



CITY OF BELLEVIEW AGENDA

City Commission Meeting

Bellevue City Hall
Commission Room
5343 SE Abshier Blvd.
Bellevue, FL
August 4, 2026
6:00 PM

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

Welcome to the City of Bellevue 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@bellevuefl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER DWYER

ROLL CALL

PUBLIC HEARING: FINAL HEARING

Final Reading: Ordinance 2026-15 Indoor Grease Interceptors
[2026-15 Indoor Grease Interceptors](#)

PROCLAMATION:

Proclamation: National Backflow Prevention Day
[National Backflow Prevention Day Proclamation](#)

PRESENTATION:

Presentation of City of Bellevue Challenge Coins in appreciation of citizen support for City provided activities and events.

Presentation RE: America250 Fireworks Celebration
[America250 Recap Presentation](#)

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

SCHEDULED AUDIENCE

Scheduled Audience: Cristy Shihinski - Belleview CEP Update

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

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

[City Code - Chapter 10: Alcoholic Beverages](#)

Community Engagement Liaison: Fall/Winter Events and New Initiatives

City Clerk: Updates

Development Services: Updates

Finance Department: Updates

Public Works: HADDAD 4 Business LLC Developer's Agreement

[Baseline Tire Developer's Agreement](#)

Police Department: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates



Public Hearing: Final Reading of Ordinance 2026-15

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Final Reading: Ordinance 2026-15 Indoor Grease Interceptors

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

At the July 7 meeting, a new business owner requested to waive the requirements for an outside 750-gallon grease interceptor. The owner felt he was not a high grease generator and that an inside unit would be more cost-effective and would work. The Commission indicated they would allow an indoor automatic grease removal device as requested for this business. The inside unit is smaller and requires daily, weekly, and monthly servicing (per manufacturer instructions) to keep it operational and control grease removal. The City Attorney was directed to revise the ordinance to allow the inside unit, providing a list of business types being classified as low generators. This ordinance also provides a penalty for failure to submit a monthly maintenance log and manifest electronically to the city website. This ordinance was approved on first reading at the July 21, 2026 meeting.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-15, Indoor Grease Interceptors, on Final Reading, Title Only.

ATTACHMENTS:

[2026-15 Indoor Grease Interceptors](#)

ORDINANCE 2026-15

AN ORDINANCE AMENDING CHAPTER 86, REGARDING PROTECTING THE CITY SEWER SYSTEM FROM HARMFUL INTRODUCTION OF GREASE AND OIL INTO THE SYSTEM; PROVIDING FOR INDOOR GREASE INTERCEPTORS FOR CERTAIN LOW PRODUCING ESTABLISHMENTS; PROVIDING AUTHORITY OF PUBLIC WORKS DIRECTOR FOR DISCRETIONARY ACTS; PROVIDING ACCEPTABLE INDOOR INTERCEPTORS; PROVIDING STANDARDS AND CONDITIONS FOR USE; PROVIDING FOR PENALTIES PROVIDING FOR APPEAL TO THE CITY COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 86, of the City Code provides for the City wastewater system; and

Whereas, the City Commission finds that it is in the public interest to amend Chapter 86, Section 225 to provide for use of certain indoor grease interceptors for certain establishments producing low amounts of fats, oil and grease; and

Whereas, the City Commission finds it in the best interest of the public welfare to provide requirements, standards, procedures and testing for use of indoor grease interceptors; and

Whereas, the City Commission finds that it is in the best interest of the public welfare to provide for penalties for violations of this section.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Chapter 86, Section 86-225(c)(2) of the City Code is amended to provide for grease interceptors for certain establishment, which subsections shall read as follows:

“Sec. 86-225. - Interceptors required.

(c)(2) Establishments that are low fat, oil and/or grease producers, such as retail meat market, sushi, take & bake pizza, juice & smoothie bars that use limited dairy & protein powders, and sub shops may apply for approval by the Public Works Director to install automatic grease removal devices in the following circumstances:

- An outdoor gravity grease interceptor cannot be installed due to site constraints or economic hardship; or
- No cooking or frying and the establishment has a 3-compartment sink rated for < 50 GPM; or.
- Do not generate F.O.G. in volumes sufficient to require a gravity grease interceptor.

