CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
December 16, 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 12-02-2025 Commission Meeting Minutes
12-02-2025

PUBLIC HEARING: FINAL HEARING

Ordinance 2025-10: Annexation of 45367-000-00
Ordinance 2025-10
Staff Report
Location
Business Impact Estimate_Leaders Ord. 2025-10.docx

Ordinance 2025-11: Rezoning of 45367-000-01 from AG to B-5
Ordinance 2025-11
Staff Report
Location
Business Impact Estimate Leaders Ord 2025-11

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Updates

Development Services: Tree Replacement Fund
Sec._114_48_Tree Fund.docx

Finance Department: Updates

Public Works Department: Updates

Chief of Police: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Utility Deposits
Utility Deposit Analysis

COMMISSION UPDATES:

Commission Updates

Mayoral Appointments
Commission Appointments

Approval of Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Approval of the 12-02-2025 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 12-02-2025 Commission Meeting Minutes

ATTACHMENTS:

12-02-2025

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
December 2, 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 Smith

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

OATH OF OFFICE:

a. Alex Harrington

Chief Holland provided a background on Alex Harrington who has been promoted to Sergeant. Mayor Dobkowski administered the Oath of Office.

b. Brandon Driggers

Chief Holland provided a background on Brandon Driggers who is a new officer. Mayor Dobkowski administered the Oath of Office.

APPROVAL OF MINUTES:

c. 11-18-2025 Commission Meeting Minutes

Motion made by Commissioner Livsey to approve the 11-18-2025 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

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

SCHEDULED AUDIENCE:

a. Belleview CEP

Joe Reichel provided the Commission invitations to upcoming CEP events. He also met with the homeless task force which will meet again in January. They are currently getting feedback from community partners and will be assessing issues and available resources.

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. Community Events Liaison: 2026 America 250 Fireworks Show

CEL Vass presented an updated cost estimate for the event and will be meeting with Marion County on December 18th for further planning. He will also work to meet with the fireworks vendor for a site walkthrough to determine if the proposed area will be adequate for the fireworks show.

b. City Clerk: N/A

c. Development Services: *Absent*

d. Finance Department: N/A

e. Public Works: N/A

f. Police Department: N/A

g. Information Technology: N/A

h. Legal Services: N/A

i. Administrator: Utility Billing Write-Off Analysis and Solutions

Administrator Moody reviewed an analysis of the 24/25 Utility Billing Bad Debt Write-off and measures that could reduce the amount in future years. Proposed items include keeping deposits until account is closed, all customers must pay a deposit regardless of previous good standing, non-payment status penalty to be reduced from $60 to $50, collecting a $10 additional deposit when account is reconnected, institute an irrigation deposit, lowering the threshold amount for disconnection, and continue to observe strict dates and procedures for disconnections.

Commissioner Goldman was in favor of the items discussed and proposed an increase in the reconnection fee. Mayor Dobkowski was in favor of everything except lowering the threshold for disconnection and the higher reconnection fee.

The Commission discussed the reasoning behind customers not paying their bills; Administrator Moody reviewed ways that the City works with customers such as payment arrangements, extensions, and one-time waivers of fees. The Commission reached a consensus to implement all of the items discussed except the threshold for disconnection and directed staff to research the deposit amount for other municipalities and calculate the average bill for utility customers.

COMMISSION UPDATES:

Commissioner Dwyer: *Absent*

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith: N/A

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:44 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Public Hearing: Final Reading Ordinance 2025-10

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Ordinance 2025-10: Annexation of 45367-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

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 served by a well and septic; however, future development will remove all structures from the parcel to provide an on-site 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 commercial zoning. The Ordinance was approved on first reading at the November 18, 2025 meeting.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2025-10 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance 2025-10
Staff Report
Location
Business Impact Estimate_Leaders Ord. 2025-10.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 NO. 2025-10

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

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

WHEREAS, said land is comprised of **one (1) parcel, totaling 12.35** acres more or less; and

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

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

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

Marion County Tax Parcel	**FLU**	**Zoning**
45367-000-00	EC	A-1

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

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

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

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

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

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

The following described parcels of land owned by E2 Farm:

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

Subject to a 20 feet easement as described in Official Records Book 1521, Page 739 of the Public Records of Marion County, Florida, along the South boundary. And, together with non-exclusive Easement for Ingress, Egress and Utilities, more particularly described as follows: Easement A: Commencing at the Northeast Corner Of the NE 1/4 Of Section 6, Township 17 South, Range 23 East, Marion County, Florida, Thence North 89*29’57”West, along the North boundary of said NE ¼ a distance of 501.02 Feet to the Point of Beginning; Thence departing from said North boundary South 00*50’ 57” West, 50 Feet; Thence North 89*27’28” West, along a line parallel with and 50.00 feet South as measured perpendicular to the North boundary of said NE ¼, a distance of 150.00 feet; Thence North 00*34’14” West 50.00 feet to an Intersection with the aforesaid North boundary of the NE 1/4; Thence South 89*29’57” East, along the North boundary 150.00 feet to the Point of Beginning. Easement B as described in that certain Construction, Maintenance and Easement Agreement recorded November 24, 2004 in Official Records Book 3878, Pages 1920 through 1936, Public Records of Marion County, Florida.

Also known as Marion County Tax Parcel Number: 45367-000-00.

