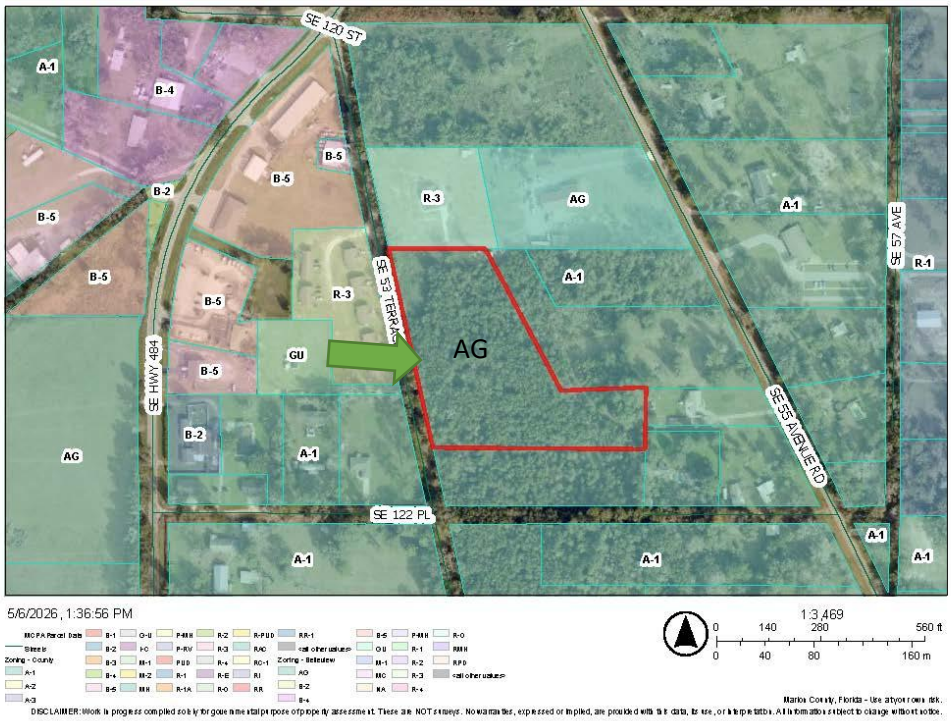


## Zoning Maps

Existing Zoning




Proposed Zoning



# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Ordinance 2026-10 Annexation - US 441 Development LLC.

**PRESENTING PARTY:**

Shawna Chancey, Development Services Director

**ITEM TYPE:**

Public Hearings

**BACKGROUND:**

The subject parcels are commercially zoned properties owned by US 441 Development LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 100$^{th}$ Street. Parcel 36862-000-00, which is located on the corner of US HWY 441 and SE 100$^{th}$ Street appears to be connected to City water. Both City water and sewer are available for all three parcels.

**RECOMMENDED ACTIONS:**

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-10, on First Reading, Title Only.

**ATTACHMENTS:**

Ordinance 2026-10
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 NO. 2026-10**

**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 parcels 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 (3) parcels, totaling 6.59** 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** |
|---|---|---|
| 36862-000-00 | COM | B-5 |
| 36872-001-01 | COM | B-5 |
| 36872-001-03 | 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 US441 Development, LLC:**

TRACT 1

PARCEL NO. 36872-001-03

(PER OFFICIAL RECORDS BOOK 7957, PAGE 715, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