- a. Approval shall be based upon a review of the specific operations, fixtures, and anticipated discharge and may include conditions related to operation, maintenance, and monitoring.
- b. Acceptable interceptors, if approved for use, are:
 1. Thermaco – Big Dipper
 2. Grease Guardian – Grease Guardian
 3. ACO/Goslyn – Automatic Grease Separator
 4. Highland Tank – Grease Stopper Automatic
 5. Mifab – MI-G-AD
- c. Approval may be revoked at any time if the establishment discharges F.O.G. into the City's sewer system in a manner that causes or contributes to SSOs or increased line maintenance by the City, which would require that an outdoor, in-ground interceptor be installed.
- d. Any change in operations-including, but not limited to, the addition of cooking, hot food preparation, or expanding food processing-shall require a reevaluation of grease interceptor requirements.
- e. When an indoor interceptor is installed, the facility operator will report online to the City's FOG portal to prove that the operator is following the mandated procedures to keep FOG from the City's sewer system.
- f. The operator shall keep the City mandated maintenance log with daily entries confirming visual inspection and any maintenance of the interceptor. A photo or scanned copy of the maintenance log shall be provided through the City of Belleview online FOG Portal.
- g. Every 30 days the operator shall do a complete clean-out of the interceptor, utilizing one of the following methods:
 - Hire a licensed grease hauler that will pump out and clean the unit. The hauler will send in the service manifest through the City of Belleview online FOG portal; or
 - The FSE will self-clean and send documented evidence of the clean out by using the Self-Cleaners manifest form on the City of Belleview online FOG portal. This requires time and date stamped "before" and "after" photos of the inside of the unit.
- h. When existing indoor interceptors need replacement, the operator shall hire a plumber to pull a permit and install the unit in accordance with City's current regulations.
- i. Failure to submit required interceptor maintenance log and manifest (self-cleaners manifest or service manifest from licensed grease hauler) within 7 days of service will result in the following penalties:
 - \$50 per day per offense until documentation is received (max 3 separate offenses per rolling year) that would be added to their utility bill together with a Notice of Non-Compliance.
 - \$350 per day per offense until documentation is received (4th offense to 6th offense per rolling year) that would be added to their utility bill together with a Notice of Non-Compliance.

- \$500 per day per offense until documentation is received (7th + offense(s) per rolling year) that would be added to their utility bill together with a Notice of Non-Compliance.”

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 5 to 0 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on July 7, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a ____ to ____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on August 4, 2026.

CHRISTINE DOBKOWSKI
Mayor

Attest:

LEZLI MERRIT
City Clerk

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

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on July 24, 2026 in accordance with Florida Statutes.

LEZLI MERRIT
City Clerk



Proclamation: National Backflow Prevention Day

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Proclamation: National Backflow Prevention Day

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

National Backflow Prevention Day is August 16, 2026. Accepting the Proclamation is Laura Gary, Cross Connection & IP/FOG Coordinator.

RECOMMENDED ACTIONS:

ATTACHMENTS:

[National Backflow Prevention Day Proclamation](#)

Proclamation

CITY COMMISSION OF THE CITY OF BELLEVUE, FLORIDA

WHEREAS clean, safe drinking water is essential to the health, safety, and well-being of every resident and business in our community; and

WHEREAS backflow prevention assemblies and cross-connection control programs serve a critical role in protecting public drinking water systems from contamination caused by the unintended reversal of water flow; and

WHEREAS certified backflow prevention professionals, water utility personnel, plumbers, inspectors, engineers, and public works employees work diligently to install, test, maintain, and enforce backflow prevention measures that safeguard our nation's water supply; and

WHEREAS ongoing education, routine testing, proper maintenance, and public awareness are essential to ensuring that backflow prevention devices function effectively and continue to protect public health; and

WHEREAS, National Backflow Prevention Day provides an opportunity to recognize the dedicated professionals who help protect our drinking water every day and to encourage individuals, businesses, and organizations to support backflow prevention and cross-connection control efforts within their communities

NOW, THEREFORE, I, Christine Dobkowski, Mayor of the City of Bellevue on behalf of the Commission of the City of Bellevue, do hereby proclaim August 16, 2026 to be:

NATIONAL BACKFLOW PREVENTION DAY

In the City of Bellevue and encourage all residents, businesses, water utilities, educational institutions, and community organizations to recognize the importance of backflow prevention, promote awareness of cross-connection control, and join in protecting one of our most valuable resources—safe, clean drinking water for current and future generations.

