CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
April 15, 2025
6:00 PM

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

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

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

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER LIVSEY

ROLL CALL

APPROVAL OF MINUTES

Approval of the 04-01-25 Commission Meeting Minutes
04-01-2025 Minutes

PUBLIC HEARING: RESOLUTION

Public Hearing: Res 25-01 Vacation of Plat for Antoona Heights
Location
Res 25-01 Abrogation of Antoona Heights Plat
Abrogation Advertisement
Memo re Antoona Plat Abrogation

PROCLAMATION:

Proclamation: Belleview's 140th Birthday and Founder's Day
Founder's Day Proclamation

Proclamation: ABATE Motorcycle Safety Awareness Month
Motorcycle Safety Awareness Month Proclamation

PRESENTATION:

Scheduled Audience: Reed Blochberger
Get on the Agenda Form - RBlochberger
20250410 - Leaders Belleview Development.pdf
Big Box Store Permit Estimates

Scheduled Audience: Jarad Olson
Get on the Agenda Request Form
Neptune Powerpoint

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Updates: City Clerk

Updates: Development Services

Updates: Finance Department - March 2025 Financial Report
March 2025 Financial Report

Updates: Public Works Department - Clayton Properties Group Inc d/b/a Highland Homes Developer Agreement
Development Agreement - Belleview Highland East
Location

Updates: Chief of Police

Updates: Information Technology

Updates: City Attorney

Updates: City Administrator

COMMISSION UPDATES:

Commission Updates

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Approval of the 04-01-25 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Approve of the 04-01-25 Commission Meeting Minutes.

ATTACHMENTS:

04-01-2025 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 Boulevard
Belleview, FL 34420
April 1st, 2025
6:00 PM

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

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Livsey

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

APPROVAL OF MINUTES:

a. **03-18-2025 Commission Meeting Minutes**

Motion made by Commissioner Dwyer to approve the 03-18-25 Commission Meeting Minutes as presented; seconded by Commissioner Livsey.

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

PUBLIC HEARING: FINAL READING

a. **PH – FINAL Reading: Ord 2025-04: Tobacco Free Parks**

Mayor Dobkowski read Ordinance 2025-04, Tobacco Free Parks Final Reading, Title Only. DSD Chancey reviewed the Ordinance that was approved on first reading on March 18th noting that the requested amendments were made to include the appropriate park names and specifying the rules pertaining to events.

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 2025-04 on Final Reading, Title Only; seconded by Commissioner Dwyer.

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

PUBLIC HEARING: RESOLUTION

a. PH – FINAL Reading: Resolution 25-01 Vacation of Plat for Antoona Heights

Mayor Dobkowski read Resolution 25-01, Vacation of Plat for Antoona Heights, Title Only. DSD Chancey outlined the resolution that was given conditional approval at the March 18th meeting.

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

Jimmy Gooding, representative for the property owner, came forward to state that he had provided an incorrect Vacation of Plat document and requested that it not be adopted. Attorney Landt recommended the Resolution be amended and brought for Final Hearing at the next Commission Meeting. The City Commission agreed to postpone the vote.

PROCLAMATION:

a. Water Conservation Month

Mayor Dobkowski presented the Proclamation setting April 2025 as Water Conservation Month in the City of Belleview. Accepting the Proclamation was Public Works Director/City Engineer Bob Titterington, PE.

PRESENTATION:

a. Cross Connection Control Presentation

Laura Gary, M.Sc., Cross Connection & IP/FOG Coordinator in Public Works presented an informational PowerPoint presentation on the City's Cross Connection Control Program.

UNSCHEDULED AUDIENCE:

Mayor Dobkowski noted that there was no one from the public in the audience.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. City Clerk: N/A

b. Development Services: Judy Trout Realty Mural Request

DSD Chancey outlined the mural request for Judy Trout Realty, located at 4925 SE Abshier Blvd. The permit has been reviewed by staff and determined to meet the requirements of Sec 126-7 of the City Belleview Code of Ordinance on Business Murals.

Motion made by Commissioner Dwyer for the approval of the mural; seconded by Commissioner Livsey.

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

c. Development Services: Bellehaven Phase 3 Preliminary Plat

DSD Chancey presented Bellehaven Phase 3 Preliminary Plat which includes 88 residential lots and .51 miles of roadway on 19.25 acres. Deviations from City Code that were approved on the master plan include: exceeding 40% impervious area and sidewalks on only one side of the roadway. Plans for Phase 1 have not been submitted; Phase 2 and the spine road were approved in August of 2023. This phase does not include any multifamily or townhomes and the Developer's Agreement for it has not been submitted.

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 for the approval of the Bellehaven Phase 3 Preliminary Plat; seconded by Commissioner Smith.

Commissioner Smith inquired whether this project is subject to the new buffer requirements. DSD Chancey stated that the project was approved prior to the new requirements and is working on new boundary and buffer requirements discussed in a prior meeting to align with Marion County's code.

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

d. Finance Department: N/A

e. Public Works: A Plus Homes, Inc Developer's Agreement

PWD Titterington reviewed the Developer's Agreement between the City and A Plus Homes, Inc. for the Juniper Trail line extension that requires repair and maintenance by the Developer during the one-year warranty period after the line is completed.

Motion made by Commissioner Smith for the approval of the A Plus Homes, Inc Developer's Agreement; seconded by Commissioner Livsey.

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

f. Police Department: N/A

g. Information Technology: N/A

h. Legal Services:

Attorney Landt discussed the current system that requires property owners to sign an annexation covenant upon connection to utilities, but future owners of the property are often unaware that the document exists. Attorney Landt will change the petition to an agreement form that will be

signed by the property owner and an officer of the City; A resolution will be prepared to give the Mayor/Commissioner via a blanket authorization to sign the agreements.

i. **Administrator:** Absent

COMMISSION UPDATES:

Commissioner Dwyer: Commended Laura Gary on her presentation.

Commissioner Livsey: Attended the CEP Ribbon Cutting event. Inquired if the Property Improvement Grant program was active. Mayor Dobkowski answered that it was.

Commissioner Goldman: N/A

Commissioner Smith:

Asked DSD Chancey whether the new Starbucks location falls under the new buffer area requirements and commented on the large number of trees they are removing. DSD Chancey stated that they are following the current code for tree replacement and that there are no buffer requirements for commercial properties next to each other.

Mayor Dobkowski:

Mayor Dobkowski reminded the Commission and Staff of some upcoming events, the April 3rd CEP function at the Community Center for local business owners to meet city leadership and the Annual Fishing Derby and Community Cookout that will be held on the 5th of April at Lake Lillian.

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:31 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Public Hearing: Res 25-01 Vacation of Plat for Antoona Heights

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Resolution

BACKGROUND:

Antoona Heights is a subdivision that was platted in 1925 but never constructed. This abrogation will remove the plat in preparation of the Bellehaven development plat. This item was conditionally approved on March 18.

RECOMMENDED ACTIONS:

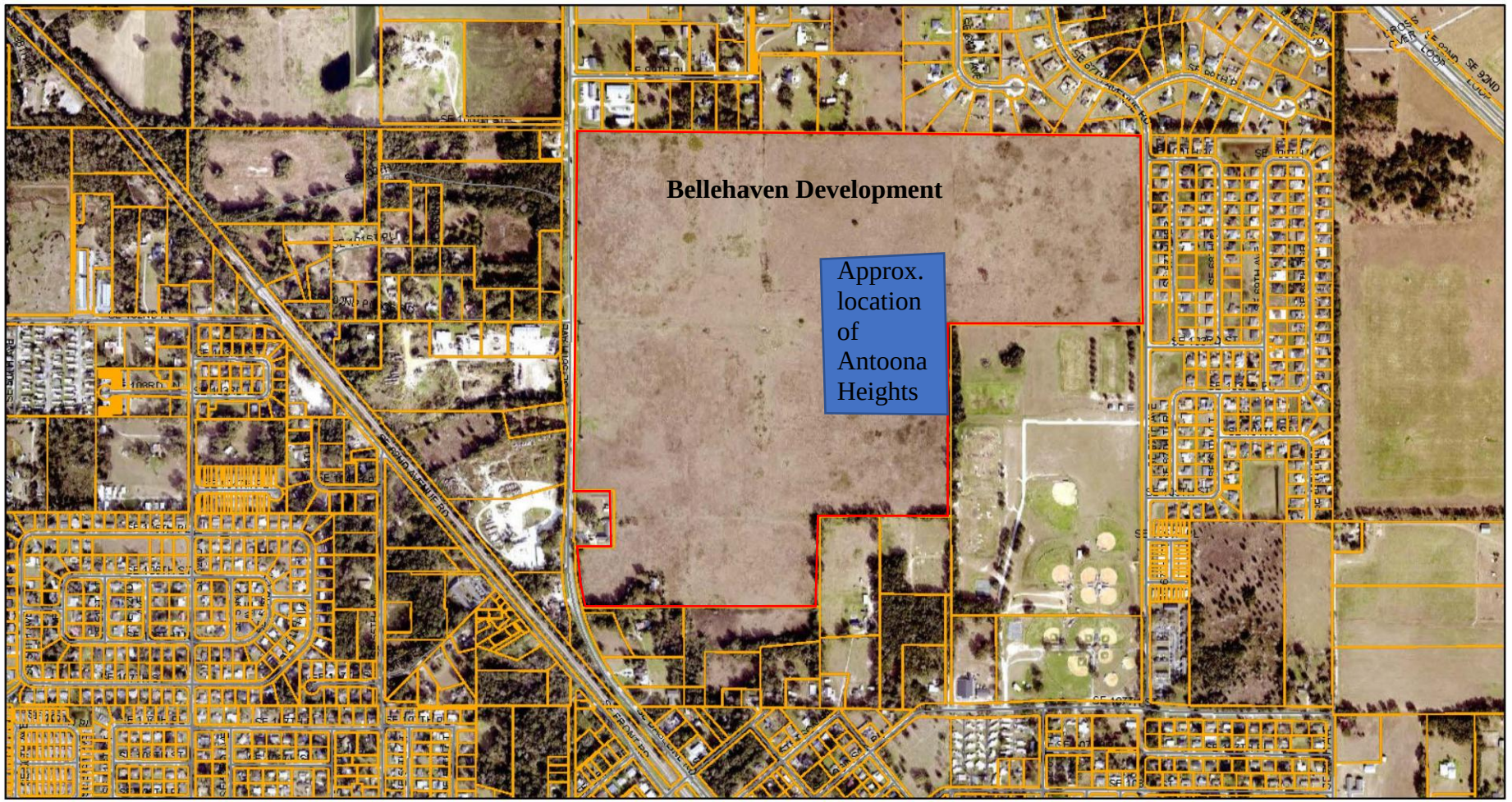
Motion to approve Resolution 25-01, vacating the Plat of Antoona Heights