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

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

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

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

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

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 18th day of November, 2025. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 16th day of December, 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

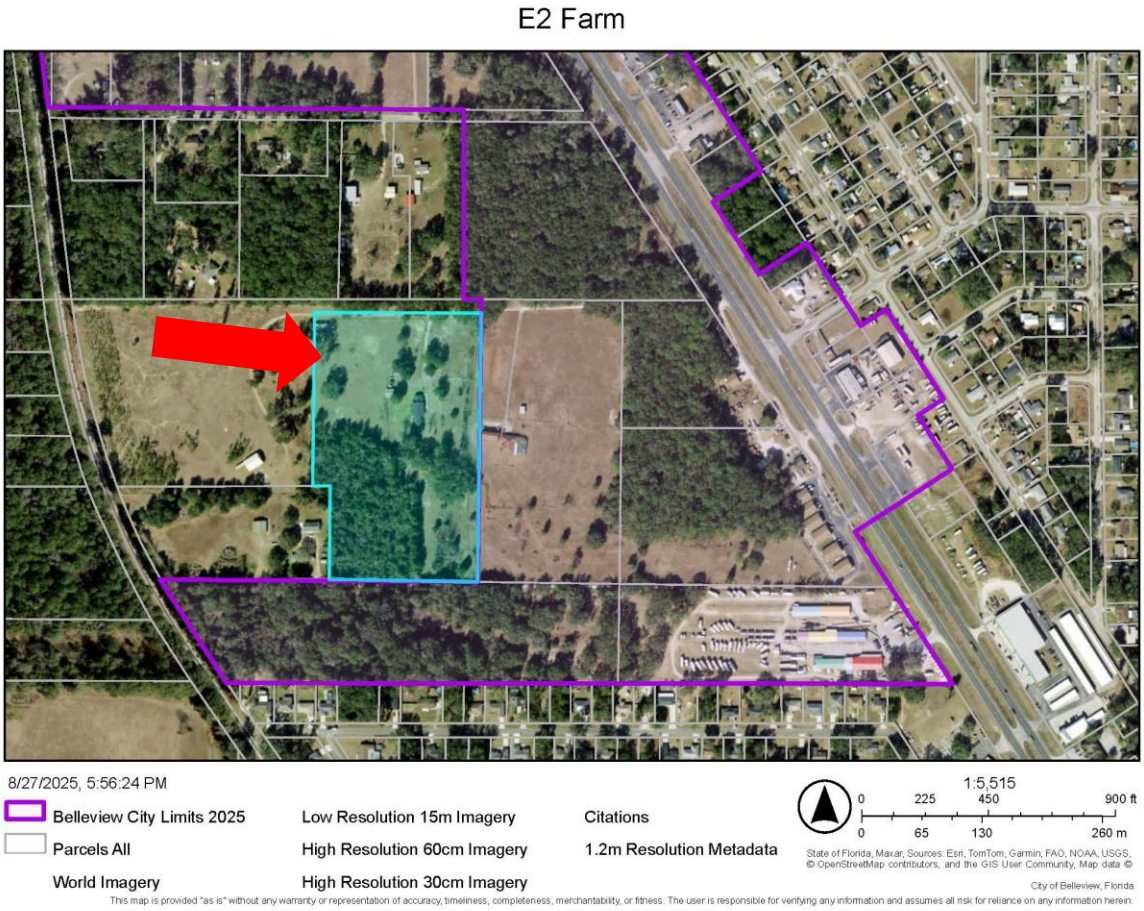
CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2025 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Leaders Companies LLC Annexation – AN25-0002



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 +/-

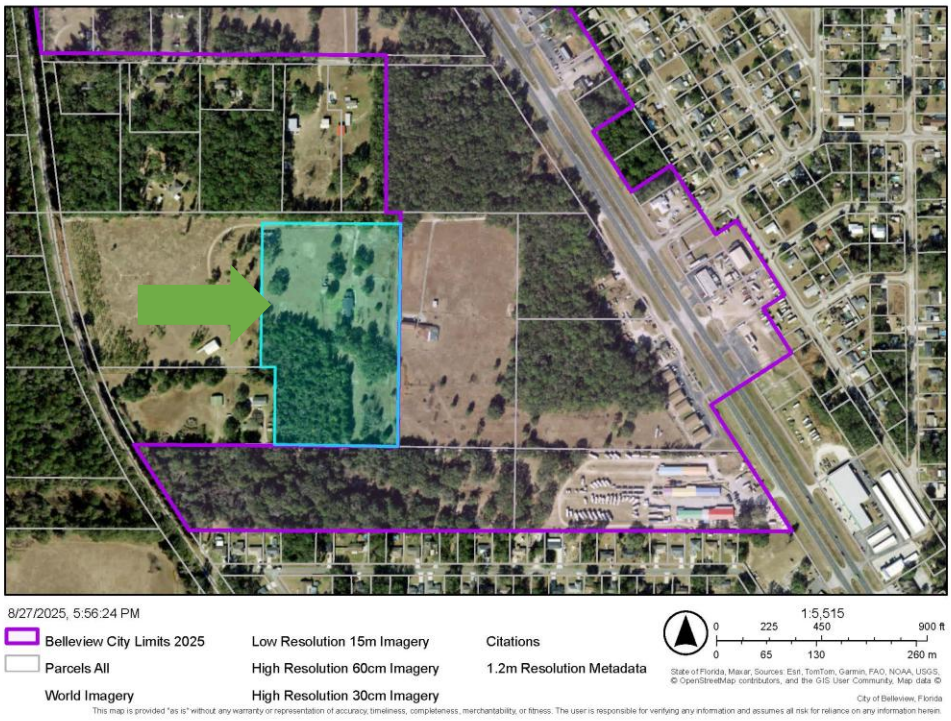
Future Land Use:
Marion County – Employment Center

Zoning:
Marion County – A-1

P&Z Recommendation:
Approve

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.