CHRISTINE DOBKOWSKI
Mayor/Commissioner

ATTEST:

Lezli Merritt
City Clerk



Presentation: City of Bellevue Challenge Coins

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Presentation of City of Bellevue Challenge Coins in appreciation of citizen support for City provided activities and events.

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Presentation

BACKGROUND:

In 2025, the City of Bellevue began the Challenge Coin Program, to highlight and recognize citizens who actively support city initiatives and programs benefiting the greater community. Tonight, we would like to recognize two groups:

- Those that participated in the April 2026 Bellevue Cleanup Day; and,
- Those that helped turn the idea of Bellevue's America250 Fireworks Celebration into a reality.

Their assistance, dedication to the City and overall passion for Bellevue is greatly appreciated.

Tonight we honor the following for their participation in the April 2026 Bellevue Cleanup Day. The following individuals gave their time and joined City staff to cleanup a portion of SE 102nd Place.

- Jean Paigo-Thorne
- Terry Casselman
- Sydnie Shelton
- Bryce Attendhofer

Tonight we honor the following for their assistance in bringing the America250 Fireworks Celebration into reality. The following individuals gave their time and joined City staff in facilitating the first-ever fireworks display in Bellevue for more than 10,000 attendees to enjoy.

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.

- Kevin Caudill
- Ariel Martinez
- Kelly Kukitz
- Everett Eldrige
- Kyle Christerson

RECOMMENDED ACTIONS:

ATTACHMENTS:



Presentation: Recap of America250 Fireworks Celebration

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Presentation: Recap of America250 Fireworks Celebration

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Presentation

BACKGROUND:

Roger Waddell, Marion County, and Robert Vass, Community Engagement Liaison, will provide a recap of the America250 Fireworks Celebration.

RECOMMENDED ACTIONS:

ATTACHMENTS:

[America250 Recap Presentation](#)



HONORING CELEBRATING INSPIRING

OUR PAST

OUR PRESENT

OUR FUTURE

PRESENTED BY: ROGER WADDELL - PUBLIC RELATIONS SPECIALIST



MORE THAN A *birthday*



Honored all of
the dedicated
people who
built our nation



Recognized
the sacrifices
that protect
our freedoms



Celebrated
Marion County's
unique role in
American history



Inspired future
generations
to lead with
great honor



LEAVING A *legacy*

★ CELEBRATE

★ HONOR

★ EDUCATE

★ UNITE



AMERICA **PRAYS**

GATHERINGS OF FAITH AND FREEDOM

- Community Prayer
- Unity
- Hope
- Gratitude



One Nation, *Many Stories*

- History Programs
- Reading Initiatives
- Educational Displays
- Community Engagement



VETERANS HALL OF FAME

HONORING THOSE WHO SERVED

- Recognizing local heroes
- Preserving military history
- Inspiring future generations



MARION COUNTY DAY

BRINGING THE COMMUNITY TOGETHER

- Celebrating local pride
- Showcasing community organizations
- Family-friendly activities



AMERICA 250 GALA

A SIGNATURE EVENING

- Celebrating our nation
- Honoring community leaders
- Supporting future initiatives



PTSD WALK

SUPPORTING OUR VETERANS

- Breaking the stigma surrounding care
- Promoting key mental health services
- Supporting vets and first responders



SIR FRANCIS MARION

PLAQUE DEDICATION CEREMONY

- Partnership with the Daughters of the American Revolution



INDEPENDENCE DAY CELEBRATION



- Thousands of Residents
- Patriot Parade
- Fireworks
- Community Celebration



STRONG PARTNERSHIPS

WORKING TOGETHER

— **COMMUNITY SPONSORS** —

— **LOCAL BUSINESSES** —

— **VETERANS ORGANIZATIONS** —

— **VOLUNTEERS** —

BELLEVUE IMPACT



A HISTORIC FIRST

Marion County brought Bellevue its first-ever fireworks display as an America250 hub, giving South Marion residents an unprecedented, free local event with complimentary inflatables, activities, and shuttle rides.