ATTACHMENTS:

Location
Res 25-01 Abrogation of Antoona Heights Plat
Abrogation Advertisement
Memo re Antoona Plat Abrogation

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.

Bellehaven Location



3/12/2025, 2:07:33 PM

Parcels
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

1:9,028

0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Marion County Property Appraiser

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

RESOLUTION 25 - 01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLEVIEW VACATING THE ENTIRE PLAT OF ANTOONA HEIGHTS, AS RECORDED IN PLAT BOOK 9002, PAGE 250, PUBLIC RECORDS OF MARION COUNTY, FLORIDA (FORMERLY PLAT BOOK B, PAGE 250).

WHEREAS, the Developer has requested the City Commission to vacate the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250).

WHEREAS, all utility service providers were contacted and did not object to the proposed abrogation of such portions of the Plat of Town of Belleview and did not assert that such vacation would have a detrimental effect on drainage, public rights-of-way, utilities, or other public facilities; and

WHEREAS, the City's Development Services Department reviewed the Petition to abrogate the entire plat of Antoona Heights and has recommended approval; and

WHEREAS, the City's Public Works Department reviewed the Petition to abrogate (vacate) the entire plat of Antoona Heights, and has recommended that such abrogation will not adversely affect City Utilities; and

WHEREAS, petitioner has caused the Notice of Intention to Abrogate (Vacate) such Plat to be published in the Voice of South Marion, a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and a public hearing was held, where pursuant to such notice all persons were invited to comment; and

WHEREAS, the City Commission found that the owners of property in the vicinity of the lands herein described and the general public would not be adversely affected by abrogating (vacating) the entire plat of Antoona Heights; and

WHEREAS, Section 130-4 of the City Code, refers to such "vacating" as "abrogating" a plat or portion thereof; and

WHEREAS, the City Commission finds that the Petition to abrogate (vacate) a portion of the plat of Town of Belleview complies with the requirements of Section 130-4 for abrogating or vacating the recorded plat, that that such vacation is in the best interests of the public welfare, and that the Petition should be approved.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Belleview, Florida, that the Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250) is hereby vacated.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing Resolution was adopted and resolved by a_____to_____vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the _____ day of_____, 2025.

_____
Christine K. Dobkowski
Mayor/Commissioner

Attest:

_____
Lezli Merritt
City Clerk

Approved As To Form and Legality
for the use and benefit of the City only:

_____
Frederick E. Landt, III
City Attorney

CLERK'S CERTIFICATION

I HEREBY CERTIFY that a copy of the foregoing Resolution was posted and available for public review in our online agenda packet prior to the Commission meeting in accordance with City policy.

_____
Lezli Merritt, City Clerk

NOTICE OF INTENTION TO
VACATE THE PLAT OF
ANTOONA HEIGHTS

Notice is hereby given that Bellehaven Development Group, LLC, a Delaware limited liability company, proposes to petition the City of Belleview, Florida, a municipal corporation of the State of Florida, to adopt a Resolution to vacate the entire Plat of Antoona Heights as recorded in Plat Book 9002, Page 250, Public Records of Marion County, Florida (formerly Plat Book B, Page 250).

This procedure shall be in accordance with the provisions of Chapter 177, Florida Statutes. A petition for vacation and resolution to vacate shall be considered by the City after required publication of this notice.

The City Commission will hear the Petition on March 18, 2025 at 6:00 p.m. and on April 1, 2025 at 6:00 p.m. at Belleview City Hall, 5343 SE Abshier Boulevard, Commission Room, Belleview, FL 34420, Persons wishing to do so should provide their written comments on this subject to the City of Belleview, Attention: City Engineer, 5525 SE 119 Street, Belleview, FL 34420, prior to March 17, 2025; City Commission agendas are available on the Internet at: https://www.belleviewfl.org.

March 6, 13, 2025 25-2tc

MEMORANDUM

February 7, 2025

To: Mariah Moody, City Administrator
Shawna Chancey, Land Development Director
Bob Titterington, Public Works Director

From: Fred Landt, City Attorney

Subject: Abrogation of Antoona Heights Plat

I have reviewed the Petition to Abrogate the plat of Antoona Heights, together with accompanying documents, presented by Attorney W. James Gooding, III. Based upon that review, I advise that the request for abrogation of the plat should be scheduled for a hearing before the City Commission to consider granting a conditional approval of the request and setting a time for a public hearing on final determination of the matter.

The plat of Antoona Heights was recorded on the public records of Marion County, Florida in 1925. The entirety of Altoona Heights Subdivision is owned by Bellehaven Development Group, LLC. Mr. Gooding has filed a petition to abrogate the plat of Altoona Heights on behalf of the owner. Sec. 130-4 of the City Code provides the requirements for abrogation of recorded plats, to wit:

(a) Written Applications to abrogate a plat in its entirety will be considered by the City Commission.

(b) Applications to abrogate a plat must be in writing. The following also apply to the application, to wit:

1) A resolution for abrogation.

The City Attorney prepares such resolutions and will provide the resolution prior to the public hearing on the request (referenced in subparagraph "d" below)

2) An opinion of title.

A title opinion has been provided showing that the subdivision is owned by the petitioner.

3) Tax receipts.

Tax receipts, showing the ad valorem taxes paid, have been provided.

4) Letters of no objection from affected utilities companies.

Letters of no objection have been provided from all relevant utility companies.

(c) The petition should be set for conditional approval by the City Commission and setting a hearing date for final approval.

(d) The City typically causes such matters to be publicly advertised according to F.S. § 177.101(3), (4), with the applicant reimbursing the City for the cost.

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CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Proclamation: Belleview's 140th Birthday and Founder's Day

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

Founder's Day 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, the City of Belleview, Florida, was officially founded in 1885 and has played a vital role in the commerce and development of Central Florida for 140 years; and

WHEREAS, Belleview has long been a hub for business and trade, from its early days supporting agriculture and transportation to its continued commitment to fostering economic growth and opportunity; and

WHEREAS, while growing alongside the region, Belleview has remained a city with small-town charm, where neighbors know each other, traditions are cherished, and community pride runs deep; and

WHEREAS, the City's commitment to its residents, businesses, and visitors is evident in its focus on community engagement, local events, and a welcoming atmosphere that makes Belleview a great place to live, work, and visit; and

WHEREAS, Founder's Day is a long-standing tradition in the City of Belleview, celebrating the spirit and legacy of our founders, and bringing the community together in recognition of our shared heritage; and

WHEREAS, while Founder's Day was previously coordinated by the Belleview/South Marion Chamber of Commerce, the City of Belleview has proudly taken on the role of host and organizer in recent years, strengthening its connection to this beloved community celebration; and

WHEREAS, on this 140th anniversary, we reflect on Belleview's many contributions to Central Florida and look forward to continued prosperity and unity for generations to come;

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim May 3, 2025 to be:

BELLEVIEW'S 140TH BIRTHDAY AND FOUNDER'S DAY

in the City of Belleview, and encourage all residents, businesses, and visitors to join in celebrating this historic milestone.