COMMENCING AT A POINT 33.0 FEET NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST OF THE SOUTHWEST CORNER OF LOT 6-A OF J.L. McGAHAGAN'S ESTATE, RECORDED IN PLAT BOOK "E", PAGE 44, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF AN EXISTING GRADED COUNTY ROAD (S.E. 100TH STREET); THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 6-A OF J.L. McGAHAGAN'S ESTATE, SAID WEST BOUNDARY BEING THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, A DISTANCE OF 470.89 FEET TO A POINT THAT IS SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST 450.0 FEET FROM THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 481, PAGE 351, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING FROM SAID WEST BOUNDARY NORTH 75 DEGREES 47 MINUTES 05 SECONDS EAST A DISTANCE OF 301.88 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 75 DEGREES 47 MINUTES 05 SECONDS EAST A DISTANCE OF 146.76 FEET; THENCE SOUTH 23 DEGREES 48 34 SECONDS EAST, A DISTANCE OF 211.74 FEET; THENCE SOUTH 20 DEGREES 25 MINUTES 11 SECONDS EAST, A DISTANCE 05 412.15 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF EXISTING GRADED COUNTY ROAD (S.E. 100TH STREET); THENCE SOUTH 89 DEGREES 55 MINUTES 26 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 356.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 01 DEGREES 33 MINUTES 04 SECONDS WEST A DISTANCE OF 544.68 FEET TO THE POINT OF BEGINNING; EXCEPTING BOOK 832, PAGE 160 AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE ABOVE DESCRIBED POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED TRACT, PROCEED NORTH 75 DEGREES 47 MINUTES 05 SECONDS EAST ALONG THE NORTHERLY BOUNDARY THEREOF A DISTANCE OF 146.76 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 34 SECONDS EAST A DISTANCE OF 0.12 FEET; THENCE SOUTH 75 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 146.85 FEET TO A POINT ON THE WESTERLY BOUNDARY THEREOF; THENCE NORTH 01 DEGREES 33 MINUTES 04 SECONDS WEST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 0.30 FEET TO THE POINT OF BEGINNING; ALL BEING IN MARION COUNTY, FLORIDA.

AND

(PER OFFICIAL RECORDS BOOK 7919, PAGE 1583, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

TRACT 2

PARCEL IDENTIFICATION NUMBER: 36862-000-00

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 1,650.26 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE NORTH 26°42’40” WEST ALONG SAID RIGHT OF WAY LINE 36.94 FEET FOR THE POINT OF BEGINNING; THENCE WEST PARALLEL TO AND 33 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 321.60 FEET; THENCE NORTH 0°03’10” EAST 637.96 FEET; THENCE SOUTH 26°42’40” EAST ALONG THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441 A DISTANCE OF 714.18 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT
BEGINNING AT A POINT 33.0 FEET NORTH 00°00’09” WEST OF THE SOUTHWEST CORNER OF LOT 6-A OF J.L. McGAHAGAN’S ESTATE AS RECORDED IN PLAT BOOK E, PAGE 44, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT OF BEGINNING BEING ON THE NORTH RIGHT OF WAY LINE OF AN EXISTING GRADED COUNTY ROAD; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 00°00’09” WEST ALONG THE WEST BOUNDARY OF SAID LOT 6-A OF J.L. McGAHAGAN’S ESTATE, SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, A DISTANCE OF 470.89 FEET TO A POINT THAT IS SOUTH 0°00’09” EAST 450.00 FEET FROM THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 481, PAGE 351, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING FROM SAID WEST BOUNDARY NORTH 75°47’05” EAST 683.64 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE INTERSECTION OF THE EAST BOUNDARY OF THE AFORESAID LOT 6-A OF J.L. McGAHAGAN’S ESTATE WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200 FEET WIDE)

BEING THE POINT OF BEGINNING, THENCE NORTHWESTERLY 80.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE AT U.S. HIGHWAY 441 (200 FEET WIDE) THAT IS SOUTH 26°51'37" EAST 160 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 26°51'37" WEST ALONG THE WEST RIGHT OF WAY LINE 160 FEET TO THE POINT OF BEGINNING.