COMMUNITY COLLABORATION

United county and city government, local churches, and civic groups to manage shuttle logistics, volunteer power, and sponsorship.



LOCAL ECONOMIC IMPACT

Drove direct revenue to participating local food trucks and local vendors while increasing foot traffic for surrounding businesses.





MORE THAN ★ EVENTS ★

We Created

- ✓ MEMORIES
- ✓ EDUCATION
- ✓ COMMUNITY PRIDE
- ✓ VETERAN RECOGNITION
- ✓ HISTORIC PRESERVATION
- ✓ ECONOMIC ACTIVITY
- ✓ LASTING PARTNERSHIPS



THANK YOU

HONORING OUR PAST - CELEBRATING OUR PRESENT - INSPIRING OUR FUTURE



Presentation: 2026/27 Health Insurance Renewal

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

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

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Presentation

BACKGROUND:

In an effort to obtain the best health insurance renewal terms and conditions for the 2026/2027 FY, as your insurance agent, Brown & Brown Insurance has solicited quotes from fully insured and level funded markets to compare to your self-insured consortium rates. Additionally, Bellevue's overall financial and claims history with the consortium has been analyzed by Brown & Brown and Benecon and the results will be shared during the presentation by Melanie Stegall, Employee Benefits Advisor.

All ancillary coverages and premiums, such as dental, vision and life insurance have been negotiated by Brown & Brown to remain the same with no change to coverage or premiums.

RECOMMENDED ACTIONS:

Discussion and direction

ATTACHMENTS:



Scheduled Audience: Cristy Shihinski

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Scheduled Audience: Cristy Shihinski - Bellevue CEP Update

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Cristy Shihinski to provide updates on the Bellevue CEP

RECOMMENDED ACTIONS:

ATTACHMENTS:



Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

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

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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



Community Engagement Liaison: Ordinance Discussion

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

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

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

As Community Engagement begins looking at the 2026-2027 season of events, we are asking for permission for the following:

- Provide updated language for the ordinance involving alcoholic beverages on city property and at city events. Namely, the current version includes outdated spaces (Lion's Den), etc. We would like to update it to properly reflect the properties involved.
- Community Engagement would like to begin offering a limited beer/wine garden at events such as Friday Foodie Fest and the Chili Cookoff. We would contract with a vendor to provide all materials, staffing etc. Offerings would be limited to 21 and over, two drinks per person within the area. No outside alcohol permitted. We are asking for permission to formally draft the changes and work to secure a vendor for services.

RECOMMENDED ACTIONS:

Community Engagement is seeking approval from the Commission to work with the City Attorney and update the ordinance.

ATTACHMENTS:

[City Code - Chapter 10: Alcoholic Beverages](#)

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.

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.

Chapter 10 ALCOHOLIC BEVERAGES¹

Sec. 10-1. Reserved.

Ord. No. 2012-10, adopted Oct. 2, 2012, deleted, amended and relocated the former § 10-1, entitled "Restricting locations of businesses", which derived from Code 1980, § 4-1. See ch. 134, § 134-670 for similar provisions.

Sec. 10-2. Reserved.

Ord. No. 2020-20, adopted December 15, 2020, repealed § 10-2, which pertained to 'location of church or school near established alcoholic beverage business not to render business nonconforming' and derived from Ord. No. 98-10, § 1, 6-16-1998.

Sec. 10-3. Hours of sale.

The retail sale of alcoholic beverages shall be permitted during the following hours of each and every calendar week to wit:

- From 7:00 a.m. Monday to 2:00 a.m. Tuesday;
- From 7:00 a.m. Tuesday to 2:00 a.m. Wednesday;
- From 7:00 a.m. Wednesday to 2:00 a.m. Thursday;
- From 7:00 a.m. Thursday to 2:00 a.m. Friday;
- From 7:00 a.m. Friday to 2:00 a.m. Saturday;
- From 7:00 a.m. Saturday to 2:00 a.m. Sunday;
- From 7:00 a.m. Sunday to 2:00 a.m. Monday.