PROCLAIMED this 15th day of April 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Proclamation: ABATE Motorcycle Safety Awareness Month

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Accepting the Proclamation on behalf of ABATE of Florida, Inc. Forest Chapter are Greg Smale - President, Kim Plawecki Brown - Public Relations, and Bridgette Pace - Membership.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Motorcycle Safety Awareness Month 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, motorcycle riding is a popular form of recreation and transportation for thousands of people in Marion County and Florida's mild climate and scenic roadways make motorcycle riding an enjoyable experience throughout the year; and

WHEREAS, Marion County's growing population, seasonal residents, and travelers using Marion County roadways make motorcycle safety an important issue for all drivers and the safe operation of a motorcycle requires the use of special skills developed through a combination of training and experience, the use of good judgment, and a thorough knowledge of traffic laws and licensing requirements; and

WHEREAS, motorcycling can be an enjoyable activity when safety is of paramount consideration and all regulations are observed; and

WHEREAS, there were 662,366 motorcycles registered in Florida with 16,181 in Marion County as of March 2025 along with 1,441,932 motorcycle endorsements in Florida with 38,012 in Marion County; and

WHEREAS to prevent injuries and deaths on roadways, it is important for motorcyclists and motorists to always be vigilant in their efforts to share the roadway and ensure safety for everyone; and

WHEREAS, motorcycle organizations, clubs, dealerships, groups, and highway safety officials in our county are encouraged to join the Florida Rider Motorcycle Safety Program, ABATE of Florida, Inc., and all motorcyclists in actively promoting safe operation, increased rider training, improved licensing agreements, and motorist awareness; and

WHEREAS, the Motorcycle Safety Foundation has designated the month of May as Motorcycle Safety Awareness Month, as recognized by the National Highway Traffic Safety Administration, and the Governor of the State of Florida, to encourage other motor vehicle operators to be cautious and observe these vulnerable road users on Belleview's streets and roads;

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor/Commissioner of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week May 3, 2025 to be:

"MOTORCYCLE SAFETY AWARENESS MONTH"

DULY PROCLAIMED this 15th day of April 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
LEZLI MERRITT
City Clerk

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Presentation: Reed Blochberger

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Presentation

BACKGROUND:

Reed Blochberger has requested to be on the agenda for April 15, 2025. Attached is the submitted *Get on the Agenda Request Form* and letter.

Leaders Real Estate is proposing a significant commercial development along the US 441 corridor, including a national big-box retailer, a gas station, and approximately 22,500 square feet of additional retail and restaurant space. The project also includes a future phase of multi-family residential development and public infrastructure improvements, such as a signalized intersection at US 441 and SE 119th Place.

Per the developer, the development is projected to generate an estimated $155,000 in annual sales and property tax revenue to the City, along with approximately 400 new jobs with wages ranging from $15 to $40 per hour. The total private investment in the project is expected to exceed $71 million.

The developer is requesting a total of $2.5 million in incentives from both the City and County, including impact and permit fee waivers, grants, and/or property tax abatements. While the developer

estimates approximately $1,040,500 in City-related permit and impact fees, staff has reviewed and determined that the City's share of permit-related collections is approximately $452,821.50. A detailed permit breakdown is available for reference.

The City previously offered an incentive program along the US 441 corridor, which provided partial system development fee waivers for water and sewer impacts. Although that program is no longer active, the proposed development would likely have qualified under the former criteria. However, recent and ongoing growth has directly contributed to the need for expansion of the Wastewater Treatment Plant. To fund this critical infrastructure improvement, the City has increased water and sewer rates to ensure sufficient revenue to support the associated public works costs.

Due to the scale and expected impact of this development, staff anticipates the need to hire at least one new police officer. The estimated cost to bring on an officer is approximately $150,000, which includes salary, a patrol vehicle, and necessary equipment. Equipment and vehicle costs would be funded through police impact fees.

Staff's recommendation should the Commission decide to consider or move forward with this specific incentive request, initiating a more detailed conversation regarding the creation of a formal Economic Incentive Program. This program could establish a designated annual budget for economic development, allowing incoming businesses to apply for funding based on objective criteria such as private investment, job creation, and overall community benefit. Incentives could then be distributed proportionally based on the demonstrated economic impact of each project.

RECOMMENDED ACTIONS:

Discussion

ATTACHMENTS:

Get on the Agenda Form - RBlochberger
20250410 - Leaders Belleview Development.pdf
Big Box Store Permit Estimates

Get on the Agenda Request Form

First Name	Reed
Last Name	Blochberger
Phone Number	6026701165
Email Address	rblochberger@leadersre.com
Subject of Topic	New Traffic Signal for Retail Development
Description	We are seeking partnership opportunities with the City to share in the cost of a new traffic signal at the intersection of Hwy 441 and 119th Place. This signal is a necessary infrastructure improvement to support traffic flow for a proposed retail development that will bring economic benefit to the surrounding area.
Commission Meeting Date	3/18/2025
Name of Person Attending Meeting	Reed Blochberger

Email not displaying correctly? View it in your browser.

LEADERS DEVELOPMENT

April 10, 2025

Mayor Dobkowski
City of Belleview
5343 SE Abshier Blvd.
Belleview, FL 34420

RE: Leaders Real Estate Belleview Development

Dear Mayor Dobkowski,

Leaders Real Estate (Leaders) is reaching out to share details about an exciting new commercial development proposed in the City of Belleview along US HWY 441. This project represents a significant private investment in Belleview's economy and infrastructure, bringing long-term benefits to the community. Leaders would also like to request the City's assistance in making this project possible. Please note that all values presented in this letter are based on preliminary estimates and will require further review and validation to finalize.

Project Overview

The proposed development will feature:

- A national big-box retail store
- A gas station
- Approximately 22,500 square feet of additional retail and restaurant space

This new commercial hub will provide essential services to Belleview residents, keeping commerce in Belleview, while attracting new businesses and consumers to the area. Additionally, the development will include an improved signalized intersection at US HWY 441 and SE 119th PL, enhancing traffic flow, increasing accessibility to the site and nearby residential areas, and improving overall safety. Finally, the project includes a dedicated area for a future phase of multi-family development, aiding further growth opportunities for Belleview.

Economic Benefits

The development will generate significant tax revenue and job creation for the City and County:

- Estimated Annual Sales and Property Tax Revenue:
  - City of Belleview: $155,000
  - Marion County: $520,000
- Job Creation & Wages:
  - Estimated total jobs created: ~400 new jobs
  - Approximate wage range: $15 - $40 per hour

These economic contributions will directly support local public services, infrastructure, and community development initiatives.

Request for Financial Assistance

To ensure the financial feasibility of this project, we need to secure **$2,500,000** in contributions and incentives from the City and County. It is anticipated these incentives will come via the waiving of permitting and impact fees, grants, and/or property tax abatements.

Based on preliminary estimates, the project is expected to incur **approximately $1,360,300 in permitting and impact fees** (excluding fees used to pay to third-party reviewers). Of this total, approximately $1,040,500 is attributed to City permitting and impact fees, and around $319,800 is associated with County impact fees. Since a significant portion of potential fees to be waived come from the County, we are seeking the City's support in requesting these waived impact fees from the County.

A breakdown of the cost for the first phase of the development, primarily focused on site work, is provided below:

Scope of Work		Total Cost
General Conditions	$	498,800
Mobilization and Stakeout	$	265,900
Clearing and Grubbing	$	326,000
Earthwork	$	2,528,000
Water Service	$	869,500
Sewer Service	$	334,700
Storm Drainage	$	1,767,100
Master Retention/Ponds	$	345,000
Asphalt Paving	$	3,561,900
Site Concrete	$	537,100
Demolition	$	260,200
Planting	$	328,000
Traffic Light and Road Work*	$	1,500,000
SUBTOTAL	$	13,122,200
Contingency & Soft Costs	$	1,049,776
Grand Total	$	14,171,976

The second phase of development, primarily focused on vertical construction for the big-box retail and outlot parcels, is estimated to cost $57M, bringing the total investment for the development to approximately $71M.

Permitting

To ensure timely project execution, we request the City to prioritize the permitting reviews where possible, in order to facilitate an expedited permitting process.

Summary

This development represents a major investment in Belleview's economy, infrastructure, and future growth. We appreciate the City's partnership in helping make this project a reality by:

- Providing incentives through the waiving of fees, grants, and/or property tax abatements
- Supporting our request for County impact fee waivers
- Expediting the permitting and approval process

We believe this project will be a catalyst for economic growth in Belleview, and we look forward to working collaboratively with the City to bring it to fruition.

Thank you for your time and consideration. We look forward to making this project a success for the citizens of Belleview.

