CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
April 21, 2026
6:00 PM

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

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER DWYER

ROLL CALL

APPROVAL OF MINUTES

Approval of the 04-07-2026 Commission Meeting Minutes
04-07-2026 Meeting Minutes

PUBLIC HEARING: FINAL HEARING

Ordinance 2026-05: Small Scale Comprehensive Plan Amendment for 45367-000-00
Ordinance 2026-05
Staff Report
Business Impact Estimate

Ordinance 2026-06: Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050
Ordinance_2026-06
Business Impact Estimate
Location.pdf
Staff Report

PUBLIC HEARING: FIRST READING

First Reading: Ordinance 2026-08 Shutters
Ordinance 2026-08 Rollup Shutter and Storm Shutter
Business Impact Estimate - Shutters

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Updates

Development Services: Updates

Finance Department: Updates

Public Works: Larry C. Violette Developer's Agreement
Violette Developers Agreement
Location

Police Department: Updates

Information Technology: Cybersecurity Grant Agreement
Cybersecurity Grant Memo
Year 3 Award Letter

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Approval of Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Approval of the 04-07-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 04-07-2026 Commission Meeting Minutes

ATTACHMENTS:

04-07-2026 Meeting Minutes

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

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
April 7, 2026
6:00 PM

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

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Dwyer

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

APPROVAL OF MINUTES:

a. **03-17-2026 Commission Meeting Minutes**

Motion made by Commissioner Dwyer to approve the 03-17-2026 Commission Meeting Minutes as presented; seconded by Commissioner Livsey.

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

PUBLIC HEARING: FINAL READING

a. **Ordinance 2026-07: Abandoned and Vacant Real and Personal Property**

Mayor Dobkowski read Ordinance 2026-07, Abandoned and Vacant Real and Personal Property, Title Only. DSD Chancey stated the ordinance was approved on first reading with amended registration fees on March 17, 2026. The ordinance supports CRA objectives and the Findings of Necessity Report, to address blight, abandoned properties, and chronically vacant properties. This code revision revises the fee schedule, adds requirements for minimum standards for long-term vacancy, and establishes a fund for the registration and potential mitigation of abandoned properties.

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

Motion made by Commissioner Smith to approve Ordinance 2026-07 on Final Reading, Title Only with amendments discussed; seconded by Commissioner Dwyer.

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

PROCLAMATION:

a. Water Conservation Month

Mayor Dobkowski read the Proclamation declaring April as Water Conservation Month in the City of Belleview. Accepting the Proclamation was Public Works Director/City Engineer, Bob Titterington. PWD Titterington stated that the city will host a booth at the Founder's Day event to talk about water conservation and backflow/cross connection.

SCHEDULED AUDIENCE

a. Joe Reichel with the Belleview CEP

Mr. Reichel provided updates to the City Commission on the CEP and the upcoming events. He also mentioned that three of his local business ambassadors were in attendance and the total of ambassadors is currently at 18.

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. Community Engagement Liaison: America250 Fireworks Event Update

Community Engagement Liaison Vass provided an update on the budget and planning for the America250 fireworks event. The cost of the fireworks will be covered by Marion County and several sponsorships have been secured for other items; additional funds are still being sought out. CEL Vass estimated expenses will be approximately $30,318. Comptroller Marroquin is reviewing the budget for funding.

CEL Vass asked the Commission if they would like to provide event specific giveaways to attendees such as frisbees, magnets, etc. at a cost of approximately $2,000. The Commission was in favor of providing giveaways.

b. Community Engagement Liaison: McKenney Chiropractic Property Improvement Grant Application

CEL Vass reviewed the grant application submitted by McKenney Chiropractic, located at 5608 SE 113th Street. The project is comprised of three phases to repair and improve the building, landscaping, and roof replacement respectively. The applicant is requesting $2500 that will be applied to the second phase.

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

Motion made by Commissioner Livsey to approve the property improvement grant for McKenney Chiropractic; seconded by Commissioner Dwyer.

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

CEL Vass informed the Commission that Generations Family Salon was unable to complete the plans in their grant application, so funding was revoked until revisions could be made.

c. City Clerk: N/A

d. Development Services: Accessory Parking

DSD Chancey stated the current City Code allows accessory parking in the side and rear of properties and in the front yard by Special Exception. However, Ordinance 2023-03 amended the city code to allow for the parking of an RV/Travel trailer in the front yard.

Boats and enclosed trailers are currently subject to code enforcement actions if parked in the front yard, but the size and length of allowed RVs and travel trailers are similar in size to these items. Due to impending code enforcement violations, staff requested clarification on accessory parking that may allow boats and enclosed trailers.

The Commission directed staff to move forward in amending the code with the proposed changes.

e. Finance Department: N/A

f. Public Works: Mark Martin, LLC Developers Agreement

Public Works Director Titterington provided information on the developer's and annexation agreement for Pine Village Mobile Home Park, which is located at parcel 3726-011-001, 10195 SE 36th Avenue, outside city limits.

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

Motion made by Commissioner Dwyer to approve the Mark Martin, LLC Developer’s Agreement and Annexation Agreement; seconded by Commissioner Livsey.

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

g. Public Works: Belleview-to-Greenway Trail Project Funding

The Belleview-to-Greenway Trail project received grant funding through FDOT in the amount of $265,000 for design, and construction funding of $868,700.

An interlocal agreement with Marion County to oversee the contract for design and construction services was approved on March 2025, which includes Marion County covering the cost of resurfacing SE 102nd Place and SE 52nd Court. The County has negotiated a scope and fees with FDOT and their design consultant (VHB) in the amount of $489,000. The project requires additional funding in the amount of $224,000, which is the difference between the total design contract price and the city’s grant funding. The additional design fees, including a 10%

contingency, come to $246,400. This project will be funded from the General Fund's Sidewalk Construction Sales Tax Account.

Comptroller Mario Marroquin stated that the preliminary review shows those funds can cover the project or unassigned funds can be utilized via budget amendment to add that line item.

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

Motion made by Commissioner Dwyer to approve the funding of the Belleview-to-Greenway Trail design funding; seconded by Commissioner Smith.

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

h. Police Department: Signing Bonus – Memorandum of Understanding (MOU)

Chief Holland stated that at the March 17, 2026 Commission Meeting the Commission approved a Police Officer Signing Bonus as a pilot program to assist with the recruitment of certified law enforcement officers. Following that approval, the Fraternal Order of Police (FOP) requested that the terms of the signing bonus be formalized through a Memorandum of Understanding (MOU), consistent with collective bargaining requirements.

The MOU outlines the agreed-upon terms, including eligibility, payment upon successful completion of field training, and duration of the pilot program. Additionally, a Signing Bonus Agreement was developed to be executed by eligible employees, establishing individual obligations such as the one-year service commitment and prorated repayment terms if separation occurs early.

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

Motion made by Commissioner Smith to approve the Memorandum of Understanding for the Police Officer Signing Bonus program and authorization for the Mayor to execute the agreement; seconded by Commissioner Dwyer.

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

i. Information Technology: N/A

j. Legal Services:

Attorney Landt requested permission to order title insurance in the amount of the judgment of the Carpenter property.

Motion made by Commissioner Livsey to approve ordering of title insurance; seconded by Commissioner Dwyer.

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

k. **Administrator:** The Homeless Coalition, also known as the Belleview Safety Net Alliance, is making progress and the community is working well together.

COMMISSION UPDATES:

Commissioner Dwyer: Discussion of the Sale of Kratom within the Belleview City Limits

Commissioner Dwyer stated that after the discussion on March 3rd and 17th Commission Meetings about smash-and-grab crimes at convenience stores, he felt it was important to discuss potential targets of the theft. Chief Holland provided him data showing that two of the three in the City included business that sold kratom products. Commissioner Dwyer has asked City Attorney Landt to review the legal side of it for a future discussion on the matter

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith:

Inquired about Marion County's status on the SE 55th Avenue Road project. PWD Titterington replied that the County has completed surveying and started design; he has received a tentative schedule and will forward it to the Commission.

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:39 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

Public Hearing: Final Reading of Ordinance 2026-05

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Ordinance 2026-05: Small Scale Comprehensive Plan Amendment for 45367-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

The subject property is owned by E2 Farm and was annexed into the city in December 2025. It is surrounded by agricultural and commercial properties and 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 on-site drainage area and part of a retail building. This application amends the Future Land Use Map and Zoning Map to include the property and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and land use change from Marion County Employment Center to City of Belleview Commercial. The proposed commercial Future Land Use and B-5 zoning categories are appropriate to the proposed use and compatible with adjacent areas.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-05 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance 2026-05
Staff Report
Business Impact Estimate

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

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO AN AMENDMENT OF 12.35 +/- ACRES OF LAND TO THE CITY OF BELLEVIEW'S COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP OF THE CITY OF BELLEVIEW'S COMPREHENSIVE PLAN AND THE OFFICIAL ZONING DISTRICTS MAP PURSUANT TO APPLICATION (SSC25-0002) BY THE CITY OF BELLEVIEW FOR LEADERS COMPANIES LLC. UNDER THE SMALL-SCALE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; CHANGING THE FUTURE LAND USE CLASSIFICATION ON PARCEL #45367-000-00, FROM EMPLOYMENT CENTER (MARION COUNTY) TO COMMERCIAL (CITY OF BELLEVIEW) AND BY CHANGING THE ZONING CLASSIFICATION FROM A-1 (MARION COUNTY) TO B-5 (CITY OF BELLEVIEW); ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVIEW, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, empowers the City Commission of the City of Belleview, Florida, hereinafter referred to as the City Commission, to prepare, adopt and implement and amend a Comprehensive Plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement and amend a Comprehensive Plan; and

WHEREAS, application, SSC25-0002, City of Belleview for amendment, as described below, to the Future Land Use Map of the City of Belleview Comprehensive Plan, hereinafter referred to as the City's Comprehensive Plan; and application JSSC25-0002, City of Belleview for amendment to the City of Belleview Official Zoning Districts Map have been filed with the City; and

WHEREAS, the Planning and Zoning Board of the City of Belleview has been designated as the Local Planning Agency; and

WHEREAS, the Planning and Zoning Board of the City of Belleview serving as the Local Planning Agency did on February 10, 2026 hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and reviewed and

considered the staff Comprehensive Plan Amendment Report concerning said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map recommended to the City Commission approval of said application for amendments, as described below; and

WHEREAS, the City Commission did on March 17, 2026 hold the required public hearing for first reading of the ordinance, with public notice having been provided, under the provisions of the regular amendment procedures established in Sections 163.3161 through 163.3215, Florida Statutes, on said applications for amendments, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map at said public hearing, the City Commission reviewed and considered all comments received during the public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the staff Comprehensive Plan Amendment Report, as described below, to the Future Land Use Map of the City's Comprehensive Plan and the Official Zoning Districts Map; and

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

WHEREAS, the City Commission has determined that the proposed amendment is in compliance with the City's Comprehensive Plan and is the closest to the County designation at the time of annexation; and

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

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

Section 1. Future Land Use and Zoning Designations: Pursuant to applications SSC25-0002 and LS25-0002:

Table 1: Proposed Amendment

		EXISTING (Marion County)		**PROPOSED (City of Belleview)**	
Parcel ID# Property Owner	**Acreage**	**Future Land Use** (Map 1)	**Zoning** (Map 2)	**Future Land Use** (Map 1)	**Zoning** (Map 2)
45367-000-00 E2 Farm	**12.35+/- acres**	**Employment Center**	**A-1**	**Commercial**	**B-5**

Section 2. Legal Descriptions:

The properties subject to the proposed amendment to the City's Comprehensive Plan and amendments to the City of Belleview Official Zoning Districts Map are the following described parcel of land located in the City of Belleview, Marion County, Florida, to wit:

Parcel of land owned by E2 Farm, more particularly described as:

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, Public 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 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 to the Point of Beginning; Thence North 89°27'28" West, along a line parallel with and 50.00 feet South as measure 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 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 No. 45367-000-00

Section 3: Maps. The maps attached hereto as Map 1 and Map 2 depict the existing and adopted future land use designation (map 1); and the existing and adopted zoning (map 2).

Section 4. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Conflicts Repealed. All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 6. Effective Date. The effective date of this Ordinance will be 31 days following No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon First Reading by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on 03/17/2026. Said ordinance was duly read, passed, and adopted upon Final Reading by a _____ vote of the City Commission of the City of Belleview, Florida at a Regular Meeting held on 04/21/2026.

For the City:

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

Attest:

_____
Lezli Merritt
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

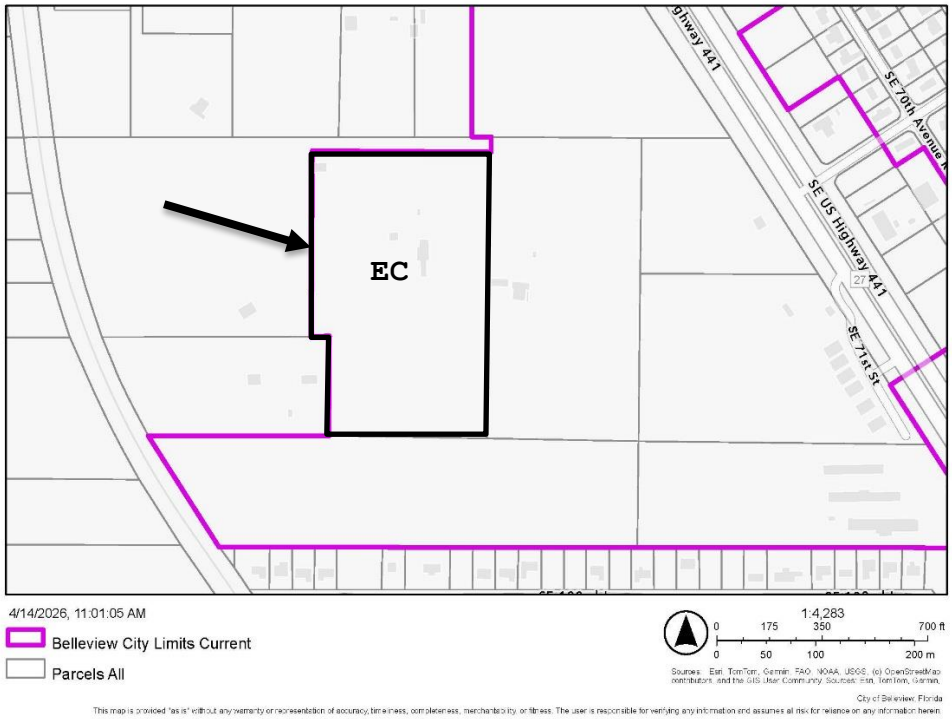
CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible wesite on April 6, 2026 and April 13, 2026 in accordance with Florida Statutes.

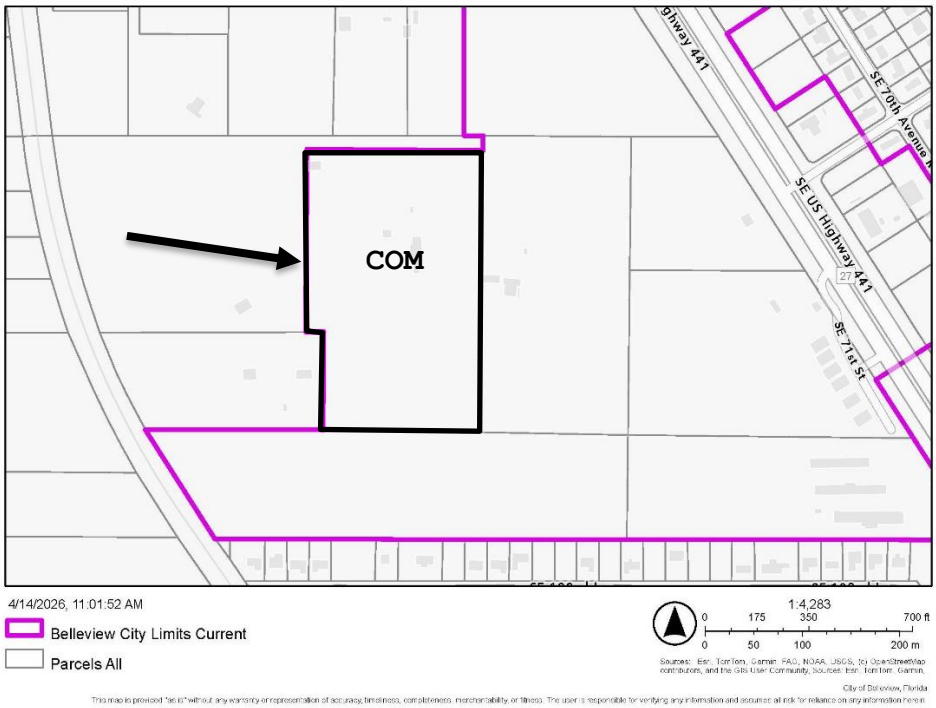
_____
Lezli Merritt
City Clerk

Map 1 - Future Land Use

Existing FLU

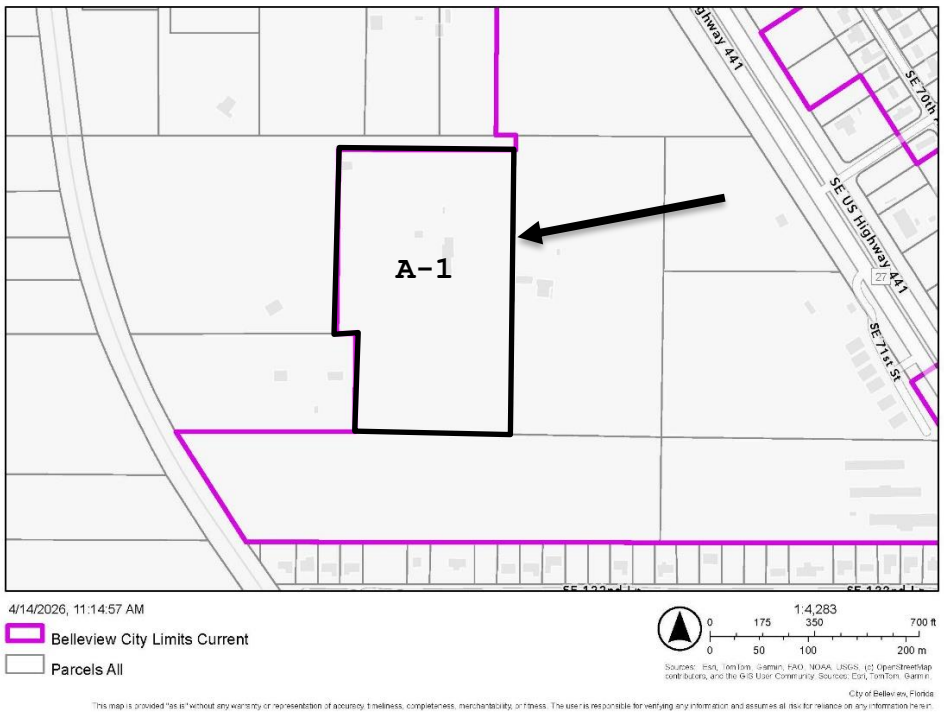


Proposed FLU

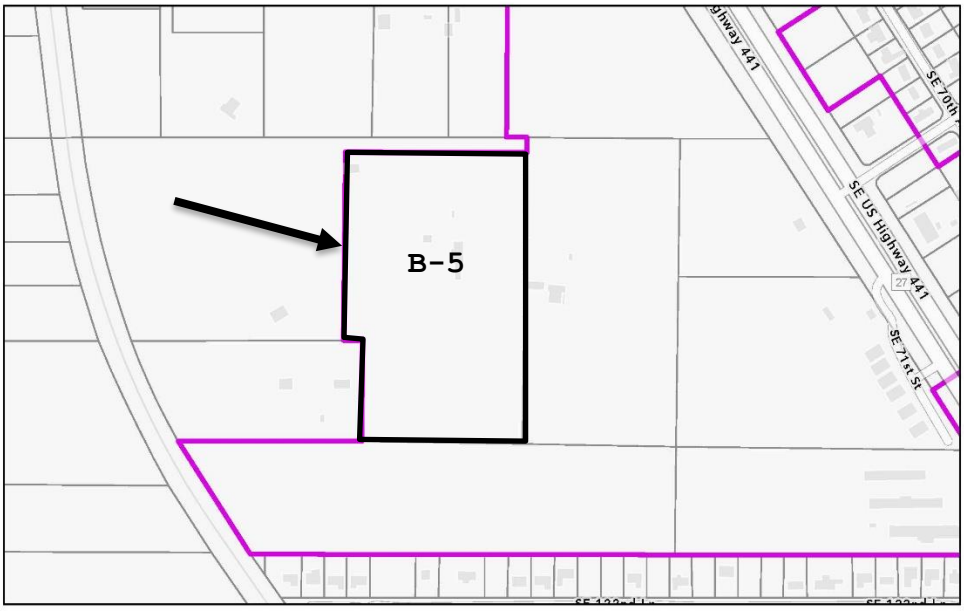


Map 2- Zoning

Existing Zoning



Proposed Zoning



CITY OF BELLEVIEW

Date: 01/27/2026

Planning & Zoning Board Hearing: 02/10/2026
Commission: First Reading 03/17/2026 - Final Reading 4/21/2026

Application Number:
JSSC25-0002

Project Number:
SSC25-0002

Application Type:
Small Scale Comprehensive Plan Amendment

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

Owner/Applicant:
E2 Farm/Leaders Companies LLC

Agent/Engineer/Architect:
N/A

Parcel #:
45367-000-00

Acreage:
12.35 +/-

Proposed Future Land Use: Commercial

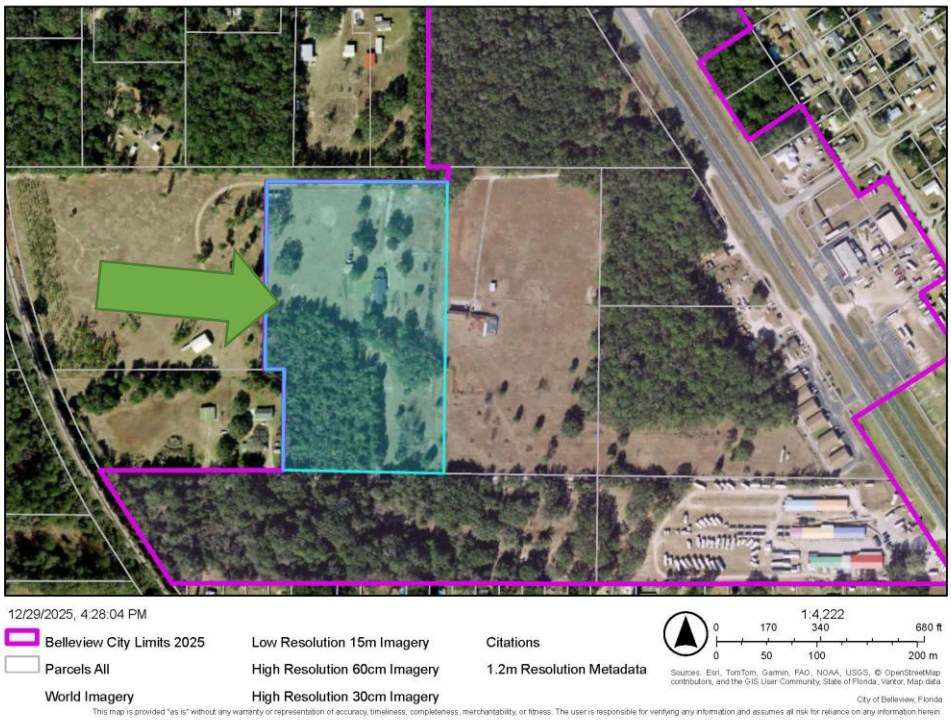
Proposed Zoning:
B-5

P&Z Recommendation:
Recommended

Comprehensive Plan Amendment: Small Scale

LOCATION MAP

45367-000-00



Public Notice
Notice of public hearing was mailed on December 29, 2025, to 8 property owners within 300 feet of the subject property. The City has not received any feedback from those letters.

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 Flood Zone X, as found on Community Panel Number 12083-C0741D of the FEMA maps.

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

Background
The subject property is owned by E2 Farm and was annexed into the city in December 2025. It is surrounded by agricultural and commercial properties and 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 on-site drainage area and part of a retail building. This application amends the Future Land Use Map and Zoning Map to include the property and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and land use change from Marion County Employment Center to City of Belleview Commercial. The proposed commercial Future Land Use and B-5 zoning categories are appropriate to the proposed use and compatible with adjacent areas.

Table 1

Future Land Use Map Request	From: Employment Center (County) To: Commercial (City
Zoning Map Request	From: A-1 (County) To: B-5 (City)
Location	One parcel totaling 12.35 acres +/-. Parcel number 45367-000-00
Property Owner(s)	E2 Farm
Surrounding Future Land Use Designations	North: Commercial (County) South: Employment Center (City – to be changed this year) East: Commercial (City) West: Commercial (County)
Surrounding Zoning Designations	North: A-1 (County) South: A-1 (City – to be changed this year) East: B-5 (City) West: AG (County)
Surrounding Existing Land Uses	North: Residential (City/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 in Flood Zone X, as found on Community Panel Number 12083-C0741D of FEMA maps.

STAFF ANALYSIS:

1. **Concurrency**

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

   Solid Waste – This property has not previously received solid waste services. Development of commercial property will require a privately provided commercial dumpster service.

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

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

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

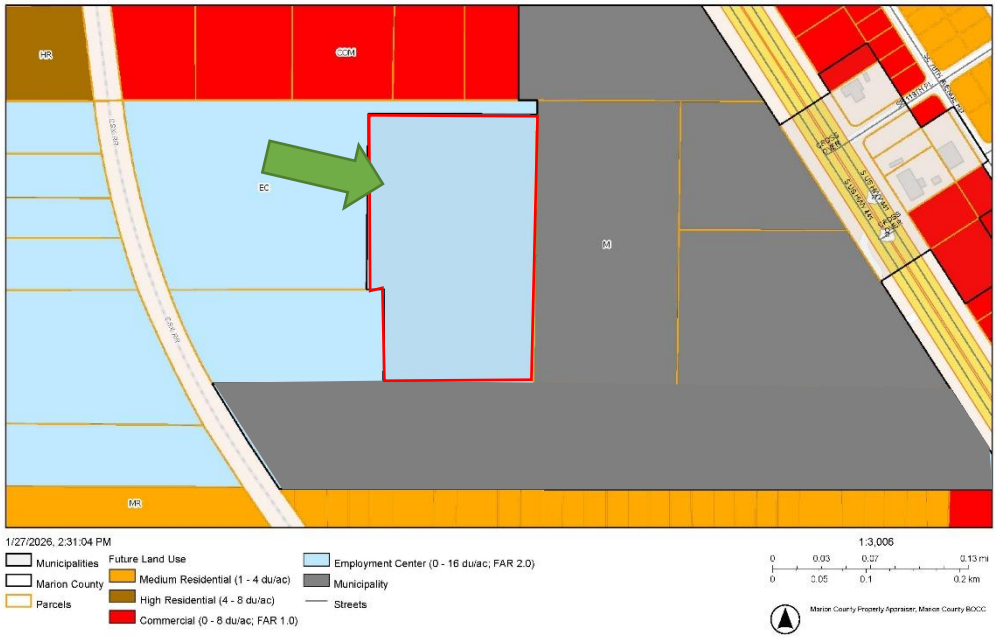
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application SSC25-0002 to change the subject property from existing Marion County future land use and zoning designations to City of Belleview designations as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

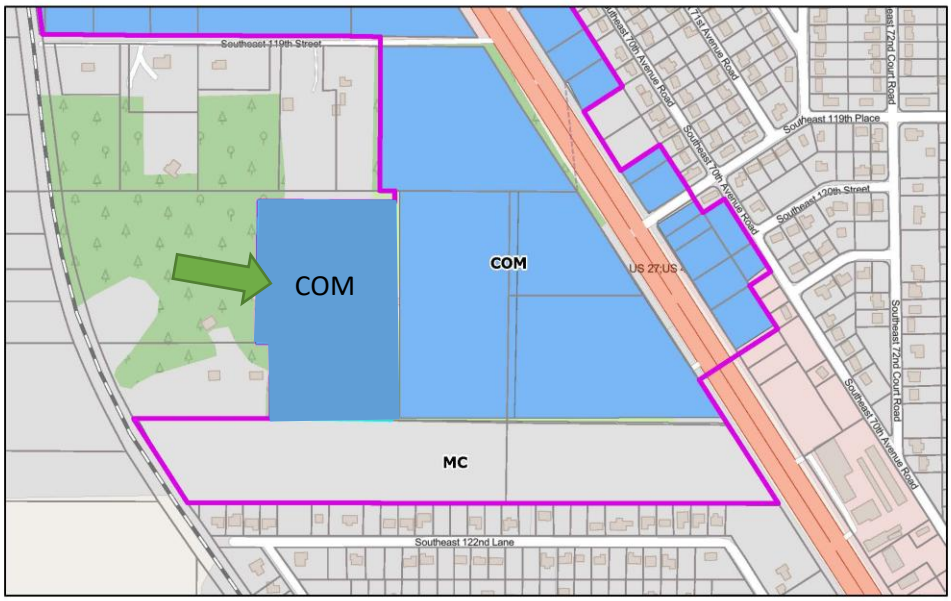
a. The proposed amendments are the result of the purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not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

Future Land Use Maps

Existing FLU

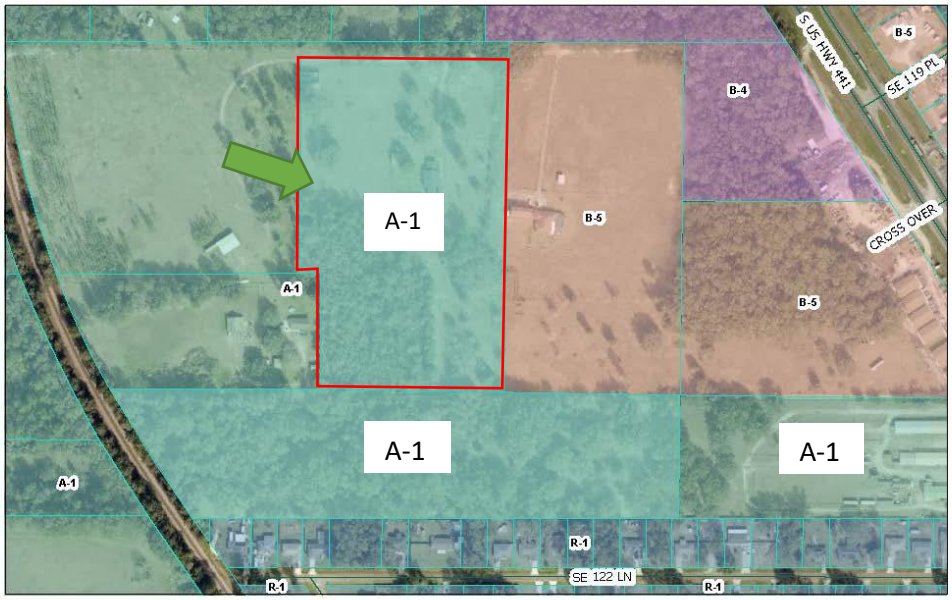


Proposed FLU



Zoning Maps

Existing Zoning



1/27/2026, 3:16:34 PM

1:3,686

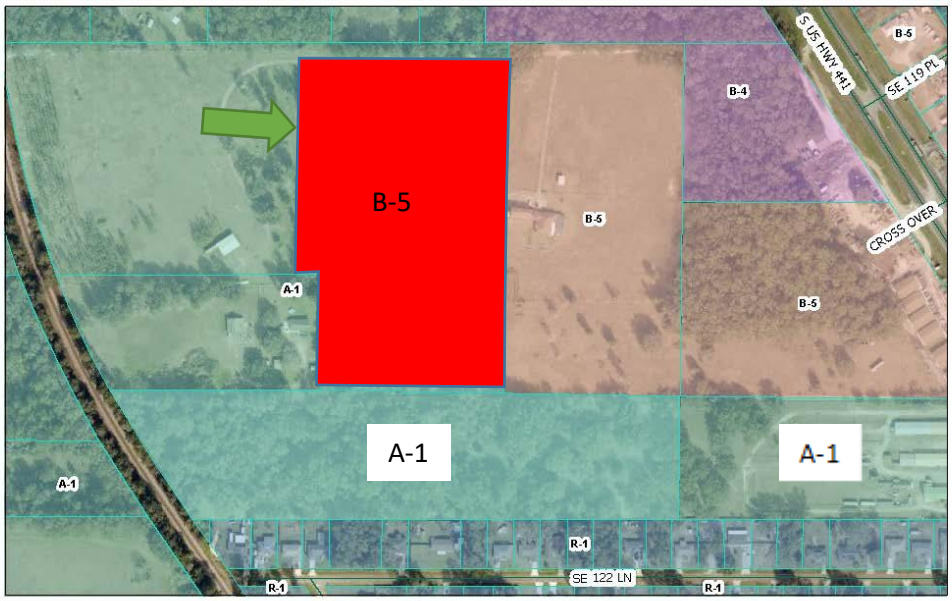
0 150 300 600 ft

0 45 90 180 m

Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.

Proposed Zoning



1/27/2026, 3:26:43 PM

1:3,686

0 150 300 600 ft

0 45 90 180 m

Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.

Business Impact Estimate

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

Proposed ordinance's title/reference:
Ordinance 2026-05 Small Scale Comprehensive Plan Amendment 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 2026-03 is proposed for the purpose of amending the Future Land Use Map of the Belleview Comprehensive Plan and amend the Official Zoning Map of the City of Belleview

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

There are likely to be direct compliance costs associated with Ordinance 2026-05. 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 2026-05 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 of Ordinance 2026-06

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Ordinance 2026-06: Annexation of 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

The subject parcels are commercially zoned properties owned by Brian Ehlers Construction Company LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 70th Ave Rd. All four parcels are currently vacant.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-06 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance_2026-06
Business Impact Estimate
Location.pdf
Staff Report

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

ORDINANCE NO. 2026-06

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 **four (4) parcels, totaling 1.15** 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**
3924-021-010	COM	B-5
3924-021-011	COM	B-5
3924-021-049	COM	R-1
3924-021-050	COM	B-5

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

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

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

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

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

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

The following described parcels of land owned by Brian Ehlers Construction Company LLC:

Parcel 1
LOT 10, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Pages68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida

Parcel Identification Number: 3924-021-010

Parcel 2
LOT 11, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H. Pages 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida;
Together with a Portion of Lot 12 being described as follows:
A Portion of Lot 12, Block 21 of Lake Weir Gardens, as per Plat thereof as recorded in Plat Book H, Pages 68, 68A, 68B, 68C, of the Public Records of Marion County, Florida, being more particularly described as follows:Begin at the Northerly most corner of said Lot 12, thence along the Northeasterly boundary of said Lot 12, S32°57’55”E, a distance of 14.80 feet; thence departing the Northeasterly boundary of said Lot 12, S57°02’41”W, a distance of 205.09 feet to a point on the Northeasterly Right of Way line of South U.S. Highway 441)being a 200 foot Right of Way); thence along said Northeasterly Right of way line, N32°56’30”W., a distance of 14.80 feet to the Westerly most corner of said Lot 12, thence departing the Northeasterly Right of Way line of said South U.S. Highway 441, along the Northerly boundary of said Lot 12, N57°02’41”E., a distance of 205.09 feet to the Point of Beginning.

Parcel Identification Number: 3924-021-011

Parcel 3
LOT 49, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Page 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida.

Parcel Identification Number: 3924-021-049

Parcel 4
LOT 50, BLOCK 21, LAKE WEIR GARDENS, according to the Plat thereof as recorded in Plat Book H, Pages 68, 68A, 68B, and 68C, of the Public Records of Marion County, Florida.

Parcel Identification Number: 3924-021-050

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

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

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

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

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

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 17th day of March, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 21th day of April, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

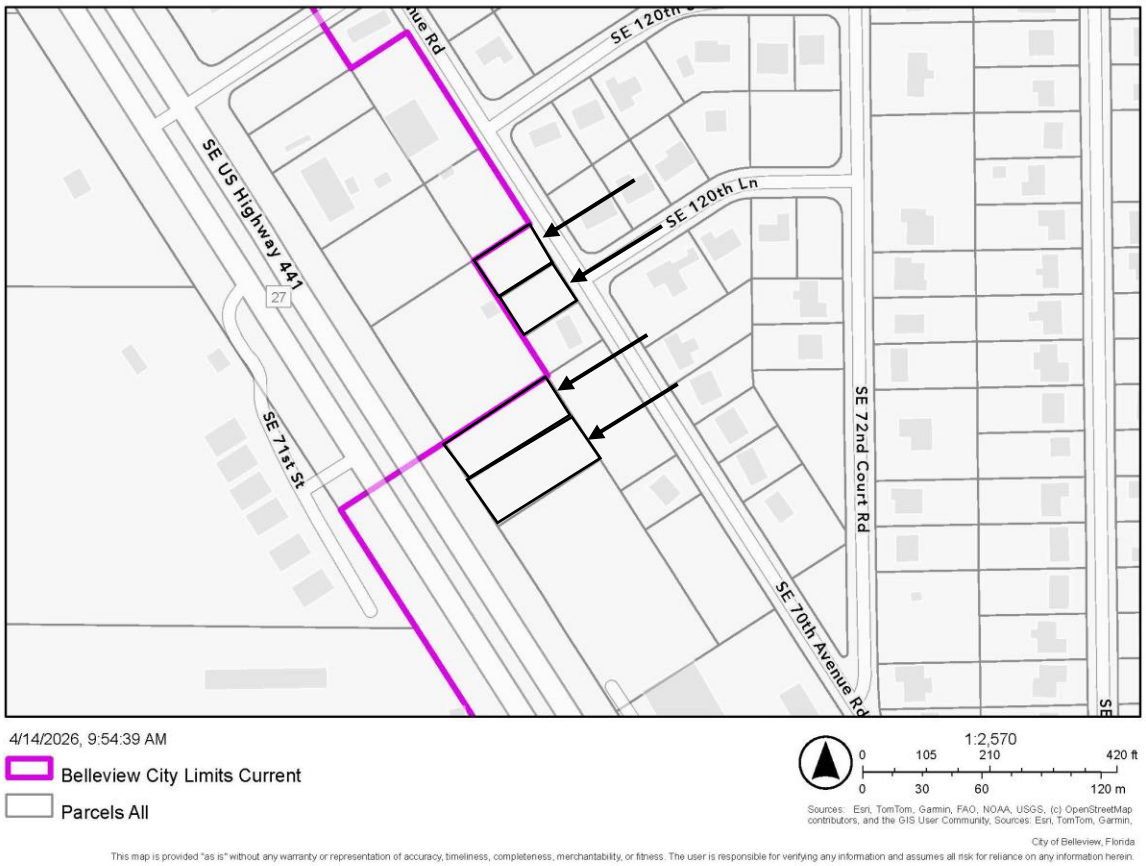
I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on April 6, 2026 and April 13, 2026 in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Brian Ehlers Construction Company LLC Annexation – AN26-0001

Location



Business Impact Estimate

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

Proposed ordinance's title/reference:
Ordinance 2026-06 Annexation for Brian Ehlers Construction Company LLC

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

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

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

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

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

Ordinance 2026-06 is proposed to annex parcels 3924-021-010, 3924-021-011, 3924-021-049, and 3924-021-050 into the city limits of Belleview

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

There are likely to be direct compliance costs associated with Ordinance 2026-06. The applicant/owner of the property intends to develop this property for commercial use. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections

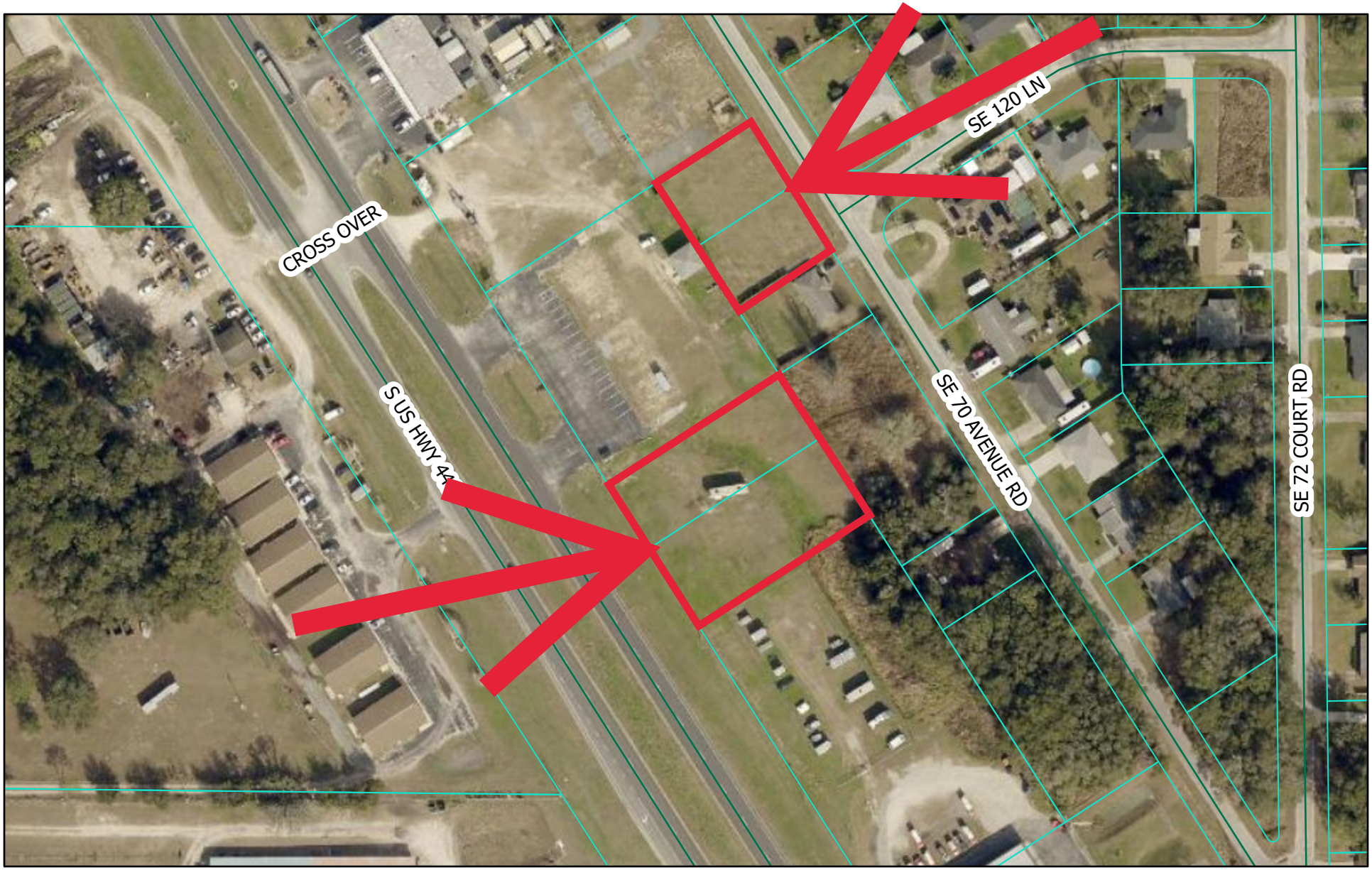
Ordinance 2026-06 does not impose any new charge or fee on businesses other than the owner.

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):

Brian Ehlers Construction Company LLC



1/28/2026, 5:55:30 PM

1:1,856

0 75 150 300 ft

0 20 40 80 m

Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for governmental purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice.

CITY OF BELLEVIEW

Date: 01/28/2026

Planning & Zoning Board Hearing: 02/10/2026
Commission: First Reading 03/17/2026 - Final Reading 04/21/2026

Application Number:
AN26-0001

Project Number:
JAN26-0001

Application Type:
Annexation

Request:
Annexation of 4 parcels

Owner/Applicant:
Brian Ehlers Construction Company LLC

Agent/Engineer/Architect:
Abshier Engineering

Related Applications:
SSC26-0001

Parcels #:
3924-021-010
3924-021-011
3924-021-049
3924-021-050

Acreage:
1.15 +/-
4 parcels

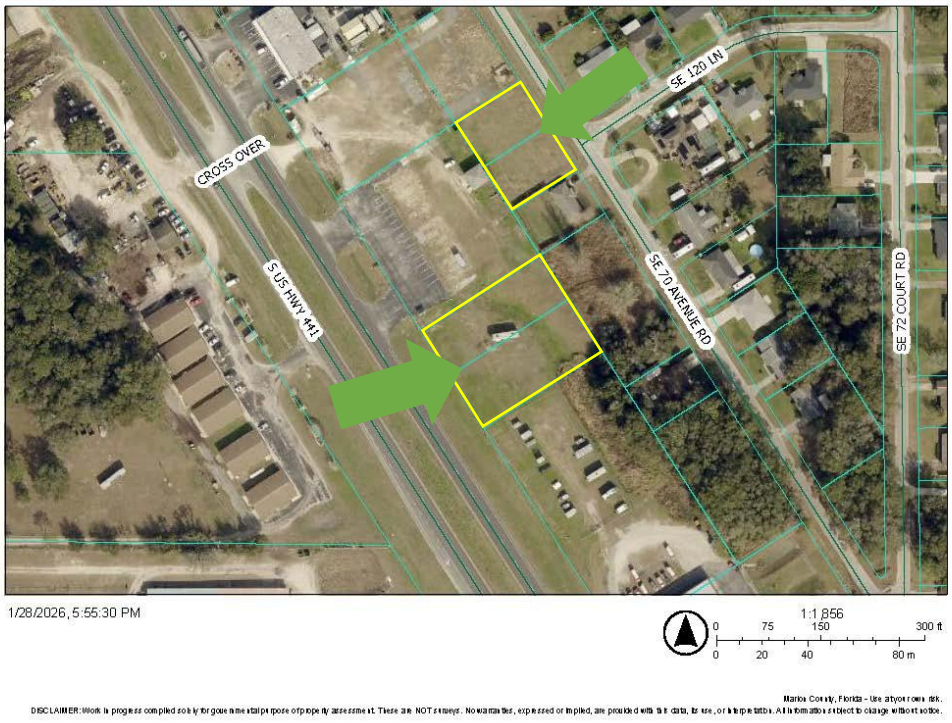
Future Land Use:
Marion County – Commercial

Zoning:
Marion County – B-5 /R-1

P&Z Recommendation:
Recommended

LOCATION MAP

Brian Ehlers Construction Company LLC



Location
Two of the properties are located on S US HWY 441 just south of Toomey Tools. The other two parcels are located on SE 70th Avenue Road, inside the Lake Weir Gardens neighborhood. The subject properties appear 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 four properties owned by Brian Ehlers Construction Company LLC.

Background
The subject parcels are commercially zoned properties owned by Brian Ehlers Construction Company LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 70th Ave Rd. All four parcels are currently vacant.

Table 1

Location	4 parcels totaling 1.15 acres +/-. Parcel numbers 3924-021-010, 3924-021-011, 3924-021-049, 3924-021-050
Property Owner(s)	Brian Ehlers Construction Company LLC
Surrounding Future Land Use Designations	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (City)
Surrounding Zoning Designations	North: B-5 (City) South: B-5/R-1 (County) East: R-1 (County) West: B-5 (City)
Surrounding Existing Uses	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (City)
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 – These properties have not previously been connected to the City sewer. Sewer lines are present along the southbound side of US HWY 441. Development of these parcels will require connection to sewer at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – These properties have not previously been connected to City water. Water lines are present along the northbound side of US HWY 441. Development of these parcels will require connection to City water at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – These properties have not previously received solid waste services. Properties will be required to provide their own commercial solid waste 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 Public School planners have been notified of this application.

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

5. **<u>Consistency with Adopted Codes and Standards</u>** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN26-0001 to annex the subject properties from Marion County.

Additional Maps

Utility Lines



Marion County Future Land Use



Marion County Zoning



1/28/2026, 5:49:48 PM

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

1:1,082

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Marion County Property Appraiser, Marion County BOCC

Photos




Jan 29, 2026 at 11:11:59 AM
213° SW

Public Hearing: First Reading of Ordinance 2026-08

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

First Reading: Ordinance 2026-08 Shutters

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

At the March 3rd and March 17th Commission meetings, the Commission discussed the city code (Sec. 134-665), which prohibits shutters installed on the exterior of commercial buildings. As a result, staff was directed to bring back a proposed ordinance to allow certain at-risk businesses to be permitted to install exterior shutters for crime prevention. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.

The proposed ordinance also addresses storm shutters to be used temporarily in the event of a hurricane, tornado, or tropical storm watch has been declared for the area encompassing the city. Tracks for storm shutters are to be painted the same color as the exterior of the building.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-08, Shutters, on First Reading, Title Only.

ATTACHMENTS:

Ordinance 2026-08 Rollup Shutter and Storm Shutter
Business Impact Estimate - Shutters

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.

AN ORDINANCE AMENDING CHAPTER 134, SECTION 134-665 REGARDING ROLLUP SHUTTERS; ESTABLISHING A PROCESS FOR APPROVAL OF CERTAIN EXTERIOR ROLLUP SHUTTERS; PROVIDING FOR DETERMINATION OF AT-RISK BUSINESSES; PROVIDING FOR APPEAL OF DECISIONS; AMENDING SECTION 134-666 REGARDING INSTALLATION OF STORM SHUTTERS; PROVIDING TIME LIMITS; PROHIBITING CERTAIN USES OF PLYWOOD; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 134, Article V of the City Code provides for regulation of rollup shutters and storm shutters; and

Whereas, the City Commission finds that it is in the public interest to amend Section 134-665 to provide a process for approval of the use of exterior rollup shutters for certain at-risk businesses; and

Whereas, the City Commission finds that use of storm shutters should be limited as set forth below; and

Whereas, the City Commission finds that use of plywood should be limited as set forth below; and

Whereas, the City Commission finds that it is in the public interest to provide a process to appeal a decision regarding at risk businesses.

Now Therefore, Be It Ordained by the City Commission of the City of Belleview, Florida that Chapter 134, Article V. Section 134-665 of the City Code is amended as to rollup shutters, which subsections shall read as follows:

Sec. 134-665. Roll-up shutters.

a) Roll-up shutters for nonresidential uses shall be located interior to doors and windows in new construction.
b) Roll-up shutters may be installed on the exterior of an existing nonresidential building for crime prevention by at-risk businesses.
    1. At-risk businesses include pharmacies, pawn shops, convenience stores, or other businesses deemed at risk by the Chief of Police.
    2. The Chief of Police or his designee shall provide written notice of the decision regarding an at-risk business within ten (10) days.
    3. Appeal of the decision of the Chief of Police regarding determination whether a business is at risk shall be to the Belleview City Commission by written request filed with the City Clerk within ten (10) days of receiving Notice of the decision. Receipt of such Notice shall be deemed received two business days after being posted to the U. S. Mail directed to the address provided in the request for outside shutters."

Be It Further Ordained by the City Commission of the City of Belleview, Florida that Chapter 134, Article V. Section 134-666 of the City Code is amended as to storm shutters and use of plywood, which subsections shall read as follows:

"Secs. 134-666. Storm shutters

Storm shutters of any type allowed by the Florida Building Code may be used to temporarily secure a property, subject to the following limitations:

(a) It shall be prohibited to cover any window or door opening with storm shutters unless a hurricane, tornado, or tropical storm watch has been declared for the area encompassing the city.
(b) Storm shutters shall be removed within 30 days after the issuance of the hurricane, tornado, or tropical storm watch. The period for removal may be extended by order of the City Administrator during a declared state of emergency or if there is an active building permit for window or door replacement.
(c) Tracks for removable panels must be painted to match the wall upon which they are affixed.
(d) Permanently installed plywood panels installed over windows or doors are prohibited.
(e) Installation of storm shutters requires a building permit."

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

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

_____
LEZLI MERRITT
City Clerk

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:
Proposed Ordinance 2024-08 Shutters

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:
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    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

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

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

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

Ordinance 2026-0/ is proposed for the purpose of providing a process for determining an "at-risk business" for approval of the installation of roll-up shutters on a commercial building. Shutters are often used as protection from crime as well as hurricanes and other storms.

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 unlikely to be direct compliance costs associated with Ordinance 2026-08. This Ordinance does not impose any new charge or fee on businesses. Building permit fees are required for the installation of shutters on all structures; residential and commercial.

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

Unknown

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

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 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.

City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Development Services: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Development Services: Updates

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

Finance Department

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: Violette Developer's Agreement

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Public Works: Larry C. Violette 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 39228-001-00, which is located at 7025 SE HWY 25A, and a line extension to run along CR25A.

The developer agreement requires that the developer shall:

1. Have the 12-inch water main extension with appurtenances designed in accordance with City's Design and Specifications Manual, and properly permitted. Design shall be performed by a licensed Florida Professional Engineer. The extension shall be from US HWY 441 along CR25A approximately 1800-ft to the entrance to Autumn Glen Phase2.
2. Have the engineer perform inspections during construction, pressure test bac tees and FDEP approval to activate the line and answer questions during the bid process.
3. Have engineer certify project substantial completion in accordance with approved plan from contractor supplied surveyed as-builts.
4. Pay all permit fees.
5. Be responsible for all infrastructure on site including water and sewer connections to right-of-way.
6. Obtain all necessary permits for construction including FDOT and County right-of-way.
7. Be responsible for sewer construction connection to city sewer force main with CR25A.
8. Be responsible for maintenance of the sewer connection to the main line for a period of one year (as provided below) from project acceptance by the city.

The City shall:

1. Bid and have the water main extension constructed at no cost to the Developer.
2. Provide construction Administration.
3. Be responsible for maintenance of the 12-inch water main upon approvable by FDEP acceptance to be placed into service.
4. Be responsible for maintenance of the sewer connection to the main line after Developer's one year period, provided Developer makes any maintenance or repairs necessary after inspection by the City. City's obligation to inspect shall be upon receipt of written notice from Developer requesting inspection due to expiration of his one-year maintenance period.

RECOMMENDED ACTIONS:

Motion to approve the Larry C. Violette Developer's Agreement

ATTACHMENTS:

Violette Developers Agreement
Location

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

DEVELOPMENT AGREEMENT REGARDING WATER MAIN EXTENSION ON C-25A

THIS DEVELOPMENT AGREEMENT, by and between, Larry C. Violette, and his successors in interest (hereinafter referred to as "DEVELOPER") whose address is 7131 SE 117th Street, Belleview, FL 34420 and the CITY OF BELLEVIEW, FLORIDA, a municipal corporation of the State of Florida, whose address is 5343 SE Abshier Boulevard, Belleview, Florida, 34420 (hereinafter referred to as the "City").

WITNESSETH

WHEREAS, the Developer owns parcel of land in Belleview, Florida more particularly described in Exhibit "A" attached and also known as Marion County Tax Parcel Number 39228-001-00; and

WHEREAS, the Developer has requested to have the Property served by City water and sewer services; and

WHEREAS, the Developer agrees to develop the Property in accordance with the conditions and limitations set forth in this Agreement; and

WHEREAS, The City Commission has approved this Agreement and has authorized the Mayor to execute this Agreement by motion passed at a regular City Commission meeting on _____.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants herein and other good and valuable consideration which the parties acknowledge, 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. Have the 12-inch Water Main Extension with appurtenances designed in accordance with City's Design and Specifications Manual, and properly permitted. Design shall be performed by a licensed Florida Professional Engineer. The Extension shall be from US HWY 441 along CR-25A approximately 1800-ft to the entrance to Autumn Glen Phase 2.

2. Have the engineer perform inspections during construction, pressure test bac tees and FDEP approval to activate the line and answer questions during the bid process.
3. Have engineer certify project substantial completion in accordance with approved plan from Contractor supplied surveyed as-builts.
4. Pay all permit fees.
5. Be responsible for all infrastructure on site including water and sewer connections to right-of-way.
6. Obtain all necessary permits for construction including FDOT and County right-of-way.
7. Be responsible for sewer construction connection to city sewer force main with CR-25A.
8. Be responsible for maintenance of the sewer connection to the main line for a period of one year (as provided below) from project acceptance by the city.

C. CITY shall:

1. Bid and have the Water Main Extension constructed at no cost to the Developer.
2. Provide construction Administration.
3. Be responsible for maintenance of the 12-inch water main upon approvable by FDEP acceptance to be placed into service.
4. Be responsible for maintenance of the sewer connection to the main line after Developer's one year period, provided Developer makes any maintenance or repairs necessary after inspection by the City. City's obligation to inspect shall be upon receipt of written notice from Developer requesting inspection due to expiration of his one-year maintenance period.

D. Both PARTIES agree:

1. Should the Developer fail to execute this Agreement, this Agreement shall automatically terminate. Upon such termination, all rights and obligations under this agreement shall be extinguished and a new development agreement shall be required.
2. This Agreement is the agreement of the parties; no promises have been made which are not set forth herein.
3. This Agreement may only be amended by separate written agreement executed by the Parties hereto, or their successors in interest.
4. 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.

5. 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.
6. 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.
7. 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. The parties further agree that venue for any such action shall be Marion County, Florida.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

CITY

City of Belleview, Florida

By:_____
Christine K. Dobkowski
Mayor/Commissioner

_____
Witness

_____
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

Larry C. Violette
7131 SE 117th Street
Belleview FL 34420

Andrew Reed
Witness

Andrew Reed
Print Witness Name

Regina Behlen
Witness

Regina Behlen
Print Witness Name

By: _____
Larry C. Violette

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April 2026, by Larry C. Violette as owner, who is personally known to me.



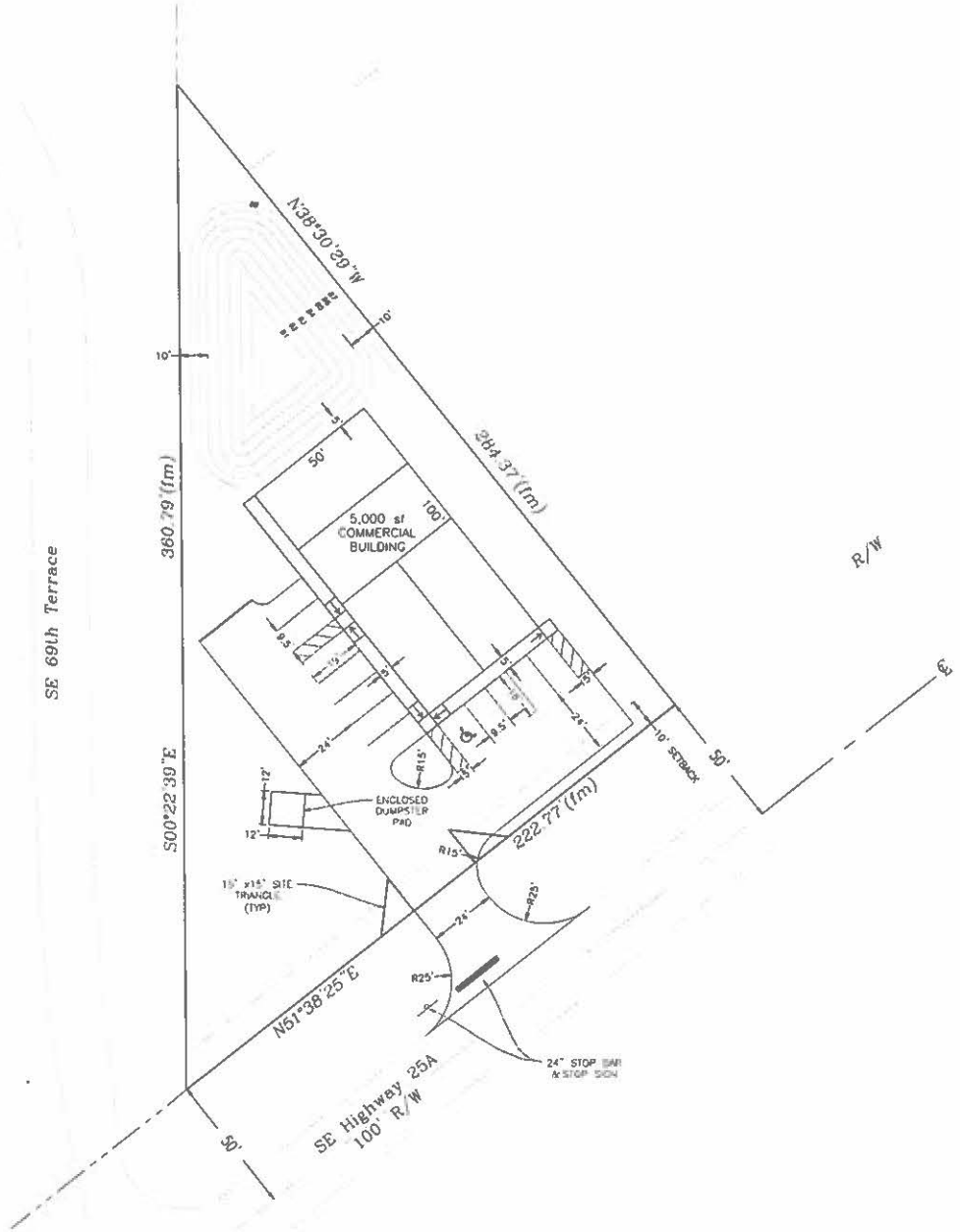
SARAH F GLASS
Notary Public
State of Florida
Comm# HH425211
Expires 8/7/2027

Sarah F Glass
Notary Public, State of Florida
Name: Sarah F GLASS
(Please print or type)
Commission Number: HH425211
Commission Expires: 8-7-27

EXIBIT A
LEGAL DESCRIPTION
AND SITE PLAN

DESCRIPTION (PROVIDED BY CLIENT)

COMMENCE AT THE WEST ¼ CORNER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE S00°17'00"E A DISTANCE OF 774.52 FEET TO THE POINT OF BEGINNING; THENCE S00°17'00"E A DISTANCE OF 361.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD S-25A; THENCE N51°35'00e ALONG SAID RIGHT-OF-WAY A DISTANCE OF 223 FEET; THENCE N38°25'00"W A DISTANCE OF 284.06 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOT 1, MAC REEVES, AN UNRECORDED SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN UNRECORDED PLAT BOOK, PAGE 87, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



SITE DATA

1. PA # 39228-001-00. TOTAL ACRES = ±0.73 ACRES. 31,798sf
2. ZONING = B-2, LAND USE = COM
3. PROJECT ADDRESS = TO BE ASSIGNED
4. BUILDING TYPE = STEEL
5. BUILDING HEIGHT = ±18'
6. STANDARD PARKING SPACES:
   REQUIRED RETAIL = 9 SPACES 1 / 300sf (2,500sf RETAIL)
   REQUIRED STORAGE = 1 SPACES 1 / 3,000sf (2,500sf STORAGE)
   TOTAL REQUIRED SPACES = 10 SPACES
   PROVIDED SPACES = 11 SPACES
7. HANDICAP PARKING SPACES:
   REQUIRED = 1 SPACE
   PROVIDED = 1 SPACE
8. OWNER/DEVELOPER = LARRY VIOLETTE
   7131 SE 117th STREET
   BELLEVIEW, FLORIDA 34420
   (352) 598-1430
9. ENGINEER = ABSHIER ENGINEERING, INC.
   P.O. BOX 2770
   BELLEVIEW, FL 34421-2770
   (352) 245-8592
10. SOIL TYPE = ARREDONDO
11. PERMITTING AGENCIES:
    -CITY OF BELLEVIEW
    -MARION COUNTY
    -FDEP STORMWATER
12. WATER BY SEWER BY CITY OF BELLEVIEW
13. ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
14. LOCATED IN SECTION 32,TOWNSHIP 16 SOUTH, RANGE 23 EAST, BELLEVIEW, FLORIDA
16. AREAS FOR TOTAL SITE
    BUILDING AREA = 5,000sf
    OTHER IMPERVIOUS AREA = 9,107sf
    TOTAL IMPERVIOUS AREA = 14,107sf (44.4%)
    OPEN AREA = 17,691sf (55.6%)
    FLOOR AREA RATION = .157
17. INTENDED USE FOR SITE = RETAIL/STORAGE

NOTES:

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
3. ALL PARKING LOT STRIPING TO BE 4" PAINT.
4. IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.
5. ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.
6. NO PARKING LOT LIGHTS ARE PROPOSED. IF PARKING LOT LIGHTS ARE ADDED IN THE FUTURE, THEY SHALL MEET THE REQUIREMENTS OF SECTION 118-1100 OF THE CITY OF BELLEVIEW LAND DEVELOPMENT CODE

DATE	REVISIONS	BY
		R.E.A.

ABSHIER ENGINEERING, INC.
5414 S.E. 110th STREET, BELLEVIEW, FLORIDA
(AE 9950)
P.O. BOX 2770 BELLEVIEW, FL 34421-2770
PHONE (352) 245-8592 FAX (352) 245-8597

SITE PLAN

MAJOR SITE PLAN FOR LARRY VIOLETTE BELLEVIEW, FLORIDA

DATE 5/23/25
DRAWN BY R.E.A.
CHK'D BY R.E.A.

EDWARD ABSHIER JR° P.E. #53981
DATE: September 23, 2025

SHT 3 OF 6

39228-001-00 - Location



4/13/2026, 12:29:51 PM

1:2,015

0 80 160 320 ft

0 25 50 100 m

Belleview City Limits Current

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

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

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.

Police Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Police Department: 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: Cybersecurity Grant Agreement

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

Information Technology: Cybersecurity Grant Agreement

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

The city was awarded a state funded cybersecurity grant in 2025 which funded three (3) cybersecurity related applications. In 2026, the city was awarded the continuation of the grant which funds three (3) cybersecurity related applications for another year.

RECOMMENDED ACTIONS:

Motion to approve grant agreement

ATTACHMENTS:

Cybersecurity Grant Memo
Year 3 Award Letter

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.

MEMORANDUM

April 14, 2026

To: Mariah Moody, City Administrator
Kevin Towne, I. T. Director

From: Fred Landt, City Attorney

Subject: Cybersecurity Grant

Pursuant to your request I have reviewed the proposed Cybersecurity Grant Agreement regarding a Grant from the State of Florida Cybersecurity Grant Program. Based on that review, I advise that the agreement is appropriate for its intended purpose providing staff and the City Commission are satisfied regarding the following:

- This is not a reimbursement grant, as the Agreement provides that the Department will purchase all commodities or services awarded to the City on behalf of the City, as grantee.

- As in all State contracts funding is contingent on the Department getting funding and the Department not exercising its discretion to withdraw or redirect the funds.

- The City IT Director should review and approve the scope of work, schedule of deliverables, and the City's responsibilities set forth in Attachment 1. He also should note and approve the delineation of work to be performed with grant funds set forth in the Agreement.

- The City, through the IT Department, will be responsible to comply with the terms of the Data Sharing Agreement, the Cybersecurity Incident Response Rider, and the Solution Rider.

- No renewals or extensions of the Agreement are permitted.

- The Agreement may only be modified or amended by a written agreement duly executed by the Parties.

- Please note Audit Requirements in Attachment B and consider the City's ability to comply given recent departures from the City's finance department.

- The Department can recoup the Grant Funds for a breach by the City.

- The City must refund any overpayment discovered, such as in the annual audit.

- The agreement includes the usual terms regarding records retention for State of Florida Grants.

- The City must abide by the requirements regarding public record requests and record production (see Page 7 and 8).

- The City must abide by the requirements of disclosure (see Pages 8 and 9)

- The Agreement contains the usual requirements to abide by statutory law regarding discrimination, vendors, foreign gifts, dispute resolution, termination, etc.

- No advertising or press releases regarding the Agreement may be made without the Department's prior written consent.

Ron DeSantis, Florida Governor
Tom Berger, Interim Secretary
Warren Sponholtz, Florida State Chief Information Officer

Attn: Kevin Towne
Information Technolgy Director
City of Belleview
5343 SE Abshier Blvd
Belleview, FL 34420

March 31, 2026

Congratulations, City of Belleview! You have been awarded for Year 3 of the Florida Local Government Cybersecurity Grant administered by the Florida Digital Service. Based on the requests and information included in your application, the following capabilities will be offered:

Capability	Solution	Quantity	Unit
External-Facing Asset Discovery	Palo Alto Networks - Cortex Xpanse	13	Assets Under Management
Endpoint-Based Asset Discovery (Agent)	Tanium	120	Endpoints
Network-Based Asset Discovery (Agentless)	Armis Centrix	120	Endpoints
Endpoint Detection and Response			
Content Delivery Network			
Security Operations Platform			
Email Security			
IT Service Management			

If you identify any discrepancies with the information above, please contact us immediately.

In addition to software access for the capabilities awarded, the Florida Digital Service will provide the following:

- Incident response assistance when requested.
- Training, technical assistance, and support for the capabilities granted.

Your Grant Agreement will be sent via email shortly. The Grant Agreement must be executed by Tuesday, May 5, 2026. If you do not receive your Grant Agreement within the next 48 hours, we may not have the correct contact. There will not be any extensions to the Grant Agreement deadline, as the software must be received before the end of June.

In late May 2026, you will need to attend kick-off meetings for each of your awarded solutions and approve an implementation plan for each awarded solution by June 22, 2026.

The Florida Digital Service remains committed to supporting you throughout this process as we deploy critical capabilities to mitigate cybersecurity threats to your local community. We look forward to working alongside you and your team.

Best Regards,
Florida's Local Government Cybersecurity Grant Team
Florida Digital Service
cybersecuritygrants@digital.fl.gov

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

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: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

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.

Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 21, 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:

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.