(Code 1980, § 4-2; Ord. No. 2005-08, 7-19-2005)

State law reference(s)—Authority to regulate hours of sale of alcoholic beverages, F.S. §§ 562.14(1), 562.45(2).

Sec. 10-4. Dispensing or consumption of alcoholic beverage on public property.

- (a) No person shall, either directly or indirectly, dispense or cause to be dispensed any alcoholic beverage upon any property owned by the city or any other public place.
- (b) No person shall consume any alcoholic beverage upon any property owned by the city or any other public place.

¹Cross reference(s)—Businesses, ch. 26.

State law reference(s)—Alcoholic beverages generally, F.S. chs. 561—568.

- (c) It shall be unlawful to possess any open alcoholic beverage container upon public property within the city limits including, but not limited to, city streets, thoroughfares, city rights-of-way, city hall, public works and the city parks and recreation grounds.
- (d) It shall not be a violation of this section for a person to engage in the activity prohibited by subsections a, b or c, if the activity meets one of the following conditions ~~or is a valid City sponsored event:~~
- (1) A party or reception permit to serve alcohol inside of buildings located upon city property, including property leased from the city, such as the ~~Lion's Den, the Magnolia Hall (f/k/a the Book Nook), the Chamber of Commerce,~~ the Belleview Community Center and Cherokee Park has been issued by the city. Such permits shall only be issued as follows:
- a. The permit shall be limited to use only within the buildings located upon city property, including property leased from the city, such as the ~~Lion's Den, the Magnolia Hall (f/k/a the Book Nook), the Chamber of Commerce, and~~ Belleview Community Center and Cherokee Park.
 - b. The development services director shall establish a form for application for such parties or receptions.
 - c. In reviewing applications for such alcohol permit, the following shall be considered:
 1. Group size in relation to occupancy limits of building;
 2. Music or entertainment planned;
 3. Date and time of use;
 4. Contemporaneous activities in the city;
 5. Prior inappropriate/unauthorized usage by applicant;
 6. Prior similar use by other parties at the requested site;
 7. Compliance with the city's Code and ordinances;
 8. Such application shall be reviewed by the chief of police or his designee, who shall make a recommendation to the development services director regarding granting the permit based upon the criteria in subsection 3. hereinabove;
 9. The development services director or designee may issue the permit after considering the recommendation of the chief of police and the criteria in subsection 3. hereinabove;
 10. Any aggrieved party who is denied such permit may appeal the denial of the permit at the next regular scheduled city commission meeting.
- (2) A special event permit to serve alcohol upon city property has been approved by the city commission and issued by the city. Such permits shall only be issued as follows:
- a. Permits may only be obtained for events to be held upon city hall grounds and/or parking areas or events to be held upon city property around Lake Lillian, including grounds, parking areas and streets.
 - b. The special event permit, approved by the city commission, shall be obtained prior to the commencement of such event.
 - c. A complete special event application must be submitted to the development services department no later than 90 days prior to the beginning of the proposed event.
 1. The development services department will coordinate review of the application with the police department and any other appropriate departments.

Commented [RV1]: New language providing for events coordinated by City administration.

Commented [RV2]: No longer valid locations.

Commented [RV3]: No longer valid locations.