Sincerely,



Nathan Palmer, Manager
Leaders Real Estate

441 Big Box Store, Gas Station, and Outparcel Permit Estimates

441 Big Box Store

Quantity	Description	Amount	Safebuilt Share	Total	City Share
30,780,000	Commercial Building New Structure	$ 461,700.00	$ 323,190.00	$ 138,510.00	$ 138,510.00
461,700	State Surcharge/BCAI	$ 11,542.50	$ -	$ 11,542.50	$ -
461,700	Administration Fee	$ 92,340.00	$ -	$ 92,340.00	$ 92,340.00
1	Police Impact Fee Commercial	$ 117,980.00	$ -	$ 117,980.00	$ 117,980.00
1	MCFR Fire Assessment	$ 24,371.62	$ -	$ 24,371.62	$ -
1	MCFR Fire Review	$ 40.00	$ -	$ 40.00	$ -
		$ 707,974.12	$ 323,190.00	$ 384,784.12	$ 348,830.00

441 Big Box Gas Station

Quantity	Description	Amount	Safebuilt Share	Total	City Share
385,000	Commercial Building New Structure	$ 5,775.00	$ 4,042.50	$ 1,732.50	$ 1,732.50
5,775	State Surcharge/BCAI	$ 144.38	$ 144.38	$ 11,542.50	$ -
5,775	Administration Fee	$ 1,155.00	$ -	$ 1,155.00	$ 1,155.00
1	Police Impact Fee Commercial	$ 694.00	$ -	$ 694.00	$ 694.00
1	MCFR Fire Assessment	$ 290.90	$ -	$ 290.90	$ -
1	MCFR Fire Review	$ 40.00		$ 40.00	$ -
		$ 8,099.28	$ 4,186.88	$ 15,454.90	$ 3,581.50

Outparcel Retail-Restaurant

Quantity	Description	Amount	Safebuilt Share	Total	City Share
4,000,000	Commercial Building New Structure	$ 60,000.00	$ 42,000.00	$ 18,000.00	$ 18,000.00
60,000	State Surcharge/BCAI	$ 1,500.00	$ -	$ 1,500.00	$ -
60,000	Administration Fee	$ 12,000.00	$ -	$ 12,000.00	$ 12,000.00
1	Police Impact Fee Commercial	$ 3,470.00	$ -	$ 3,470.00	$ 3,470.00
1	MCFR Fire Assessment	$ 794.23	$ -	$ 794.23	$ -
1	MCFR Fire Review	$ 40.00		$ 40.00	$ -
		$ 77,804.23	$ 42,000.00	$ 35,804.23	$ 33,470.00

Outparcel Medical Office

Quantity	Description	Amount	Safebuilt Share	Total	City Share
4,000,000	Commercial Building New Structure	$ 60,000.00	$ 42,000.00	$ 18,000.00	$ 18,000.00
60,000	State Surcharge/BCAI	$ 1,500.00	$ -	$ 1,500.00	$ -
60,000	Administration Fee	$ 12,000.00	$ -	$ 12,000.00	$ 12,000.00
1	Police Impact Fee Commercial	$ 1,260.00	$ -	$ 1,260.00	$ 1,260.00
1	MCFR Fire Assessment	$ 794.23	$ -	$ 794.23	$ -
1	MCFR Fire Review	$ 40.00		$ 40.00	$ -
		$ 75,594.23	$ 42,000.00	$ 33,594.23	$ 31,260.00

Outparcel Retail-Restaurant

Quantity	Description	Amount	Safebuilt Share	Total	City Share
4,000,000	Commercial Building New Structure	$ 60,000.00	$ 42,000.00	$ 18,000.00	$ 18,000.00
60,000	State Surcharge/BCAI	$ 1,500.00	$ -	$ 1,500.00	$ -
60,000	Administration Fee	$ 12,000.00	$ -	$ 12,000.00	$ 12,000.00
1	Police Impact Fee Commercial	$ 3,470.00	$ -	$ 3,470.00	$ 3,470.00
1	MCFR Fire Assessment	$ 794.23	$ -	$ 794.23	$ -

1	MCFR Fire Review	$ 40.00		$ 40.00	$ -
		$ 77,804.23	$ 42,000.00	$ 35,804.23	$ 33,470.00

Outparcel Retail-Restaurant

Quantity	Description	Amount	Safebuilt Share	Total	City Share
4,000,000	Commercial Building New Structure	$ 60,000.00	$ 42,000.00	$ 18,000.00	$ 18,000.00
60,000	State Surcharge/BCAI	$ 1,500.00	$ -	$ 1,500.00	$ -
60,000	Administration Fee	$ 12,000.00	$ -	$ 12,000.00	$ 12,000.00
1	Police Impact Fee Commercial	$ 3,470.00	$ -	$ 3,470.00	$ 3,470.00
1	MCFR Fire Assessment	$ 794.23	$ -	$ 794.23	$ -
1	MCFR Fire Review	$ 40.00		$ 40.00	$ -
		$ 77,804.23	$ 42,000.00	$ 35,804.23	$ 33,470.00

Grand Totals	$ 949,486.09	$ 453,376.88	$ 507,651.71	$ 452,821.50

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Scheduled Audience: Jarad Olson

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Jarad Olson has requested to be on the April 15, 2025 Agenda. Attached is the submitted *Get on the Agenda Request Form* and presentation.

RECOMMENDED ACTIONS:

Discussion

ATTACHMENTS:

Get on the Agenda Request Form
Neptune Powerpoint

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.

Get on the Agenda Request Form

First Name	Jarad
Last Name	Olson
Phone Number	3525041601
Email Address	Jarad.olson@ferguson.com
Subject of Topic	Neptune Meter System Review
Description	Discussing the current Neptune water meter system and available meter reading options.
Commission Meeting Date	4/1/2025
Name of Person Attending Meeting	Jarad Olson

FERGUSON WATERWORKS + NEPTUNE TECHNOLOGY GROUP

Evaluating Neptune Meter Reading Technology

March 18, 2025

City of Belleview, FL

AMR – Drive By System

•Automatic Meter Reading (AMR) drive-by systems use a vehicle with a mobile data collector to read water meters from the street.

•A data collector is mounted in a vehicle, and as the vehicle passes through neighborhoods, it collects meter data.

Pros:
•Lower initial cost compared to AMI systems.
•No infrastructure required.
•Easy to implement.

Cons:
•Labor-intensive as vehicle routes must be manually scheduled.
•Limited real-time data.
•Data accuracy can be impacted by poor signal or obstructions

AMI – Fixed Base

•Advanced Metering Infrastructure (AMI) systems that involve fixed-based communication gateways installed in specific locations (such as utility poles or water towers).

•How it Works: Water meters send data to the fixed AMI gateways, which then relay the data to the utility provider.

Pros:
•Continuous, real-time data collection.
•No need for physical collection or periodic visits.
•Better data accuracy and ability to monitor leaks or anomalies.

Cons:
•Higher initial setup cost (including infrastructure for gateway stations).
•May require additional maintenance of the gateway network.
•Coverage can be limited by terrain or network capacity.

AMI – Cellular

•Cellular water meters use cellular networks to transmit water meter data to the utility provider.

•How it Works: Meters with built-in cellular modules send data directly to the utility's system via cellular networks (Firstnet or Verizon).

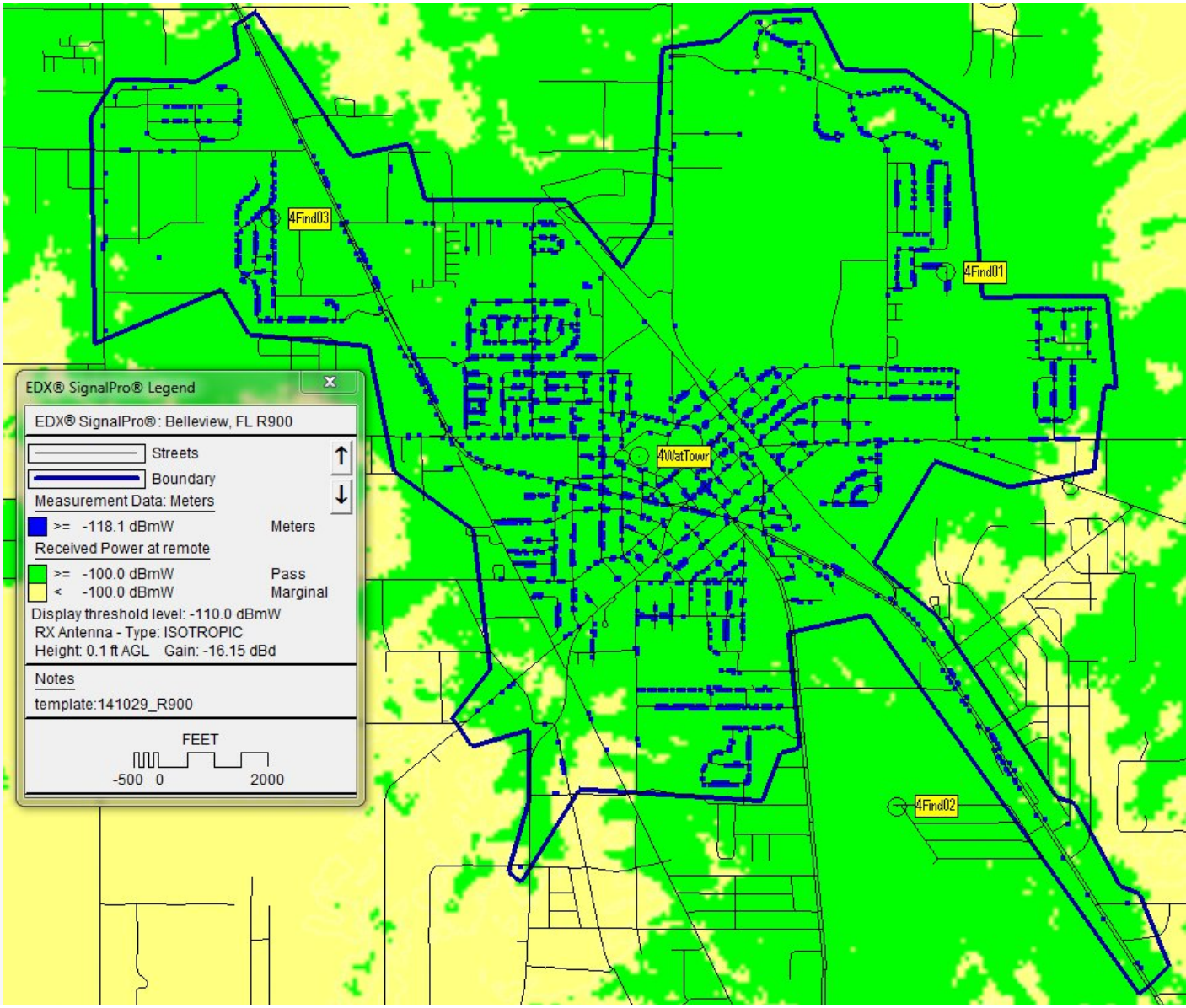
Pros:
•Provides remote data access without requiring additional infrastructure.
•Easy to scale with minimal network setup.
•High reliability and coverage through cellular network providers.