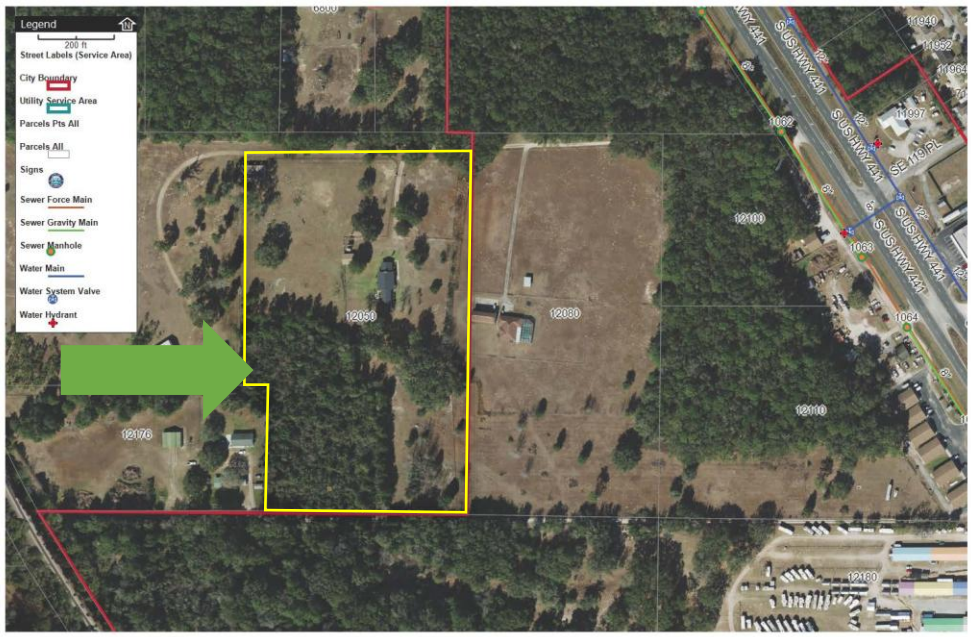
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control**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