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2. Upon review, reviewing departments shall forward their recommendation to the city commission for final review and approval.
- d. In considering whether to grant applications for special event permits, the city commission will consider:
 1. Whether the event is found to be consistent with the health, safety and welfare of citizens and businesses in the city.
 2. Anticipated adverse effect on the public safety, health or welfare.
 3. Whether the event is compatible with the adjacent and surrounding properties.
 4. Whether the hours of operation of the event would disturb the quiet enjoyment of surrounding property owners and residents.
 5. Whether the area to be used is adequate area to accommodate the anticipated number of attendees.
 6. Whether there is adequate parking available.
 7. Whether the city has had any issues or complaints about prior events conducted by the applicant/permittee.
 8. Whether there is sufficient security to be provided to protect the public and the participants.
 - e. Annual recurring events with a multi-year history of active participation shall be given first priority over newer events should a scheduling conflict arise.
 - f. The special event application must be made on the form provided by the city, which shall contain the following:
 1. A detailed description of all aspects of the special event, including but not limited to, the date, time, location, amenities, facilities, and provisions for safety of the public and participants.
 2. A site drawing to scale shall be submitted delineating the boundaries of the event and the delineated area proposed for the sale or dispensing of alcohol.
 3. The anticipated number of attendees for the event.
 4. Any other information reasonably requested by city staff or by the city commission for holding such special event.
 - g. The area for the sale and consumption of alcoholic beverages shall be enclosed by a perimeter barrier, such as a fence, temporary construction barrier or tent, with no more than two points of ingress and egress, to control access to and from the area. Additional points of ingress and egress may be permitted if the issue of appropriate access is a matter of the protection of the general peace, property, life and limb as determined by the fire marshal or law enforcement.
 - h. The event vendor/permittee must obtain a state alcoholic beverage license consistent with the date, time/duration, type of alcohol sales, and the specifically defined location (consistent with the site drawing) to serve alcohol.
 - i. If required by Marion County Fire Services, a maximum capacity for the designated area and/or for any approved tents may be assigned and the designated area shall not be allowed to be occupied at any time by more persons than the assigned maximum capacity.

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- j. The access point(s) into and out of the serving area shall be marked with signs informing patrons that alcoholic beverages are not to be taken past the perimeter of the area (as indicated on the site drawing).
 - k. The vendor/permittee shall have sufficient event staff at each designated entrance to contain the sale and consumption of alcoholic beverages within the designated area. The event staff shall be present at these locations and shall enforce this condition through the duration of the event.
 - l. The vendor/permittee shall comply with the Belleview Police Department's determination of the appropriate number of police officers required to serve the event. At a minimum, one police officer on location for the duration of the event.
 - m. Alcohol shall not be served in bottles or other glass containers.
 - n. The vendor/permittee shall provide such additional restroom facilities (e.g., portable potties) as deemed necessary by reviewing departments to service the anticipated attendance of the event. The vendor/permittee shall also provide sufficient trash receptacles to serve the anticipated patrons so as to prevent the littering of cups, napkins and other debris.
 - o. The event site shall be restored to prevent conditions within two days after the last day of the event.
 - p. Prior to the event, the vendor/permittee shall obtain all necessary building permits and other licenses and approvals for any tent or other structure erected to facilitate use of the area covered by the permit. Under no circumstances shall any ground surface on public property or an easement be punctured or otherwise damaged by the placement or removal of any tent or other structure unless the vendor/permittee first has the appropriate qualified party perform an inspection for the purpose of locating underground utilities and infrastructure. In the event that damage occurs to the property, utilities, or infrastructure of the City of Belleview, the vendor/permittee shall be liable for the full cost of repairs. If a permit is issued and there are breaches to any public asphalt or concrete surface, the vendor/permittee is fully responsible for any expenses associated with repairing the damages. The vendor/permittee shall comply with all applicable laws, rules and regulations in the operation of its business within the permitted area of the event.
 - q. If the Belleview Police Department determines that the permittee, their agents or employees, are not complying with the requirements set forth herein or with Florida law regarding dispensing alcohol, the chief of police or his designee shall be empowered to take such steps to immediately halt the sale or dispensing of alcohol or to close the event, as is necessary to preserve the public safety or prevent further law violation.

(Ord. No. 99-02, § 1, 4-6-1999; Ord. No. 2010-09, 7-20-2010; Ord. No. 2012-11, 11-6-2012)

Editor's note(s)—Ord. No. 2010-09, adopted July 20, 2010, changed the title of § 10-4 from "Dispensing or consumption on public property" to "Dispensing or consumption of alcoholic beverage on public property." See also the Code Comparative Table.

Cross reference(s)—Streets, sidewalks and other public places, ch. 74.

State law reference(s)—Possession of open containers in vehicles, F.S. § 316.1936.

Sec. 10-5. Consumption on business premises unlicensed by state.

No owner or operator of a commercial establishment who holds an occupational license to do business in the city shall allow the consumption of alcoholic beverages on the premises of such establishment, unless such

establishment is licensed by the state department of business and professional regulation, the division of alcoholic beverages and tobacco or the division of hotels and restaurants.