Cons:
•Higher Annual service fees for cellular data.
•Higher upfront cost for the meters.
•Reliant on cellular network coverage.

AMI Propagation Review

May 2015

- 3,712 Meters
- 5.5 Sq. Mile Service Boundary
- 8 Gateway Sites Were Provided
- 4 Gateway Locations Required
- Predicted 99% Radio Read Meter Coverage

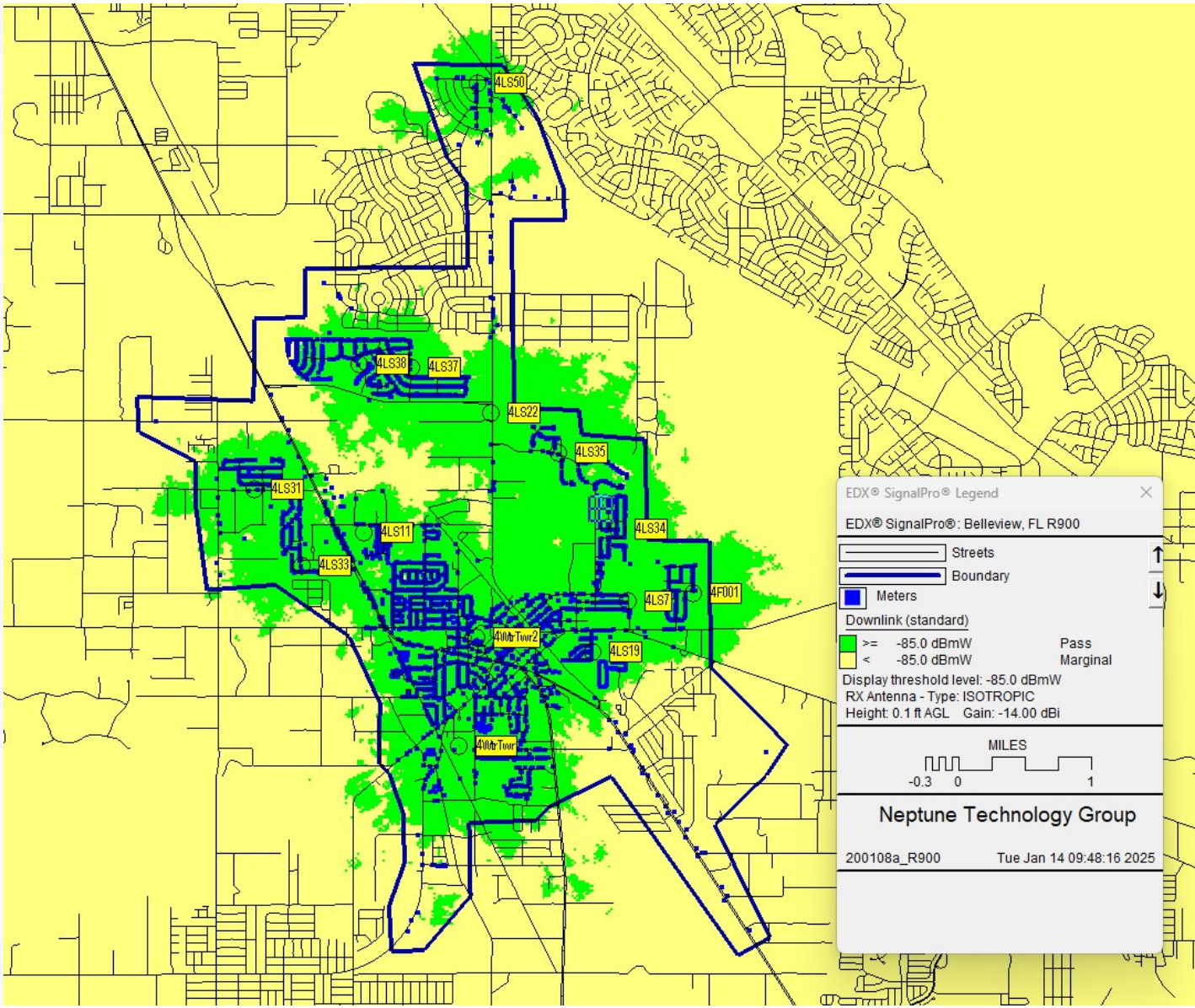


Summer 2015

- Pilot Gateway Was Installed On The City's Water Tower
- Projected Captured Readings Were 2,500 – 3,000 Daily
- Gateway Was Collecting 300 – 500 Meter Readings Daily
- Neptune Performed On-site Testing And Found RF Interference From Market Of Marion's High Powered Wifi System
- The City Reached Out To Owners Of Market Of Marion And Could Not Come To an Agreement
- Pilot Gateway Was Traded For A Neptune MRX920 Mobile Data Collector

January 2025

- 5,089 Meters
- 12.57 Sq. Mile Service Boundary
- 44 Gateway Sites Were Provided
- 14 Gateway Locations Required
- Predicted 96% Radio Read Meter Coverage
- Recommended 231 Cellular Meters For 100% Coverage



AMI – Fixed Base

Description	Quantity	Unit Cost	Total
Purchase & Install 50' Pole/Antenna Tower, Complete	13	$85,000.00	$1,105,000.00
Purchase & Install Neptune R900v4e Fixed Network Collector On Poles - AC Power Complete	13	$32,000.00	$416,000.00
Purchase & Install Neptune R900v4e Fixed Network Collector On Water Tower - AC Power Complete	1	$25,000.00	$25,000.00
New Procoder R900i Cellular Register	231	$275.00	$63,525
AMI Services Annual Fee Per Collector	13	$6,500.00	$84,500.00
Neptune 360 Meter Reading Annual Subscription - AMI	5,090	$3.43	$17,458.70
Neptune 360 Software Set-up	1	$1,700.00	$1,700.00
Neptune 360 On-site Training	1	$1,700.00	$1,700.00
Project Management & Mobilization	1	$100,000.00	$100,000.00
		Total	**$1,814,883.70**

AMI – Cellular

Description	Quantity	Unit Cost	Total
Warranty Replacement To New Procoder R900i Cellular Register	509	$0.00	$0.00
Upgrade Replacement To New Procoder R900i Cellular Register	1,018	$206.25	$209,962.50
New Procoder R900i Cellular Register	3,563	$275.00	$979,825.00
Neptune 360 Meter Reading Annual Subscription - AMI	5,090	$9.20	$46,828.00
Neptune 360 Software Set-up	1	$1,700.00	$1,700.00
Neptune 360 On-site Training	1	$1,700.00	$1,700.00
		Total	**$1,210,646.20**

AMR – Drive By System

Description	Quantity	Unit Cost	Total
Neptune 360 Meter Reading Annual Subscription - AMR	5,090	$1.10	$5,599.00
Neptune 360 Software Set-up	1	$1,700.00	$1,700.00
Neptune 360 On-site Training	1	$1,700.00	$1,700.00
		Total	$8,999.00

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

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

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: City Clerk

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: Development Services

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: Finance Department - March 2025 Financial Report

PRESENTING PARTY:

Marge Strausbaugh, Finance Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Financial transactions for all City 2025 fiscal year budgeted accounts through March 31, 2025

RECOMMENDED ACTIONS:

Review/Questions

ATTACHMENTS:

March 2025 Financial 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.

