CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
May 6, 2025
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 04-15-2025 Commission Meeting Minutes
04-15-2025 Minutes

PUBLIC HEARING: FIRST READING

Public Hearing First Reading - Roadside Vendors Ordinance 2025-05
2025-05 Mobile Vendor Ordinance Rev.docx

PROCLAMATION:

Proclamation: National Police Week
National Police Week

Proclamation: Building Safety Month
Building Safety Month

Proclamation: Public Works Week
Public Works Week Proclamation

SCHEDULED AUDIENCE:

Scheduled Audience: Christine Gibbs
Gibbs - Get on the Agenda Form

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Updates: City Clerk

Department Updates: Development Services - Economic Development Incentives
2025-xx Economic Incentives Ordinance.docx
Ocala MSA Chart.pdf

Updates: Finance Department

Updates: Public Works - One Oak Belleview LLC Developer's Agreement
Developers Agreement - One Oak Belleview
Location

Updates: Public Works - Baseline Rd/SE 92nd Loop Rd Hydraulic Analysis
Baseline Road Hydraulic Analysis Proposal

Updates: Public Works - Adoption of New Water Meter Technology and Software Upgrades
Neptune My360 Consumer Portal Product Information.pdf
Neptune 360 Software
Cellular Meters
Neptune My360 Customer Portal

Updates: Chief of Police

Updates: Information Technology

Updates: City Attorney

Updates: City Administrator

COMMISSION UPDATES:

Commission Updates

Mayor: Staff Dress Code - Jeans Policy Discussion

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Approval of the 04-15-2025 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 04-15-2025 Commission Meeting Minutes

ATTACHMENTS:

04-15-2025 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
April 15th, 2025
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 Livsey

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

APPROVAL OF MINUTES:

a. **04-01-2025 Commission Meeting Minutes**

Motion made by Commissioner Smith to approve the 04-01-2025 Commission Meeting Minutes as presented; seconded by Commissioner Livsey.

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

PUBLIC HEARING: FINAL READING

a. **PH – FINAL Reading: Resolution 25-01 Vacation of Plat for Antoona Heights**

Mayor Dobkowski read Resolution 25-01, Vacation of Plat for Antoona Heights. DSD Chancey outlined the resolution that was given conditional approval at the March 18th meeting but postponed at the April 1st meeting due to a document error. City Attorney Landt stated that he spoke with Attorney Jimmy Gooding, representative of the property owner, and confirmed the legal description was corrected.

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 for the approval of Resolution 25-01 on Final Reading; seconded by Commissioner Livsey.

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

PROCLAMATION:

a. Celebrating Belleview's 140th Birthday and Founder's Day Proclamation

Mayor Dobkowski presented the Proclamation setting May 3, 2025, as Belleview's 140th Birthday and Founder's Day to Bob Vass, Events and Promotions Manager.

b. Motorcycle Safety Awareness Month

Mayor Dobkowski presented the Proclamation setting May 2025 as Motorcycle Safety Awareness Month in the City of Belleview. Accepting the Proclamation on behalf of ABATE of Florida, Inc., Forest Chapter were Greg Smale, Kim Plawecki Brown, and Lynn Tobin.

Greg Smale thanked the Commission. Lynn Tobin promoted the free safety program they organize, which is available to any organization or business.

PRESENTATION:

a. Reed Blochberger with Leaders Real Estate

Reed Blochberger, representing Leaders Real Estate, gave an overview of their organization and presented a site plan for a big box retailer and additional commercial space in the City of Belleview. Leaders Real Estate is requesting incentives on items such as permitting fees, impact fees, and prioritized permitting processing.

Upon discussion, Mayor Dobkowski and Commissioner Livsey stated that they are in favor of this development. However, they agree with the staff recommendation to create an economic incentive program.

Commissioner Goldman discussed the issue of waiving water and sewer impact fees due to the current wastewater plant expansion and its associated costs. Administrator Moody provided an overview of the staff recommendation against waiving water and sewer impact fees because of the financial commitments of the expansion project.

Commissioner Smith agreed that the city should not waive the water and sewer impact fees. Commissioner Smith inquired about the identity of the big box retailer. Mr. Blochberger stated they were under an NDA. Commissioner Smith stated he would not be in favor of approving the development or providing incentives without knowing what the business will be. He further stated that it would increase traffic, especially with all of the new residential developments that have come in.

Mayor Dobkowski responded that many residents have expressed interest in this type of commercial business and if there are objections, citizens would be given the opportunity to come

to a public meeting to discuss them. Commissioner Livsey said the city is in a position to negotiate and should do so.

Commissioner Smith stated that waiving fees is a cost to the citizens, and he does not believe that citizens should be burdened by costs from the incentives. Mayor Dobkowski stated the revenue generated by the businesses will offset the costs of approved incentives

Commissioner Goldman asked if the State of Florida ever waives fees. Mr. Blochberger stated that they do not, as the city and the county are the ones that directly benefit from the businesses.

The Commission directed staff and Attorney Landt to put together a formal draft of an Economic Incentive Program for presentation at the next Commission meeting. Commissioner Goldman asked if a commissioner should be part of the discussion. Attorney Landt advised against this due to potential Sunshine Law issues.

b. Evaluating Neptune Meter Reading Technology

PWD Titterington prefaced the presentation by explaining that Public Works was asked by the commission to look into a continuous reading program.

Jarad Olson of Ferguson Waterworks gave a presentation on the current Neptune water meter system and available meter reading options with breakdowns of the costs.

Commissioner Smith left the room at 7:00 PM and returned at 7:02 PM.

Commissioner Livsey asked if the current meter reading problems are equal to the high costs of the options. PWD Titterington answered that the issues are not that severe. Currently, meters are read once a month, and it feels that staff could absorb an additional reading each month; however, more than twice a month will require more staff for the Public Works and Finance Departments.

Commissioner Goldman suggested that new customers be connected to cellular meters and, as the current drive-by meters fail, they be transitioned to cellular. Mr. Olson stated that most municipalities with their systems have implemented the same plan.

Mayor Dobkowski directed PWD Titterington to meet with Neptune to discuss a transition plan and obtain cost proposals.

Commissioner Goldman left the room at 7:16pm.

UNSCHEDULED AUDIENCE:

a. Desire Cardenas

Desire Cardenas of Riccardo's Food Truck came forward to discuss ongoing code enforcement issues. She received a recent code enforcement violation related to an electrical connection. She

noted that she had since removed the connection after being informed it was not permitted, but inquired about why she was not able to connect the food truck to electricity if properly permitted. DSD Chancey explained that the current city ordinances do not allow mobile vendors to connect to utilities and that they should be self-contained.

Commissioner Goldman rejoined the meeting at 7:21 PM.

After the discussion, Attorney Landt stated that he will work with DSD Chancey to research and draft an ordinance allowing for electrical connection, for discussion at the next commission meeting.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services: DSD Chancey noted that she and PWD Titterington are working with Austin Anderson to open his business.

c. Finance Department: Presented the March 2025 Financial Report

d. Public Works: Clayton Properties Group Developer Agreement

PWD Titterington presented the developer's agreement for property located near the corner of SE HWY 25A and E HWY 25. This property is outside City Limits. Highland Homes is developing the property with 170 single-family residential lots and will be extending City water and sewer service to the development. An annexation agreement was included for review.

Motion made by Commissioner Goldman to approve the Clayton Properties Group Developer Agreement; seconded by Commissioner Smith.

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

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

e. Police Department: N/A

f. Information Technology: N/A

g. Legal Services: Attorney Landt reiterated that a commissioner cannot serve on the committee handling incentive negotiations if they are assisting or providing recommendations, as this would create a potential Sunshine Law violation

h. Administrator: N/A

COMMISSION UPDATES:

Commissioner Dwyer: Absent

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith: Inquired about Austin Anderson's business and the road access. DSD Chancey stated they are working with him for a special exception.

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 7:36 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Public Hearing First Reading - Roadside Vendors Ordinance 2025-05

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

At the April 15, 2025, Commission meeting, a member of the public requested that roadside and mobile vendor trucks be allowed to connect to electricity, with the property owner's permission. The commission discussed the concern of generator fumes and the dangers of inhalation. The commission directed staff to revise the ordinance to allow for electricity connection. This ordinance reflects the change and corrects various minor grammatical errors.

RECOMMENDED ACTIONS:

Motion to approve as presented, amended, or denied, Ordinance 2025-05 Roadside Vendors, first reading, title only.

ATTACHMENTS:

2025-05 Mobile Vendor Ordinance Rev.docx

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 2025-05

AN ORDINANCE AMENDING CHAPTER 26, ARTICLE II, DIVISION 3 REGARDING MOBILE VENDORS; PROVIDING DEFINITIONS; PROVIDING REQUIREMENTS; PROVIDING FOR LOCATION RESTRICTIONS; REQUIRING SITE PLANS; PROVIDING FOR SIGN RESTRICTIONS; PROHIBITING THE SALE OF ALCOHOLIC BEVERAGES; PROVIDING FOR REMOVAL OF GARBAGE AND TRASH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 26, Division provides requirements and restrictions for mobile vendors; and

WHEREAS, the City Commission finds that it is in the public interest to amend the City Code regarding roadside and mobile vendor requirements, to allow mobile vendors to connect to electrical service; and

WHEREAS, the City Commission finds that it is in the best interest of the public welfare to amend Chapter 26, Division 3, as set forth herein.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, that Chapter 26, Article II, Division 3 of the City Code is amended as set forth herein and shall read as follows:

"DIVISION 3. ROADSIDE VENDORS

Sec. 26-41. Definitions.

Alcoholic beverage. A drink containing ethanol (commonly known as "alcohol"), including but not limited to beer, wine, and distilled liquors.

Mobile vendor. A mobile vendor is a person or entity that makes retail sales from food trucks, trailers, carts, or other mobile units.

Roadside vendor. A roadside vendor is a person or entity that makes retail sales at a stand that is intended to be temporary or is capable of being moved from one location to another, whether the stand is located within or on the premises of a fixed facility (such as a kiosk at a shopping center) or is located on unimproved real estate.

Sec. 26-42. Roadside vendor requirements.

(a) Every roadside or mobile vendor shall submit notarized permission from the property owner for use of the property as a Roadside or Mobile vendor.

(b) Every roadside or mobile vendor shall submit a "Site Plan" drawn to scale, showing the location of all present structures and proposed carts and/or trucks, access, paved parking, and signs.

(c) Site Plans (as required by this section) shall be submitted with a business tax receipt application. Roadside/mobile vendors shall not qualify as a restaurant for said business tax receipt. The receipt must be displayed in plain view.

(d) Mobile vendors must obtain any required state licenses prior to obtaining a BTR from the city. Roadside and mobile vendors shall adhere to all City Code regulations and requirements for any structures on the property.