AND

TRACT 3

PARCEL IDENTIFICATION NUMBER: 36872-001-01

BEGINNING AT A POINT 33.0 FEET NORTH 00°00'09" WEST OF THE SOUTHWEST CORNER OF LOT 6-A OF J.L. McGAHAGAN'S ESTATE AS RECORDED IN PLAT BOOK E, PAGE 44, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID PONT OF BEGINNING BEING ON THE NORTH RIGHT OF WAY LINE OF AN EXISTING GRADED COUNTY ROAD; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°00'09" WEST ALONG THE WEST BOUNDARY OF SAID LOT 6-A OF J.L. McGAHAGAN'S ESTATE, SAID WEST BOUNDARY BEING THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, A DISTANCE OF 470.89 FEET TO A POINT THAT IS SOUTH 0°00'09" EAST 450.0 FEET FROM THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 481, PAGE 351, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING FROM SAID WEST BOUNDARY NORTH 75°47'05" EAST 683.64 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE INTERSECTION OF THE EAST BOUNDARY OF THE AFORESAID LOT 6-A OF J.L. McGAHAGAN'S ESTATE WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200 FEET WIDE); THENCE SOUTH 0°07'56" EAST ALONG SAID EAST BOUNDARY OF SAID LOT 6-A A DISTANCE OF 179.14 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00°07'56" EAST 458.54 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE AFORESAID GRADED COUNTY ROAD, THENCE NORTH 20°25'11" WEST 412.15 FEET TO A POINT, THENCE NORTHEASTERLY 160 FEET TO THE POINT OF BEGINNING.

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 18th day of August, 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 15th day of September, 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

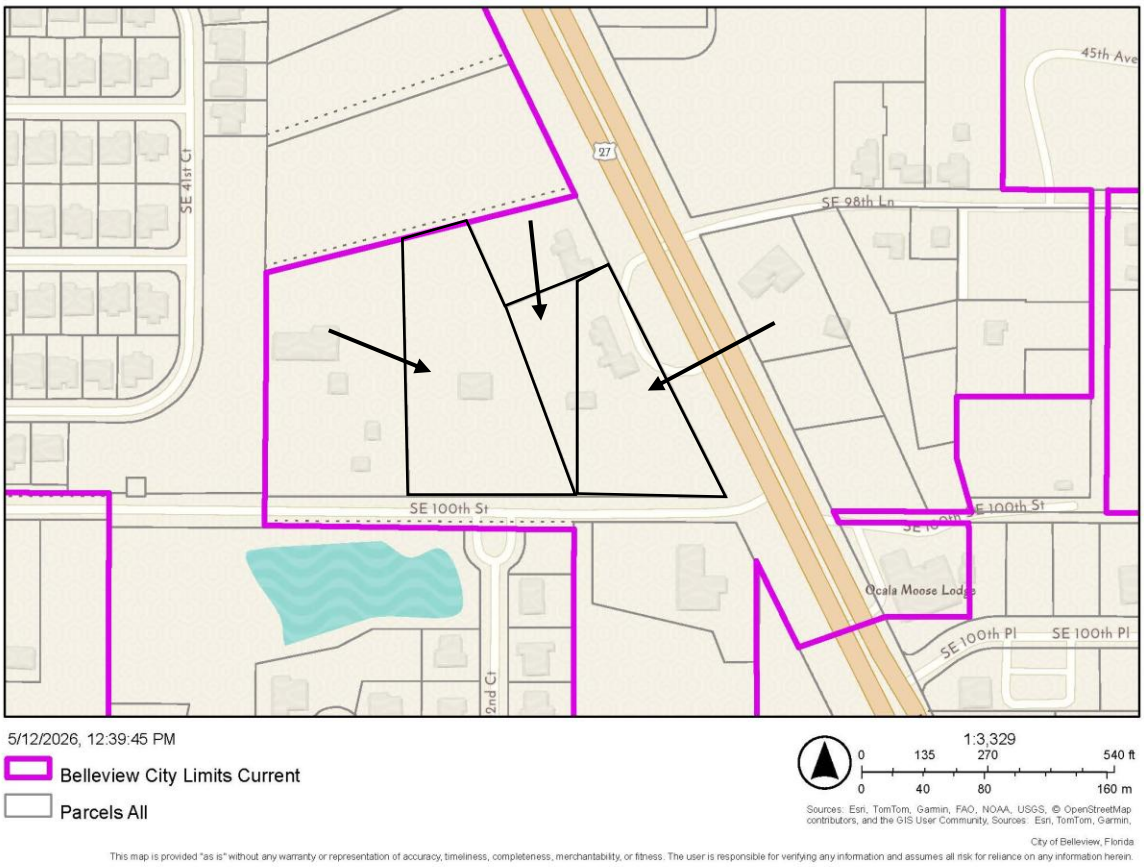
**I HEREBY CERTIFY** that foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on _____, 2026 and _____, 2026 in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