CITY OF BELLEVIEW MONTHLY FINANCIAL REPORT

March 2025 Financial Report

Submitted by : ***Marge Strausbaugh, Finance Director*** *50% Of the Fiscal Year remaining*

GL NUMBER	DESCRIPTION	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	YTD BALANCE 3/31/2025
Fund 01 - General Fund				
Revenues				
TAX REVENUE				
01-00-311000	Property Tax	1,890,205.00	1,890,205.00	1,696,446.26
01-00-311005	CRA portion of Property Tax	130,896.00	130,896.00	0.00
01-00-311010	Property Tax-Delinquent	1,500.00	1,500.00	175.00
01-00-312410	Local Option Gas Tax	153,000.00	153,000.00	69,330.74
01-00-312420	2nd LOGT	94,000.00	94,000.00	42,107.28
01-00-312520	Insurance Premium Tax-Police Retirement	59,000.00	59,000.00	0.00
01-00-312600	Local Option Sales Tax	1,099,595.00	1,099,595.00	356,520.70
01-00-314100	Utility Tax Duke Energy	171,457.00	171,457.00	88,098.63
01-00-314150	Utility Tax Sumter Electric	17,500.00	17,500.00	6,346.85
01-00-314400	Utility Tax GAS	2,500.00	2,500.00	1,710.44
01-00-315200	Communication Tax	226,000.00	226,000.00	130,589.32
01-00-316000	Business Tax	32,000.00	32,000.00	1,236.12
01-00-316005	Business Tax Admin Fees	2,000.00	2,000.00	578.37
TAX REVENUE		3,879,653.00	3,879,653.00	2,393,139.71
PERMITS & FEES REVENUE				
01-00-322000	Bldg Perm-MT Causley	400,000.00	400,000.00	115,358.76
01-00-322022	Bldg Perm-MT Causley Admin	120,000.00	120,000.00	51,689.59
01-00-322025	Bldg Perm-Misc. Admn	50,000.00	50,000.00	23,499.26
01-00-322030	Bldg Perm-Sur Charge	6,000.00	6,000.00	0.00
PERMITS & FEES REVENUE		576,000.00	576,000.00	190,547.61
FRANCHISE FEE REVENUE				
01-00-323100	Franchise Duke Energy	434,938.00	434,938.00	176,096.22
01-00-323150	Franchise Sumter Electric	42,622.00	42,622.00	18,966.29
01-00-323400	Franchise GAS	7,200.00	7,200.00	3,677.96
01-00-323700	Franchise Solid Waste-Residential	42,902.00	42,902.00	18,248.28
01-00-323750	Franchise Solid Waste-Commercial	57,813.00	57,813.00	30,731.76
FRANCHISE FEE REVENUE		585,475.00	585,475.00	247,720.51
SHARED REVENUE				
01-00-335125	State Revenue Sharing-Municipal	290,076.00	290,076.00	136,174.02
01-00-335140	Mobile Home Licenses	10,000.00	10,000.00	7,514.46
01-00-335150	Alcohol Beverage Licenses	7,860.00	7,860.00	950.91
01-00-335180	Local Gov't Half Cent Sales Tax	545,354.00	545,354.00	185,165.53
01-00-335900	State Revenue/Lighting	62,620.00	62,620.00	0.00
SHARED REVENUE		915,910.00	915,910.00	329,804.92
CHARGES FOR SERVICE REVENUE				
01-00-341210	DS-Zoning Fees	8,000.00	8,000.00	6,370.02
01-00-341220	DS-Vacant Property Registration	1,100.00	1,100.00	150.00
01-00-341300	DS-Annexation Fees	1,000.00	1,000.00	0.00
01-00-341500	DS-Site/Drainage Review	7,000.00	7,000.00	10,100.00
01-00-341610	DS- Plat Fees	4,000.00	4,000.00	2,150.00
01-00-342900	Police False Alarms	3,000.00	3,000.00	2,400.00
01-00-343400	Garbage/Solid Waste	372,074.00	372,074.00	198,950.24
01-00-343700	Recycling	70,893.00	70,893.00	30,154.17
CHARGES FOR SERVICE REVENUE		467,067.00	467,067.00	250,274.43

FINES & FORFEITURES REVENUE				
01-00-350000	Fines & Forefeitures	35,000.00	35,000.00	10,134.46
01-00-350010	Fines & Forefeitures 2nd Dollar Fund	2,600.00	2,600.00	880.19
01-00-350050	Fines & Forefeitures Automation	11,206.00	11,206.00	3,561.15
01-00-350100	Investigation & Restitution	2,500.00	2,500.00	798.75
01-00-350600	Donations for Police Activity	500.00	500.00	1,000.00
01-00-351505	Surplus Sale Fees-PD	1,200.00	1,200.00	0.00
01-00-354000	Seized Tag	900.00	900.00	1,166.65
01-00-355000	PD Vehicle Impoundment	4,500.00	4,500.00	1,446.90
01-00-356000	PD Other Revenue	1,500.00	1,500.00	1,536.18
01-00-356010	Other Rev-School Resource Officer	71,827.00	71,827.00	29,928.05
01-00-356200	Other Revenue/Officer Detail	25,000.00	25,000.00	15,580.00
FINES & FORFEITURES REVENUE		156,733.00	156,733.00	66,032.33
OTHER REVENUE				
01-00-360000	Other Revenue	6,500.00	6,500.00	3,490.07
01-00-360015	Code Enforcement Revenues	3,500.00	3,500.00	(30.00)
01-00-360035	O/R- Lien Searches	18,000.00	18,000.00	9,225.00
01-00-360075	Other Revenue/Solid Waste Admin Fees	13,705.00	13,705.00	5,452.23
01-00-360175	Other Revenue/Permitting Clerk	16,800.00	16,800.00	7,000.00
01-00-360200	Other Revenue Insurance Reimbursement	60,000.00	60,000.00	637.35
01-00-360335	Park Vendor/Event Fees	17,000.00	17,000.00	35,050.00
01-00-361200	Interest Income	80,000.00	80,000.00	5,993.45
01-00-362000	Park Rentals-City Bldgs & Pavillions	35,000.00	35,000.00	14,544.75
01-00-362005	Sales Tax City Rentals	50.00	50.00	4.57
01-00-362010	Community Garden Donations/Fees	90.00	90.00	190.00
01-00-364100	Cemetery Lots	15,000.00	15,000.00	44,000.00
01-00-364102	Cemetery Marking Fees	1,500.00	1,500.00	1,250.00
01-00-364410	Surplus/Sale of Assets	4,000.00	4,000.00	20.00
01-00-364411	Surplus Sale of Assets-Auction Fee	300.00	300.00	(1.60)
01-00-365500	Other Revenue State Gas Tax Refund	3,180.00	3,180.00	0.00
01-00-366000	Pennies for Parks	15.00	15.00	234.63
01-00-366001	Pennies for Parks Restrictions	(15.00)	(15.00)	0.00
01-00-366015	Event Donations	20,000.00	20,000.00	1,300.00
OTHER REVENUE		294,625.00	294,625.00	128,360.45
CASH BALANCE FWD REVENUE				
01-00-381500	Cash Balance Forward	255,450.00	255,450.00	0.00
01-00-381515	Cash Balance Forward: Cemetery	20,000.00	20,000.00	0.00
01-00-381540	Cash Balance Forward: Code Enforcement	15,275.00	15,275.00	0.00
01-00-383319	Cash Bal Fwd-Community Donations	23,521.00	23,521.00	0.00
CASH BALANCE FWD REVENUE		314,246.00	314,246.00	0.00
OTHER FIN-TRANS IN REVENUE				
01-00-399100	Transfers In from other Funds	2,829,742.00	2,829,742.00	1,044,871.02
OTHER FIN-TRANS IN REVENUE		2,829,742.00	2,829,742.00	1,044,871.02
TOTAL REVENUES		10,019,451.00	10,019,451.00	4,650,750.98

Fund 01 - General Fund				
Expenditures				
Dept 11 - Commission				
SALARIES & BENEFITS EXPENSE				
01-11-501200	Salaries	50,400.00	50,400.00	24,612.01
01-11-502100	Payroll Taxes	3,856.00	3,856.00	1,705.06
01-11-502300	Employee Insurance	77,995.00	77,995.00	30,245.68
01-11-502400	Workers Compensation	110.00	110.00	99.93
SALARIES & BENEFITS EXPENSE		132,361.00	132,361.00	56,662.68
OPERATIONS EXPENSE				
01-11-504000	Training/Travel & Per Diem	4,000.00	4,000.00	2,702.26
01-11-504100	Telephone/Communications	4,100.00	4,100.00	1,894.20
01-11-504200	Postage	50.00	50.00	15.96
01-11-504300	Utility Services	4,300.00	4,300.00	1,862.90
01-11-504400	Equipment Rental	800.00	800.00	601.40
01-11-504520	Errors/Ommissions	3,300.00	3,300.00	3,302.96
01-11-504600	Repair & Maintenance	1,500.00	1,500.00	64.26
01-11-504910	Elections	6,000.00	6,000.00	0.00
01-11-504920	Fees for Services	2,250.00	2,250.00	1,352.67
01-11-504930	Special Employee Programs	2,500.00	2,500.00	4,317.85
01-11-505000	Supplies & Equipment	1,500.00	1,500.00	1,346.21
01-11-505050	COB Promotion	32,000.00	32,000.00	4,141.79
01-11-505400	Membership Books & Dues	1,800.00	1,800.00	5,000.00
OPERATIONS EXPENSE		64,100.00	64,100.00	26,602.46
CAPITAL PROJECT EXPENSE				
01-11-506500	City Hall Improvements	0.00	0.00	126.79
CAPITAL PROJECT EXPENSE		0.00	0.00	126.79
DEBT EXPENSE				
01-11-507105	CBT Capital Loan Principal	170,420.00	170,420.00	70,492.89
01-11-507205	CBT Capital Loan Interest	7,243.00	7,243.00	3,533.36
DEBT EXPENSE		177,663.00	177,663.00	74,026.25
Total Dept 11 - Commission		374,124.00	374,124.00	157,418.18
Dept 12 - Executive/Administrative				
SALARIES & BENEFITS EXPENSE				
01-12-501200	Salaries	476,739.00	476,739.00	270,094.25
01-12-501203	Event Salaries	7,000.00	7,000.00	1,584.63
01-12-501204	Salaries - Emergency Compensation	500.00	500.00	3,967.64
01-12-501225	Employee Bonus	3,445.00	3,445.00	3,444.99
01-12-501400	Overtime	4,950.00	4,950.00	2,009.28
01-12-502100	Payroll Taxes	39,484.00	39,484.00	21,137.73
01-12-502200	Retirement	51,511.00	51,511.00	27,285.72
01-12-502300	Employee Insurance	84,136.00	84,136.00	28,924.93
01-12-502400	Workmans Compensation	1,491.00	1,491.00	1,355.95
SALARIES & BENEFITS EXPENSE		669,256.00	669,256.00	359,805.12
OPERATIONS EXPENSE				
01-12-503005	Professional Services	7,000.00	7,000.00	0.00
01-12-503100	Legal Services	85,000.00	85,000.00	36,142.83
01-12-503110	Ordinance Codification	6,300.00	6,300.00	7,583.95
01-12-503150	Medical	100.00	100.00	0.00
01-12-503425	Records Storage	550.00	550.00	167.04
01-12-504000	Training/Travel & Per Diem	4,500.00	4,500.00	256.00
01-12-504025	Educational Reimbursement	2,500.00	2,500.00	0.00
01-12-504100	Telephone	5,500.00	5,500.00	2,250.41
01-12-504150	Cell Phone Reimbursement	1,020.00	1,020.00	164.05
01-12-504200	Postage	500.00	500.00	136.98
01-12-504300	Utility Services	6,700.00	6,700.00	2,173.32

01-12-504400	Equipment Rental	1,100.00	1,100.00	701.60
01-12-504510	Basic General Liability	7,850.00	7,850.00	9,498.37
01-12-504520	Errors/Ommissions	3,630.00	3,630.00	4,159.90
01-12-504570	Auto Insurance	440.00	440.00	7,667.27
01-12-504590	Property Insurance	12,100.00	12,100.00	28,919.73
01-12-504600	Repair & Maintenance	2,500.00	2,500.00	77.85
01-12-504900	Other Expense	500.00	500.00	0.00
01-12-504920	Fees for Services	6,000.00	6,000.00	4,307.78
01-12-504960	Advertising	500.00	500.00	0.00
01-12-505000	Supplies & Equipment	10,000.00	10,000.00	5,309.19
01-12-505110	Office Furniture	2,000.00	2,000.00	2,201.83
01-12-505200	Gas & Oil	800.00	800.00	168.52
01-12-505210	Vehicle Maintenance	500.00	500.00	61.95
01-12-505400	Membership Books & Dues	2,500.00	2,500.00	956.54
01-12-515000	Event Supplies & Equipment	30,000.00	30,000.00	20,433.69
OPERATIONS EXPENSE		200,090.00	200,090.00	133,338.80
Total Dept 12 - Executive/Administrative		869,346.00	869,346.00	493,143.92
Dept 13 - Finance Department				
SALARIES & BENEFITS EXPENSE				
01-13-501200	Salaries	617,955.00	617,955.00	277,358.53
01-13-501203	Event Salaries	2,400.00	2,400.00	901.06
01-13-501204	Salaries - Emergency Compensation	400.00	400.00	5,463.50
01-13-501225	Employee Bonus	6,045.00	6,045.00	5,954.01
01-13-501400	Overtime	4,500.00	4,500.00	2,447.65
01-13-501505	Incentive Pay-Bilengual	1,040.00	1,040.00	474.39
01-13-502100	Payroll Taxes	48,719.00	48,719.00	21,957.13
01-13-502200	Retirement	63,583.00	63,583.00	29,002.50
01-13-502300	Employee Insurance	146,909.00	146,909.00	63,418.17
01-13-502400	Workers Compensation	1,737.00	1,737.00	1,575.10
SALARIES & BENEFITS EXPENSE		893,288.00	893,288.00	408,552.04
OPERATIONS EXPENSE				
01-13-503150	Medical	200.00	200.00	89.00
01-13-503200	Accounting Services	75,000.00	75,000.00	32,905.00
01-13-503425	Records Storage	250.00	250.00	84.80
01-13-504000	Training/Travel & Per Deim	4,000.00	4,000.00	945.70
01-13-504100	Telephone/Communications	3,600.00	3,600.00	1,616.62
01-13-504150	Cell Phone Reimbursement	1,020.00	1,020.00	498.07
01-13-504200	Postage	1,000.00	1,000.00	83.39
01-13-504300	Utility Services	7,000.00	7,000.00	2,882.65
01-13-504400	Equipment Rental	1,500.00	1,500.00	701.63
01-13-504510	Basic General Liability	10,000.00	10,000.00	14,020.16
01-13-504520	Errors/Ommissions	4,700.00	4,700.00	6,140.01
01-13-504570	Auto Insurance	1,000.00	1,000.00	11,317.34
01-13-504590	Property Insurance	11,000.00	11,000.00	40,394.71
01-13-504600	Repair & Maintenance	3,000.00	3,000.00	90.81
01-13-504900	Other Expense	1,500.00	1,500.00	0.49
01-13-504920	Fees for Services	4,000.00	4,000.00	3,470.63
01-13-504925	Over/Short Expense Account	50.00	50.00	0.88
01-13-504960	Advertising	2,200.00	2,200.00	183.03
01-13-504970	Bank Fees	1,000.00	1,000.00	0.00
01-13-504980	Misc Expense/Bank Reconciliations	2,000.00	2,000.00	0.00
01-13-505000	Supplies & Equipment	15,000.00	15,000.00	9,075.62
01-13-505110	Office Furniture	1,500.00	1,500.00	1,665.76
01-13-505200	Gas & Oil	1,000.00	1,000.00	151.71
01-13-505210	Vehicle Maintenance	75.00	75.00	0.00
01-13-505400	Membership Books & Dues	1,200.00	1,200.00	309.00
OPERATIONS EXPENSE		152,795.00	152,795.00	126,627.01
Total Dept 13 - Finance Department		1,046,083.00	1,046,083.00	535,179.05

Dept 15 - Development Services Department				
SALARIES & BENEFITS EXPENSE				
01-15-501200	Salaries	353,208.00	353,208.00	153,506.10
01-15-501204	Salaries - Emergency Compensation	145.00	145.00	2,981.47
01-15-501225	Employee Bonus	3,510.00	3,510.00	2,860.00
01-15-501400	Overtime	2,000.00	2,000.00	0.00
01-15-502100	Payroll Taxes	27,495.00	27,495.00	11,620.47
01-15-502200	Retirement	35,890.00	35,890.00	14,206.94
01-15-502300	Employee Insurance	85,282.00	85,282.00	36,440.30
01-15-502400	Workers Compensation	4,005.00	4,005.00	3,642.22
SALARIES & BENEFITS EXPENSE		511,535.00	511,535.00	225,257.50
OPERATIONS EXPENSE				
01-15-503050	Comp Plan/Land Development Regs	5,000.00	5,000.00	0.00
01-15-503150	Medical	0.00	0.00	98.35
01-15-503170	Architect/Engineering	0.00	0.00	1,440.52
01-15-503410	Bldg Perm-MT Causley Inspections	400,000.00	400,000.00	87,341.45
01-15-503415	Animal Control-Marion County	30,000.00	30,000.00	34,658.00
01-15-503425	Records Storage	625.00	625.00	167.04
01-15-504000	Training/Travel & Per Diem	4,500.00	4,500.00	1,330.00
01-15-504025	Educational Reimbursement	1,250.00	1,250.00	1,250.00
01-15-504100	Telephone/Communications	2,500.00	2,500.00	1,054.44
01-15-504150	Cell Phone Reimbursement	510.00	510.00	249.05
01-15-504200	Postage	1,000.00	1,000.00	141.27
01-15-504400	Equipment Rental	750.00	750.00	196.11
01-15-504510	Basic General Liability	4,300.00	4,300.00	8,142.71
01-15-504520	Errors/Ommissions	2,000.00	2,000.00	3,565.03
01-15-504570	Auto Insurance	1,000.00	1,000.00	5,358.62
01-15-504600	Repair & Maintenance	950.00	950.00	262.99
01-15-504900	Other Expense	500.00	500.00	0.00
01-15-504920	Fees for Services	2,500.00	2,500.00	1,511.48
01-15-504925	Over/Short Expense Account	25.00	25.00	0.00
01-15-504960	Advertising	2,500.00	2,500.00	493.75
01-15-505000	Supplies & Equipment	4,000.00	4,000.00	1,716.46
01-15-505110	Office Furniture	500.00	500.00	0.00
01-15-505200	Gas & Oil	1,000.00	1,000.00	126.20
01-15-505210	Vehicle Maintenance	100.00	100.00	20.48
01-15-505400	Membership Books & Dues	1,600.00	1,600.00	1,199.49
01-15-513101	Legal Services-Code Enforcement	6,000.00	6,000.00	1,223.00
01-15-513505	Code Enforcement-Court Costs	1,200.00	1,200.00	0.00
01-15-514000	Training/Travel & Per Diem	5,000.00	5,000.00	0.00
01-15-514100	Telephone/Communications	800.00	800.00	301.67
01-15-514200	Postage	1,000.00	1,000.00	523.46
01-15-514570	Auto Insurance	1,000.00	1,000.00	1,214.34
01-15-514920	Fees for Services	400.00	400.00	0.00
01-15-514960	Advertising	600.00	600.00	0.00
01-15-515000	Supplies & Equipment	800.00	800.00	6.75
01-15-515020	Uniform Expenses	500.00	500.00	620.45
01-15-515200	Gas & Oil	800.00	800.00	359.79
01-15-515210	Vehicle Maintenance	300.00	300.00	0.00
01-15-515400	Membership Books & Dues	375.00	375.00	170.00
OPERATIONS EXPENSE		485,885.00	485,885.00	154,742.90
Total Dept 15 - Development Services Department		997,420.00	997,420.00	380,000.40

