CITY OF BELLEVIEW AGENDA
Planning & Zoning Board

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, Fl
October 14, 2025
5:30 PM

John Tuminaro, Alternate
Christie Casey, Member
Dennis Miksa, Member
Rick Scherer, Member
Theresa Harris, Chair
Wilma Loar, Member

In accordance with the Americans with Disabilities Act, persons needing assistance in any of these proceedings should contact the City Clerk's Office at least 48 hours prior to the meeting: 5343 SE Abshier Blvd. Belleview, FL 34420 (352-245-7021 Ext. 2109)

1. Roll Call

   1.a Opening Statement
   Opening Statement

2. Notice/Publication of the Meeting

3. Approval of Minutes

   3.a Approval of minutes from 7/08/2025
   07082025 PZ Minutes

4. Public Hearings

   4.a Public Hearing - Annexation AN25-0002: PID 45367-000-00
   Staff Report

   4.b Public Hearing - Rezoning RZ25-0002: PID 45367-000-01
   Staff Report.pdf

5. Public Comments on items not addressed on the agenda

6. Staff Comments

7. Board Comments

8. Adjourn Meeting

AGENDA ITEM NO. 1.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: October 14, 2025

AGENDA ITEM:

Opening Statement

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Roll Call

BACKGROUND:

RECOMMENDED ACTIONS:

To be read at the discretion of the Chair.

ATTACHMENTS:

Opening Statement

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

CITY OF BELLEVIEW
PLANNING & ZONING BOARD
MEETING PROCEDURES

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

State Date and Time: October 14, 2025 – 5:30 pm

Roll Call

Ask If the Meeting Has Been Properly Noticed: Upon receiving an Affirmative, call the Meeting to Order.

Introduction of Staff: Shawna Chancey, Development Services Director; Kelley L. O'Neill, Development Services Planning & Zoning Specialist; Becky Susterka Development Services Building & Planning Specialist

Present the Operating Pro-forma for the Meeting:
This is a public meeting. There is structure to the meeting. I would like to share the structure with all in attendance so that every avenue of information is afforded to all parties so that the Board can make an informed decision on the matter presented.

Meetings are required by law to be open for public attendance and any public commentary. These guidelines seek to balance the opportunity for all citizens to participate in the local government process with the responsibility of the Chair person to conduct orderly and efficient meetings and to complete the City's business in a timely manner. Citizens are encouraged to follow the guidelines on public participation.

A quorum of the Board members must be present to open the meeting. A majority of those present, with a minimum of three, is necessary to approve an agenda item.

Order of Business:

1. Presentation of the Agenda Item: The Development Services Director will present the agenda item to the Planning & Zoning Board with all pertinent data, including the staff recommendation. The staff recommendation is based on the professional findings, assessments and compliance with the City's Zoning and Comprehensive Plan ordinances.

2. Applicant's Comments: The applicant may address the Board to give insight into the application and respond to questions from the Board members.

3. Public Comments: All public commentary should be kept brief and will be given from the guest speaker's podium. People speaking will identify themselves by giving their name, address for the record. The Board Members may ask questions for clarification of anyone speaking. Once everyone in the audience that wishes to speak has spoken, the Chair will close the Public Comments portion of that agenda item.

4. Board Member Comments: The Board members may discuss the agenda item and reserves the right to ask specific questions to either party for clarification of issues. Once the Board is satisfied that all of their questions have been properly addressed, a motion may be made.

Board Decision:

Depending upon the item presented, the motion may be to approve as presented, approve as amended, postpone until a date certain (if further information is needed to make a decision) or to deny the request. If the motion needs to be a recommendation to the commission, the agenda memo will so state.

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: October 14, 2025

AGENDA ITEM:

Approval of minutes from 7/08/2025

PRESENTING PARTY:

Chair Harris

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve or amend the minutes from 7/08/2025

ATTACHMENTS:

07082025 PZ Minutes

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

CITY OF BELLEVIEW
PLANNING & ZONING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
July 8, 2025
5:30 PM

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

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

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

APPROVAL OF MINUTES: 6/10/2025 Planning & Zoning Meeting Minutes

Motion made by Member Miksa to approve the 6/10/2025 Minutes as presented; Seconded by Member Scherer.

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

PUBLIC HEARINGS:

PH: Special Exception SE25-0003: PID 41401-00-028

Ms. O'Neill presented the Special Exception application.

Motion made by Member Scherer to approve Special Exception SE25-0003 with staff recommendations that the trailer is to be removed after one year from date of approval and it shall not be renewable.