Exhibit A

City of Belleview
US 441 Development LLC Annexation – AN26-0004

36862-000-00, 36872-001-01, 36872-001-03




5/12/2026, 12:39:45 PM
Belleview City Limits Current
Parcels All

1:3,329
0 135 270 540 ft
0 40 80 160 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin,

City of Belleview, Florida

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

# CITY OF BELLEVIEW

Date: 06/08/2026

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

**Application Number:**
AN26-0004

**Project Number:**
JAN26-0004

**Application Type:**
Annexation

**Request:**
Annexation of 3 parcels

**Owner/Applicant:**
US 441 Development LLC

**Agent/Engineer/Architect:**
Abshier Engineering

**Related Applications:**
None

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

**Acreage:**
6.59 +/-
3 parcels

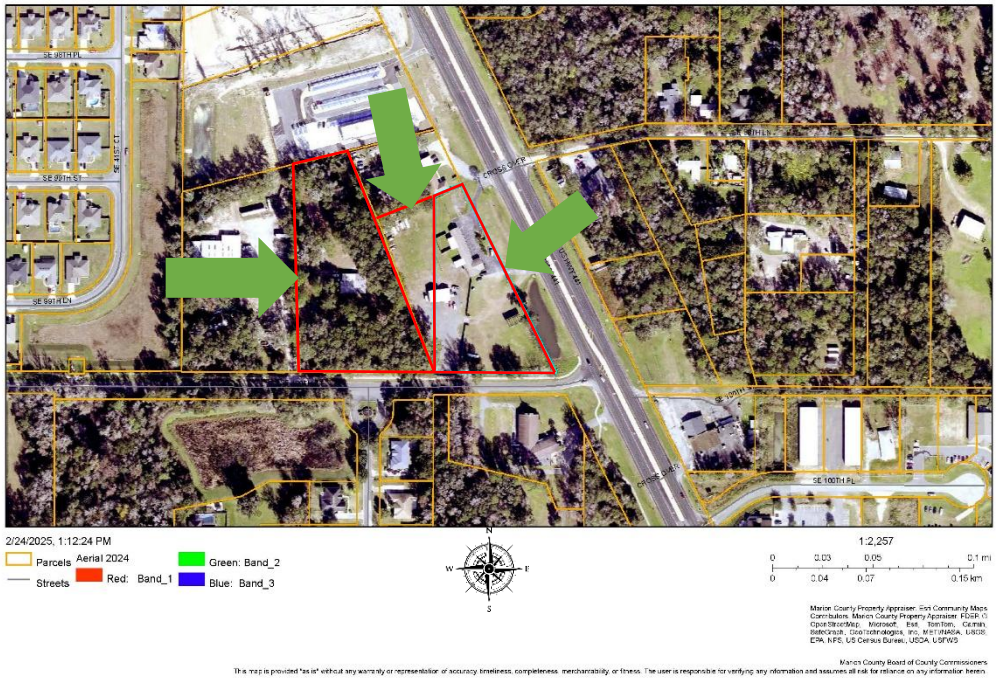
**Future Land Use:**
Marion County – Commercial

**Zoning:**
Marion County – B-5

**P&Z Recommendation:**
Motion to recommend approval passed unanimously

**LOCATION MAP**

US 441 Development LLC




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

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

**Background**
The subject parcels are commercially zoned properties owned by US 441 Development LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 100th Street. Parcel 36862-000-00, which is located on the corner of US HWY 441 and SE 100th Street appears to be connected to City water. Both City water and sewer are available for all three parcels.