(Code 1980, § 4-4)

Sec. 10-6. Dispensing or consumption at adult use establishments.

No person shall, either directly or indirectly, dispense, or cause to be dispensed, any alcoholic beverage on the premises of an adult arcade, adult bookstore, adult booth, adult cabaret, adult photographic studio, adult physical culture establishment, adult theater, or other adult use establishment, as defined in section 14-37 of this Code of Ordinances.

(Ord. No. 95-10, § 1, 10-17-1995)

Cross reference(s)—Amusements and entertainments, ch. 14.



Community Engagement Liaison: Fall/Winter Events and New Initiatives

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Community Engagement Liaison: Fall/Winter Events and New Initiatives

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

The Community Engagement Office continues to provide programming opportunities. Upcoming events include:

Friday Foodie Fest continues through September.

Storytime with the Mayor and Homeschool Hub continue through the end of the year

- Monthly Blood Drive with OneBlood; August 10, City Hall; 2nd Monday each month
- Yoga Classes; Wednesday, September 9, 8am; Community Center; every 2nd and 4th Wednesday each month
- Freedom Walk, Friday, September 11, 6pm; Community Center
- Youth Council resumes; Thursday, September 24, 4:30pm, City Hall, monthly meetings
- Fall Craft Fair; Saturday, September 26, 9am - 1pm, Community Center
- Movie Night; Saturday, October 10, 8pm; Lake Lillian/Community Center
- Trunk or Treat; Saturday, October 24, 4pm; Bellevue Sports Complex
- Light Up Lake Lillian; Saturday, December 5, 2pm, Lake Lillian
- Santa Paws, pet photos with Santa; Tuesday December 8, 5:30pm - 8:30pm, Community Center

More details to come as plans finalize and new, exciting, additions will be announced.

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

RECOMMENDED ACTIONS:

ATTACHMENTS:



City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



Development Services: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Development Services: Updates

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

John Garri, Comptroller

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



Public Works: HADDAD 4 Business LLC Developer's Agreement

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Public Works: HADDAD 4 Business 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 parcel number 37143-001-00, which is located at 10950 S US HWY 441, inside city limits. This parcel is approximately 0.46 acres and is currently operating as Baseline Tire.

This developer agreement requires the following:

1. Remove the existing onsite septic system and connect Baseline Tire Service building to the City of Bellevue municipal sewer system;
2. All work shall be fully completed, inspected, and accepted by the City of Bellevue no later than December 31, 2028;
3. A penalty of \$100.00 per day shall be imposed from December 31, 2028 until construction is completed, inspected and accepted by the City of Bellevue;
4. The Developer shall continuously maintain and repair all connection improvements constructed or installed as part of the Baseline Tire project at its expense for a period of one year after completion and approval by the City.

RECOMMENDED ACTIONS:

Motion to approve the HADDAD 4 Business LLC Developer's Agreement

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.

Baseline Tire Developer's Agreement

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.

Record and Return to:
Development Services
City of Belleview
5343 SE Abshier Blvd. Belleview, FL 34420

DEVELOPMENT AGREEMENT

THIS DEVELOPER AGREEMENT, by and between:

- HADDAD 4 BUSINESS LLC, a Florida limited liability company, DBA: Baseline Tire Service, and its successors in interest (hereinafter referred to as "DEVELOPER") whose address is 10950 SE US Highway 441, Belleview, Florida 34420; and
- **City of Belleview, Florida**, a municipal corporation of the State of Florida, whose address is 5343 SE Abshier Boulevard, Belleview, Florida, ("CITY").

WITNESSTH

WHEREAS DEVELOPER owns a parcel of land (the "Property") in Marion County, Florida, parcel 37143-001-00 more particularly described in Exhibit "A" attached to this Agreement; and

WHEREAS DEVELOPER desires to expand the Baseline Tire Service facility located at 10950 SE US Highway 441, Belleview, Florida 34420, and has submitted a Full Site Plan (Major) application to the City for the construction of four (4) additional service bays; and

WHEREAS DEVELOPER intends to connect the Property to the City's wastewater treatment system, as provided hereinafter; and

WHEREAS time is of the essence regarding completion of connection to the City wastewater treatment system and failure to complete connection on time will result in assessment of a \$100.00 per day penalty.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants contained 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. DEVELOPER shall;

1. Cause the removal of the existing on-site septic system and the connection of the Baseline Tire Service building to the City of Belleview municipal sewer system (the "Work") in accordance with applicable state and local law and regulations.