(e) All mobile vendor vehicles must have valid and current tags and registrations and shall remain movable at all times.

(f) Every roadside or mobile vendor must be licensed by the Florida Department of Business Regulation, Division of Hotels and Restaurants, or by the Florida Department of Agriculture and Consumer Services.

(g) Roadside and mobile vendors shall comply with all applicable federal, state, county, and city laws and regulations.

(h) Sale of the merchandise or consumables shall be from a mobile vendor or a flame-retardant tent, except the sale of peanuts, produce, and Christmas trees. Such a tent or facility shall be located on private property, which is either owned or leased by the vendor.

(i) Roadside and mobile vendors are intended to function independently. Services such as water and sewer shall not be permitted. All operations shall be contained within the temporary stand or food trucks, trailers, carts, or other mobile units. Units may be connected to electrical service installed for such use by an electrician licensed by the State of Florida, and provided the property owner(s) gives written consent.

(j) Permanent structures such as, but not limited to, sheds, carports, modular buildings, fences, walls, portable restrooms, etc., shall be prohibited.

(k) All outdoor areas, including seating and sidewalk areas, shall maintain the ADA-required minimum five (5) foot unobstructed pathway at all times.

Sec. 26-43. Location Restrictions.

(a) Roadside or mobile vendors shall not locate on road rights-of-way within the City of Belleview, including the "shoulder" of any road, street, alley, or other thoroughfare for vehicular traffic.

(b) Roadside or mobile vendors shall not be located upon City of Belleview property without the express permission of the City of Belleview. Examples of permitted uses of city property by

roadside or mobile vendors include, but are not limited to, the Founders Day celebration, Foodie Fest, and Light Up Lake Lillian.

(c) Roadside or mobile vendors located upon commercial property shall not occupy more than one parking space, provided that the remaining parking spaces available for said commercial property are equal to or greater than the minimum required for the business or other use located upon said commercial property.

(d) No roadside or mobile vendor shall be located so that such location interferes with traffic or obstructs the view or effectiveness of any traffic control device or traffic marking.

(e) No roadside or mobile vendor shall be located so that such location obstructs the sight line (sight triangle) for motorists or pedestrians entering a roadway, street, or thoroughfare.

(f) Food vendors may not operate upon any parcel that has a restaurant or sells food and beverages, with the exception of gas stations.

(g) A roadside stand for the sale of farm products raised or produced on the premises shall be permitted, provided such stands are located not less than 30 feet from any street, highway, or right-of-way. A site plan will be submitted as part of the building permit process for a permanent structure or the installation of electrical, water, or restroom facilities.

(h) Mobile vendors' food trucks, trailers, carts, or other mobile units must be open for business when parked at a city-approved vendor parking location.

(i) Mobile vendors may not operate on any vacant parcel that does not have a principal use unless a specific site plan has been approved for the mobile vendor and a permit issued or unless a special event permit has been obtained.

(j) No more than two (2) food trucks may operate on one parcel.

(k) Vendors shall not allow any items relating to the operation of the vending business to be placed anywhere other than in, on, or under the vending vehicle.

(l) Roadside and mobile vendors may not decrease the amount of available parking that is required for businesses located on a subject parcel.

(m) Locations with excess parking available will be permitted to have one six (6) foot table and (6) chairs, provided the parking is not decreased. Table and chairs shall not be placed in a parking stall and shall be removed at the end of business, together with the mobile vending vehicle/trailer. Properties that are owned and operated by the vendor, with adequate parking to accommodate vehicle parking, together with the tables and chairs, shall be allowed no more than two (2) six (6) foot tables and twelve (12) chairs.

Sec. 26-44. Sign restrictions.

Vendors shall be permitted a maximum of one sign or banner, no larger than 20 square feet, and one feather flag per vendor. Snipe signs are prohibited as per section 126-10(a)(6). All advertising signs shall be removed when the roadside/mobile vendor ceases business for the day.

Sec. 26-45. Sale and Consumption of Alcoholic Beverages Prohibited.

(a) It shall be unlawful for roadside or mobile vendors to sell alcoholic beverages at their roadside or mobile site in the City of Belleview.

(b) It shall be unlawful to consume alcoholic beverages at roadside or mobile vendor sites in the City of Belleview.

Sec. 26-45.1. Disposal of Garbage and Waste.

(a)Roadside/mobile food vendors are required to provide proper disposal of trash and waste associated with their operation on a daily basis.

(b) Vendors must keep the site where they operate clean, including rights-of-way within 25 feet of the subject property of their operation. This includes grease, trash, cups, cans, and any other items associated with the mobile vending operation.

(c) Liquid waste or grease may not be disposed of in tree wells, storm drains, sanitary manholes and cleanouts, or onto streets, sidewalks, or any other public or private property. Vendors are responsible for the removal of grease, grey water, other liquids, and wastes from their location."

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ___ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____ ___, 2025. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida, at a Public Hearing held on _____ ___, 2025.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

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

_____
Lezli Merritt
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Proclamation: National Police Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

National Police Week is a celebration that offers remembrance, support and honor to those who have dedicated their lives to serve in duty.

RECOMMENDED ACTIONS:

ATTACHMENTS:

National Police Week

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

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, the Law Enforcement Officers are our guardians of life and property, defenders of the individual right to be free men and women, warriors in the war against crime and dedicated to the preservation of life, liberty, and the pursuit of happiness; and

WHEREAS, National Police Week in America was created to honor and recognize the sacrifice and contributions made by police officers in communities both large and small; and

WHEREAS, peace officers make it possible for us to leave our homes and family in safety each day and to return to our homes knowing we are protected by men and women willing to sacrifice their lives, if necessary, to guard our loved ones, property, and government against all who would violate the law; and

WHEREAS, it is known that every fifty-seven hours an American police officer will be killed in the line of duty somewhere in the United States and 136 officers will be seriously assaulted in the performance of their duties; our community joins with other cities and towns to honor all peace officers everywhere; and

WHEREAS, The Congress of the United States of America has designated the week of May 15th to be dedicated as National Police Week; and May 15th to be Peace Officers Memorial Day.

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week of May 11, 2025 to May 17, 2025 to be:

NATIONAL POLICE WEEK

in the City of Belleview and call upon our citizens to show our sincere appreciation for the police officers of this City by deed, remark and attitude.

PROCLAIMED this 6th day of May 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Proclamation: Building Safety Month

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Accepting the Proclamation are employees from the City of Belleview Building Department.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Building Safety Month

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

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, our City is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal, and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety; our local code officials, who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Game On!," the theme for Building Safety Month 2025, encourages us all to get involved and raise awareness about building safety on a personal, local, and global scale, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do proclaim May 2025 to be:

BUILDING SAFETY MONTH

Accordingly, I encourage our citizens to join us as we participate in Building Safety Month activities.

PROCLAIMED this 6th Day of May 2025

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Proclamation: Public Works Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

National Public Works Week is May 18-24, 2025. Accepting the Proclamation is Public Works Director Bob Titterington.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Public Works Week Proclamation

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

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of the City of Belleview; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for re-building, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Belleview to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association;

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week May 18-24, 2025 to be:

NATIONAL PUBLIC WORKS WEEK

in the City of Belleview and call upon our citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

PROCLAIMED this 6th day of May 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Scheduled Audience: Christine Gibbs

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Girl Scout Troop #43623 would like permission to clean up veteran grave markers at the cemetery on May 24th.

RECOMMENDED ACTIONS:

Motion to approve the request

ATTACHMENTS:

Gibbs - Get on the Agenda Form

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	Christine
Last Name	Gibbs
Phone Number	8455516926
Email Address	lovinflorida2006@gmail.com
Subject of Topic	Access to Belleview cemetery to straighten veteran's grave markers
Description	We were advised by the American Legion in Belleview that veteran's grave markers are in need of attention. Girl Scout troop 43623 would like to enter the cemetery on May 24, 2025 at 10 a.m. to undertake this task as a community and veterans service.
Commission Meeting Date	5/6/2025
Name of Person Attending Meeting	Christine Gibbs

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

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

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Updates: City Clerk

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Department Updates: Development Services - Economic Development Incentives

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

At the April 15th Commission meeting, the Board directed Development Services staff to work with Attorney Landt to develop an Economic Development Incentives program for the city. The proposed ordinance establishes the use of an economic development expendable trust fund and sets the parameters for the types of incentives, criteria for job creation, criteria for receiving grants, and grant agreements.

Incentive recipients may qualify for multiple incentives and/or other incentives at the discretion of the commission. Incentives include:

1. Direct incentives from the City in the form of reimbursements and refunds of fees, such as taxes; incentives may be graduated to increase or decrease year-to year.
    Building permit fees - Up to a maximum of 60% of the city's share
    Police Impact fees - Up to 100% based on investment amount
2. Other incentives on a case-by-case basis at the commission's discretion
3. Job credits
4. Business Tax Receipts

This ordinance sets criteria for job creation of full-time or full-time equivalent jobs based on the Ocala MSA wages, medical insurance offered, and sets a minimum of 10 jobs created.

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.

Eligibility criteria are also established for capital investment amounts inside the CRA ($250,000) and outside the CRA in city limits ($1,000,000), as well as proposed project purposes or uses.

RECOMMENDED ACTIONS:

Discussion and staff direction to present the ordinance for first reading.

ATTACHMENTS:

2025-xx Economic Incentives Ordinance.docx
Ocala MSA Chart.pdf

ORDINANCE 2025-XX

AN ORDINANCE AMENDING CHAPTER 45 TO ADD ARTICLE II. REGARDING ECONOMIC INCENTIVES; PROVIDING INTENT AND PURPOSE, DEFINITIONS AND APPLICABILITY; PROVIDING FOR AN ECONOMIC DEVELOPMENT EXPENDABLE TRUST FUND AND USE OF SAID TRUST FUNDS; PROVIDING FOR AUTHORIZED INCENTIVES; PROVIDING FOR SPECIAL INCENTIVES, PROVIDING CRITERIA FOR JOB CREATION; PROVIDING CRITERIA FOR GRANTING INCENTIVES AND ADMINISTRATIVE CRITERIA; PROVIDING FOR GRANT AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 45 of the City Code provides for Grants.

WHEREAS, the City Commission finds that it is in the public interest to attract businesses and thereby increase the tax base of commercial property within the City and thereby benefit the public welfare by broadening the distribution of the burden of taxes.

WHEREAS, the City Commission finds that it is in the public interest to provide certain economic incentives to attract business and commercial entities to the City as provided hereinafter.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Chapter 45 regarding Grants of the City Code is amended to add Article II to establish economic incentives, which Article shall read as follows:

CHAPTER 45. GRANTS

"**ARTICLE II. ECONOMIC DEVELOPMENT INCENTIVES**

Sec. 45-09. Title

SEC. 45-10. Name.
This ordinance shall be known and may be cited as the "City of Belleview Economic Development Incentives Ordinance."

Sec. 45-11. Intent and purpose.

(a) The intent of this Article is to establish a sound business tax base in the City of Belleview and promote the increase of said tax base to benefit all residents in the City by broadening the distribution of the burden of said taxes.

(b) The purposes of this chapter are as follows:

(1) To create an economic development incentives program to attract, retain, and provide favorable conditions for the growth of businesses that provide high-quality employment opportunities for the citizens of the City of Belleview and enhance the economic foundations of the city.

(2) To promote public support of economic projects to foster, promote, and enhance economic development and redevelopment efforts in the city and the

Community Redevelopment Agency (CRA) area (in which development is challenged by blight, history), and changes in growth patterns over the years.

(3) To establish an expendable incentives trust fund to assist in attracting and retaining said businesses.

(4) To establish criteria for the City of Belleview to enter into an agreement with a person, firm or corporation that undertakes a development or redevelopment project consistent with the city's Downtown Belleview Redevelopment Plan and/or comprehensive plan and the provisions herein.

(5) To provide the criteria to be considered by the city commission in its analysis of projects seeking incentives.

Sec. 45-12. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings respectively ascribed to them in this section, except where context clearly requires otherwise:

(a) *Average wage* means the average of all wages and salaries in the Ocala MSA. The average wage will be that wage estimated or calculated by the most recent state Department of Labor statistics.

(b) *Base wage* means compensation received by an employee for fulfilling job functions. Compensation may include benefits such as, but not limited to, medical insurance and employer-funded retirement plans. Compensation shall not include benefits such as payment of any mandatory federal employer contribution, state employer contribution, vacations, holidays, or sick leave.

(c) *Business or industry* means any business entity authorized to do business in the state, city, or county, including all members of an affiliate group of corporations.

(d) *Capital investment* is defined as an activity that adds value to the city’s tax base by the acquisition and/or improvement of real property.

(e) *Claw-back obligation* is defined as a provision for repayment of all or part of an incentive grant.

(f) *Cumulative capital investment* is defined as the capital investment in the development of multiple real properties during a maximum period of five years.

(g) *Community Redevelopment Agency area* means the area created by the Downtown Belleview Community Redevelopment Plan, to revitalize the historic area of Belleview, defined as ‘Downtown Belleview’.

(h) *Development* is defined as the activity of improving a real property to the extent of adding value to the tax base through real property improvements, and the creation and/or retention of employment opportunities.

(i) *Economic development expendable trust fund* is a trust fund to be funded from various sources and utilized to implement programs established or supported by the City Commission that assist in creating a healthy and vibrant economy in the City of Belleview.

(j) *Expansion of an existing business or industry* means the expansion of a business or industry by or through additions to real and personal property on a site owned by the same owner, relocation to a larger facility within the city or an expansion of a business operation presently existing within the city.

(k) *Incentive* is defined as a grant of any inducement having monetary value by the City of Belleview that is offered to a person, firm, or corporation to pursue a development that encourages private investment and/or the creation /retention of jobs. The incentive may also include grants from other public entities that the City of Belleview may obtain.

(l) *Incentive recipient* shall mean the private parties receiving the incentives from the city.

(m) *Incremental increase* is the difference in the real property value at the beginning of the incentive period and the real property value upon completion of the new development.

(n) *Jobs* means full-time equivalent positions, as such terms are consistent with terms used by the state department of labor and employment security and the United States Department of Labor for purposes of unemployment compensation tax administration and employment estimation. Jobs shall not include temporary construction jobs involved with the construction of facilities for the project, or temporary, part-time, or contract employees, or any jobs that have previously been included in any application for benefits in this chapter.

(o) *New business* means a business or industry that heretofore did not exist within the city, first begins its operations on a site located within the city, and is separate from any other operation owned by the same business or industry.

(p) *Metropolitan Statistical Area (MSA)* means a geographical region with a relatively high population density at its core and close economic ties throughout the area. Such areas are not legally incorporated. For purposes of this article, the MSA means the Ocala, FL MSA.

(q) *Project* means the creation or attraction of a new business or industry or the expansion of an existing business or industry.

(r) *Real property value* is defined according to the value assigned by the Marion County Property Appraiser’s Office.

Sec. 45-13. Applicability.

(a) The city commission may, at its discretion and on a case-by-case basis, and according to available funding, enter into an agreement with a person, firm, or corporation for the purpose of providing an economic development incentive.

(b) The provision of incentive(s) shall be made only after an agreement has been entered into between the person, firm, or corporation setting forth the particulars of the development and the proposed incentives. Such agreement shall be executed upon approval by resolution of the city commission.

Sec. 45-14. Economic development expendable trust fund.

(a) The "economic development expendable trust fund" is hereby established and hereinafter referred to as the "trust fund".

(b) The trust fund shall be utilized to implement programs established or supported by the city commission that assist in creating a healthy and vibrant economy. Such uses may include, but not be limited to, incentive programs, partnerships with other governmental economic development agencies, grants or annual dues for private economic development agencies, economic development consultants employed by the city, marketing, and assistance in the development and improvement of commercial areas within the city.

(c) The trust fund may be funded by whatever incomes or transfers from other funds the city commission deems appropriate and allowed by law. If at any time the city commission chooses to retire the trust fund, the remaining balance of the trust fund shall be transferred back to the appropriate City contributing fund(s).

Sec. 45-14. Use of trust funds.

(a) Trust funds can be used for any expense pertaining to a new location or expansion of a business or business development area. Expenses that are eligible include, but are not

limited to, impact and permit fees, relocation costs, land acquisition, on-site and off-site improvements, building construction, loan interest pay-down, lease-hold improvement, employee training programs, or any other legitimate business expense.

(b) Proposed use of trust funds shall be stated in the application for said grant and incorporated in the grant agreement, which must be approved by adoption of a resolution of the City Commission.

(c) The maximum distribution of trust fund monies shall be the balance in the trust fund at the time of distribution. This paragraph shall not be interpreted to restrict the City Commission from authorizing an appropriate transfer to the trust fund account prior to distribution or the city's ability to access other economic development accounts that may be available to the city.

Sec. 45-15. Authorized incentives.

(a) *Multiple incentives.* The City Commission may provide to an incentive recipient any combination of incentives provided for herein; provided, however, that the total amount of incentives given to a development must be in keeping with the goals of the city, and the value of the benefits accruing to the city (and its citizens) must be greater than the financial value of the incentives to an incentive recipient.

(b) *Incentives of the city.* All direct incentives of the city shall be granted in the form of reimbursements and refunds of fees and taxes that have been duly paid to the city. No upfront abatements of fees or taxes shall be permitted. Where incentives continue for a period of more than one year, such incentives may be graduated to increase or decrease year-to-year as the commission sees fit, and will be subject to monitoring by the city to ensure compliance with the terms of any incentive agreement. The commission may, at its discretion and on a case-by-case basis, enter into an incentive agreement to reimburse or refund any person, firm, or corporation the following fees and taxes up to the amounts and percentages provided for herein:

(1) *Building permit fees*

*Up to 60% of the city’s portion of building permit fees collected by the city.

Investment Amount	
$250,000.00—$999,999.99	Up to 10%
$1,000,000.00—$1,999,999.99	Up to 20%
$2,000,000.00—$2,999,999.99	Up to 30%
$3,000,000.00—$3,999,999.99	Up to 40%
$4.000 000.00—$4,999.999.99	Up to 50%
$5.000 000.00 or more	Up to 60%

(2) *Police impact fees*

*Up to 100% of the applicable police impact fees collected by the city.

Investment Amount	
$250,000.00—$999,999.99	Up to 50%
$1,000,000.00—$1,999,999.99	Up to 60%
$2,000,000.00—$2,999,999.99	Up to 70%
$3.000 000.00—$3.999.999.99	Up to 80%
$4.000,000.00—$4.999.999.99	Up to 90%
$5,000,000.00 or more	Up to 100%

(c) Other. Such incentives that the commission, at its discretion, on a case-by-case basis determines are appropriate given the amount of/type of investment made by the incentive recipient.

(d) *Job credits.* The creation and/or retention of jobs shall be considered to be the equivalent of a $100,000.00 investment per 20 jobs created or retained in calculating the level of reimbursement available for items (1) and (2) in section 45-15. Proof of employment will be required for reimbursement.

(e) *Business Tax Receipts*. The city may waive 100% of the business tax receipt fees for up to five (5) years for the original incentive recipient.

Sec. 45-16. Other incentives.

(a) The city may, from time to time, create a custom incentive plan that is not defined or described in this chapter for an individual business, industry, or development, if it is determined by the City Commission to further the purposes of this Article and be a benefit to the city as a whole.

(1) Such incentive plans may include, but not be limited to, cash awards, the financing of impact fees, or supplying additional infrastructure needs.

(2) Such custom incentive plans should be for businesses and industries that supply services or products that fill public need or such commercial projects that will have a major economic impact on the city.

(b) Such custom incentive plans shall follow all application and approval processes provided for in this Chapter.

Sec. 45-17. Criteria for jobs creation.

(a) The city may award a grant in an amount determined by section 45-15(c) per new job created or an existing job retained for projects which are for the purpose of relocation of an existing industry or business or the establishment of a new industry or business within the city or CRA area. This grant may be in addition to grants awarded by Ocala MSA or any other federal or State of Florida agency grants.

(b) In addition to any other applicable requirement or criteria as may be set by law or agreement, the following criteria will be applied in awarding grants for job creation and retention from the trust fund or other funds deemed appropriate by the city commission:

(1) New or retained jobs must be permanent, full-time or full-time equivalent jobs paying a minimum base wage of 115 percent of the Ocala average wage.

(2) In addition to the minimum base wage as stated above, the employer must offer paid benefits to include, but not be limited to, medical insurance to full-time employees.

(3) A minimum of ten new jobs meeting the above qualifications must be created or retained.

(4) New jobs must be created within one year of the award of the grant. New and retained jobs must be maintained for a minimum of three years or a longer period as determined by the city commission at the time of the grant award.

(c) Other factors may be considered by the City Commission, such as, but not limited to, a willingness to hire Belleview and Marion County residents, the purchase of locally produced products, the use of local contractors for construction and maintenance of facilities, and providing job training for the local resident hires.

Sec. 45-18. General eligibility criteria.

The following criteria shall be considered in the analysis of the eligibility of any proposed project for incentives hereunder and in determining the size and type of incentives to be approved:

(a) The proposed project must be consistent with the City of Belleview Downtown Belleview Community Redevelopment Plan and/or Comprehensive Plan.

(b) The proposed project must be located within the City of Belleview.

(c) The proposed project must have a minimum threshold of at least $250,000.00 of capital investment in the CRA area and a minimum of $1,000,000.00 of capital investment outside of the CRA area, which may be comprised of a combination of physical improvements and acquisition costs, and such threshold investment may be comprised of a single real property investment or a cumulative investment. The amount of any incentive approved shall consider the size of the cumulative capital investment involved in the proposed project, the anticipated economic impact of the project, and the anticipated revenue impact on the City of Belleview

(d) The proposed project must be for one or more of the following purposes or uses:

(1) Retail uses as identified in the zoning ordinance of the City of Belleview;

(2) Industrial uses as identified in the zoning ordinance of the City of Belleview;

(3) Tourism and hospitality-related business or activity;

(4) Cultural arts activities and associated businesses;

(5) Corporate headquarters and financial institutions;

(6) Research and development;

(7) High technology growth business;

(8) Commercial apartments or other non-owner-occupied housing as designated in the specific eligibility criteria;

(9) Other uses as may be determined by the City of Belleview, which carry out the intent of this article and are identified more specifically according to the adopted community redevelopment plans and/or comprehensive plan applicable in the respective areas.

(e) The entity seeking the incentive shall ensure that it and its prime contractors shall make good faith efforts as described herein to provide equal opportunity to and to actively invite local and minority business enterprises (MBE) to participate in the incentivized activities.

Sec. 45-19. Review of economic development incentives applications.

(a) Applicants may apply for grant funds with the city administrator's office or whatever office or department the city administrator may designate. A staff-level review team appointed by the city administrator will review the application and make recommendations concerning the application. Additional information, if any, shall be requested of the applicant in writing following the initial staff review. A report shall be prepared as to whether the grant application should be approved, and if so, any award amounts, what fund the awards should be taken from, conditions to be placed on the award, and any monitoring to be done by the city after the award is made. The recommendation and report shall then be forwarded to the city commission for approval.

(b) The grant application shall be made on an application form made available by the city and shall include, but not be limited to, the following information:

(1) A complete description of the project.

(2) The location of the existing or proposed facility, any applicable development activity, and the project commencement date.

(3) The amounts and proposed use of grant funds requested.

(4) Proposed utility usage if applicable.

(5) Complete information on existing employment and any new employment created by the project.

(6) An annual impact statement.

(c) The above application procedure may be required by the city for any other incentive programs, such as impact fee credits, which are provided by the city by separate ordinance or resolution.

Sec. 45-20. Administration criteria and terms of delivery.

(a) The person, firm, or corporation must apply for the economic development incentives program, provide sufficient documentation to the city showing financial viability of the proposed project, and agree to furnish good faith estimates on projected sales tax, assessed valuation, and other information as may be needed to determine the incentives that may be provided and the amount of the incentive.

(b) The incentive amount shall be determined based on the amount of the capital investment and new revenue generated as a result of the capital investment. The incentive term shall commence with the issuance of the certificate of occupancy, issuance of a business tax receipt, and/or other criteria corresponding to the eligibility factors. The incentive shall require annual monitoring by the City of Belleview to ensure continued program compliance; monitoring during the incentive period shall include benchmarks such as, but not limited to, the completion of the first taxable year of occupancy and first year of operation of the identified business use; benchmarks shall be monitored for each year of the incentive period.

(c) The total incentive amount shall not be greater than the value received by the city and derived from the capital investment during the term of the incentive.

(d) The City of Belleview may, in its discretion, extend the incentive period if deemed warranted based upon the continuing benefit created by the investment.

(e) The City of Belleview may increase or decrease the amount of the incentive based upon actual development, real property values, and/or employment figures as determined through the monitoring process.

(f) If at any time during the incentive period the development's use does not meet the eligibility criteria, then the city may deem the agreement null and void.

(g) If at any time during the incentive period the development is sold, the benefits of the incentive may be assigned to the new owner only upon written consent of the city. Consent by the city will not be withheld unreasonably. A change of control shall be considered an assignment requiring the city's consent.

(h) If at any time during the incentive period the real property value is appealed, then the incentive amount may be renegotiated or voided.

(i) The administration of the application process, specifically including the drafting of any proposal, and continuous monitoring of developments under applicable incentive agreements, shall be the responsibility of the city administrator and any person designated by the city administrator to oversee such process.

(j) Each project shall be subject to claw-back obligations, which shall require the repayment of some or all of the incentives if the agreed-upon investment and job creation requirements are not satisfied and/or maintained.

Sec. 45-21. Grant agreements.
Each applicant approved for a grant or incentive program shall execute a grant agreement. The said agreement shall include, but not be limited to, the following:

(a) All criteria specific to the grant or incentive plan approved by the city commission.

(b) An expenditure schedule for any cash awards.

(c) The date or schedule for the issuance of funds by the city.

(4) A schedule of company records or reports as required for auditing and monitoring purposes by the city to ensure all criteria for the grant or incentive plan are met by the recipient.

(d) Terms of repayment of the grant or benefits of the incentive plan in the event the recipient fails to perform under the terms and conditions of the grant award or incentive plan.

(e) If the location of the project is not currently located within the city limits but will connect to the City's water and sewer system, but cannot be annexed due to state statutory regulation, an agreement for future annexation shall be required, unless this provision is specifically waived by the city commission."

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2025. Said Ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2025.

_____
CHRISTINE DOBKOWSKI,
Mayor

Attest:

_____
LEZLI MERRITT,
City Clerk

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

_____
FREDERICK E. LANDT, III,
City Attorney

CERTIFICATE OF ADVERTISING

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

_____
LEZLI MERRITT
City Clerk

OCALA METROPOLITAN STATISTICAL AREA WAGES

Table A. Occupational employment and wages by major occupational group, United States and the Ocala metropolitan area, May 2023

Major occupational group	Percent of total employment		Mean hourly wage ($)	
	United States	Ocala	United States	Ocala
Total, all occupations	100.0	100.0	31.48	24.49
Management	6.9	4.9	66.23	52.20
Business and financial operations	6.6	4.2	43.55	33.60
Computer and mathematical	3.4	1.3	54.39	41.37
Architecture and engineering	1.7	1.0	47.64	38.69
Life, physical, and social science	0.9	0.4	42.24	30.10
Community and social service	1.6	1.3	28.36	24.79
Legal	0.8	0.6	64.34	(1)
Educational instruction and library	5.8	4.8	31.92	26.68
Arts, design, entertainment, sports, and media	1.4	0.8	36.31	24.24
Healthcare practitioners and technical	6.1	7.4	49.07	42.65
Healthcare support	4.7	4.0	18.37	17.29
Protective service	2.3	3.0	27.74	24.35
Food preparation and serving related	8.7	9.7	16.58	14.91
Building and grounds cleaning and maintenance	2.9	3.3	18.43	16.40
Personal care and service	2.0	2.6	18.48	17.82
Sales and related	8.8	11.6	25.62	21.02
Office and administrative support	12.2	12.2	23.05	19.75

Table A. Occupational employment and wages by major occupational group, United States and the Ocala metropolitan area, May 2023

Major occupational group	Percent of total employment		Mean hourly wage ($)	
	United States	Ocala	United States	Ocala
Farming, fishing, and forestry	0.3	0.3	19.22	18.59
Construction and extraction	4.1	5.3	29.57	22.08
Installation, maintenance, and repair	3.9	4.8	28.13	22.81
Production	5.8	5.3	22.90	19.18
Transportation and material moving	9.1	11.3	22.45	18.79

Footnotes:

(1) Estimate not released.

One occupational group—sales and related—was chosen to illustrate the diversity of data available for any of the 22 major occupational categories.

Ocala had 13,430 jobs in sales and related, accounting for 11.6 percent of local area employment, compared to the 8.8-percent share nationally.

The average hourly wage for this occupational group locally was $21.02, compared to the national wage of $25.62.

Table 1. Employment and wage data for sales and related occupations, Ocala metropolitan area, May 2023

Occupation (1)	Employment		Mean wages ($)	
	Level (2)	Location quotient (3)	Hourly	Annual (4)
Sales and related occupations	13,430	1.3	21.02	43,720
First-line supervisors of retail sales workers	1,230	1.5	26.89	55,930
First-line supervisors of non-retail sales workers	180	1.1	39.28	81,700
Cashiers	3,310	1.3	13.31	27,690
Counter and rental clerks	460	1.5	16.66	34,650
Parts salespersons	390	2.0	17.87	37,170
Retail salespersons	4,410	1.6	16.95	35,250
Advertising sales agents	80	1.0	26.60	55,320
Insurance sales agents	290	0.8	34.28	71,300
Securities, commodities, and financial services sales agents	320	0.9	33.12	68,880
Sales representatives of services, except advertising, insurance, financial services, and travel	830	1.0	29.65	61,670
Sales representatives, wholesale and manufacturing, technical and scientific products	100	0.4	42.53	88,460
Sales representatives, wholesale and manufacturing, except technical and scientific products	1,040	1.1	31.29	65,090
Demonstrators and product promoters	30	0.8	18.60	38,680
Real estate sales agents	420	2.8	42.04	87,450
Telemarketers	200	3.2	12.87	26,760

Sales and related workers, all other	90	1.1	20.75	43,150

Footnotes:
(1) For a complete listing of all detailed occupations in the Ocala, FL Metropolitan Statistical Area, see www.bls.gov/oes/current/oes_36100.htm.
(2) Estimates for detailed occupations may not sum to the totals due to rounding, and because the totals may include occupations that are not shown separately. Estimates do not include self-employed workers.
(3) The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average.
(4) Annual wages have been calculated by multiplying the hourly mean wage by a 'year-round, full-time' hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Updates: Finance Department

PRESENTING PARTY:

Marge Strausbaugh, Finance 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: May 6, 2025

AGENDA ITEM:

Updates: Public Works - One Oak Belleview LLC Developer's Agreement

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

This developer's agreement is for 10350 S US HWY 441 (Starbucks) and 10356 S US HWY 441 (Chipotle). This property is inside city limits.

The developer agreement requires that the developer shall:

1. For the front two parcels, perpetually maintain all water lines and appurtenances on the Development side of the water meters located at the property line near US 441.
2. For the remaining mobile home park section of the property perpetually maintain all water lines and appurtenances of the Development side of the water master meter located at the property line near US 441.
3. Perpetually maintain all private gravity on-site sewer service lines, laterals, manholes, and appurtenances serving the property on the Development side of the existing gravity sewer mains located on US Highway 441.
4. Perpetually maintain all private gravity on-site sewer service lines, laterals, manholes, and appurtenances serving the front two parcels and the remaining Mobile Home Park property on the Development side of the existing gravity sewer mains located on US Highway 441.
5. Grant the city a blanket easement for access for the purpose of emergency repairs should the developer not respond. The Developer shall be responsible for all cost to the City for repairs, labor, equipment and materials for such emergency repairs. The city will provide an invoice with a detailed

breakdown for such reimbursement.
6. Provide usage and anticipated wastewater flow from the property; and
7. Pay all applicable charges for water passing through the Master meter which serves the Development.
8. Obtain approval and required permits by the Florida Department of Environmental Protection (if required) and the City before connection to the City's sewer line.
9. Require each tenant to sign a statement acknowledging that One Oak Belleview, LLC is responsible for the operation and maintenance of the water distribution and sewer collection systems within the property, and provide the City a copy of such written acknowledgement.
10. Pay all applicable connection and system development charges to the City, prior to the issuance of a Building permit for building construction on the property.
11. Pay all applicable deposits and monthly water, sewer and garbage (if applicable) fees, on an individual basis, to the City.

RECOMMENDED ACTIONS:

Motion to approve the One Oak Belleview, LLC Developer's Agreement

ATTACHMENTS:

Developers Agreement - One Oak Belleview
Location

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, by and between One Oak Belleview, LLC, a Florida limited liability company, and its successors in interest (hereinafter referred to as "DEVELOPER") whose address is 907 S. Ft. Harrison Ave., Ste., 102, Clearwater, FL 33756, and the CITY OF BELLEVIEW, FLORIDA, a municipal corporation of the State of Florida, whose address is 5343 SE Abshier Boulevard, Belleview, Florida, 34420 (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, Developer owns parcels of land in Belleview, Marion County, Florida more particularly described in Exhibit "A" sketch and description attached to this Agreement (the "Property"); and

WHEREAS, the entire property to be developed is located within the incorporated area (City Limits) of the City of Belleview; and

WHEREAS, Developer desires to develop the property and has submitted applications and plans to construct a Starbucks and Chipotle on the Property and remainder of the Mobile Home Park (the Property and improvements hereinafter referred to as the "Development); and

WHEREAS, the Developer desires the remaining Mobile Home Park section of the property to be served by City water, through a master meter, and

WHEREAS, the Developer desires to be responsible for all maintenance of the water lines on the Development side of the master meter; and the private water and sewer lines on-site; and

WHEREAS, the Developer desires to be responsible for all maintenance of the sewer lines on the Development property; and

WHEREAS, in connection with the Development, the Developer has submitted civil plans for the relocation of the water and sewer lines serving the remaining mobile home park section of the property.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants herein and other good and valuable consideration, the parties covenant and agree as follows:

A. Recitals. The foregoing recitals are true and correct and an integral component of this Agreement.

B. **The Developer shall:**

1. For the front two parcels, perpetually maintain all water lines and appurtenances on the Development side of the water meters located at the Property line near US 441.

2. For the remaining mobile home park section of the property perpetually maintain all water lines and appurtenances on the Development side of the water master meter located at the Property line near US 441.

3. Perpetually maintain all private gravity on-site sewer service lines, laterals, manholes and appurtenances serving the property on the Development side of the existing gravity sewer mains located on US Highway 441.

4. Perpetually maintain all private gravity on-site sewer service lines, laterals, manholes and appurtenances serving the front two parcels and the remaining Mobile Home Park property on the Development side of the existing gravity sewer mains located on US Highway 441.

5. Grant the city a blanket easement for access for the purpose of emergency repairs should the developer not respond. The Developer shall be responsible for all cost to the City for repairs, labor, equipment and materials for such emergency repairs. The city will provide an invoice with a detailed breakdown for such reimbursement.

6. Provide proposed usage and anticipated wastewater flow from the Property; and

7. Pay all applicable charges for water passing through the Master meter which serves the Development.

8. Obtain approval and required permits by the Florida Department of Environmental Protection (if required) and the City before connection to the City's sewer line.

9. Require each tenant to sign a statement acknowledging that One Oak Belleview, LLC is responsible for the operation and maintenance of the water distribution and sewer collection systems within the property, and provide the City a copy of such written acknowledgement.

10. Pay all applicable connection and system development charges to the City, prior to the issuance of a Building permit for building constructed on the property.

11. Pay all applicable deposits and monthly water, sewer and garbage (if applicable) fees, on an individual basis, to the City.

12. Sign this developer's agreement before presentation to the City of Belleview City Commission for approval and signature.

C. **Mutual Understandings:**

1. As there will be no publicly maintained water and sewer lines on the DEVELOPER's property (the two front parcels and the remaining Mobile Home Park), the owner of the property shall be solely responsible for any and all, maintenance and repairs.

2. The two front parcels have their own meters and will be billed independently.

3. Excluding the two front parcels, no internal meters shall be used for the Development, the city will bill consumption water flows through the Master meter.

4. The Master meter water base charge will be determined by the number of units, (13). Any additional units may increase the monthly base charge. A monthly utility bill will be sent to the property owner for water metered and the base charge. The monthly base charge for water is currently $151.32, based on 13 units.

5. The charge for water and sewer is subject to change and the Developer shall pay for water and sewer service based upon such amendment.

6. Exhibit "B" provides a map of existing and proposed water and sewer utilities.

7. The Master meter sewer base charge is determined by the number of units,

8. Any expansion or changes to the water or sewer system on-site will require a permit from the City of Belleview and the Florida Department of Environmental Protection.

9. The manhole located near the US 441 property line in the entrance driveway is where private maintenance begins. Any sewer backups from this manhole into the property is the responsibility of the owner of the property. The sewer flows will be billed based on the Master metered water flows.

10. Any additional units may increase the monthly base charge. A monthly utility bill will be sent to the property owner for sewer charges based on water flow metered and the base charge. The monthly base charge for sewer is $304.07, based on 13 units. Total base charge for water and sewer is $455.39. Exhibit "B" provides a map of existing and proposed water and sewer utilities.

11. Transportation impact fees are under the governance of Marion County Board of County Commissioners. The City makes no promises or representations concerning applicability or credits. Transportation impact fees shall be paid in full before issuance of the certificate of occupancy on new construction.

12. System Development charges for the property have been paid for 3,840 gallons per day. The City code provides flow allocation for a mobile home at 290 gallons per day each. Proposed 13 units times 290 uses 3,770 gpd of the 3,840 gpd.

13. This Agreement is the entire agreement of the parties; no promises have been made which are not set forth herein.

14. This Agreement may only be amended by separate written agreement executed by the Parties hereto, or their successors in interest.

15. The laws of the State of Florida shall govern the interpretation of this Agreement. If any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

16. Neither party to this Agreement will have the right to claim damages or to terminate this Agreement as a result of the other's failure or delay in performance due to circumstances beyond the control, such as labor disputed, strikes, acts of God or governmental action not the fault of the non-performing party.

17. All notices and other communication required herein shall be in writing and shall be delivered personally (which shall include delivery by courier or overnight delivery service) or be sent by certified or registered mail, postage prepaid, return receipt requested. Items delivered personally shall be deemed delivered on the day of delivery; items sent by certified or registered mail shall be deemed delivered three (3) working days after mailing. Either party may change its address by giving written notice thereof.

18. In the event action is required to compel performance of this Agreement or any part thereof, the prevailing party shall be entitled to receive all costs and reasonable attorney's fees in connection with such proceedings from the non-prevailing party.

D. **Developer's Authority:**

Andrew Hupp represents and warrants that he is the Managing Member of Hupp RE Holdings, LLC, the Managing Member of One Oak Belleview, LLC., manager of Developer,

and has the power and authority to execute and deliver this Agreement and to bind and commit Developer to carry out the terms and fulfill the conditions and obligations of this Agreement; further, that Developer has taken all necessary action to approve and ratify the terms of this Agreement, and this Agreement has been duly authorized, executed and delivered on behalf of Developer and constitutes its valid, legal and binding agreement and obligations contained herein are enforceable against DEVELOPER, in accordance with the terms herein.

IN WITNESS WHEREOF, the parties have caused these presents to be executed this ___ day of _____, 2025.

City of Belleview

_____
Christine Dobkowski
Mayor

ATTEST:

_____
Lezli Merritt
City Clerk

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Christine Dobkowski, mayor of the City of Belleview, who is personally known to me.

_____
NOTARY PUBLIC
My commission expires: _____
My commission number: _____

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESS:

Print Name: Suzanna Sucevic
Address: 907 S. Ft. Harrison Ave., Ste. 102
Clearwater, FL 33756

Print Name: Jennifer Caldwell
Address: 907 S. Ft. Harrison Ave., Ste. 102
Clearwater, FL 33756

ONE OAK BELLVIEW, LLC, a Florida limited liability company

By: Hupp RE Holdings, LLC, a Florida limited liability company, its, manager

By: _____
Andrew J. Hupp, manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of April, 2025 by Andrew J. Hupp, as manager of Hupp RE Holdings, LLC, as manager of One Oak Belleview, LLC, who is personally known to me.

SUZANNA SUCEVIC
MY COMMISSION # HH 231657
EXPIRES: March 15, 2026

_____
NOTARY PUBLIC
My commission expires: _____
My commission number: _____

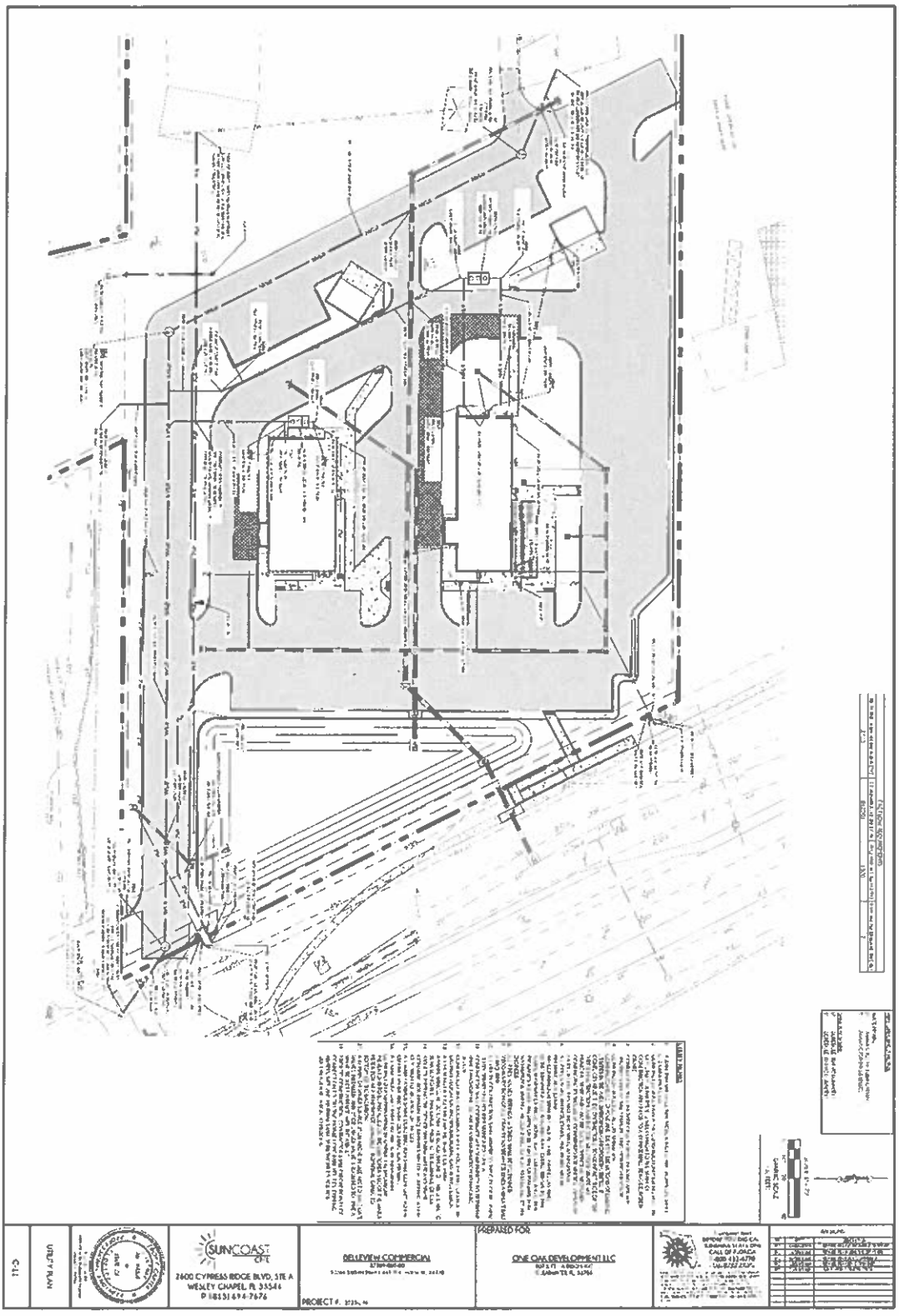
EXHIBIT A

PARCEL 1:
THE NORTH 860.89 FEET OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING WEST OF HIGHWAY 441, EXCEPT THE NORTH 573.92 FEET THEREOF.
AND;

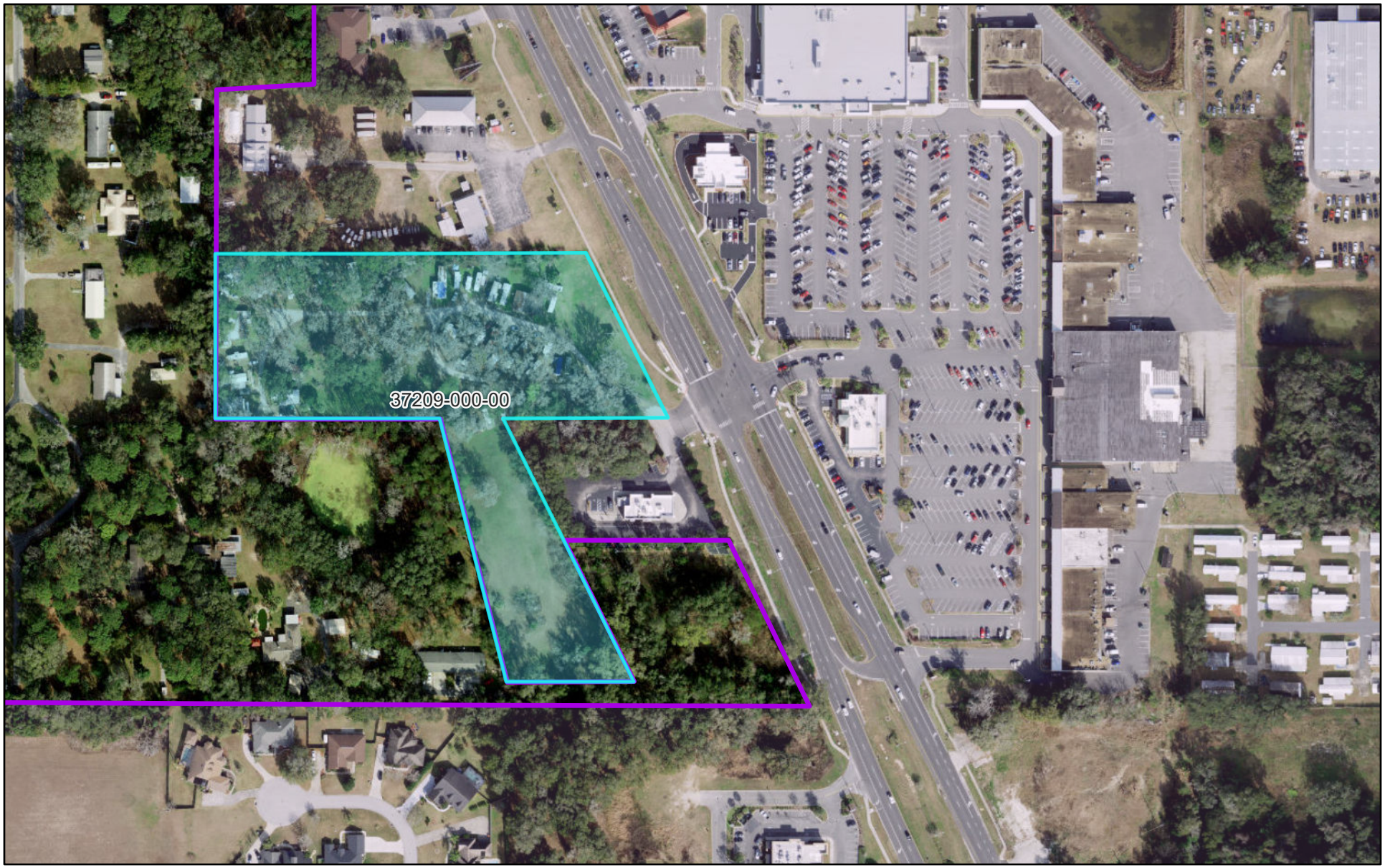
PARCEL 2:
FROM THE INTERSECTION OF THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, WITH THE RIGHT OF WAY OF US 441; THENCE WEST, ALONG SAID SOUTH BOUNDARY, 280.10 FEET FOR A POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTHWESTERLY PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 517.67 FEET; THENCE WEST, PARALLEL WITH THE SOUTH BOUNDARY OF SAID S.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 107.15 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH BOUNDARY OF THE SAID S.E. 1/4 OF THE N.E. 1/4 WHICH IS WEST 224.02 FEET FROM THE POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH BOUNDARY, 224.02 FEET TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 30 FEET THEREOF.

SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, N 89°45'46" W, 281.59 FEET; THENCE DEPARTING SAID SOUTH LINE, N 26°30'06" W, 33.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26, N 89°45'46" W, 216.49 FEET; THENCE DEPARTING SAID LINE, N 13°42'45" W, 445.59 FEET; THENCE N 89°46'27" W, 389.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE ALONG SAID WEST LINE, N 00°02'59" E, 288.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 573.92 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, S 89°46'27" E, 630.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AFORESAID U.S. HIGHWAY N0. 441; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S 26°36'28" E, 323.21 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N 89°46'27" W, 280.49 FEET; THENCE DEPARTING SAID SOUTH LINE, S 26°30'06" E, 484.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT B


SUNCOAST
2600 CYPRESS RIDGE BLVD, STE A
WESLEY CHAPEL, FL 33544
P (813) 694-7676
BELLEVIEW COMMERCIAL
PREPARED FOR
ONE OAK DEVELOPMENT LLC

One Oak Belleview



4/21/2025, 11:05:09 AM

1:3,207

0 130 260 520 ft

0 37.5 75 150 m

Parcel Pts All
Parcels All
Belleview City Limits 2025
Utility Service Area

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
60cm Resolution Metadata

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

City of Belleview, Florida

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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Updates: Public Works - Baseline Rd/SE 92nd Loop Rd Hydraulic Analysis

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Action Items

BACKGROUND:

The City of Belleview is experiencing increased subdivision development within the utility service boundary. This development is primarily located along **SE 58th Avenue (Baseline Road) and SE 92nd Loop**. The city has determined, through discussions with developers, that extension of the City's water mains and force mains is necessary to serve the proposed developments. In support of these extensions the city has determined that it is necessary to
perform a hydraulic analysis of the proposed water main and force main extensions to determine the sizes of the mains and the extent to which they can be extended.

RECOMMENDED ACTIONS:

Motion to approve Kimley-Horn's proposed Individual Project Order 31 in the amount of $33,000.00 for the Hydraulic Analysis for water and sewer line extensions along Baseline Rd and 92nd Loop Rd.

ATTACHMENTS:

Baseline Road Hydraulic Analysis Proposal

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.

Kimley»Horn

INDIVIDUAL PROJECT ORDER NUMBER 31

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn"), and the City of Belleview (the "Client" or the "City") in accordance with the terms of the Master Agreement for Continuing Professional Services dated May 5, 2015, which is incorporated herein by reference.

Identification of Project:

Project: Baseline Road Hydraulic Analysis

Project Manager: Alan Garri, PE

Project Understanding

The City of Belleview is experiencing increased subdivision development within the utility service boundary. This development is primarily located along SE 58th Avenue (Baseline Road) and SE 92nd Loop. The area of interest for this development is identified further in Exhibit A. The City has determined, through discussions with developers, that extension of the City's water mains and force mains is necessary to serve the proposed developments. In support of these extensions the City has determined that it is necessary to perform a hydraulic analysis of the proposed water main and force main extensions to determine the sizes of the mains and the extent to which they can be extended. In support of this objective Kimley-Horn has prepared the following scope of services.

Specific Scope of Basic Services

Task 1 – Data Collection and Evaluation

A. Kimley-Horn will use the previous utility master plan report (2019), wastewater collection system model, and water distribution system model to serve as the basis of the analysis for the proposed water main and force main extensions.

B. Kimley-Horn will prepare for and attend a project kick-off meeting with City staff and stakeholder. Project objectives, schedule, milestones, communication methods, and base information will all be discussed.

C. The City will provide a list of system improvements, if any, which have been implemented since the previous master plan (July 2019) was completed and which will be impacted by the future development flows identified in this scope of services. Kimley-Horn will evaluate the system improvements.

D. The City will provide the lot count for each of the proposed subdivisions, anticipated build out timeframe, and any utility extensions planned by the subdivision projects.

E. Kimley-Horn will coordinate with the developer(s) and their respective engineers during this hydraulic evaluation to confirm system improvements and subdivision parameters.

F. Kimley-Horn will rely on the models from the 2019 master plan and will not perform additional system wide calibration for this hydraulic analysis.

G. Kimley-Horn will prepare for and attend a data review meeting with City staff to confirm the operational inputs to be used for the hydraulic model.

Task 2 – Future Demand Projections

A. The City will provide 12-months of historical water billing data. Kimley-Horn will analyze the billing data and update the water master plan flow projections accordingly.

B. Kimley-Horn will use the water and sewer infill demand projections previously prepared as part of the water master plan (July 2019) along with the growth observed from the historical billing data provided by the City as the basis for future water system growth. Kimley-Horn will check projected growth against the SWFWMD growth projections for the City.

C. Kimley-Horn will meet with City staff to discuss the large-scale developments to come online within the City's utility service area that will be included in the analysis.

D. Kimley-Horn will calculate water and sewer system demands for the present year, five-year, and build out flow projections.

E. Kimley-Horn will attend up to one progress meeting with representatives of the City to review task progress and recommendations prior to finalizing the population projections.

Task 3 – Force Main Hydraulic Modeling

A. Kimley-Horn will use the data gathered in Tasks 1 and 2 to update the sewer collection system model from the previous utility paster plan (2019). This update is limited to the inclusion of the force main required to serve the proposed developments and infill demand projections. The objective of the analysis is to determine the size and extension limits of the proposed force main along SE 58th Avenue and SE 92nd Loop.

B. Kimley-Horn will prepare recommended wastewater system hydraulic standards for acceptance by the City. Hydraulic standards will be established for the following parameters:

1) Minimum Force Main Velocity = 2 ft/s

2) Maximum Force Main Velocities = 8 ft/s

3) Maximum Force Main Pressure = 165 psi

C. For each demand projection (present year, 5-year and build-out), Kimley-Horn will make collection system improvement recommendations that are required for the system to meet the hydraulic standards. Kimley-Horn will review the initial improvement recommendations with City staff and include staff input for the final recommendations.

Task 4 – Water Main Hydraulic Modeling

A. Kimley-Horn will use the data gathered in Tasks 1 and 2 to update the water distribution system model from the previous utility master plan (2019). This update is limited to the inclusion of the water main required to serve the proposed developments and infill demand projections. The objective of the analysis is to determine the size and of the proposed water main along SE 58th Avenue and SE 92nd Loop and the ability to provide fire protection to the proposed development.

B. Kimley-Horn understands that the developer for the Sandy Clay PUD intends to design and construct a water main extension from the City's existing system on E Hwy 25 to a point along SE 92nd Loop to serve their development. This hydraulic analysis will assume this extension is in place for modeling purposes for one scenario. Kimley-Horn will also analyze a scenario assuming the developer extension along 92nd loop is not in place and the City's WM will dead end on 92nd Loop.

C. Kimley-Horn will model the water main to extend further along SE 92nd loop and connect to the City's water main along SE 58th Ave thereby creating a looped connection for serving the proposed

developments along SE 92nd Loop.

D. Kimley-Horn will evaluate the model results based on the recommended water system hydraulic standards as established by the City. The hydraulic standards will be established for the following parameters:

1) Minimum System Pressure

2) Maximum System Pressure

3) Average System Delivery Pressure

4) Fire Flow Demand

E. Kimley-Horn will evaluate the water system under the scenarios listed below for the present year, 5-year, and 10-year demand projections. Kimley-Horn will evaluate the existing distribution system performance under these conditions and identify areas that are not performing up to the hydraulic standards previously established.

1) Average Day Demand (ADD)

2) Max Day Demand (MDD)

3) Max Day Demand plus Fire Flow

Task 5 – Technical Memorandum

A. Kimley-Horn will prepare a draft technical memorandum summarizing the recommended water main and force main sizes required to serve the proposed developments and infill demand. This technical memorandum will be submitted for staff review and comment. One electronic PDF copy of the draft technical memorandum will be provided to the City for review and comment.

B. Kimley-Horn will meet with the City and stakeholders to review the draft technical memorandum and discuss comments

C. Kimley-Horn will prepare a final technical memorandum incorporating City and stakeholder comments. Up to three hard copies and one electronic (PDF) copy of the final technical memorandum will be provided.

Additional Services If Required

Services requested that are not specifically included can be provided under a contract amendment, a new and separate IPO agreement, or on an hourly basis upon written authorization.

Schedule

Kimley-Horn will provide the scope of services as expeditiously as practicable with the goal of meeting a mutually agreeable schedule.

Fee and Billing

Kimley-Horn will perform the Scope of Services for the fees shown in the table below.

Task Description	*Lump Sum Fees*
Task 1 – Data Collection and Evaluation	$4,520
Task 2 – Future Demand Projections	$8,260
Task 3 – Force Main Hydraulic Modeling	$6,160
Task 4 – Water Main Hydraulic Modeling	$6,160
Task 5 – Technical Memorandum	$7,900
Total Authorized Fee	***$33,000***

Services provided under this IPO will be invoiced monthly. All invoices will include a description of the services provided. Approval from the City shall be required for all invoiced travel expenses and meetings.

ATTACHMENT: Exhibit A, Table A

ACCEPTED:

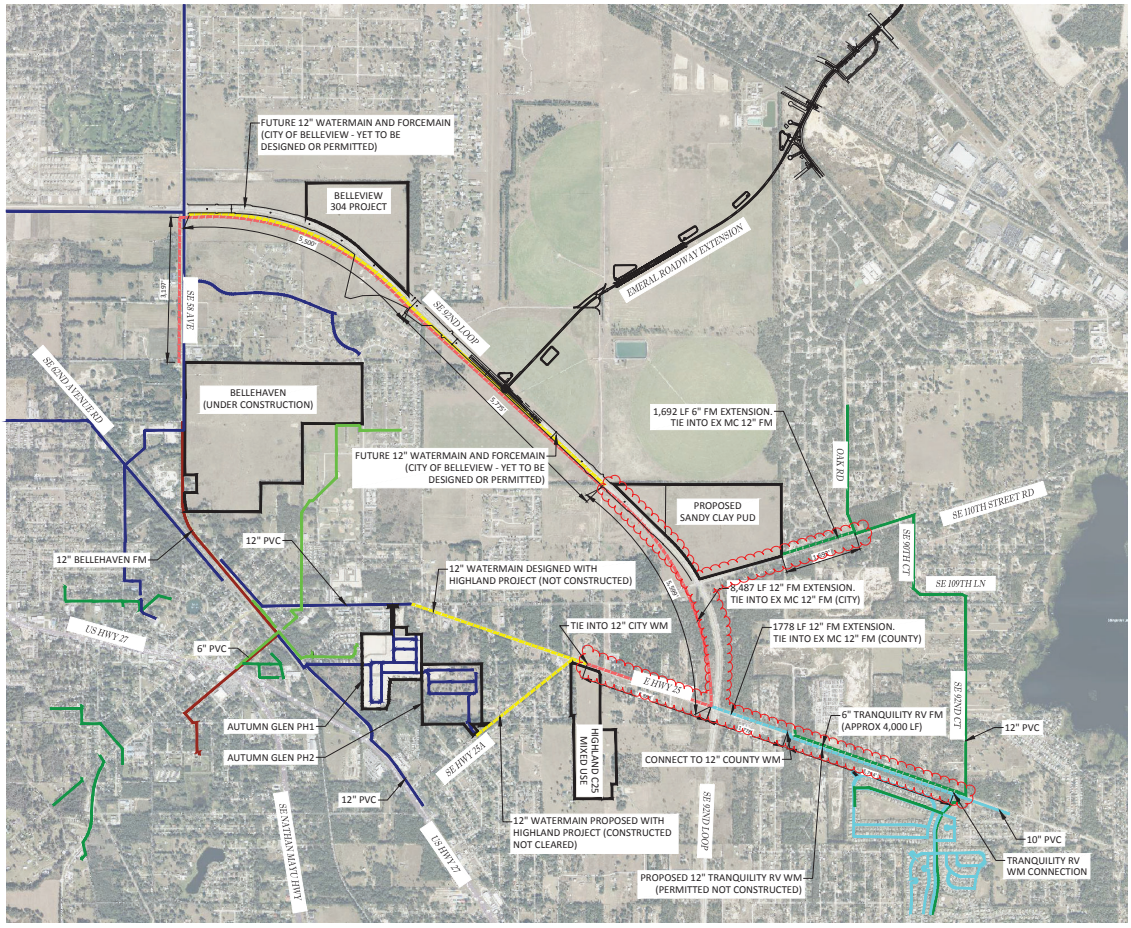
THE CITY OF BELLEVIEW, FLORIDA	KIMLEY-HORN AND ASSOCIATES, INC.
BY: _____	BY: _____
	Alan J. Garri, PE
TITLE: _____	TITLE: Associate
DATE: _____	DATE: April 25, 2025

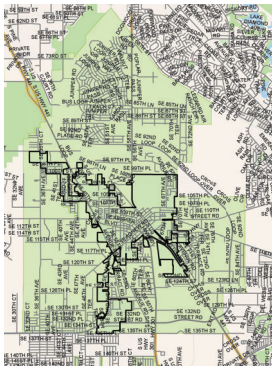
TABLE A
COST ESTIMATE FOR SERVICES

PROJECT: IPO 31_BASELINE ROAD HYDRAULIC ANALYSIS
CLIENT: CITY OF BELLEVIEW
KHA PM: ALAN GARRI, PE
BASIS FOR ESTIMATE: NEGOTIATED RATES FROM 3/3/2022

SHEET: 1 of 1
DATE: 4/25/2025

		DIRECT LABOR (MAN-HOURS)									
		Senior Professional II	Senior Professional I	Professional	Analyst	Technical Support	Support Staff	LABOR	EXPENSE	SUB	LABOR
TASK ID	TASK DESCRIPTION	$230.00	$190.00	$170.00	$140.00	$120.00	$80.00	HOURS	($)	($)	TOTAL
1	DATA COLLECTION AND EVALUATION		4.0	8.0	16.0		2.0	30.0			$ 4,520
2	FUTURE DEMAND PROJECTIONS	2.0	12.0	16.0	20.0			50.0			$ 8,260
3	FORCE MAIN HYDRAULIC MODELING	2.0	6.0	12.0	18.0			38.0			$ 6,160
4	WATER MAIN HYDRAULIC MODELING	2.0	6.0	12.0	18.0			38.0			$ 6,160
5	TECHNICAL MEMORANDUM	4.0	4.0	18.0	18.0		8.0	52.0			$ 7,900
								0.0			$ -
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	TOTALS:	10.0	32.0	66.0	90.0	0.0	10.0	208.0	$ -	$ -	$ 33,000.00
										GRAND TOTAL:	**$ 33,000.00**





CITY OF BELLEVIEW UTILITY TERRITORY

1000' 500' 0 1000' 2000'
SCALE IN FEET
1" = 1000'

LEGEND

- PROJECT BOUNDARY
- EXISTING MCUD WATERMAIN
- EXISTING MCUD FORCEMAIN
- EXISTING CITY OF BELLEVIEW FORCEMAIN
- EXISTING CITY OF BELLEVIEW WATERMAIN
- PROPOSED MCUD WATERMAIN
- PROPOSED MCUD FORCEMAIN
- PROPOSED CITY OF BELLEVIEW WATERMAIN
- PROPOSED CITY OF BELLEVIEW FORCEMAIN

Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-6949 Fax: (352) 387-6945

REVISIONS

DATE

OFFSITE UTILITY EXHIBIT

TAYLOR MORRISON
SANDY CLAY PUD
MARION COUNTY, FLORIDA

DATE 2/7/25
DRAWN BY CAD
CHKD. BY PM
JOB NO.