**Table 1**

| | |
|---|---|
| Location | 3 parcels totaling 6.59 acres +/-. Parcel numbers 36862-000-00, 36872-001-01, 36872-001-03 |
| Property Owner(s) | US 441 Development LLC |
| Surrounding Future Land Use Designations | North: Commercial (County/City)<br>South: Commercial/Residential (County/City)<br>East: Commercial (County)<br>West: Commercial (County) |
| Surrounding Zoning Designations | North: B-5 (County/City)<br>South: B-2/R-1 (County/City)<br>East: B-2/B-5 (County)<br>West: B-5 (County) |
| Surrounding Existing Uses | North: Commercial (County/City)<br>South: Commercial/Residential (County/City)<br>East: Commercial (County)<br>West: Commercial (County) |
| Soil Information | ARB (Soil Survey of Marion County, Florida) |
| Flood Zone | The subject properties appear to be located Flood Zone X, as found on Community Panel Number 12083-C0729D. |

**STAFF ANALYSIS:**

1. **Concurrency**

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

   Potable Water – One of the three properties has previously connected to City water. Water lines are present along SE 100th Street. Development of these parcels will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

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

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

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

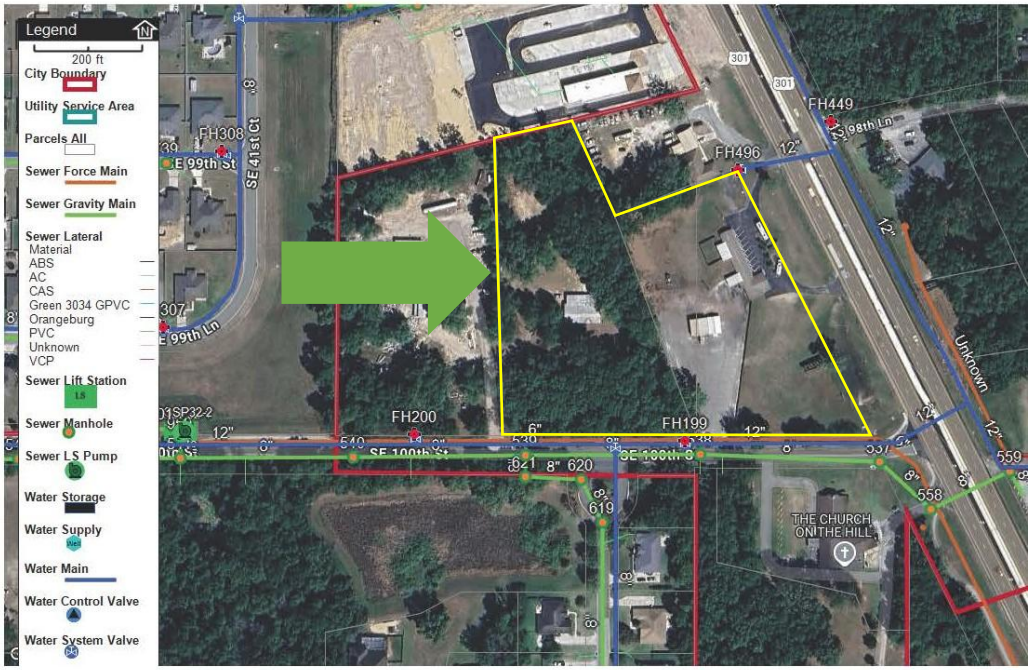
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject properties are located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control**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

**RECOMMENDATIONS:**

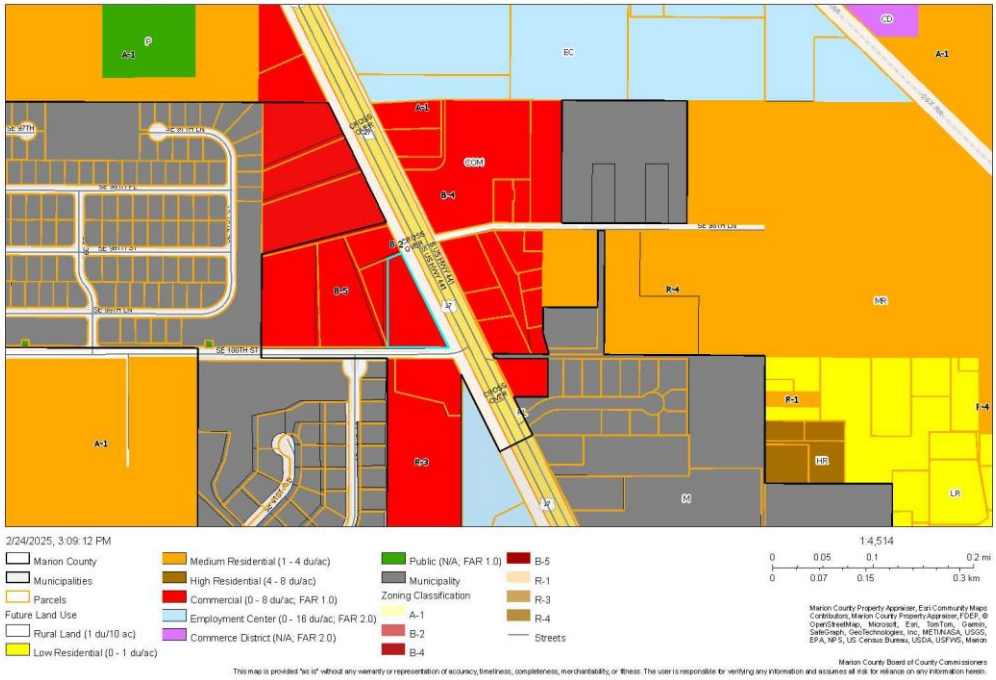
Staff – Staff recommends **APPROVAL** of application AN26-0004 to annex subject properties from Marion County.

**Additional Maps**

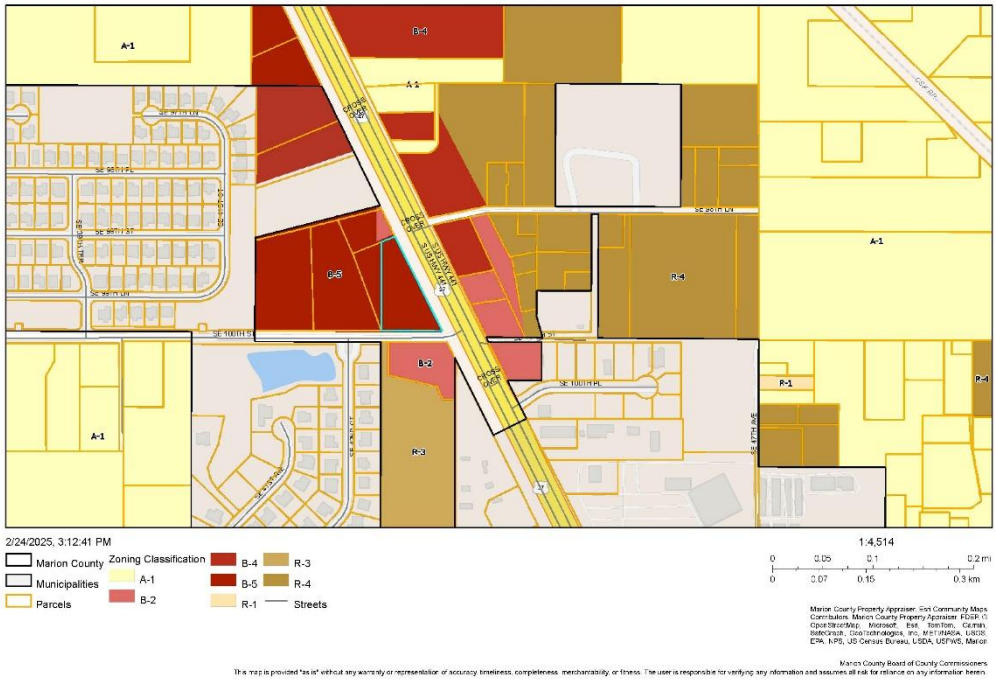
**Utility Lines**




Marion County Future Land Use



## Marion County Zoning




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

Marion County
Municipalities
Parcels

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

1:4,514

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Marion County Property Appraiser, ESRI Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners

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

# 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 2026-10 Annexation for US 441 Development 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 2026-10 is proposed to annex parcels 36862-000-00, 36872-001-01, 36872-001-03 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 2026-10. The applicant/owner of the property intends to redevelop 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 2026-10 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:** August 18, 2026

**AGENDA ITEM:**

Scheduled Audience: George Thorn

**PRESENTING PARTY:**

Mayor Dobkowski

**ITEM TYPE:**

Scheduled Audience

**BACKGROUND:**

Mr. Thorn is requesting an amendment to the City Charter as it pertains to elections. The proposed amendment would allow anyone with a Belleview residential address to run for City of Belleview office. Mr. Thorn submitted a Statement of Candidate for Commission Seat 3; he currently resides outside of Belleview City Limits.

**RECOMMENDED ACTIONS:**

Discuss

**ATTACHMENTS:**

Thorn - Get on the Agenda Form
Petition to Amend the City of Belleview Charter
Legal Memo - Amending the City Charter

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 | George |
| Last Name | Thorn |
| Phone Number | *Field not completed.* |
| Email Address | *Field not completed.* |
| Subject of Topic | Amendment to City Charter - Elections |
| Description | This amendment would allow an amendment to the City chater allowing anyone with a belleview residential address to run for City of Belleview office |
| Commission Meeting Date | 8/18/2026 |
| Name of Person Attending Meeting | George and Andraea Thorn |

**PETITION TO AMEND THE CITY OF BELLEVIEW CHARTER**

**REQUEST FOR IMMEDIATE PLACEMENT ON THE NOVEMBER 3, 2026, GENERAL ELECTION BALLOT**

**To:** City Clerk, City of Belleview, Florida
**From:** Qualified Electors of the City of Belleview
**Re:** Citizen-Initiated Charter Amendment — Municipal Candidate Residency Requirement

## PETITION AND REQUEST

Pursuant to Section 166.031, Florida Statutes, the undersigned qualified electors of the City of Belleview respectfully petition for an amendment to the City of Belleview Charter concerning the residency qualifications for candidates seeking election to the offices of Mayor and City Commissioner.

The proposed amendment is intended to allow otherwise qualified candidates who maintain a bona fide permanent residence with a Belleview, Florida mailing address to seek election to municipal office without requiring that residence to be located within the incorporated municipal boundaries of the City of Belleview.

The amendment does not seek to change the City's municipal boundaries, voting districts, taxing authority, or the persons legally entitled to vote in City elections.

## PROPOSED CHARTER AMENDMENT

### Section 1. Candidate Residency Qualification

The City of Belleview Charter shall be amended so that a person shall be eligible to qualify as a candidate for Mayor or City Commissioner if that person:

1. Is at least eighteen (18) years of age;
2. Is a citizen of the United States;
3. Is a qualified elector as required by applicable Florida law;
4. Has maintained a bona fide permanent residence with a Belleview, Florida residential mailing address for at least one (1) year immediately preceding the date of the election; and
5. Meets all other qualifications required by the Florida Constitution, Florida Statutes, and the City Charter.

### Section 2. Incorporated Municipal Boundary

For purposes of determining eligibility to seek the office of Mayor or City Commissioner, residence within the incorporated municipal boundaries of the City of Belleview shall not be

required when the candidate otherwise maintains a bona fide permanent residence with a Belleview, Florida mailing address and satisfies all other applicable qualifications.

**Section 3. No Expansion of Municipal Jurisdiction**

This amendment shall not:

a. Expand or reduce the incorporated boundaries of the City of Belleview;

b. Change the City's taxing jurisdiction;

c. Change the City's governmental jurisdiction;

d. Grant any person the right to vote in a City election unless that person is otherwise legally entitled to vote; or

e. Modify any qualification required by the Constitution or laws of the State of Florida.

**Section 4. Effective Date**

This amendment shall become effective upon approval by a majority of the electors voting on the amendment at the referendum election and completion of all requirements imposed by Florida law.