2. All permits and regulatory filings required to perform the Work shall be obtained and submitted by the licensed contractor selected and engaged by Developer, at the contractor's responsibility.
2. The proposed concept plan for connection is attached in Exhibit "A". The concept plan may be used for permitting and bidding.
3. Complete the Work in accordance with the following schedule:
 - (a) No later than December 31, 2027: solicit bids from a minimum of three (3) licensed contractors;
 - (b) No later than March 31, 2028: select a contractor, execute a contract, and incorporate the cost into Developer's 2028 budget;
 - (c) No later than September 30, 2028: contractor shall commence field work; (d) No later than December 31, 2028: all Work shall be fully completed, inspected, and accepted by the City of Belleview.
4. Pay a penalty of \$100.00 per day if the project is not completed by December 31, 2028, Said penalty shall be imposed from December 31, 2028 until construction is completed, inspected and accepted by the City of Belleview
5. Continuously maintain and repair all connection improvements constructed or installed as part of the Baseline Tire project at its expense for a period of one year after completion and approval by City. After the one-year maintenance period, all improvements and the maintenance thereof by the Developer shall be deemed accepted by City upon acceptance of a final inspection ending the Developer maintenance responsibility. The Developer is responsible to schedule the final acceptance inspection in writing prior to the 12 months after the date of improvements acceptance.

C. Mutual understanding between the parties:

1. The DEVELOPER shall execute this agreement prior to the commencement of the Work for the expansion described hereinabove.
2. Should the DEVELOPER fail to execute this Agreement within thirty (30) days; the Baseline Tire Service expansion project shall be placed on hold until execution of this agreement by both parties or until a new development agreement is executed.
3. This Agreement is the entire agreement of the parties; no promises have been made which are not set forth herein.
4. This Agreement may only be amended by separate written agreement executed by the Parties hereto, or their successors in interest.
5. 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.

6. Faycal HADDAD represents and warrants that he is the Owner and Manager of HADDAD 4 BUSINESS LLC, and has the power and authority to execute and deliver this Agreement and to bind and commit the 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 that 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.

7. 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.

8. 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.

9. The parties agree that 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.

10. Proposed Usage and Flow. Proposed flows shall be determined by City of Bellevue Code Sec. 86-82(e). – System development charge imposed and system development charges shall be calculated based on such calculation.

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

CITY

City of Belleview, Florida

Witness

By: _____
Christine K. Dobkowski,
Mayor/Commissioner

Print Witness Name

Witness

Print Witness Name

ATTEST:

Lezli Merritt,
City Clerk

STATE OF FLORIDA
COUNTY OF MARION

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

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

DEVELOPER

HADDAD 4 BUSINESS LLC, DBA:

Baseline Tire Service

[Signature]
Witness

Eric Surim

Print Witness Name

[Signature]
Witness

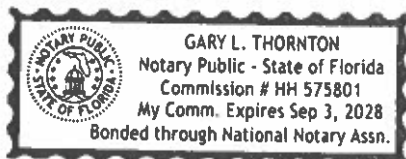
Angel Rodriguez

Print Witness Name

By: [Signature]
Faycal HADDAD,
Owner and Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July 2026, by Faycal HADDAD as Owner and Manager of HADDAD 4 BUSINESS LLC, DBA: Baseline Tire Service, a Florida limited liability company, who is personally known to me.



[Signature]

Notary Public, State of Florida

Name: Gary L. Thornton

(Please print or type)

Commission Number: HH-575801

Commission Expires: 09-03-2028

X Produced ID

Get ~~that~~ Type of ID

FLDL

Exhibit "A"

Parcel sketch and description

SEC 25 TWP 16 RGE 22

PLAT BOOK V PAGE 058

NORTHSIDE ADDITION TO BELLEVIEW

LOT 1





Police Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Police Department: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



City Administrator: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:



Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: August 4, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

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

RECOMMENDED ACTIONS:

ATTACHMENTS: