



CITY OF BELLEVIEW AGENDA

Community Redevelopment Agency

City Commission Chambers
City Hall
5343 SE Abshier Blvd.
Belleview, FL. 34420
December 16, 2025
6:00 PM

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

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

1. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
2. ROLL CALL OF BOARD MEMBERS
3. APPROVAL OF MINUTES
 - 3.a Approval of the 09-03-2025 Community Redevelopment Agency Meeting Minutes
[09-03-2025 CRA Minutes](#)
4. CRA BUSINESS
 - 4.a CRA Presentation
[CRA Presentation](#)
 - 4.b Annual Report for FY 2024/2025
[2025 CRA Annual Report](#)
5. ADJOURN TO CITY COMMISSION MEETING



Approval of CRA Meeting Minutes

COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Approval of the 09-03-2025 Community Redevelopment Agency Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 09-03-2025 CRA Meeting Minutes

ATTACHMENTS:

[09-03-2025 CRA Minutes](#)

CITY OF BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY MINUTES

Bellevue City Hall
Commission Room
5343 SE Abshire Blvd.
Bellevue, FL 34420
September 3, 2025
6:00 PM

Chair: CHRISTINE K. DOBKOWSKI
Member MICHAEL J. GOLDMAN
Member RAY DWYER
Member RONALD T. LIVSEY
Member ROBERT "BO" SMITH

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Livsey

ROLL CALL OF BOARD MEMBERS: Present: Livsey, Smith, Goldman, Dwyer, Dobkowski

CRA AGENDA:

a. Approval of 07-01-25 CRA Meeting Minutes

Motion made by Member Smith to approve the 07-01-2025 Minutes; Seconded by Member Livsey.

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

b. Proposed Capital Items

Administrator Moody presented the CRA budget for approval.

Motion made by Member Goldman to approve the CRA budget; Seconded by Member Dwyer.

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

Meeting adjourned at 6:03 PM by Chair Dobkowski.

Attest:

Lezli Merritt
City Clerk



CRA Presentation

COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

CRA Presentation

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

General Information Items

BACKGROUND:

CRA Presentation

RECOMMENDED ACTIONS:

ATTACHMENTS:

[CRA Presentation](#)

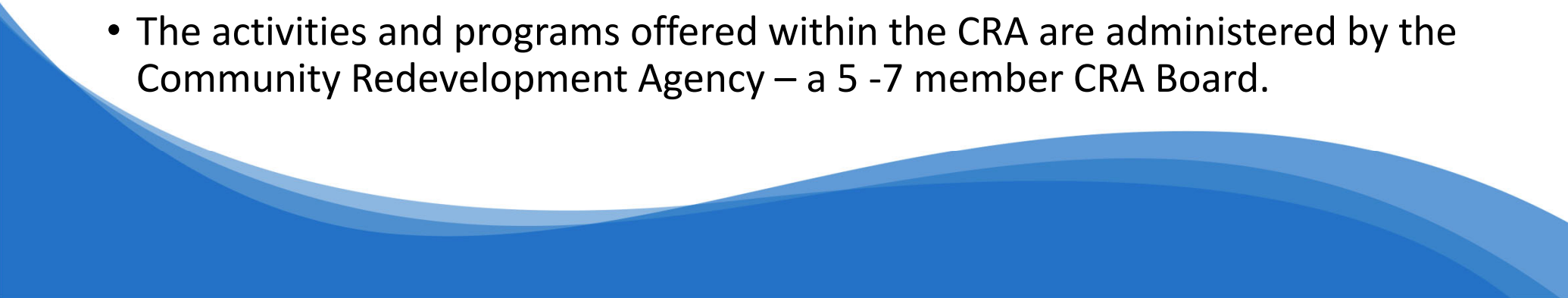
City of Bellevue

Community Redevelopment Area (CRA)



History

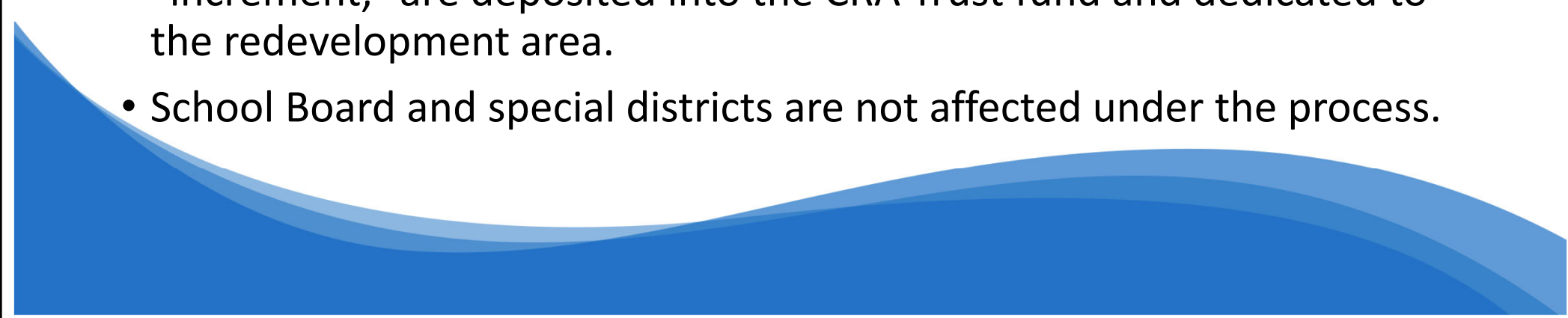
- Under Florida law, local governments may designate areas as Community Redevelopment Areas when certain conditions exist.
- Conditions include: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, “slum” or “blighted” areas, and inadequate parking.
- A local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the required conditions exist, the local government may create a CRA.
- The activities and programs offered within the CRA are administered by the Community Redevelopment Agency – a 5 -7 member CRA Board.



Blighted area means an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

Funding

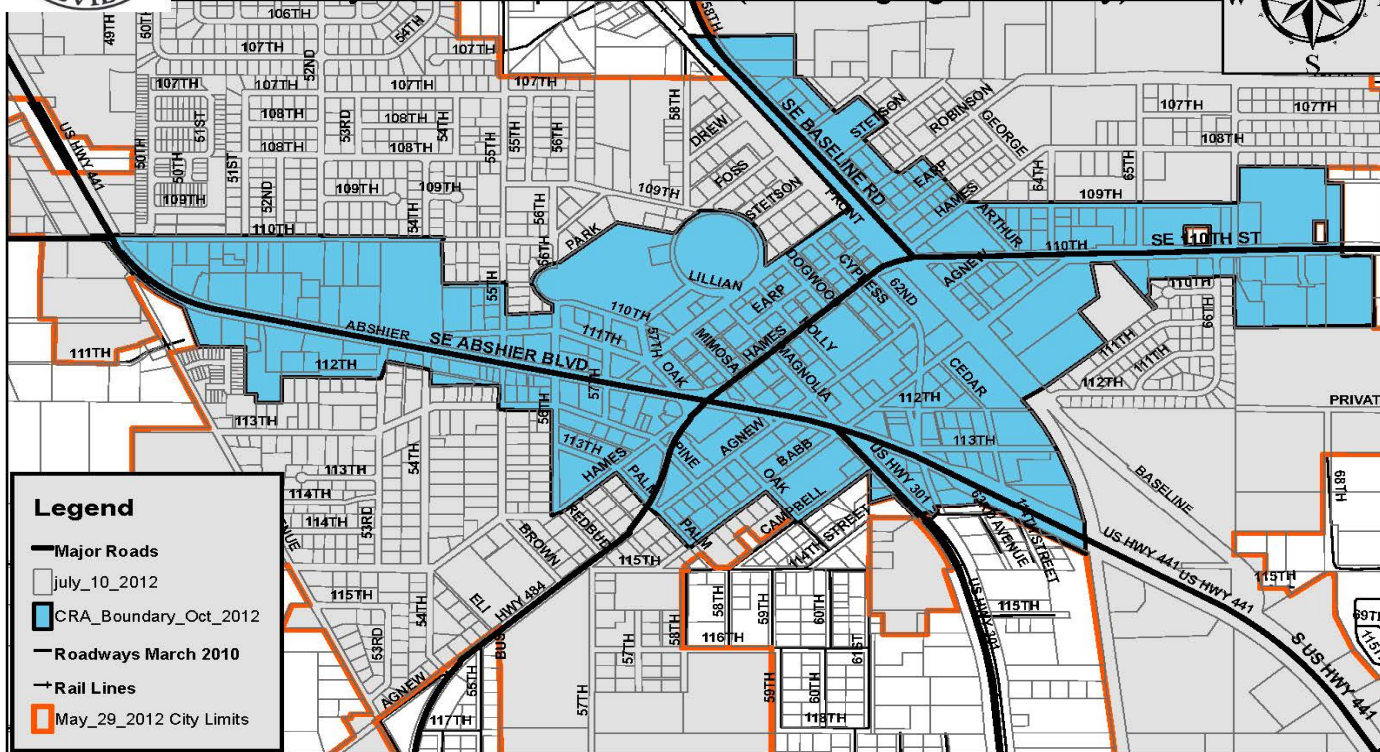
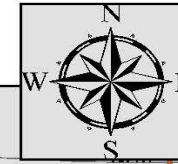
- Tax increment financing is a unique financing tool available to cities and counties for redevelopment activities, and is used to leverage public funds to promote private sector activity in the targeted area.
- Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on a frozen value. These frozen value revenues are available for general government purposes.
- Any tax revenues from increases in real property value, referred to as “increment,” are deposited into the CRA Trust fund and dedicated to the redevelopment area.
- School Board and special districts are not affected under the process.



CRA Map



City of Belleview Downtown Belleview Community Redevelopment Area (including rights-of-way)

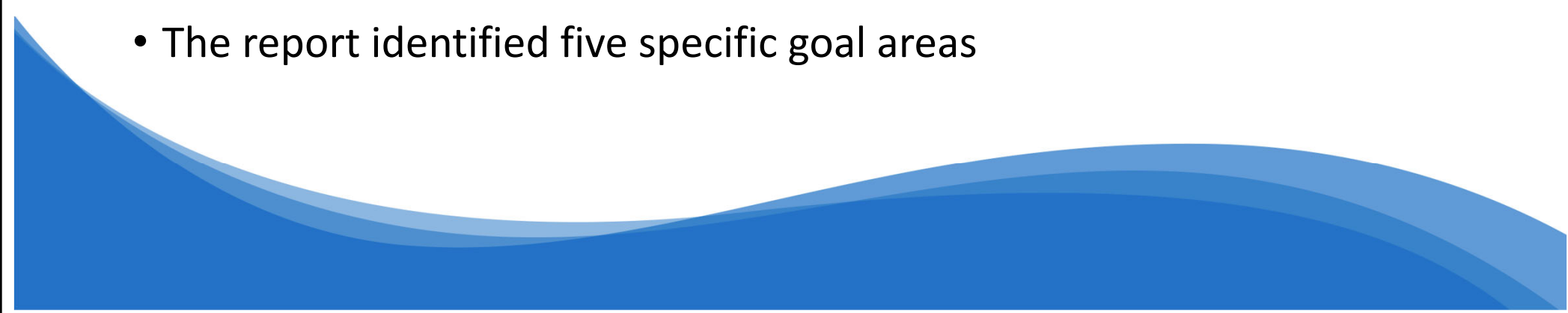


Map Created By:
City of Belleview Planning Department
Draft Date: 7/22/13

This map is for informational purposes only and may not reflect the most current conditions.

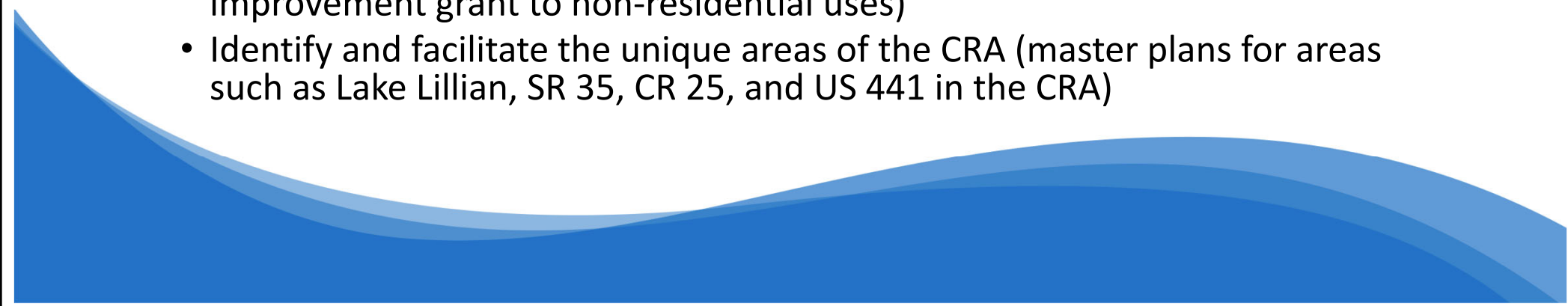
CRA Findings of Necessity

- The Findings of Necessity report identified 336 properties (4 residentially zoned), totaling 223 +/- acres in multiple zoning districts
- Inadequate transportation facilities
- Sidewalks to parks, park improvements (water, electric, and directional signs) to enhance utilization
- Infrastructure – roadways in need of repair/resurfacing, lack of drainage facilities
- The report identified five specific goal areas



Goal Areas

- Goal Area 1: Improve and nurture sustainable economic development
 - Develop a CRA-themed wayfinder signage system for various areas in the CRA
 - Establish design guidelines for commercial development and identify and facilitate changes to city regulations to promote development, redevelopment, and economic development activities
 - Facilitate and encourage mixed uses in the downtown area
 - Implement a financial incentive program that encourages job creation through business start-up, expansion, and development
 - Improve the condition of non-residential uses within CRA (façade/property improvement grant to non-residential uses)
 - Identify and facilitate the unique areas of the CRA (master plans for areas such as Lake Lillian, SR 35, CR 25, and US 441 in the CRA)



Goal Areas Continued

- Goal Area 2: Provide quality, affordable Housing
 - Improve the condition of housing with the CRA (façade/property improvement grant to assist with property improvement to residential uses within the CRA
 - Preserve historic homes



Goal Areas Continued

- Goal Area 3: Promote the CRA as a major regional attraction
 - Identify needs for land area, improvements, and parking (develop a master improvement plan for Lake Lillian, City Hall, and Cherokee Park)
 - Promote the CRA through advertising and social media (develop a marketing program that includes webpage development, Facebook, Twitter, and/or other social media)
 - Promote the CRA through community social events



Goal Areas Continued

- Goal Area 4: Ensure a safe, efficient, and attractive transportation system and infrastructure for the CRA area
 - Complete streetscape priority listing with typical section design concepts for major roadways
 - Encourage walking and bicycling within the downtown area (construct sidewalks to provide connections between major roadways and parks)
 - Improve parking and drainage facilities in the area along SR 25 and US 441



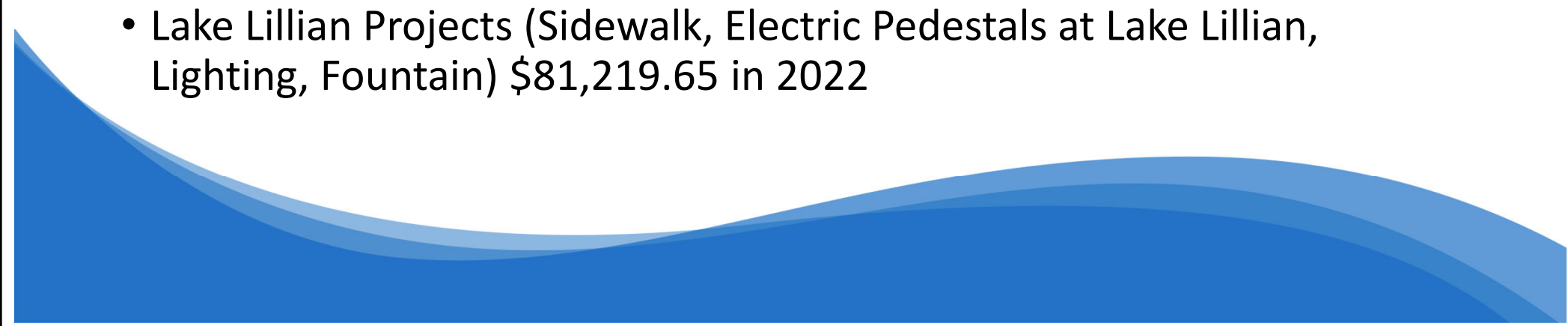
Goal Areas Continued

- Goal Area 5: Facilitate private and public partnerships to promote community pride and identity
 - Promote and enhance the historic characteristics and explore the sense of place for specific areas of the CRA, such as Lake Lillian, CR 25 area, US 441 areas
 - Promote group and community clean-up and beautification projects
 - Beautify City Hall



Projects in the CRA

- Fred King Park Shade Structure \$29,841.58 in 2016
- Purchase of the Denker Property \$35,000 in 2017
- Demo of Lions Den Building \$8,950 in 2017
- Electric at Lake Lillian \$13,500 in 2018
- Belleview Community Center \$200,000 in 2020
- Various Lake Lillian Improvements \$100,000 in 2021
- Lake Lillian Projects (Sidewalk, Electric Pedestals at Lake Lillian, Lighting, Fountain) \$81,219.65 in 2022



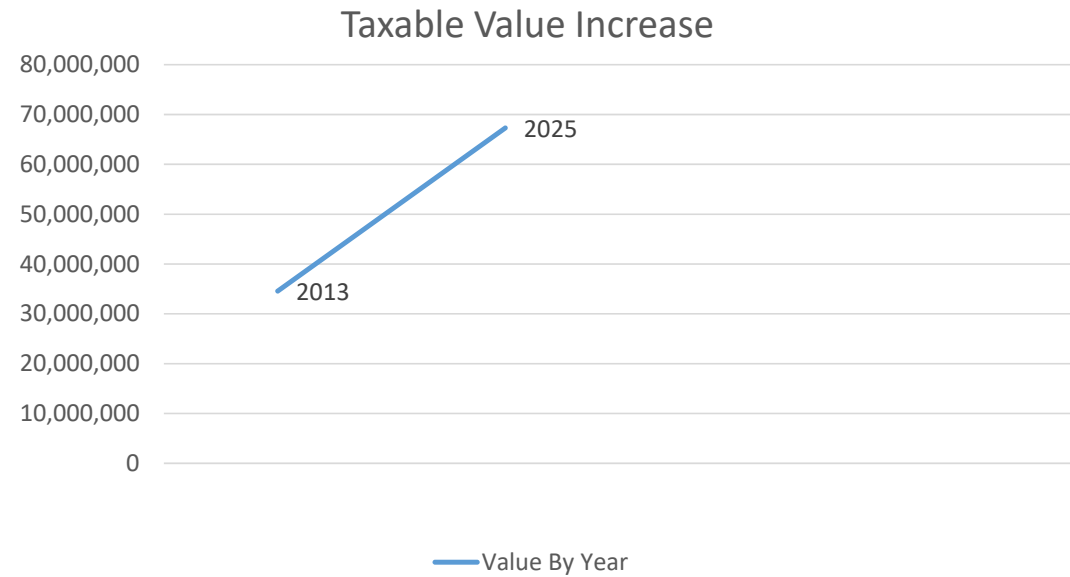
Future Projects in the CRA

- Cherokee Park Revitalization – Garden, pavilion, restrooms, walking trail, and playground
- Lake Lillian – Restrooms, paved parking, improved walking trails



CRA Taxable Property Value in Dollars

- 2013 - \$34,563,022
- 2025 - \$67,312.900



Community Center



BEFORE

AFTER



Demolitions in the CRA



Chamber Building

Cherokee Park Community Center

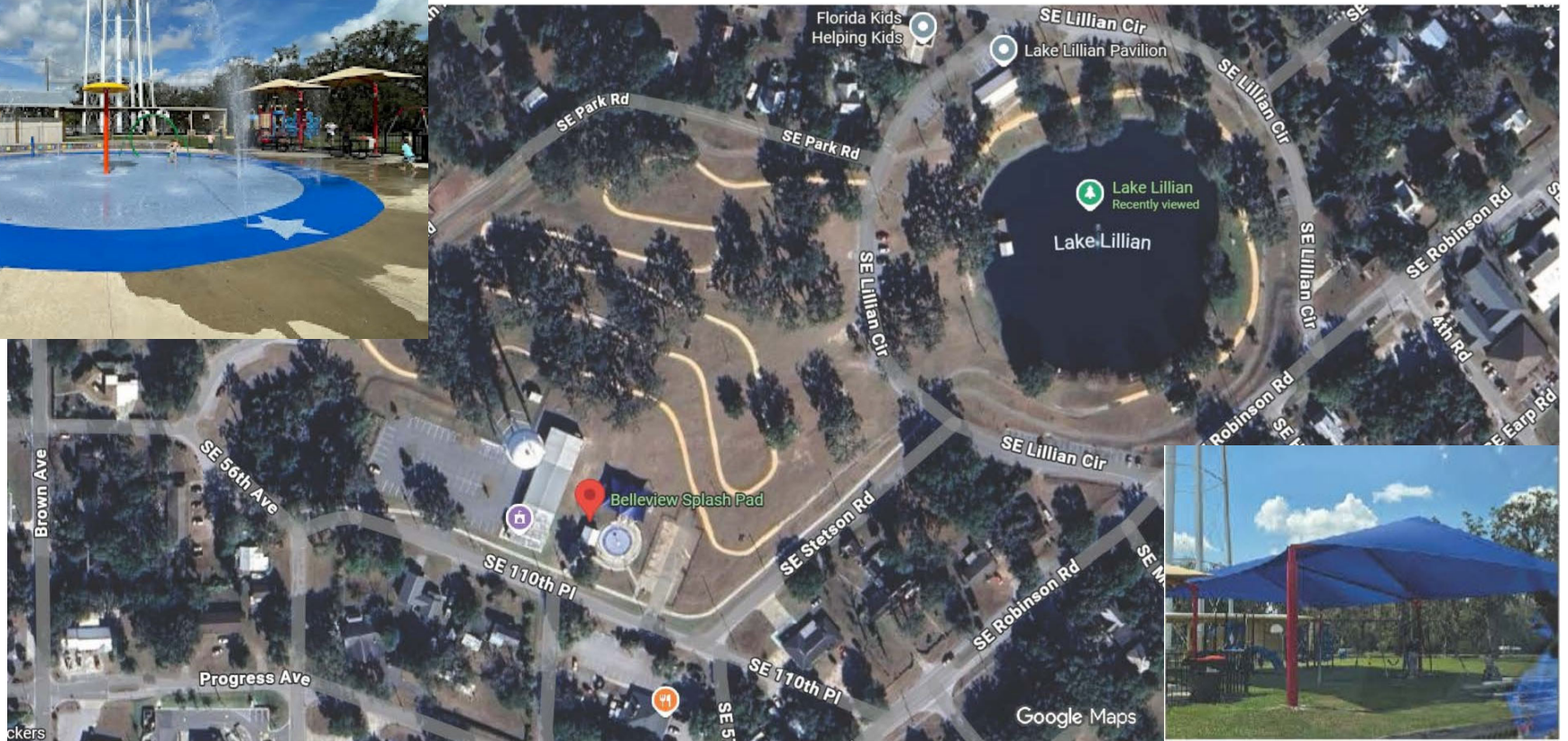


Lake Lillian Park Improvements



Splash Park –
City Seal
Community
Center and
Paved Parking
Lot

Playground
Cover



A blue wavy background graphic with multiple overlapping layers of varying shades of blue, creating a sense of depth and movement.

BELLEVIEW FLORIDA

CITY WITH SMALL TOWN CHARM

Questions?



Annual Report for FY 2024/2025

COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM REPORT

DATE OF MEETING: December 16, 2025

AGENDA ITEM:

Annual Report for FY 2024/2025

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

General Information Items

BACKGROUND:

Annual report for the CRA

RECOMMENDED ACTIONS:

Review

ATTACHMENTS:

[2025 CRA Annual Report](#)

CITY OF BELLEVIEW

DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY (CRA) ANNUAL REPORT FY 2025



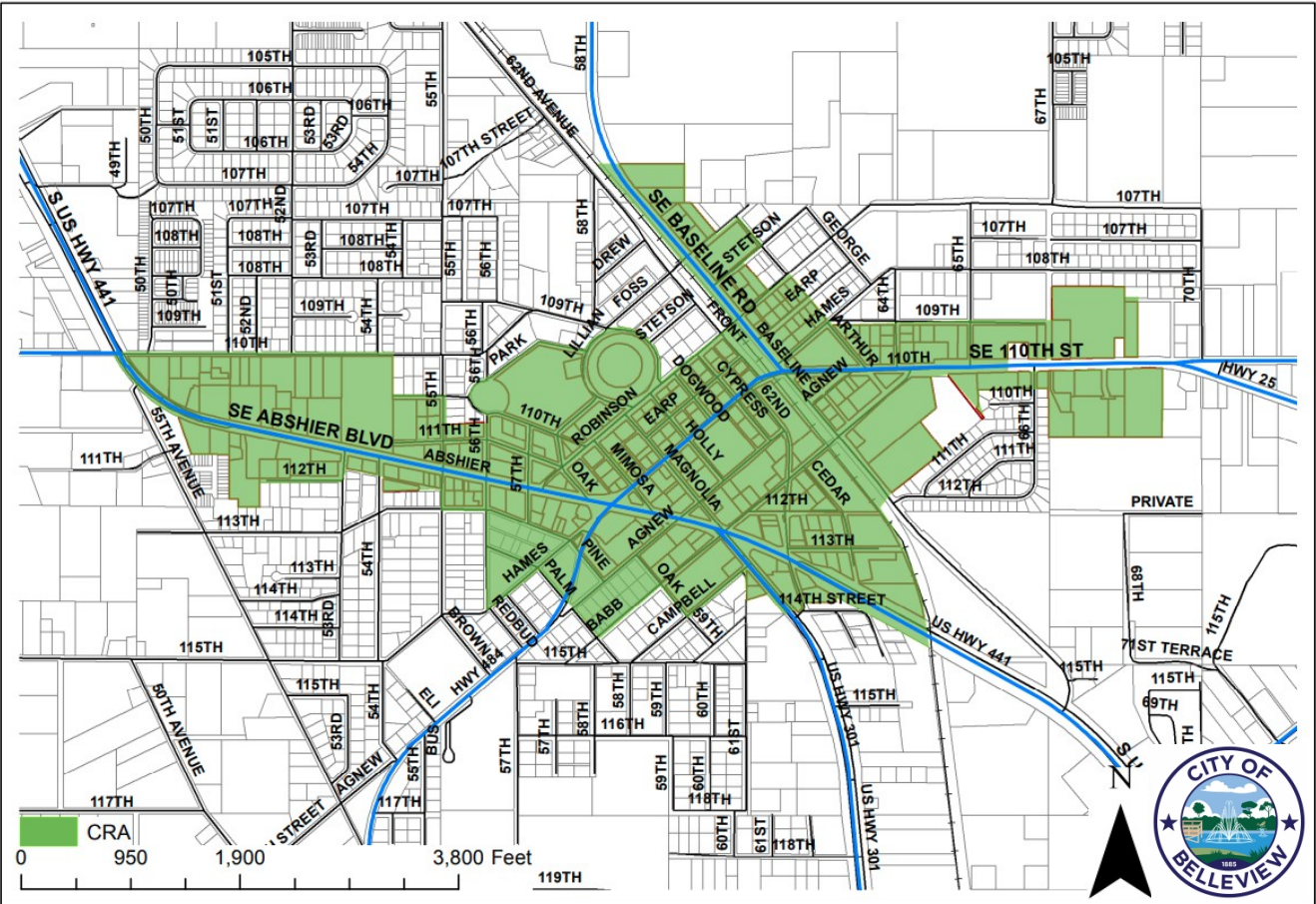
CRA Board:

Christine K. Dobkowski	<i>Chair</i>
Michael J. Goldman	<i>Member</i>
Ray Dwyer	<i>Member</i>
Ronald T. Livsey	<i>Member</i>
Robert "Bo" Smith	<i>Member</i>

CRA Management:

Mariah Moody	<i>City Administrator</i>
Shawna Chancey	<i>Development Services Director</i>

CRA BOUNDARY MAP



Map Created By:
City of Bellevue 9/28/2015

Key 2024/2025 Fiscal Year Capital Projects Included:

Revitalization of Cherokee Park Area

In the 2024/2025 fiscal year, CRA funds were to be spent on revitalization of Cherokee Park. However, those projects are delayed. Therefore, the CRA funds are reserved for future projects.

DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY (CRA)

2024/2025 Fiscal Year CRA Report

Florida Department of Economic Opportunity Special District Accountability Program ID - 1929

Registered Agent Mailing Address	Downtown Belleview Community Redevelopment Agency 5343 SE Abshier Blvd Belleview FL 34420
Office Address Telephone Number	(352) 245-7021 ext. 2107
Fax Number	(352) 307-7708
Email	schancey@belleviewfl.org
Website	www.belleviewfl.org
County	Marion
Local Governing Authority	City of Belleview
Date Created/Established Creation Documents	Tuesday, June 18, 2013
Board Selection	Ordinance 2013-08 and Resolution 16-100
Authority to Issue Bonds	Identical to Local Governing Authority
Revenue	Tax Increment Financing

Total Number of Achievements started	1
Total Number of Achievements completed	0
Current Year Taxable Value in CRA	\$67,312,900
Actual expended of increment revenue	\$0
Base Year Taxable Value in CRA	\$34,563,022
Current Year Tax Increment Value	\$32,749,878
Total amount expended for low & middle income affordable housing	\$0

The following is a summary of the Downtown Belleview Community Redevelopment Agency's achievements of its redevelopment plan goals for the 2024/2025 fiscal year.

Achievement 1

Revitalization of Cherokee Park under the Master Plan and Lake Lillian improvements.
The budget was set at \$440,000.
CRA Expenses for this project were \$0.
CRA Plan Goal numbers were 3.1,4.2, and 5.2.
This project promotes community beautification and encourages walking.

Note:

DOWNTOWN BELLEVIEW COMMUNITY REDEVELOPMENT AGENCY

FINANCIALS

TYPE	SOURCE	AMOUNT
Current Year Taxable Value in CRA	DOR DR420 TIF Sect I(1)	\$ 67,312,900.00
Base Year Taxable Value in CRA	DOR DR420 TIF Sect I(2)	\$ 34,563,022.00
Current Year Tax Increment Value	DOR DR420 TIF Sect I(3)	\$ 32,749,878.00
Prior year Final taxable value in the tax increment area	DOR DR420 TIF Sect I(4)	\$ 62,120,132.00
Prior year tax increment value (Line 4 minus Line 2)	DOR DR420 TIF Sect I(5)	\$ 27,557,110.00
If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:		
Enter the portion on which the payment is based.	DOR DR420 TIF Sect II(6a)	95%
Dedicated increment value	DOR DR420 TIF Sect II(6b)	\$ 31,112,381.25
Amount of payment to redevelopment trust fund in prior year	Read note on cell	\$ 130,896
If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:		
Amount of payment to redevelopment trust fund in prior year	DOR DR420 TIF Sect II(7a)	\$ -
Prior year operating millage levy from Form DR-420, Line 10	DOR DR420 TIF Sect II(7b)	- %
Taxes levied on prior year tax increment value	DOR DR420 TIF Sect II(7c)	\$ -
Prior year payment as proportion of taxes levied on increment value	DOR DR420 TIF Sect II(7d)	- %
Dedicated increment value	DOR DR420 TIF Sect II(7e)	\$ -
Actual expended of increment revenue	Audit (FUND BALANCES)	\$ -
Total Low and Moderate Housing Expended		\$ -

Downtown Bellevue Community Redevelopment Plan-Tax Revenue				
<i>Estimates are based on 2.5% Annual Growth Rate</i>				
Year 1	Actual	2013	Base Year	
Year 2	Actual	2014	2015 Fiscal Year	13,129
Year 3	Actual	2015	2016 Fiscal Year	26,729
Year 4	Actual	2016	2017 Fiscal Year	33,591
Year 5	Actual	2017	2018 Fiscal Year	51,411
Year 6	Actual	2018	2019 Fiscal Year	78,831
Year 7	Actual	2019	2020 Fiscal Year	98,952
Year 8	Actual	2020	2021 Fiscal Year	120,672
Year 9	Actual	2021	2022 Fiscal Year	126,184
Year 10	Actual	2022	2023 Fiscal Year	153,137
Year 11	Actual	2023	2024 Fiscal Year	211,068
Year 12	Actual	2024	2025 Fiscal Year	243,205
Year 13	2.5%	2025	2026 Fiscal Year	255,517
Year 14	2.5%	2026	2027 Fiscal Year	261,905
Year 15	2.5%	2027	2028 Fiscal Year	268,453
Year 16	2.5%	2028	2029 Fiscal Year	275,164
Year 17	2.5%	2029	2030 Fiscal Year	282,043
Year 18	2.5%	2030	2031 Fiscal Year	289,094
Year 19	2.5%	2031	2032 Fiscal Year	296,322
Year 20	2.5%	2032	2033 Fiscal Year	303,730
Year 21	2.5%	2033	2034 Fiscal Year	311,323
Year 22	2.5%	2034	2035 Fiscal Year	319,106
Year 23	2.5%	2035	2036 Fiscal Year	327,084
Year 24	2.5%	2036	2037 Fiscal Year	335,261
Year 25	2.5%	2037	2038 Fiscal Year	343,642
Year 26	2.5%	2038	2039 Fiscal Year	352,233
Year 27	2.5%	2039	2040 Fiscal Year	361,039
Year 28	2.5%	2040	2041 Fiscal Year	370,065
Year 29	2.5%	2041	2042 Fiscal Year	379,317
Year 30	2.5%	2042	2043 Fiscal Year	388,800
Total Accumulated CRA Revenue				6,877,007

Downtown Bellevue Community Redevelopment Agency*Revenues and Expenditures per Fiscal Year*

Fiscal Year	Revenues	Expenditures	Fund Balance at Year End
2013/2014	\$0	\$0	\$0
2014/2015	\$13,140	\$0	\$13,140
2015/2016	\$26,812	\$30,017	\$9,935
2016/2017	\$33,679	\$40,675	\$2,939
2017/2018	\$51,682	\$30,512	\$24,109
2018/2019	\$79,553	\$175	\$103,487
2019/2020	\$100,288	\$200,175	\$3,600
2020/2021	\$120,931	\$105,175	\$19,356
2021/2022	\$126,278	\$86,395	\$59,239
2022/2023	\$156,993	\$5,175	\$211,057
2023/2024	\$222,427	\$5,175	\$428,309
2024/2025	\$260,323	\$6,175	\$682,457

F.S. 163.371 Reporting requirements. —

(1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

(2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. [163.387](#)(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

2024/2025 FY Reporting Requirements Questionnaire

1. Downtown Belleview Community Redevelopment Agency map posted on www.belleviewfl.org.
2. Annual Report filed with the City of Belleview and published on City website.
 - a. FY2023/2024 Audit Report completed by March 31, 2025 and published on City website.
 - b. The performance data as of December 31 of 2025 is included in the Annual Report.
 1. Includes the total number of projects started and completed with the estimated cost of each project.
 2. Includes the total expenditures.
 3. Includes the original assessed real property values for FY2024/2025.
 4. Includes the total assessed real property values for FY2024/2025.
 5. Includes the amount expended for affordable housing.
 - c. Includes a summary of achieving goals set out in the community redevelopment plan.

History of Projects Summarizing the Goals in the Downtown Belleview Community Redevelopment Plan

The intent of the CRA is to “revitalize the historic area of Belleview loosely defined as ‘Downtown Belleview.’” To date, the CRA has heavily focused on *Goal Area 3: Promote the CRA as a major regional attraction*.

In 2017, the CRA purchased property for the purpose of becoming park land. The property had an older home, shed and fencing and was completely surrounded by park land. Purchasing the property and demolishing the buildings added to the usefulness of the park area.

A second building within the park area was also demolished to remove an undesirable structure and enhance the beauty of the park.

A major project for the CRA was the construction of the Belleview Community Center in 2020. This building is a key source of community engagement for Belleview, promoting the CRA through special events and providing services to the community.

Other projects such as lighting around the lake, a connecting sidewalk, a fountain in the lake, and a shade structure over the playground has enhanced the use and beauty of the park. The CRA installed electric pedestals to encourage food trucks to participate in activities around the lake. Food trucks, craft and other vendors, and non-profits are regularly attracted to the park area to be a part of Foodie Fest monthly events as well as several annual events.

The improvements to Lake Lillian and the surrounding area brought such events and community engagement to the CRA, thereby continually achieving Objective 3.3 (Special Events) in conjunction with Objective 3.2 (Advertising and Social Media) stated in the redevelopment plan.







STORYTIME WITH *The Mayor*

Presented by:  **SouthState**

1st Tuesday of Each Month @ 5:00pm
Belleview Community Center
5615 SE 110th Place Belleview, FL 34420

Every child receives a
FREE book courtesy of:  **Goodwill**  **Bookworks**

