CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
February 17, 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 SMITH

ROLL CALL

APPROVAL OF MINUTES

Approval of the 02-03-2026 Commission Meeting Minutes
02-03-2026 Meeting Minutes

PUBLIC HEARING: FINAL HEARING

Ordinance 2026-03: Annexation of 38526-000-00
Ordinance 2026-03
Staff Report
Location

PUBLIC HEARING: RESOLUTION

Resolution 26-01: Public Works Fees
26-01 Public Works Fees

PROCLAMATION:

Engineer's Week: Proclamation

Engineers Week Proclamation

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Community Engagement: America250 Update

City Clerk: Updates

Development Services: Presentation of the new Development Map

Finance: Updates

Public Works: PDMG Belleview LLC Developer's Agreement
PDMG Belleview LLC Developer's Agreement
Location

Chief of Police: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Approval of Commission Meeting Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Approval of the 02-03-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 02-03-2026 Commission Meeting Minutes

ATTACHMENTS:

02-03-2026 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
February 3, 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 Smith

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

APPROVAL OF MINUTES:

a. **01-20-2026 Commission Meeting Minutes**

Motion made by Commissioner Goldman to approve the 01-20-2026 Commission Meeting Minutes as presented; seconded by Commissioner Livsey.

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

PUBLIC HEARING: FINAL READING

a. **Ordinance 2026-01 Utility Deposits**

Mayor Dobkowski read Ordinance 2026-01, Utility Deposits, Title Only. City Clerk Merritt reviewed this ordinance, which was approved upon first reading on January 20, 2026 that amends the code on deposits as directed by the Commission at the December 16, 2025, meeting. It requires all customers to pay a deposit for services, allows retaining deposits until termination of the account, instituting an additional deposit when an account reconnected after nonpayment, and re-instatement of deposit in cases where the customer's deposit has been refunded and they have been disconnected for non-payment two (2) times in one (1) calendar year.

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

Motion made by Commissioner Goldman to approve Ordinance 2026-01 on Final Reading, Title Only; seconded by Commissioner Smith.

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

b. Ordinance 2026-02 Accommodation for Certified Recovery Residences

Mayor Dobkowski read Ordinance 2026-02, Accommodation for Certified Recovery Residences, Title Only. Development Services Director Chancey reviewed the ordinance that was approved on first reading at the January 20, 2026 meeting that creates and adopts Section 134-85, "Certified Recovery Residences," in the City's land development regulations to establish a clear, objective, and nondiscriminatory process for the review and approval of certified recovery residences within the City, as required by section 397.487(15)(a), Florida Statutes.

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 2026-02 on Final Reading, Title Only; seconded by Commissioner Dwyer.

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

c. Ordinance 2026-04 Tree Fund

Mayor Dobkowski read Ordinance 2026-04 Tree Fund, Title Only. DSD Chancey reviewed the ordinance that was approved on first reading at the January 20, 2026 meeting that establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.

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 Dwyer to approve Ordinance 2026-04 on Final Reading, Title Only; seconded by Commissioner Goldman.

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

SCHEDULED AUDIENCE:

a. Joe Reichel

Mr. Reichel provided an update on the Belleview CEP; there have been 28 new partners within the last several months and four ribbon cuttings have been held in 2026 so far. The CEP is working with the America250 event and attending the Homeless Task Force meetings. He also shared information on upcoming events.

UNSCHEDULED AUDIENCE:

a. Nelton Dsouza

Mr. Dsouza came forward to thank Mr. Reichel and the Belleview CEP for adding value to the community and providing connections.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services: DSD Chancey stated that Dutch Bros' site plan has been approved and the permit is ready to be issued.

c. Finance Department: N/A

d. Public Works: N/A

e. Police Department: Presentations

Lieutenant Miley presented Brandon Magnuson from Pasta Faire with the Community Partnership Award for their involvement with the Shop with a Cop program.

Lieutenant Miley recognized Sergeant Esquivel as the Top DUI Enforcer of 2025 and commended her on her service with the city and the mentorship that she provides to new officers.

f. Information Technology: *Absent*

g. Legal Services: N/A

h. Administrator:

Administrator Moody stated that over 25 different organizations attended the Homeless Task Force meeting at City Hall. Meetings will occur on the fourth Thursday of every month and the task force is working on a pamphlet to consolidate information on what services each organization offers.

Administrator Moody informed the Commission that the Belleview Basics program is being introduced, which will inform citizens about businesses, road maintenance, and other common questions Belleview residents have.

COMMISSION UPDATES:

Commissioner Dwyer: N/A

Commissioner Livsey: N/A

Commissioner Goldman:

Asked PWD Titterington if a State of the Infrastructure would be included as part of the Belleview Basics program or if it could be posted on the website. PWD Titterington will look into it. Commissioner Goldman then requested that the program include suggestions on who to contact with various issues; Administrator Moody stated staff will reissue the 'Who You Gonna Call' images and information to assist citizens.

Commissioner Smith:

Stated he would like to see more mention on the Homeless Task Force on social media. Commissioner Smith also requested PWD Titterington inspect a potential visibility issue on SE 55th Avenue and SE 113th Street

Mayor Dobkowski:

Asked PWD Titterington that status of the 4-way stop at Front Rd and Foss Rd. PWD Titterington answered that the plans have been received and they are moving forward with the project.