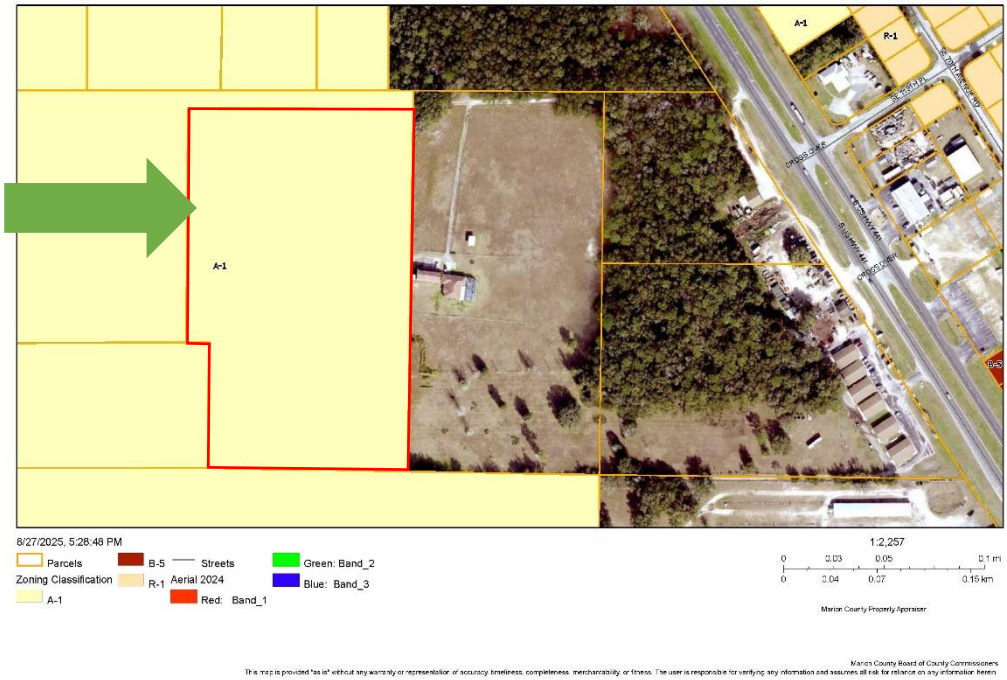
Utility Lines



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

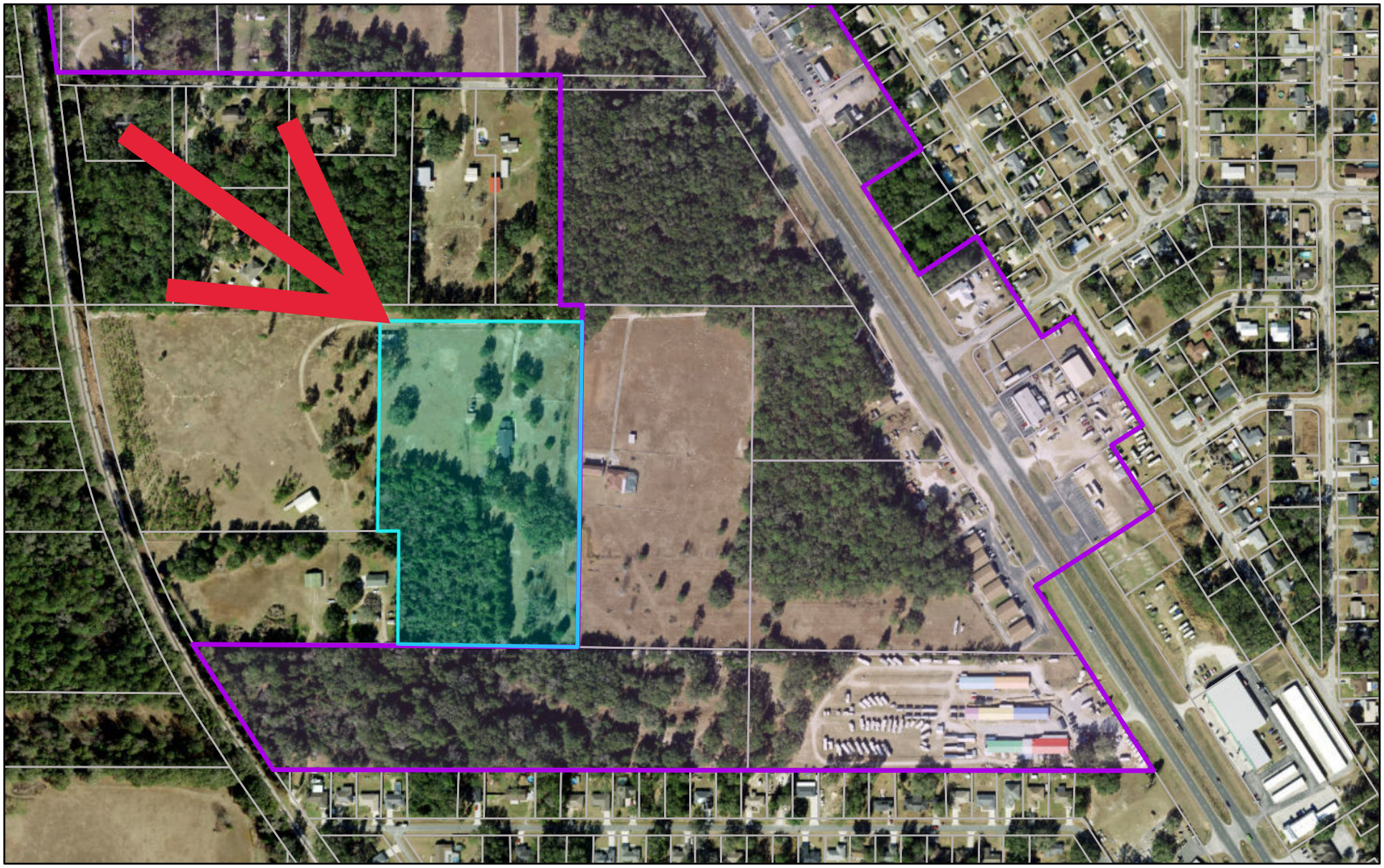
1:2,257

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.

E2 Farm



8/27/2025, 5:56:24 PM

1:5,515

0 225 450 900 ft

0 65 130 260 m

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

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

City of Belleview, Florida

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

Business Impact Estimate

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

Proposed ordinance's title/reference:
Ordinance 2025-10 Leaders Companies LLC Annexation

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

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

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

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

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

Ordinance 2025-10 is proposed to annex parcel 45367-000-00 into the city limits of Belleview. This parcel will be incorporated into a proposed "Big Box" project.

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

There are likely to be direct compliance costs associated with Ordinance 2025-10. The applicant/owner of the property intends to propose a "Big Box" store on this property. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections.

Ordinance 2025-10 does not impose any new charge or fee on businesses other than the owner.

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

No impact on businesses.

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

Public Hearing: Final Reading Ordinance 2025-11

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Ordinance 2025-11: Rezoning of 45367-000-01 from AG to B-5

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

The subject property is owned by Carole Anne Delucian and is currently zoned AG with a commercial land use. 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 the rezoning of that parcel. The Ordinance was approved on first reading at the November 18, 2025 meeting.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2025-11 as presented or amended, on Final Reading, Title Only.

ATTACHMENTS:

Ordinance 2025-11
Staff Report
Location
Business Impact Estimate Leaders Ord 2025-11

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO OFFICIAL ZONING MAP OF THE CITY OF BELLEVIEW, PURSUANT TO AN APPLICATION BY LEADERS COMPANIES, LLC; CHANGING THE OFFICIAL ZONING DISTRICTS MAP ON 11.50 +/- ACRES OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVIEW; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, zoning application **RZ25-0002** for an amendment, as described below, to the City's Official Zoning Districts Map has been filed with the City by Leaders Companies, LLC; and

WHEREAS, the Planning and Zoning Board of the City of Belleview did on October 1, 2025, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the Planning and Zoning Board reviewed and considered all comments received during said public hearing and the staff Zoning Report concerning said application for an amendment, as described below, to the City's Official Zoning Districts Map, and which report recommended to the City Commission approval of said application for said amendment to the City's Official Zoning Districts Map; and

WHEREAS, the City Commission did on November 18, 2025, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the City Commission reviewed and considered all comments received during the public hearing, including the recommendations of the Planning and Zoning Board and the staff report concerning said application for such amendment to the City's Official Zoning Districts Map; and

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

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

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

Section 1. Pursuant to zoning application RZ25-0002 by Leaders Companies, LLC, the

City's Official Zoning Districts Map designation is hereby changed from **AG Agriculture** to **B-5 Wholesale Business**, on the following described real property:

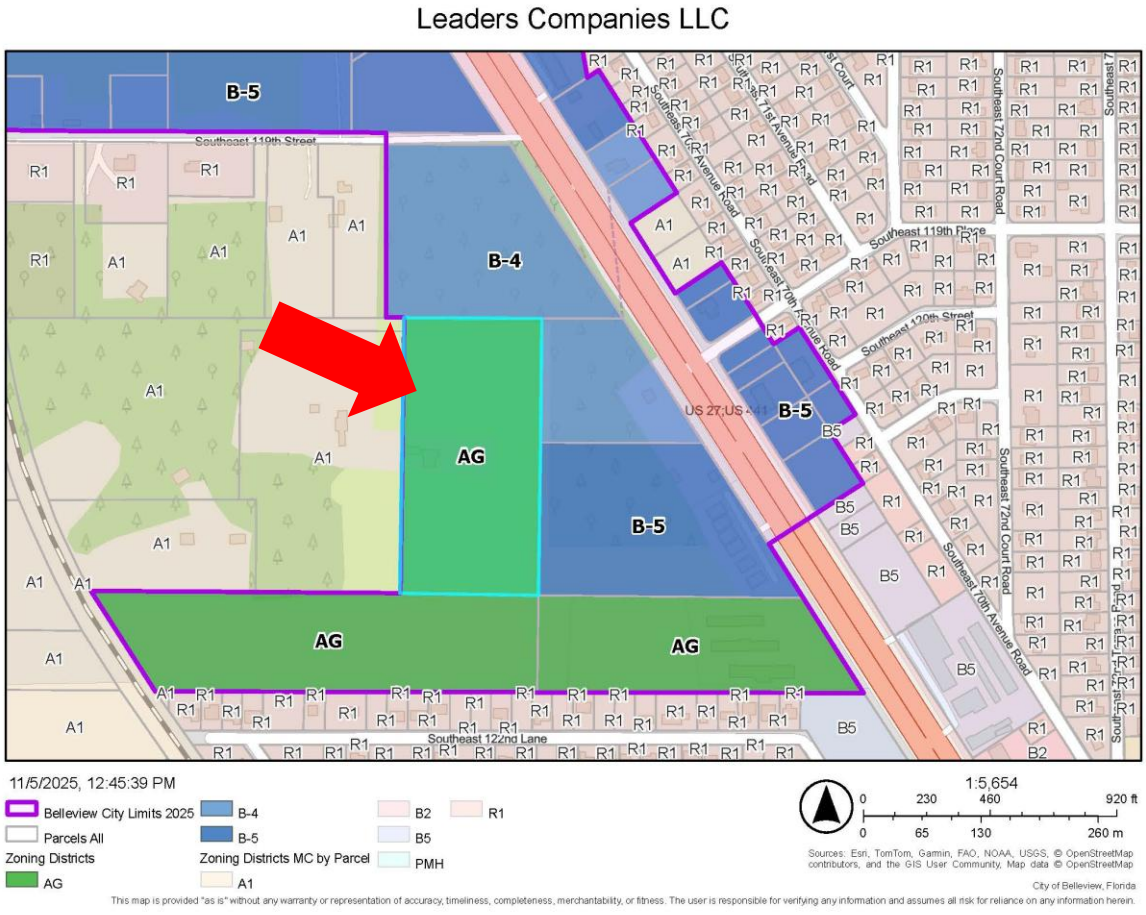
Legal Description

Beginning at the Northeast corner of the NE ¼ of Section 6, Township 17 South, Range 23 East, Marion County Florida, thence s. 00°50'57"W. along the East boundary of said NE ¼ a distance of 1000.18 feet to an intersection with the South boundary of the North ½ of the South ½ of the North 1.2 of the NE ¼ of said Section 6; thence N. 89°25'58"W. along said South boundary 501.02 feet; thence departing from said South boundary N. 00°50'57"E. 999.51 feet to an intersection with the North boundary of said NE 1/4; thence S. 89°30'33"E. along said North boundary 501.02 feet to the point of beginning.

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

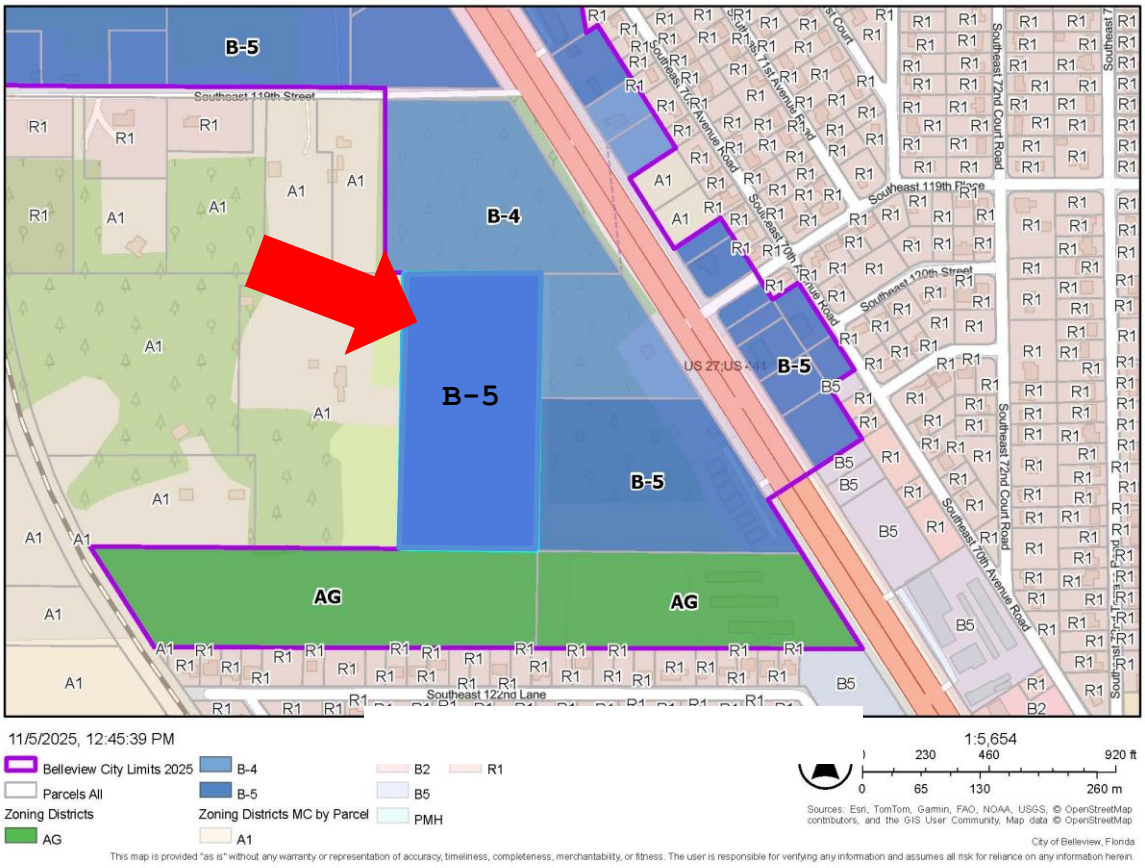
The above legal description also describes lands located in Marion County Florida also known as Parcel ID#s **45367-000-01** being also depicted on Map 1 and Map 2.

Map 1 – Current Zoning Map



Map 2 – Proposed Zoning Map

Leaders Companies LLC



Section 2. **Severability**. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. **Conflicts Repealed**. All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 4. **Effective Date**. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon First Reading by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on 11/18/2025. Said ordinance was duly read, passed, and adopted upon Final Reading by a _____ vote of the City Commission of the City of Belleview, Florida at a Regular Meeting held on 12/16/2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

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

_____
LEZLI MERRITT
City Clerk

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 +/-

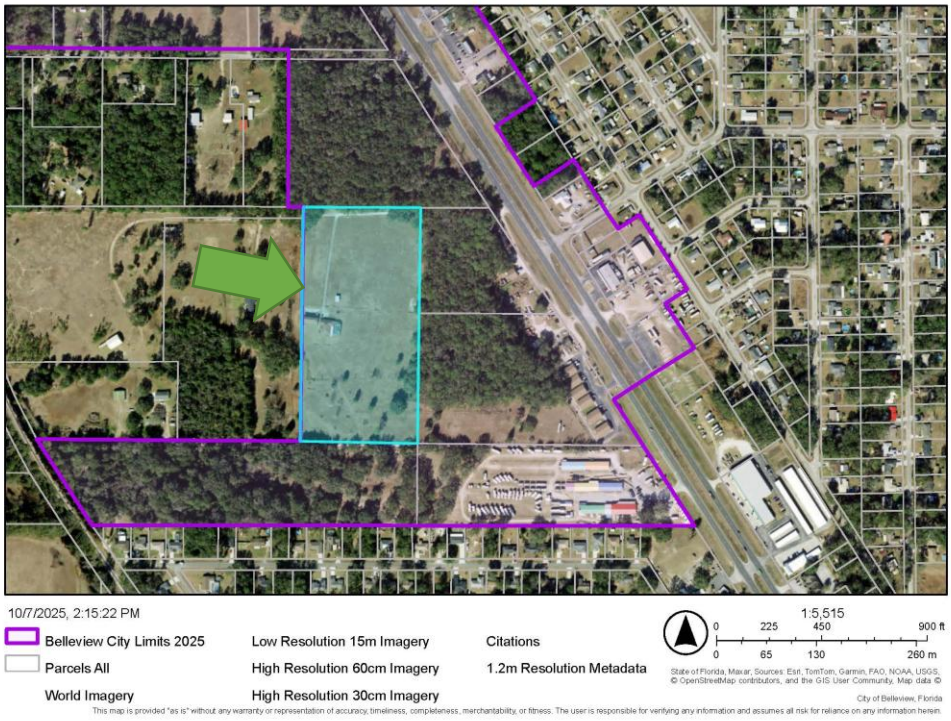
Existing Land Use:
Commercial

Proposed Zoning:
B-5

P&Z Recommendation:
Approve

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.

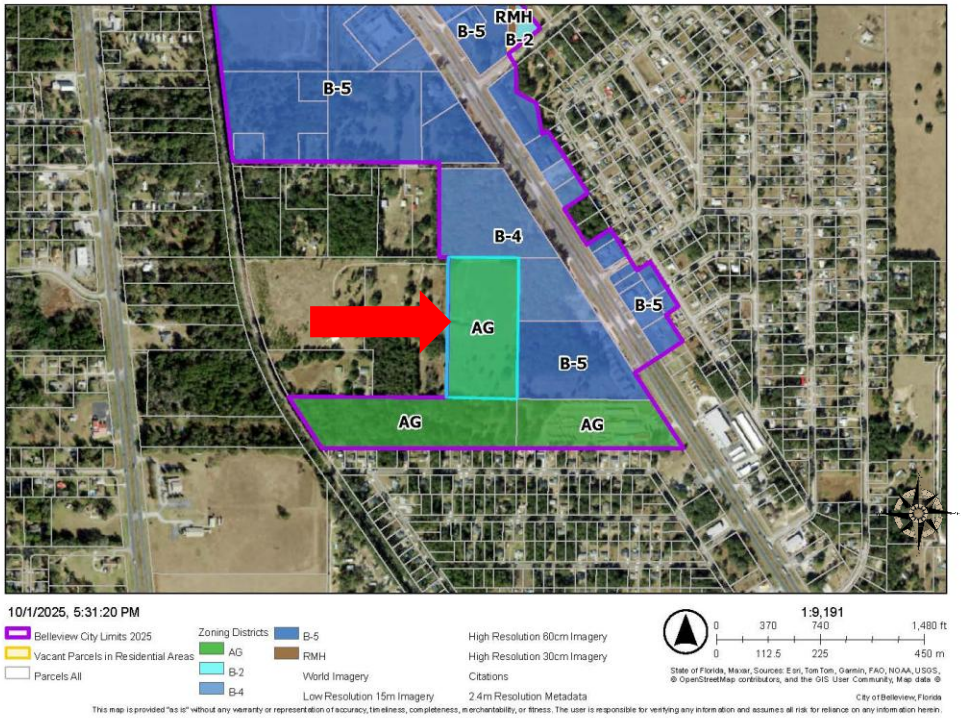
RECOMMENDATIONS:

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:

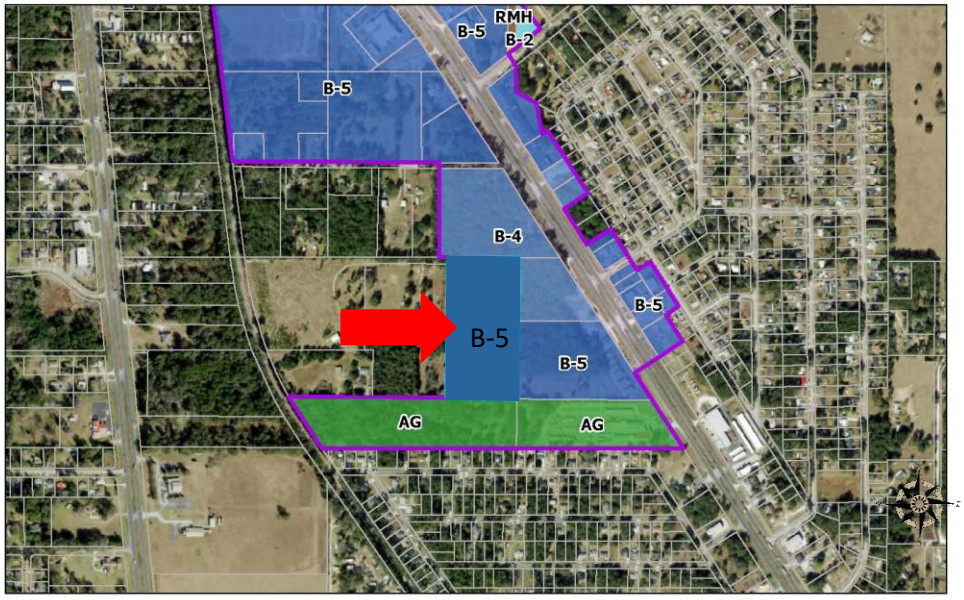
a. The proposed amendments are the result of purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not promote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





45367-000-01



9/3/2025, 12:14:35 PM

1:5,515

0 225 450 900 ft

0 65 130 260 m

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

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

City of Belleview, Florida

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

Business Impact Estimate

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

Proposed ordinance's title/reference:
Ordinance 2025-11 Rezoning of 45367-000-01 from AG to B-5 for Leaders Companies LLC

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

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

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

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

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

Ordinance 2025-11 is proposed for the purpose of rezoning parcel 45367-000-01 from AG to B-5. This parcel will be redeveloped as part of the proposed "Big Box" project.

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

There are likely to be direct compliance costs associated with Ordinance 2025-11. The applicant/owner of the property intends to propose a "Big Box" store on this property. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water and sewer.

Ordinance 2025-11 does not impose any new charge or fee on businesses other than the owner.

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

No impact on businesses.

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

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 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.

City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Development Services: Tree Replacement Fund

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Development Services: Tree Replacement Fund

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Establishing a Tree Replacement Fund would be an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers.

RECOMMENDED ACTIONS:

Direction from the Commission to move forward with any changes and to draft an Ordinance for the next meeting.

ATTACHMENTS:

Sec._114_48_Tree Fund.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.

Sec. 114-48. - Tree Fund.

(a) *Establishment of the tree fund.* The City Commission hereby establishes a tree fund for the purposes of accepting and disbursing monies paid to the city as part of tree mitigation and other funds deposited with the city for tree and vegetation conservation and protection. The tree fund shall be exclusively for the planting of trees, the protection and conservation of existing trees where appropriate, or the re-establishment of vegetative resources in the city, and any other costs necessary to provide maintenance of damaged trees. Penalties, fines, and tree replacement payments, as provided for in this article, shall be deposited into the tree fund. The public may donate money to the city's tree fund to assist the city in its beautification efforts.

(b) *Terms of existence*. The tree fund shall be self-perpetuating from year to year unless specifically terminated by the city commission.

(c) *Tree fund administration.*

(1) Tree funds shall be used only for the purposes designated by the city commission in accordance with the intent of this chapter and the applicable goals, objectives, and policies as set forth within the comprehensive plan.

(2) All mitigation funds collected pursuant to this chapter shall be deposited into the tree fund, which shall be a separate account established and maintained apart from the general revenue fund of the city.

(d) *Disbursal of tree fund assets:*

(1) Expenditures for projects funded by the tree fund shall be made in accordance with the established purchasing procedures of the city. The Site Plan Technical Review staff shall review and make recommendations on the disbursal of tree fund assets to the City Commission. The city commission shall have final approval on all disbursals of the tree fund assets.

(2) Priority shall be given to the use of funds for projects that plant or replace trees or vegetation along public rights-of-way or on properties and lands in public use. Should the administrator become aware of any tree dying or being in a state of decline within three (3) years of being planted, the city shall replace the tree within sixty (60) days of that determination.

Secondarily, funds may be used for the purchase of landscape materials or equipment necessary and proper for the preservation, maintenance, relocation, or restoration of trees and ecosystems on any public land in the city, or for the funding of community educational programs which promote, enhance, or implement the goals and objectives established in this chapter.

(e) *Valuation of contributions to the tree fund shall be:*

Applicants may request to pay into the Tree Fund when the requirements of Chapter 114 cannot be met. The Site Plan Technical Review staff will review and determine the eligibility of the applicant's request to pay into the Tree Fund.

(1) For trees designated in Article III. – Tree Preservation of this code, $1,000 for the removal of protected trees over 6" DBH, $2,000 for trees larger than 12" DBH, and $5,000 for trees larger than 24" DBH.

(2) Alternatively, the applicant may choose to plant multiple trees of a minimum two-inch caliper, equaling the total DBH shortfall. Trees may be planted on public lands with the approval of the Public Works Director.

(f) *Payment:* The applicant making a payment to the tree fund is responsible for paying the full amount to the city before issuance of a certificate of occupancy for the development or, in the case of a tree removal permit for an existing development, before issuance of such permit.

(g) All trees planted utilizing tree fund revenues shall have adequate irrigation.

(h) The city administrator or designee will oversee the tree fund.

Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

Donna Morse, Deputy 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.

Public Works: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Public Works Department: Updates

PRESENTING PARTY:

Bob Titterington, Public Works 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.

Chief of Police: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Chief of Police: Updates

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.

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

City Administrator: Utility Deposits

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

City Administrator: Utility Deposits

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Staff has completed a review of deposits from 25 nearby municipalities and counties and have found that the majority of the deposits are $150 with $200 being the second most common. The average deposit amount among 22 of the organizations is $170; the remaining three (3) vary by utilizing credit scores and/or previous billings. The City's current deposit for water and sewer is $150 ($195 outside of city limits) and an additional $20 for those with garbage services. At the previous meeting, an additional deposit for irrigation services was discussed.

Attached is the analysis including the requested average bill amounts for customers inside and outside city limits. Staff recommends a $50 deposit for customers inside of city limits and a $70 deposit for customers outside of city limits.

RECOMMENDED ACTIONS:

Discuss

ATTACHMENTS:

Utility Deposit Analysis

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.

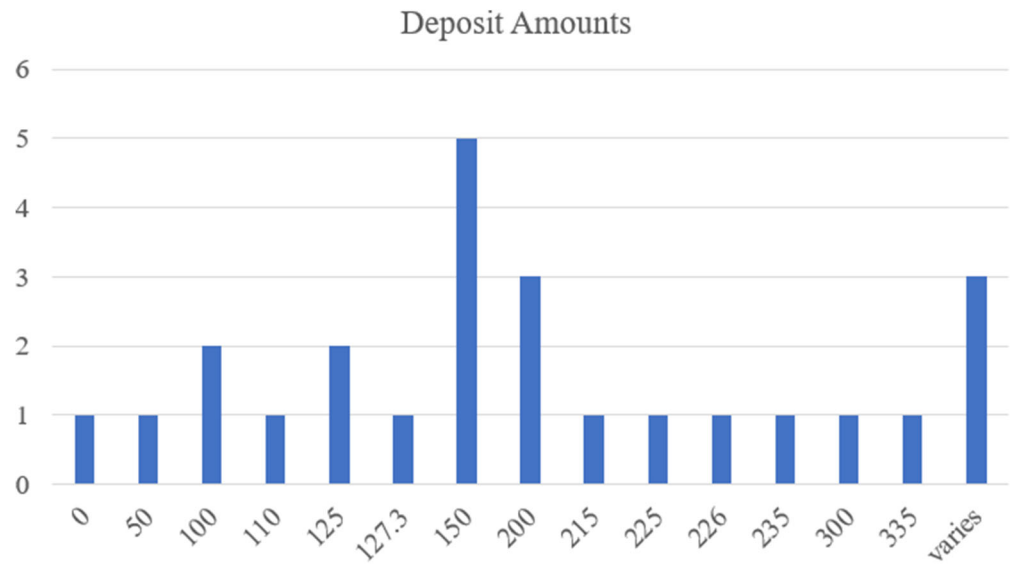
CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Administration
5343 SE Abshier Boulevard
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-245-6532

Utility Deposit Analysis

Deposits for 25 nearby municipalities and counties were analyzed. The majority of the deposits are $150 with $200 being the second most common. The average deposit amount among 22 of the organizations is $170; the remaining three (3) vary by utilizing credit scores and/or previous billings.



The City's current deposit for water and sewer is $150 ($195 outside of city limits) and an additional $20 for those with garbage services. Using data from the last six months, the average water/sewer bills are as follows:

	Average Water/Sewer Bill
Inside City Limits	$ 62.22
Outside City Limits	$ 91.47

Irrigation Deposits

Currently customers are not required to place a deposit to their account for the use of an irrigation meter. Using data from the last six months, the average irrigation bills are as follows:

	Average Irrigation Bill
Inside City Limits	$ 29.06
Outside City Limits	$ 56.50

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 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:

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.

Mayoral Appointments

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Mayoral Appointments

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Annual Mayoral Appointment of Commission Liaisons

RECOMMENDED ACTIONS:

ATTACHMENTS:

Commission Appointments

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.

Commission Appointments – December 16, 2025

Department Head Liaisons:	**Current:**	**12/16/2025:**
City Administrator:	Mayor Dobkowski by Charter	
Chief of Police:	Mayor Dobkowski by Charter	
Information Technology Director	Commissioner Goldman	_____
Finance Department:	Commissioner Smith	_____
Development Services Director:	Commissioner Dwyer	_____
Public Works Director:	Commissioner Livsey	_____
Mayor Pro-Tempore:	Commissioner Smith	_____

Commission Representatives to Other Governmental Boards / Committees:

TPO Liaison:	Commissioner Dwyer	_____
MC Animal Control Liaison:	Commissioner Goldman	_____
WRWSA Board Liaison:	Commissioner Smith	_____
MC Tourist Development:	Commissioner Livsey	_____
MC PS Facilities Planning Liaison:	Commissioner Smith	_____
MC Sports Complex Advisory Comm:	Commissioner Dwyer	_____
CEP Liaison:	Mayor Dobkowski	_____