Motion Seconded by Member Casey.

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

PUBLIC HEARINGS:

PH: Special Exception SE25-0004: PID 3708-006-005

Ms. O'Neill presented the Special Exception application.

Chair and board members had several questions about the residence and the Community as a whole.

Ms. Althea Powers, President of The Villas Homeowners Association, came before the board and spoke in favor of the pavers staying due to medical reasons. She also stated that if there was any kind of paperwork the City could provide regarding the special exception that she would be more than happy to place in the homes permanent file to ensure the next owner/renter was aware that the pavers would need to be removed with change of ownership.

Ms. Mary Mignosa, resident of The Villas of Belleview, spoke also in favor of the pavers staying as this was for medical reasons.

Board had additional comments about the process moving forward.

Motion made by Member Scherer to approve Special Exception SE25-0004 with staff recommendations.

Motion Seconded by Member Casey.

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

PUBLIC COMMENTS: None.

STAFF COMMENTS: None.

BOARD COMMENTS: None.

ADJOURNMENT: The meeting was adjourned by Chair Harris at 6:18 PM.

Attest:

_____
Shawna Chancey
Development Services Director

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: October 14, 2025

AGENDA ITEM:

Public Hearing - Annexation AN25-0002: PID 45367-000-00

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

This application, initiated by the developer, annexes the property into the City of Belleview. The property is surrounded by agricultural properties. The property has access to US HWY 441. The property is currently on a well and septic, however, future development will remove all structures from the parcel in order to provide an onsite drainage area and part of a retail building. The property to the immediate east is part of the same project and has a pending application to rezone to a commercial zoning.

RECOMMENDED ACTIONS:

Motion to recommend approval of Annexation AN25-0002

ATTACHMENTS:

Staff Report

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

CITY OF BELLEVIEW

Date: 08/27/2025

Planning & Zoning Board Hearing: 10/14/2025
Commission: First Reading 11/18/2025 - Final Reading 12/16/2025

Application Number:
AN25-0002

Project Number:
JAN25-0002

Application Type:
Annexation

Request:
Annexation 45367-000-00

Owner/Applicant:
E2 Farm/Leaders Development

Agent/Engineer/Architect:
Leaders Companies, LLC

Related Applications:
SSC25-0002
RZ25-0001
RZ25-0002

Parcels #:
45367-000-00

Acreage:
12.35 +/-

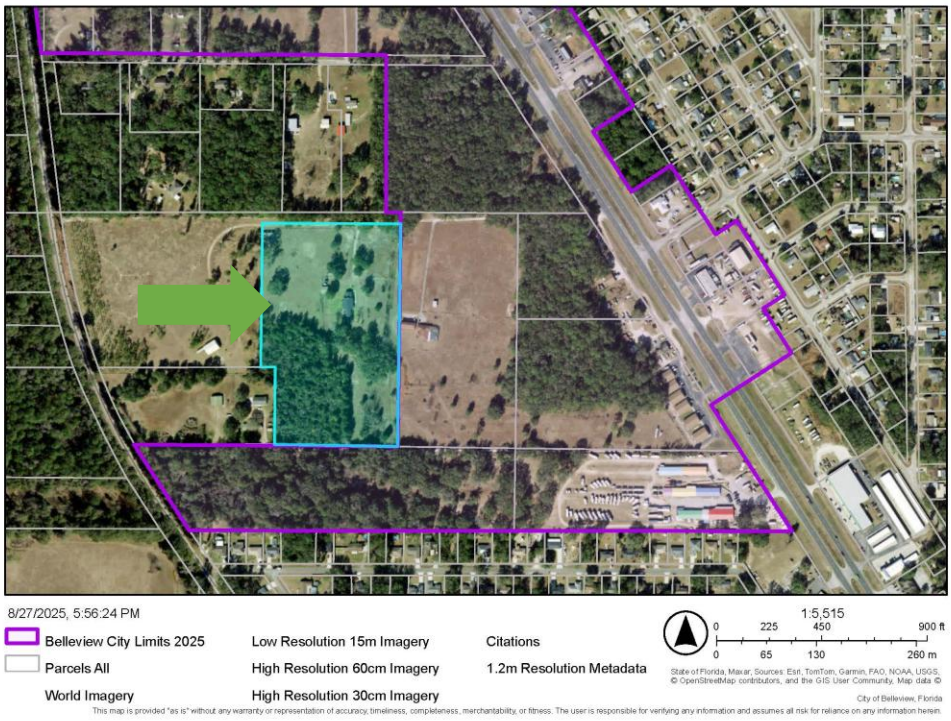
Future Land Use:
Marion County – Employment Center

Zoning:
Marion County – A-1

P&Z Recommendation:

LOCATION MAP

E2 Farm



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

Request
This application is a request to annex one property owned by E2 Farm.

Background
This application, initiated by the developer, annexes the property into the City of Belleview. The property is surrounded by agricultural properties. The property has access to US HWY 441. The property is currently on a well and septic, however, future development will remove all structures from the parcel in order to provide an onsite drainage area and part of a retail building. The property to the immediate east is part of the same project and has a pending application to rezone to a commercial zoning.

Table 1

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

STAFF ANALYSIS:

1. **Concurrency**

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

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

   Solid Waste – This property has not previously received solid waste services. Property will be required to provide their own commercial solid waste services.

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

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

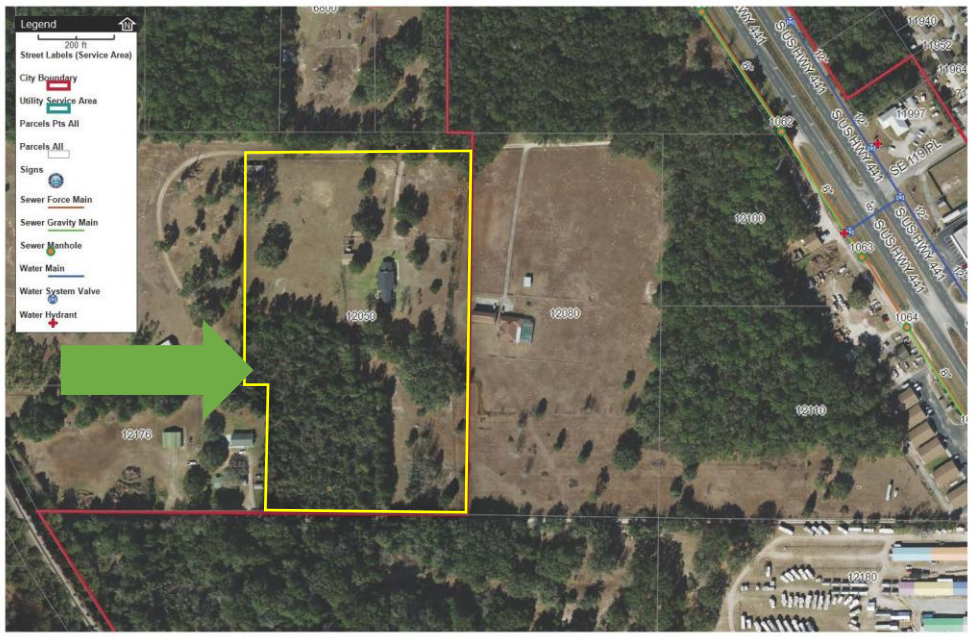
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control**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

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN25-0002 to annex subject properties from Marion County.

Additional Maps

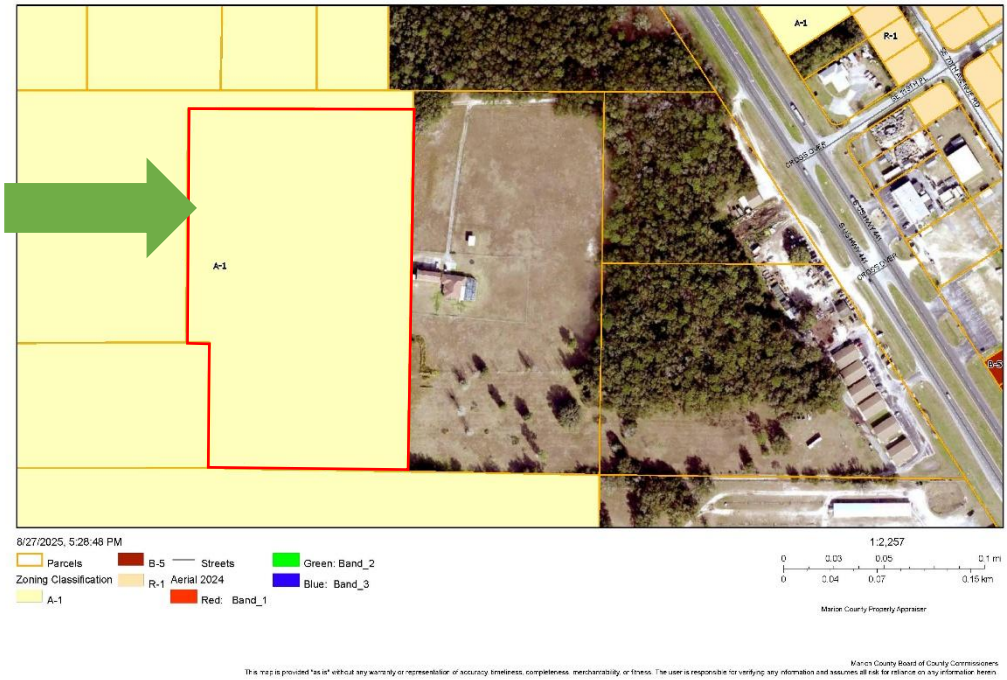
Utility Lines



Marion County Future Land Use



Marion County Zoning



8/27/2025, 5:28:48 PM

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

1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

Marion County Property Appraiser

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

AGENDA ITEM NO. 4.b

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE OF MEETING: October 14, 2025

AGENDA ITEM:

Public Hearing - Rezoning RZ25-0002: PID 45367-000-01

PRESENTING PARTY:

Kelley L. O'Neill, Planning & Zoning

ITEM TYPE:

Public Hearings

BACKGROUND:

The subject property is owned by Carole Anne Delucian, and is currently zoned AG with a commercial landuse. Leader's Companies, LLC is purchasing the property along with several others in the area to develop them for commercial use. This application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The property is surrounded by commercial and agricultural properties. The property has convenient access to S US HWY 441. The property to the west is being annexed as part of the same project and a separate application will request rezoning of that parcel.

RECOMMENDED ACTIONS:

Motion to recommend approval of RZ25-0002.

ATTACHMENTS:

Staff Report.pdf

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

CITY OF BELLEVIEW

Date: 10/1/2025

Planning & Zoning Board Hearing: 10/14/2025
Commission: First Reading 11/18/2025 - Final Reading 12/16/2025

Application Number:
PR25-0002

Project Number:
RZ25-0002

Application Type:
Zoning Map Change

Request:
Amend the City's Zoning Maps

Owner/Applicant:
Carole Anne Delucian/Leaders Companies, LLC

Agent/Engineer/Architect:
None at this time

Related Applications:
AN25-0002
SSC25-0002
RZ25-0001

Parcel #:
45367-000-01

Acreage:
11.50 +/-

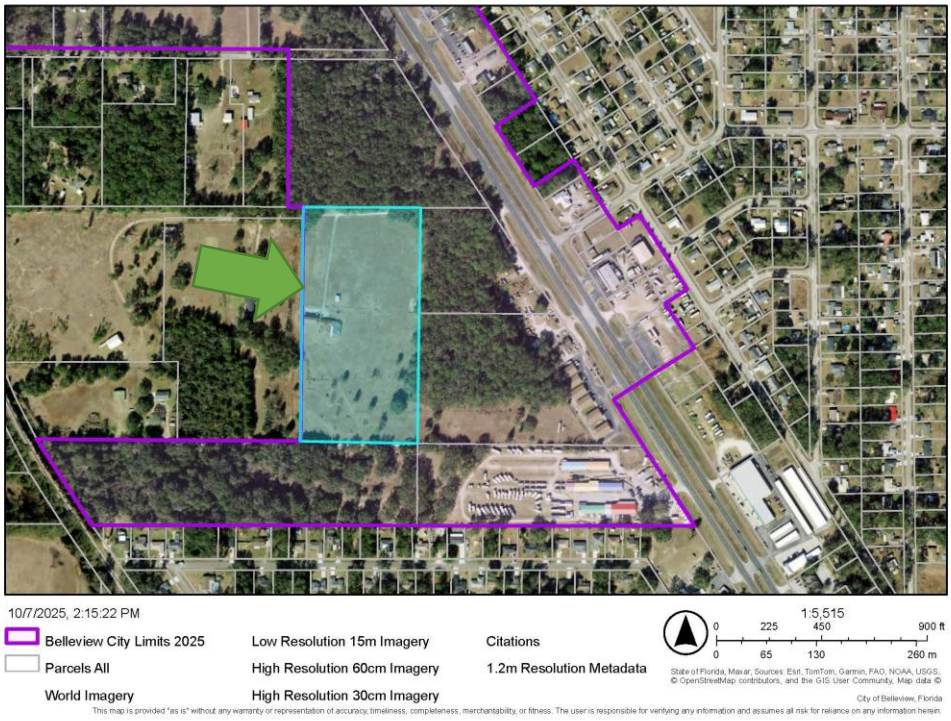
Existing Land Use:
Commercial

Proposed Zoning:
B-5

P&Z Recommendation:

LOCATION MAP

45367-000-01



Public Notice
Notice of public hearing was mailed to 8 property owners within 300 feet of the subject properties

Location
The property is located at 12080 S US HWY 441, which is behind Look-A-Like Plaza. S US HWY 441 is a Florida Department of Transportation maintained road. The subject property does not appear to be located in a flood zone, as found on Community Panel Number 12083-C0741D.

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

Background
The subject property is owned by Carole Anne Delucian, and is currently zoned AG with a commercial landuse. Leader's Companies, LLC is purchasing the property along with several others in the area to develop them for commercial use. This

Comprehensive Plan Amendment: NA

application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The property is surrounded by commercial and agricultural properties. The property has convenient access to S US HWY 441. The property to the west is being annexed as part of the same project and a separate application will request rezoning of that parcel.

Chart 1

Future Land Use Map Request	From: Commercial To: Commercial
Zoning Map Request	From: AG To: B-5
Location	One parcel totaling 11.50 acres +/-. Parcel numbers **45367-000-01.**
Property Owner(s)	Carole Anne Delucian
Surrounding Future Land Use Designations	North: Commercial South: Commercial East: Commercial West: Commercial (County)
Surrounding Zoning Designations	North: B-4 South: AG East: B-4/B-5 West: A-1 (County)
Surrounding Existing Land Uses	North: Agricultural (County) South: Commercial East: Commercial West: Commercial (Vacant)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject property does not appear to be located in a flood zone, as found on Community Panel Number 12083-C0741D.

STAFF ANALYSIS:

1. **Concurrency**

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

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

   Solid Waste – This property has not previously received solid waste services. Property will be required to provide their own commercial solid waste services.

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

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

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

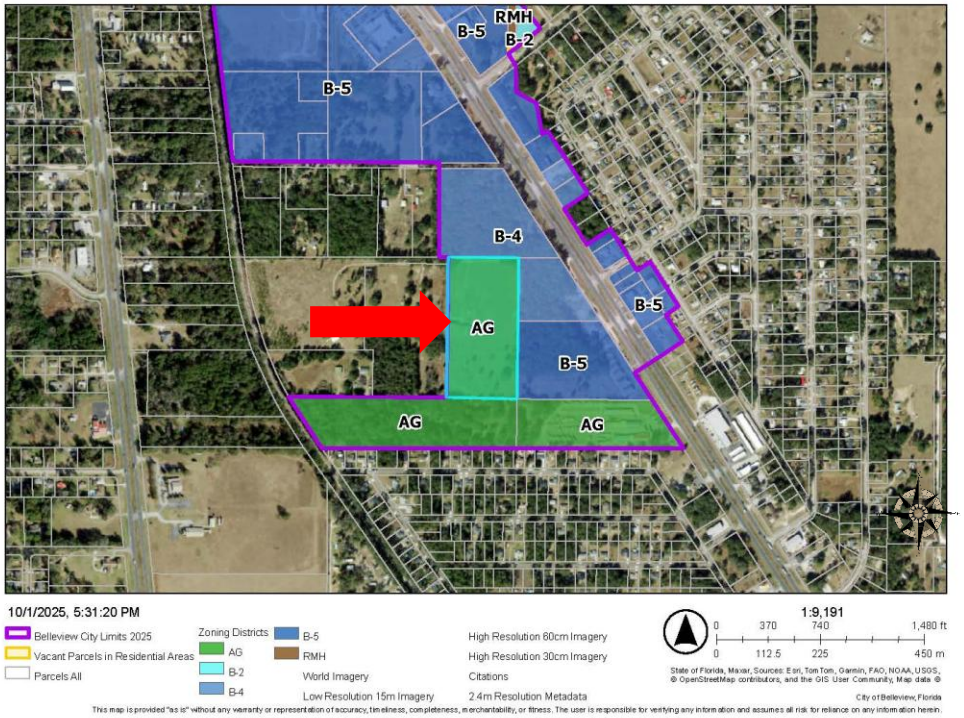
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application RZ25-0002 to change the subject properties from existing AG zoning designation to B-5 zoning designation as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

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

Zoning Maps

Existing Zoning



Proposed Zoning