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:20 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Public Hearing: Final Reading of Ordinance 2026-03

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Ordinance 2026-03: Annexation of 38526-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

The subject parcel is agriculturally zoned property owned by Rocio Perez Figueroa. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd; therefore, Marion County has permitted a nitrogen-reducing septic tank. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

This item was approved on First Reading at the January 20th Commission meeting.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-03 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance 2026-03
Staff Report
Location

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. 2026-03

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

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

WHEREAS, said land is comprised of **one (1) parcel, totaling 5.20** 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**
38526-000-00	Medium-Residential	A-1

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

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

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

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

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

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

The following described parcels of land owned by Rocio Perez Figueroa:

A portion of Lots 1, 2, and 3, Block 90 as shown on the plat of the "Town of Belleview" as recorded in Plat Book "A", Pages 15A and 15B of the public records of MARION County, Florida, being more particularly described as follows:

Begin at a concrete monument at the Northeast corner of said Lot 1: thence S 00° 44' 10" E, along the East line of said Lot 1 a distance of 164.53 feet, to a concrete monument; thence S 89° 08' 07" W, along a line 154.5 feet North of and parallel with the South line of said Lot 1, a distance of 580.22 feet, to a concete monument on the Easterly right of way line of S.E. 53rd Terrace (40 feet wide); thence N 12° 49' 19" W, alond said Easterly right of way line 548.68 feet, to an iron pin and cap; thence N 89° 19' 59" E, along a line 604.04 feet South of as measured at right angles to and parallel with the North line of Lot 4 of said Block 90 a distance of 269.43 feet, to a concrete monument; thence S 27° 33' 46" E a distance of 415.85 feet, to a concrete monument on the North line of said Lot 1; thence N 89° 05' 08" E, along said North line 238.00 feet, to the point of beginning.

Parcel Identification Number: 38526-000-00

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

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

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

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

Section 5. The comprehensive plan future land use and zoning designation adopted by the City for the additional territory annexed herein shall be based upon the City future land use and zoning district which is in compliance with its Comprehensive Plan and which is closest to

the Marion County future land use and zoning classification in effect at the time of annexation or as otherwise requested by the property owner.

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 20th day of January, 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 17th day of January, 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

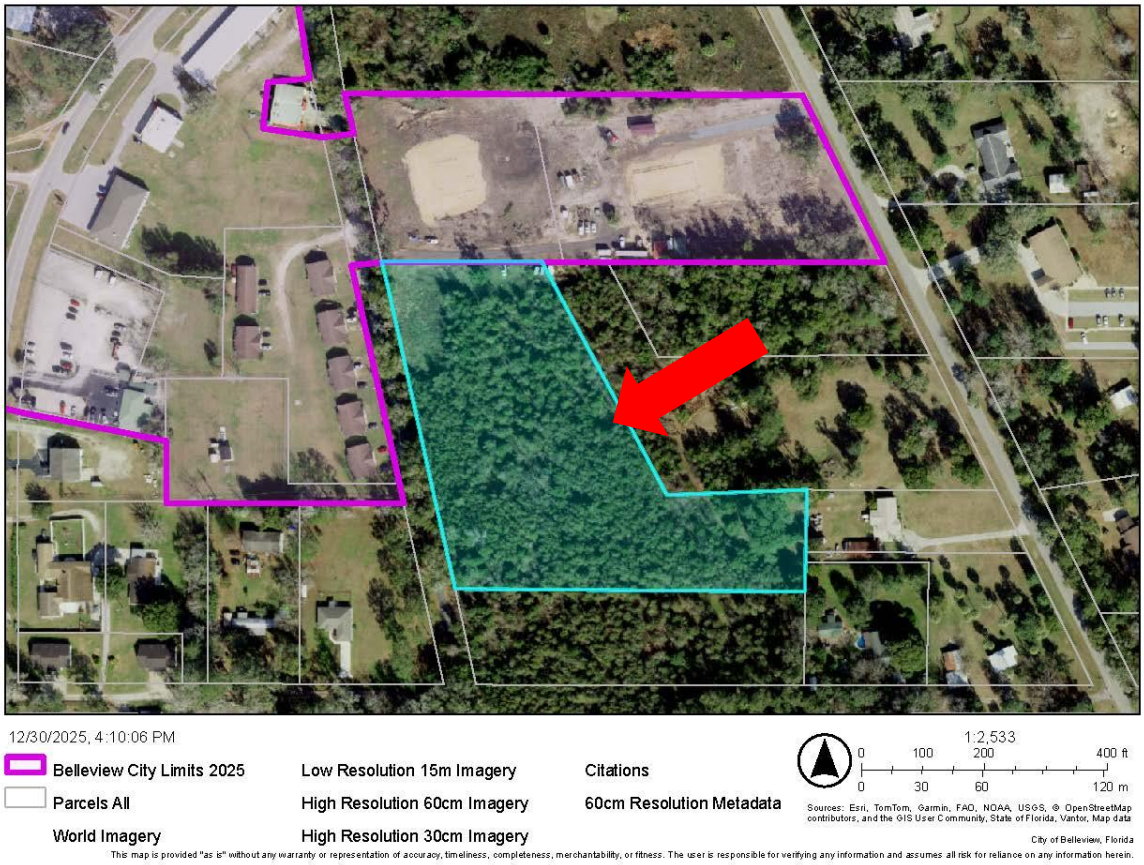
I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Figueroa Annexation – AN25-0003

38526-000-00



CITY OF BELLEVIEW

Date: 11/26/2025

Planning & Zoning Board Hearing: 12/09/2025
Commission: First Reading 01/20/2026 - Final Reading 02/17/2026

Application Number:
AN25-0003

Project Number:
JAN25-0003

Application Type:
Annexation

Request:
Annexation of 1 parcel

Owner/Applicant:
Rocio Perez Figueroa

Agent/Engineer/Architect:
Advanced Construction & Remodeling, LLC

Related Applications:
2025270469 (Marion County SFR permit)

Parcels #:
38526-000-00

Acreage:
5.20 +/-
1 parcel

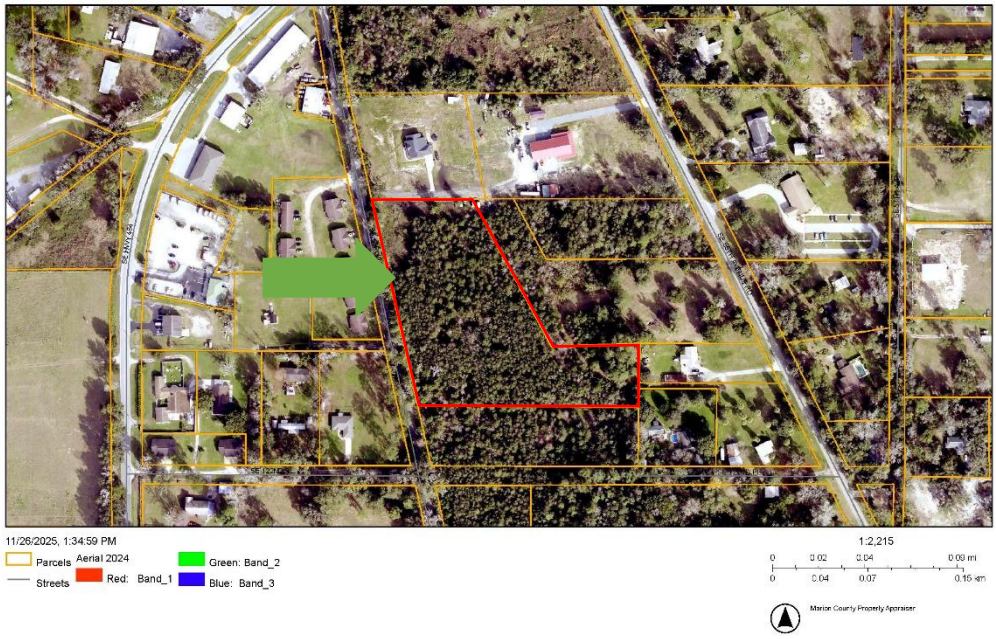
Future Land Use:
Marion County – Medium Residential

Zoning:
Marion County – A-1

P&Z Recommendation:
Approval

LOCATION MAP

LOCATION



Location
This property is located at 12183 SE 53rd Terrace Road. The subject property appears to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0741D.

Request
This application is a request to annex one property owned by Rocio Perez Figueroa.

Background
The subject parcel is agriculturally zoned property owned by Rocio Perez Figueroa. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a nitrogen reducing septic tank. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

Table 1

Location	1 parcel totaling 5.20 acres +/-. Parcel number 38526-000-00
Property Owner(s)	Rocio Perez Figueroa
Surrounding Future Land Use Designations	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City)
Surrounding Zoning Designations	North: R-3 (City) South: A-1 (County) East: A-1 (County) West: R-3 (City)
Surrounding Existing Uses	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (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 – This property has not previously been connected to City sewer. Sewer lines are not present along SE 53rd Terrace Road. Development of this parcel has been authorized a nitrogen reducing septic tank until such time that sewer is available.

   Potable Water – This property has not previously been connected to City water. Water lines are present along SE 53rd Terrace Road. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – This property has not previously received solid waste services. Properties will be required to sign up for City provided solid waste services.

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

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

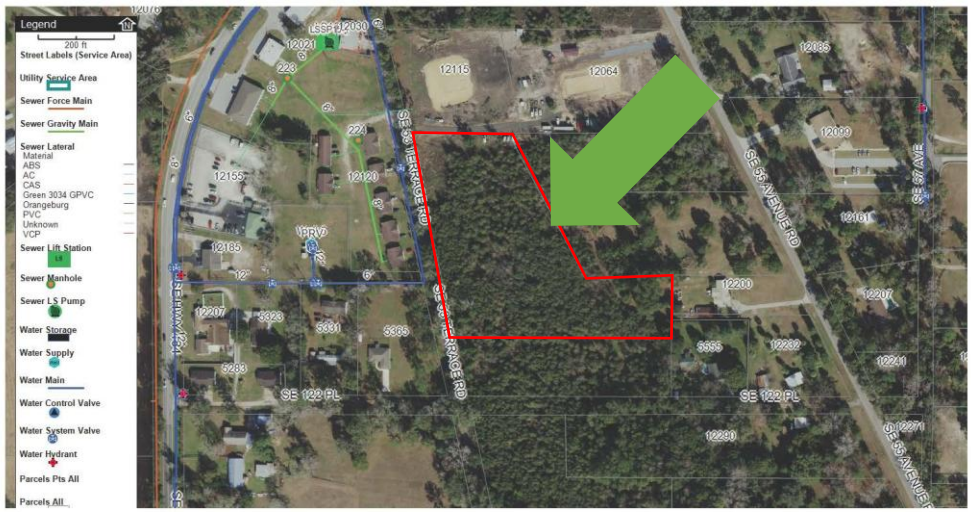
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/agricultural area and is surrounded by agricultural and residential properties.
4. **Sprawl Control**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

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN25-0003 to annex subject properties from Marion County.

Additional Maps

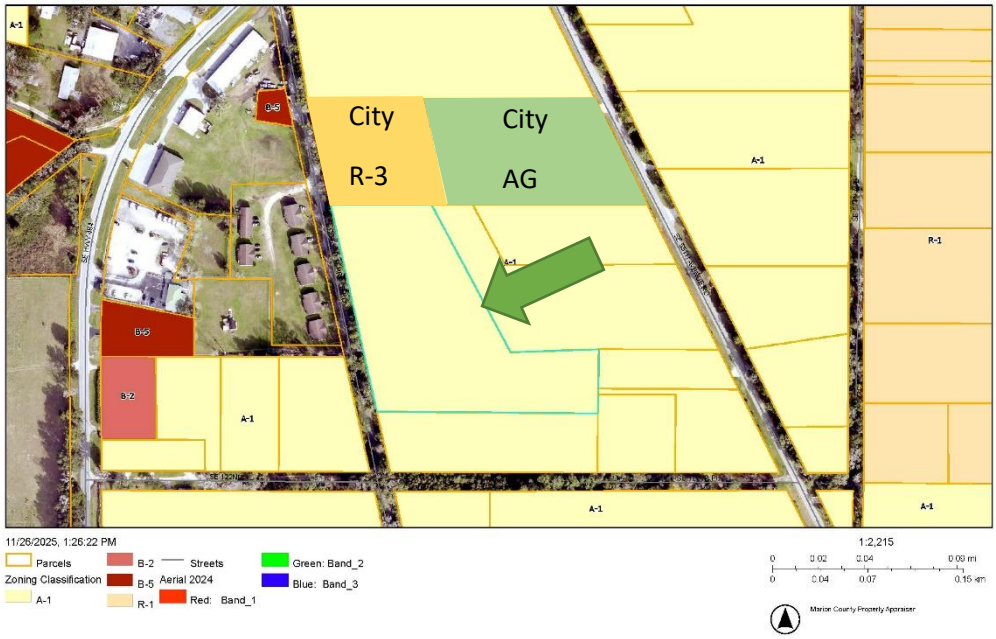
Utility Lines



Marion County Future Land Use



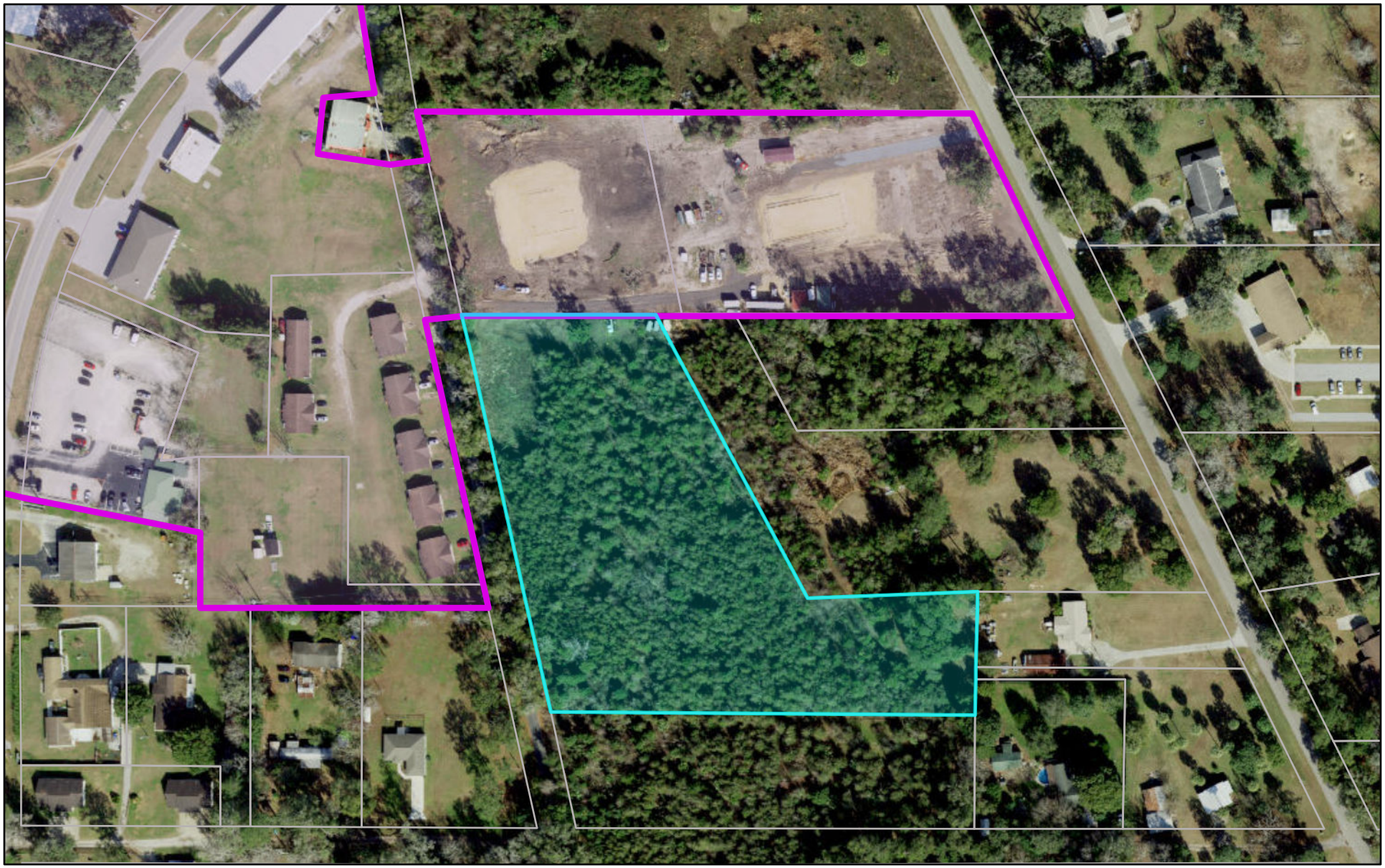
Marion County Zoning



Photo



38526-000-00



12/30/2025, 4:10:06 PM

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

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

City of Belleview, Florida

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

Public Hearing: Resolution 26-01

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Resolution 26-01: Public Works Fees

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Public Hearing: Resolution

BACKGROUND:

This resolution details fee changes as discussed during the December 16, 2025, meeting. It includes an update for Public Works Time and Equipment Charges, Water Connection Fees, Utility Deposits, and the Non-Payment Status Penalty.

RECOMMENDED ACTIONS:

Motion to approve Resolution 26-01

ATTACHMENTS:

26-01 Public Works Fees

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

Proclamation

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Engineer's Week: Proclamation

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Mayor Dobkowski will present the Proclamation setting February 22nd through February 28th, 2026 as Engineer's Week in the City of Belleview. Accepting the proclamation will be Public Works Director/City Engineer Bob Titterington, PE.

RECOMMENDED ACTIONS:

Present Proclamation

ATTACHMENTS:

Engineers Week Proclamation

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

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, National Engineers Week, founded in 1951 by the National Society of Professional Engineers, is always celebrated at the time of George Washington's birthday in February because he was our first president and a military engineer; and

WHEREAS, Professional Engineers make significant contributions to improve and support our quality of life through innovative and creative solutions to technical problems; and

WHEREAS, Professional Engineers hold considerable responsibilities for the public safety, health, welfare, the environment, transportation, water, power and communications, as well as mechanical, electrical and electronic devices important to everyday life; and

WHEREAS, Engineers are encouraging our young math and science students to realize the practical power of their knowledge; and,

WHEREAS, the purpose of National Engineers Week is to increase public awareness and appreciation of the engineering profession; and,

WHEREAS, the theme of National Engineers Week in 2025 is **"Transform Your Future,"** is a powerful reminder that engineering shapes our opportunities, our communities, and the futures we can imagine for ourselves and our children.

NOW, THEREFORE, the City Commission of Belleview, Florida, hereby proclaims February 22nd through February 28th, 2026, as

"ENGINEERS WEEK"

DULY PROCLAIMED this **17th** day of **February 2026.**

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 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: America250 Update

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Community Engagement: America250 Update

PRESENTING PARTY:

Robert Vass, Community Engagement Liaison

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

We continue to plan for the upcoming America250 Fireworks event scheduled for July 4, 2026.

- City Staff met with the County and the fireworks provider, on-site, to review placements for the event. Launch location has been determined as the far end of the complex. We are now able to begin the formal space planning for the day.

- We have secured a vendor for the tents, tables, chairs, cooling stations, etc. The cost is $17,000 for delivery, install and removal. They require a deposit of $6,800. I am requesting permission to move forward and process the deposit.

- We continue to work on securing additional needs.

- We have begun coordinating sponsors from local businesses and have obtained $2,500 in pledges to date.

RECOMMENDED ACTIONS:

Motion to approve securing the vendor and processing the deposit.

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.

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: February 17, 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: Presentation of the new Development Map

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Development Services: Presentation of the new Development Map

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Planning and Zoning Specialist Kelley O'Neill will present the new development map. Development Services staff, with the assistance of Tom Kukitz, GIS, have created an interactive Development Story Map that the public can access to view the current development in the City of Belleview. The story map will be updated as projects move through various stages.

RECOMMENDED ACTIONS:

Informational

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: February 17, 2026

AGENDA ITEM:

Finance: Updates

PRESENTING PARTY:

Mario Marroquin, Comptroller

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: PDMG Belleview LLC Developer's Agreement

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Public Works: PDMG Belleview LLC Developer's Agreement

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

This developer's agreement is for parcel number 37231-001-03, which is located at 10150 S US HWY 441, inside city limits. This parcel is approximately 0.87 acres and will be developed with a Dutch Bros. Coffee.

The developer agreement requires that the developer shall:

1. Construct the water main extension and gravity sewer improvements per the plans prepared by Common Oak Engineering.
2. Maintain all of the water main extension and gravity sewer improvements for a period of 1 year after utilities are placed into service at issuance of a Certificate of Occupancy.
3. Upon completion of the developer maintenance period. The Developer shall contact the city for a final inspection. Prior to accepting ownership, the City shall inspect said water and sewer lines, and the Developer shall repair at its expense, any deficiencies noted by the City, prior to the City assuming ownership and maintenance costs as described herein. Maintenance of the water and sewer lines shall be in compliance with FDEP rules and regulations.
4. Water and Sewer System Development Charge fees shall be calculated using city Ordinances and Resolutions in effect at the time developer pays the applicable SDC fees.
5. The Developer acknowledges and agrees that SDC fees paid are non-refundable. This agreement does not guarantee the reservation of capacity until the payment of system development fees.
6. The Developer's obligation for SDC fees payment shall occur when the building permit is issued.

7. After the agreement has been executed by the parties, the City shall record the agreement in the Public Records of Marion County, Florida at the Developer's expense.

RECOMMENDED ACTIONS:

Motion to approve the PDMG Belleview LLC Developer's Agreement

ATTACHMENTS:

PDMG Belleview LLC Developer's Agreement
Location

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

DEVELOPMENT AGREEMENT

THIS DEVELOPER AGREEMENT, by and between:

- PDMG Belleview LLC, a Florida limited liability company, and its successors in interest (hereinafter referred to as "DEVELOPER") whose address is 316 W Residence Ave, Albany, GA 31701; and

- **City of Belleview, Florida,** a municipal corporation of the State of Florida, whose address is 5343 SE Abshier Boulevard, Belleview, Florida, ("CITY").

WITTNESSTH

WHEREAS, DEVELOPER is under contract to acquire a parcel of land Parcel 37231-001-03 (the "Property") in Marion County, Florida, more particularly described in Exhibit "A" attached to this Agreement; and

WHEREAS, following the acquisition of the Property DEVELOPER desires to develop the property and has submitted applications and plans to construct a water main extension and gravity sewer extension to the development on the property; and

WHEREAS, the Developer and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter the "**Act**"); and

WHEREAS, in accordance with the Act and Section 130 of the Code, the City is duly authorized to enter this Agreement; and

WHEREAS, the Developer desires 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, the parties covenant and agree as follows:

A. Recitals, and Exhibits. The foregoing recitations are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are essential to this Agreement and are hereby deemed a part hereof.

B. Following its acquisition of the Property, DEVELOPER shall;

1. Construct the water main extension and gravity sewer improvements per the plans prepared by Common Oak Engineering, LLC dated October 23, 2025. A Survey is attached as Exhibit "B" and a Site Utility Plan is attached as Exhibit "C".

2. Maintain all of the water main extension and gravity sewer improvements for a period of 1 year after utilities are placed into service at issuance of a Certificate of Occupancy (C.O.).

3. Upon completion of the developer maintenance period. The Developer shall contact the city for a final inspection. Prior to accepting ownership, the City shall inspect said water and sewer lines, and the Developer shall repair at its expense, any deficiencies noted by the City, prior to the City assuming ownership and maintenance costs as described herein. Maintenance of the water and sewer lines shall be in compliance with FDEP rules and regulations.

4. Water and Sewer System Development Charge fees ("SDC Fees") shall be calculated using city Ordinances and Resolutions in effect at the time developer pays the applicable SDC Fees.

5. The Developer acknowledges and agrees that SDC Fees paid are non-refundable. This agreement does not guarantee the reservation of capacity until the payment of system development fees.

6. The Developer's obligation for SDC Fees payment shall occur when the building permit is issued.

7. After the Agreement has been executed by the Parties, the City shall record the Agreement in the Public Records of Marion County, Florida, at the Developer's expense.

C. Understood by both parties:

1. The DEVELOPER shall execute this agreement after acquiring the Property and prior to placing the water main extension and gravity sewer improvements in service.

2. Should the DEVELOPER fail to execute this Agreement or fail to acquire the Property by June 30, 2026; 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.

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. Matthew Garcia represents and warrants that he is the Manager of PDMG Belleview 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 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 six (6) 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, venue of such action shall be in Marion County, Florida and 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 are determined by City of Belleview Code Sec. 86-82(e). – System development charge imposed.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this 4, day of February, 2026.

{signatures on following pages]

CITY

City of Belleview, Florida

By: _____
Christine 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

PDMG Belleview LLC

By: _____
Matt Garcia, Manager

_____
Witness

Eric AmRhein
Print Witness Name

_____
Witness

Madeline Garcia
Print Witness Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4 day of February 2026, by Matt Garcia, the Manager of PDMG Belleview LLC, a Florida limited liability company, who is personally known to me.

ERIC AMRHEIN
MY COMMISSION # HH 706857
EXPIRES: August 5, 2029

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

Exhibit A
Legal Description

LEGAL DESCRIPTION:

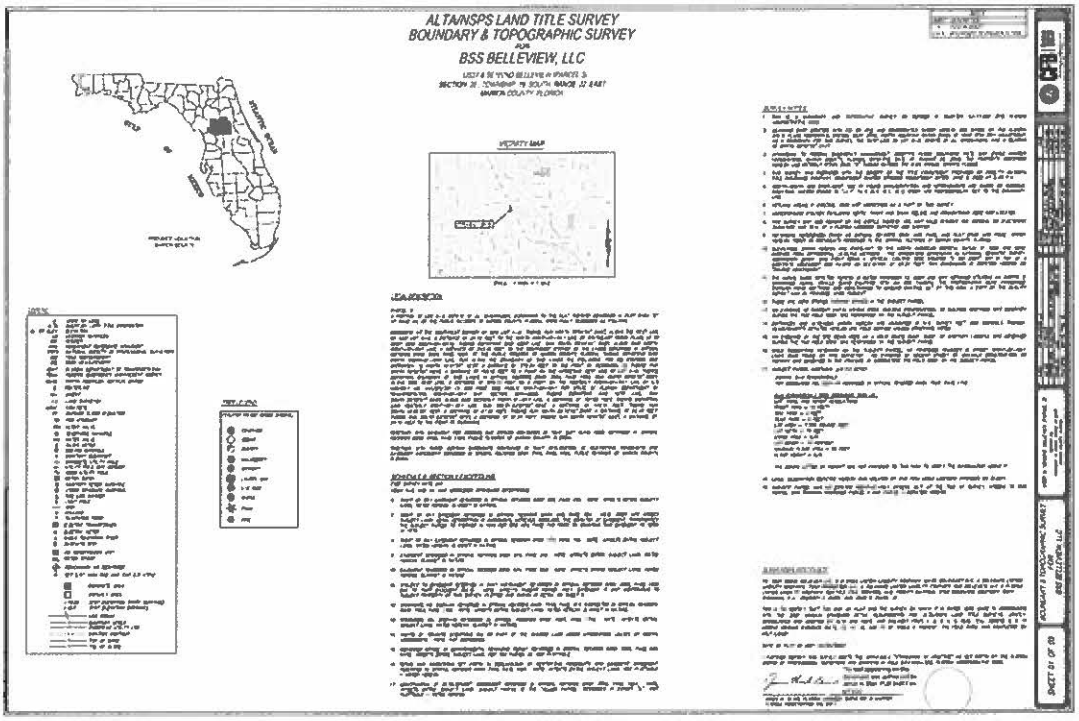
PARCEL 3:
A PORTION OF LOT A-8, ESTATE OF J.L. McGAHAGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E" AT PAGE 44, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT A-8; THENCE RUN NORTH 00°09'59" EAST, ALONG THE WEST LINE OF SAID LOT A-8, A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 102ND PLACE (A 50 FOOT WIDE RIGHT-OF-WAY); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°44'44" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 243.40 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3094, PAGE 1568, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 19°40'33" WEST, A DISTANCE OF 272.24 FEET TO THE POINT OF BEGINNING; 2) THENCE RUN SOUTH 72°52'09" WEST, A DISTANCE OF 158.15 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT A-8; THENCE DEPARTING BOUNDARY OF SAID LANDS IN OFFICIAL RECORDS BOOK 3094, PAGE 1568, RUN NORTH 00°09'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 973.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441/27/301 (A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 3601-203); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 26°32'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 727.68 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 63°27'02" WEST, A DISTANCE OF 172.81 FEET; THENCE RUN SOUTH 18°20'20" WEST, A DISTANCE OF 67.66 FEET; THENCE RUN SOUTH 26°39'40" EAST, A DISTANCE OF 85.96 FEET; THENCE RUN SOUTH 63°20'20" WEST, A DISTANCE OF 57.24 FEET; THENCE RUN SOUTH 19°40'33" EAST, A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THAT QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4986, PAGE 1328, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THOSE CERTAIN EASEMENTS CONTAINED IN THAT DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7715, PAGE 1826, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Exhibit B
Survey



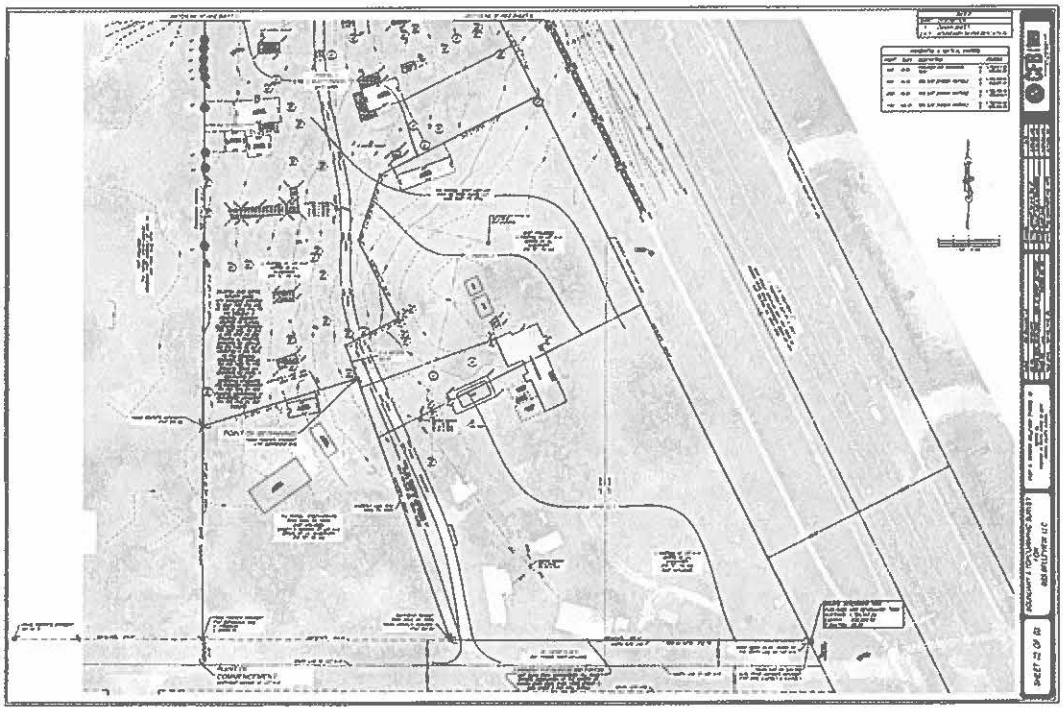
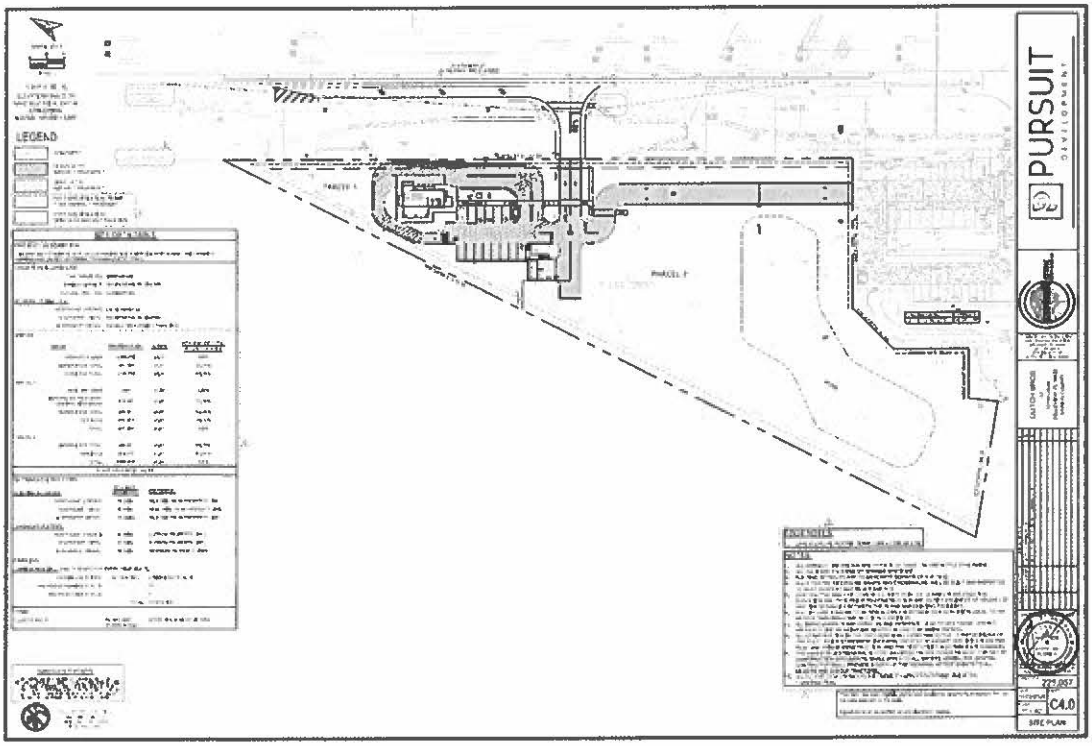
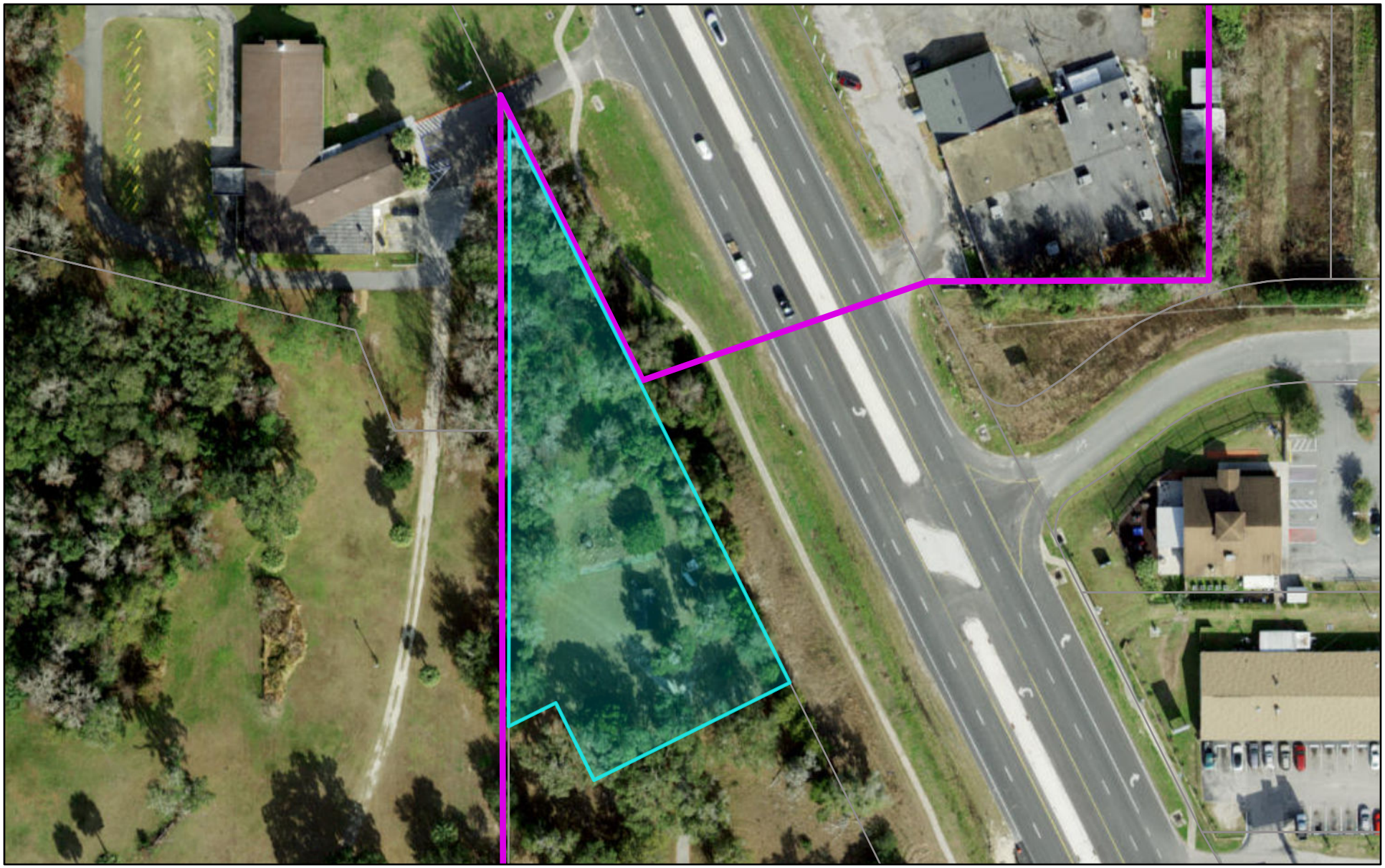


Exhibit C
Site Plan



Dutch Bros. Coffee Belleview



2/10/2026, 9:37:44 AM

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,215

0 50 100 200 ft

0 15 30 60 m

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.

Chief of Police: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Chief of Police: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 17, 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: February 17, 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: February 17, 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.