**BALLOT TITLE**

**BELLEVIEW MUNICIPAL CANDIDATE RESIDENCY AMENDMENT**

**BALLOT SUMMARY**

**Shall the City of Belleview Charter be amended to allow an otherwise qualified person who has maintained a bona fide permanent residence with a Belleview, Florida mailing address for at least one year to qualify as a candidate for Mayor or City Commissioner without requiring that person's residence to be located within the incorporated municipal boundaries of the City of Belleview?**

☐ YES

☐ NO

## REQUEST TO CITY CLERK

**Upon receipt of this petition, the petitioners respectfully request that the City Clerk:**

1. **Accept and process the petition pursuant to Section 166.031, Florida Statutes;**
2. **Determine the number of signatures required under the statute based upon the number of registered electors at the last preceding municipal general election;**
3. **Provide written confirmation of the exact number of valid signatures required;**
4. **Forward the petition signatures for verification as required by law;**
5. **Upon verification that the statutory threshold has been satisfied, take all necessary action to submit the proposed charter amendment to the qualified electors of the City of Belleview at the November 3, 2026 General Election; and**
6. **Provide the petitioners with written confirmation of the status of the petition and any additional requirements necessary for placement of the amendment on the ballot.**

**Petition Sponsor:** George Thorn Jr.

**Address:** 4955 SE 111th Lane, Belleview, FL 34420

**Phone:** 352-299-3898

**Email:** bearheartfarms@gmail.com

**Date Submitted:** August 10, 2026

# MEMORANDUM

*August 11, 2026*

To: Mariah Moody, City Administrator
Lezli Merritt, City Clerk

From: Fred Landt, City Attorney

Subject: Amending the City Charter

---

Pursuant to your request I have reviewed the individuals request that the City Charter be amended so that he, a nonresident of the city, may run for City Commission. You are correct regarding the residency requirement. Section 3.02 of the City Charter mandates that a City Commissioner must be a resident of the city.

An individual desiring the City Commission to consider the matter should do so by appearing before the City Commission to request that a referendum election be held to consider the proposed amendment. The City Charter sets forth the procedure and requirements for adopting charter amendments.

The Charter may only be amended thru a referendum election. Section 6.01 of the City Charter provides that such elections occur only upon the City Commission adopting an Ordinance calling for the referendum election. If the City Commissioners desire to amend the City Charter, a Referendum Ordinance would be adopted providing for a referendum election.

Alternatively, a Referendum Ordinances may be adopted pursuant to an initiative proceeding. An initiative proceeding requesting a referendum election occurs when a proper petition bearing bona fide signatures of ten (10) percent of the registered electors of the City has been secured and filed in accordance with the City Charter and Florida Law. Adopting the Ordinance is then required.

As with other ordinances, the Referendum Ordinance would only be adopted after appropriate advertising and public hearings. The referendum election is held under the same procedure as provided in the City Charter for special elections, except as Florida law may require otherwise.

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 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.

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 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.

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Development Services: Updates

**PRESENTING PARTY:**

Shawna Chancey, Development Services 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:** August 18, 2026

**AGENDA ITEM:**

Finance Department: 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.

# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Public Works: Updates

**PRESENTING PARTY:**

Bob Titterington, Public Works Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

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# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Police Department: Updates

**PRESENTING PARTY:**

Terry Holland, Chief of Police

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

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# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

Information Technology: Updates

**PRESENTING PARTY:**

Kevin Towne, IT Director

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

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# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

City Attorney: Updates

**PRESENTING PARTY:**

Fred Landt, Attorney

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

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# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 2026

**AGENDA ITEM:**

City Administrator: Updates

**PRESENTING PARTY:**

Mariah Moody, City Administrator

**ITEM TYPE:**

Other City Business/Department Updates

**BACKGROUND:**

**RECOMMENDED ACTIONS:**

**ATTACHMENTS:**

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# Item Cover Page

**CITY COMMISSION MEETING AGENDA ITEM REPORT**

**DATE OF MEETING:** August 18, 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:**

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