SHT. 01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Updates: Public Works - Adoption of New Water Meter Technology and Software Upgrades

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

At a previous commission meeting, staff was tasked with identifying options to give customers the ability to track their water usage and to improve the efficiency of meter reading operations. During the last commission meeting, Jarad Olsen of Ferguson Waterworks, presented several upgrade options to the commission. Following that presentation, staff was directed to explore implementing new meter technology for all new construction and to begin upgrading meters for existing customers as they break.

To support the long-term goal of upgrading all current meters, staff has contacted Angie Brewer and Associates (ABA) to explore potential grant funding for a city-wide retrofit, similar to the meter retrofit project in 2019

If the Commission would like to move forward with change, staff recommends transitioning to Neptune cellular meters for new accounts and phased replacements. These meters allow for mobile data collection, reducing the need for manual readings and improving billing accuracy. Additionally, the new meters integrate with Neptune's My360 consumer portal, giving customers real-time access to track usage, set alerts, and monitor bills from any device.

Cost Impact:

- **Customer Cost:** Meter costs are passed directly to the customer at the time service is established.
    - Current meter: $250
    - New cellular meter: $336.47
    - Difference to customer: $135
- **Annual Software Costs:**
    - Required upgrade to Neptune 360 AMR (existing system): $5,599/year
    - Additional cellular data plan: ~$5,333/year
    - **Total estimated annual software cost: ~$11,000**
- **One-Time Implementation (Customer Portal):**
    - My360 Setup Fee: $3,433.33
    - Remote Training: $1,716.67
    - **Total: $5,150.00**

Customer Benefits:
The Neptune My360 portal provides 24/7 access for customers to monitor their water usage, detect leaks early, and better understand their bills through user-friendly charts and alerts. This proactive approach is expected to improve customer satisfaction, reduce high-bill complaints, and support water conservation.

Supporting documents, including the vendor proposal and My360 portal details, are attached for commission review.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Neptune My360 Consumer Portal Product Information.pdf
Neptune 360 Software
Cellular Meters
Neptune My360 Customer Portal

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.

Support Customer Service and Water Conservation Efforts

Neptune® My360™ Consumer Portal



Enhance utility customer service and operational efficiency by providing consumers with a convenient, proactive way to monitor their own water consumption 24/7. Users no longer have to wait for a bill to detect possible issues, which means less water lost and fewer high bill complaints.

Users can set water thresholds and out-of-town alerts for greater peace of mind. And water conservation is encouraged when consumers can see how much they actually use with easy-to-read charts and graphs.

Neptune My360 is web-based to work on all devices and is always up-to-date. Get up and running quickly without the need for complex integrations.

- Easily customize to utility branding
- Visibility into consumer portal usage and adoption
- Self-service access to consumer data reduces customer calls and high bill complaints
- Responsive design works on desktop, laptop, tablet, and mobile devices
- Intuitive dashboard that highlights potential issues faster

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NEPTUNE TECHNOLOGY GROUP

#winyourday

FERGUSON WATERWORKS

FEL-OCALA, FL WW
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Phone: 352-237-0273
Fax: 352-237-3326

Deliver To:
From: **Jarad Olson**
jarad.olson@ferguson.com
Comments:

16:47:21 APR 30 2025

FEL-OCALA, FL WW #44
Price Quotation
Phone: 352-237-0273
Fax: 352-237-3326

Bid No: B575502
Bid Date: 04/28/25
Quoted By: JEO

Cust Phone: 352-533-0923
Terms: NET 10TH PROX

Customer:
CITY OF BELLEVIEW
CITY HALL
PUBLIC WORKS
5343 SE ABSHIER B
BELLEVIEW, FL 34420

Ship To:
CITY OF BELLEVIEW
5525 S.E. 119TH STREET
PUBLIC WORKS
BELLEVIEW, FL 34420

Cust PO#:

Job Name: NEPTUNE 360 RR METER

Item	Description	Quantity	Net Price	UM	Total
	RECURRING ANNUAL SOFTWARE SUBSCRIPTION FOR NEPTUNE 360 METER READING SOFTWARE				

N14099105	NEPTUNE 360 AMR 5001-10000	5090	1.100	EA	5599.00

Net Total:	$5599.00
Tax:	$0.00
Freight:	$0.00
Total:	$5599.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

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Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=44&on=62422

FERGUSON WATERWORKS

FEL-OCALA, FL WW #44
Price Quotation

Fax: 352-237-3326

16:47:21 APR 30 2025
Reference No: B575502

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FERGUSON WATERWORKS

FEL-OCALA, FL WW
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Phone: 352-237-0273
Fax: 352-237-3326

Deliver To:
From: **Jarad Olson**
jarad.olson@ferguson.com
Comments:

FEL-OCALA, FL WW #44
Price Quotation
Phone: 352-237-0273
Fax: 352-237-3326

Bid No: B575503
Bid Date: 04/28/25
Quoted By: JEO

Cust Phone: 352-533-0923
Terms: NET 10TH PROX

Customer:
CITY OF BELLEVIEW
CITY HALL
PUBLIC WORKS
5343 SE ABSHIER B
BELLEVIEW, FL 34420

Ship To:
CITY OF BELLEVIEW
5525 S.E. 119TH STREET
PUBLIC WORKS
BELLEVIEW, FL 34420

Cust PO#:

Job Name: CELLULAR BID

Item	Description	Quantity	Net Price	UM	Total
	NEPTUNE CELLULAR REGISTERS ---- NEW R900i CELL REGISTER				
SP-CELLREGISTER	NEPTUNE R900I CELLULAR REGISTER NEW ----	1	275.000	EA	275.00
	WARRANTY UPGRADE CELLULAR REGISTER				
SP-CELLUPRGADEWRN	NEPTUNE CELLULAR WARRANTY UPGRADE ----------	1	206.250	EA	206.25
	BRAND NEW CELLULAR 5/8X3/4 T10 NEPTUNE WATER METER FOR NEW SERVICE ----				
SP-NED2B31RPFG11	5/8X3/4 T10 P/C R900I CELLULAR USG ----------	1	336.470	EA	336.47
	NEPTUNE 360 & CELLULAR SUBSCRIPTION FEE ----				
N13980305	N360 CELL DATA PLAN - 5001-10K ADDED FOR EVERY NEW OR WARRANTY UPGRADE CELLULAR REGISTER OR METER ** RECURRING ANNUAL FEE **	1	9.200	EA	9.20

Net Total:	$826.92
Tax:	$0.00
Freight:	$0.00
Total:	$826.92

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FERGUSON WATERWORKS

FEL-OCALA, FL WW #44
Price Quotation

Fax: 352-237-3326

16:51:57 APR 30 2025
Reference No: B575503

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FERGUSON WATERWORKS

FEL-OCALA, FL WW
3501 SW 13TH STREET #200
OCALA, FL 34474-2857

Phone: 352-237-0273
Fax: 352-237-3326

Deliver To:
From: **Jarad Olson**
jarad.olson@ferguson.com
Comments:

FEL-OCALA, FL WW #44
Price Quotation
Phone: 352-237-0273
Fax: 352-237-3326

Bid No: B575795
Bid Date: 04/30/25
Quoted By: JEO

Cust Phone: 352-533-0923
Terms: NET 10TH PROX

Customer:
CITY OF BELLEVIEW
CITY HALL
PUBLIC WORKS
5343 SE ABSHIER B
BELLEVIEW, FL 34420

Ship To:
CITY OF BELLEVIEW
5525 S.E. 119TH STREET
PUBLIC WORKS
BELLEVIEW, FL 34420

Cust PO#:

Job Name: MY360 PORTAL

Item	Description	Quantity	Net Price	UM	Total
	NEPTUNE MY360 CUSTOMER PORTAL ----				
N14099304	MY360 ENDPOINTS 2501-5000 MY360 CUSTOMER PORTAL SUBC * RECURRING SUBSCRIPTION * ----	1	5333.330	EA	5333.33
N14099203	MY360 SET-UP FEE *** ONE TIME FEE *** ----	1	3433.330	EA	3433.33
N14099201	MY360 REMOTE TRN REMOTE TRAINING *** ONE TIME FEE ***	1	1716.670	EA	1716.67

Net Total:	$10483.33
Tax:	$0.00
Freight:	$0.00
Total:	$10483.33

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FERGUSON WATERWORKS

FEL-OCALA, FL WW #44
Price Quotation

Fax: 352-237-3326

16:45:27 APR 30 2025
Reference No: B575795

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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Updates: Chief of Police

PRESENTING PARTY:

Terry Holland, Chief of Police

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: May 6, 2025

AGENDA ITEM:

Updates: Information Technology

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: May 6, 2025

AGENDA ITEM:

Updates: City Attorney

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: May 6, 2025

AGENDA ITEM:

Updates: City Administrator

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: May 6, 2025

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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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 6, 2025

AGENDA ITEM:

Mayor: Staff Dress Code - Jeans Policy Discussion

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Staff has requested to be allowed to wear jeans daily as part of a business casual dress environment. Currently, staff members are permitted to wear jeans on Mondays through participation in a United Way fundraiser, which has been ongoing for several years, and on Thursdays as part of the City's regular dress practices.

The City's Employee Handbook does not currently contain a formal dress code policy. A new Dress Code and Appearance Policy is scheduled to be presented for Commission consideration at the next meeting. As part of finalizing the draft policy.

Mayor Dobkowski will be asking for Commission feedback regarding the daily wearing of jeans. The Commission's input will help determine the final language included in the proposed policy.

RECOMMENDED ACTIONS:

Discussion

ATTACHMENTS:

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