Dept 19 - Information Technology Department				
SALARIES & BENEFITS EXPENSE				
01-19-501200	Salaries	200,833.00	200,833.00	89,417.38
01-19-501204	Salaries - Emergency Compensation	130.00	130.00	1,723.29
01-19-501225	Employee Bonus	1,300.00	1,300.00	1,300.00
01-19-501400	Overtime	500.00	500.00	327.72
01-19-502100	Payroll Taxes	15,546.00	15,546.00	7,033.71
01-19-502200	Retirement	20,322.00	20,322.00	9,244.34
01-19-502300	Employee Insurance	31,789.00	31,789.00	14,262.76
01-19-502400	Workers Compensation	387.00	387.00	351.94
SALARIES & BENEFITS EXPENSE		270,807.00	270,807.00	123,661.14
OPERATIONS EXPENSE				
01-19-503125	Computer Software	5,000.00	5,000.00	3,600.00
01-19-503430	Equipment & Software Maintenance	336,050.00	336,050.00	127,045.77
01-19-504000	Training/Travel & Per Diem	2,500.00	2,500.00	270.84
01-19-504100	Telephone/Communications	4,000.00	4,000.00	1,294.85
01-19-504200	Postage	100.00	100.00	14.64
01-19-504510	Basic General Liability	2,900.00	2,900.00	3,017.44
01-19-504520	Errors/Ommissions	1,350.00	1,350.00	1,318.69
01-19-504570	Auto Insurance	1,650.00	1,650.00	2,435.73
01-19-504600	Repair & Maintenance	5,400.00	5,400.00	1,842.69
01-19-504920	Fees for Services	4,800.00	4,800.00	3,459.69
01-19-505000	Supplies & Equipment	5,000.00	5,000.00	2,016.51
01-19-505105	Technology Supplies & Equipment	10,000.00	10,000.00	2,219.35
01-19-505110	Office Furniture	500.00	500.00	0.00
01-19-505200	Gas & Oil	700.00	700.00	341.79
01-19-505210	Vehicle Maintenance	1,000.00	1,000.00	111.86
01-19-505400	Membership Books & Dues	1,500.00	1,500.00	4,734.10
OPERATIONS EXPENSE		382,450.00	382,450.00	153,723.95
CAPITAL OUTLAY EXPENSE				
01-19-506402	Capital Outlay: Equipment	164,500.00	164,500.00	9,203.93
01-19-506404	Misc Sales Tax Equip	107,500.00	107,500.00	15,606.10
CAPITAL OUTLAY EXPENSE		272,000.00	272,000.00	24,810.03
Total Dept 19 - Information Technology Department		925,257.00	925,257.00	302,195.12
Dept 21 - Law Enforcement Department				
SALARIES & BENEFITS EXPENSE				
01-21-501200	Salaries	149,316.00	149,316.00	66,928.51
01-21-501202	Salaries-Sworn Officers	1,164,363.00	1,164,363.00	480,657.49
01-21-501203	Event Salaries	3,500.00	3,500.00	1,814.92
01-21-501204	Salaries - Emergency Compensation	1,442.00	1,442.00	17,569.77
01-21-501206	Clothing Allowance	400.00	400.00	400.00
01-21-501207	Uniform Cleaning Allowance	6,144.00	6,144.00	2,851.91
01-21-501215	Salaries/PD/Special Detail	25,000.00	25,000.00	13,881.18
01-21-501225	Employee Bonus	12,740.00	12,740.00	10,251.99
01-21-501400	Overtime	500.00	500.00	225.58
01-21-501402	Overtime-Sworn Officers	35,446.00	35,446.00	27,656.43
01-21-501500	Incentive Pay	10,440.00	10,440.00	4,219.22
01-21-501505	Incentive Pay-Bilengual	520.00	520.00	0.00
01-21-501600	Holiday Pay	60,300.00	60,300.00	34,720.52
01-21-501800	Extra Duty Pay	3,150.00	3,150.00	493.49
01-21-502100	Payroll Taxes	120,438.00	120,438.00	49,591.70
01-21-502200	Retirement	14,430.00	14,430.00	6,596.92
01-21-502250	Retirement / Police	183,704.00	183,704.00	59,820.79
01-21-502300	Employee Insurance	294,411.00	294,411.00	122,677.60
01-21-502400	Workers Compensation	61,002.00	61,002.00	55,269.74
SALARIES & BENEFITS EXPENSE		2,147,246.00	2,147,246.00	955,627.76

OPERATIONS EXPENSE				
01-21-503150	Medical	1,200.00	1,200.00	1,474.00
01-21-503425	Records Storage	400.00	400.00	137.03
01-21-503500	Criminal Investigations	250.00	250.00	0.00
01-21-504000	Training/Travel & Per Diem	5,288.00	5,288.00	4,626.26
01-21-504025	Educational Reimbursement	1,250.00	1,250.00	1,877.12
01-21-504100	Telephone/Communications	26,232.00	26,232.00	12,472.04
01-21-504200	Postage	950.00	950.00	382.54
01-21-504300	Utility Services	21,780.00	21,780.00	7,044.72
01-21-504400	Equipment Rental	2,000.00	2,000.00	1,119.75
01-21-504510	Basic General Liability	35,000.00	35,000.00	26,544.72
01-21-504520	Errors/Ommissions	14,000.00	14,000.00	11,622.76
01-21-504570	Auto Insurance	23,000.00	23,000.00	21,420.34
01-21-504590	Property Insurance	23,000.00	23,000.00	80,789.42
01-21-504600	Repair & Maintenance	9,000.00	9,000.00	1,883.34
01-21-504900	Other Expense	500.00	500.00	0.00
01-21-504905	Hurricane Supplies	0.00	0.00	572.93
01-21-504920	Fees for Services	9,000.00	9,000.00	8,147.42
01-21-504925	Over/Short Expense Account	50.00	50.00	0.00
01-21-504960	Advertising	250.00	250.00	0.00
01-21-505000	Supplies & Equipment	17,000.00	17,000.00	9,518.73
01-21-505010	Community Giving Event/Supplies	0.00	0.00	1,516.25
01-21-505020	Uniform Expenses	15,000.00	15,000.00	2,950.36
01-21-505200	Gas & Oil	45,000.00	45,000.00	19,665.57
01-21-505210	Vehicle Maintenance	22,000.00	22,000.00	14,640.19
01-21-505211	Vehicle Equipment	2,500.00	2,500.00	0.00
01-21-505400	Membership Books & Dues	3,000.00	3,000.00	2,001.20
01-21-505600	DARE Program	1,000.00	1,000.00	0.00
01-21-513430	Automation Equipment & Software	11,206.00	11,206.00	0.00
01-21-515010	Projects from Donations	500.00	500.00	500.00
OPERATIONS EXPENSE		290,356.00	290,356.00	230,906.69
CAPITAL OUTLAY EXPENSE				
01-21-506401	Capital Outlay:Vehicle	0.00	0.00	48,000.00
01-21-506404	Misc Sales Tax Equip/vehicles	272,095.00	272,095.00	207,080.53
CAPITAL OUTLAY EXPENSE		272,095.00	272,095.00	255,080.53
Total Dept 21 - Law Enforcement Department		2,709,697.00	2,709,697.00	1,441,614.98
Dept 34 - Garbage/Solid Waste				
OPERATIONS EXPENSE				
01-34-503450	Recycling Expenses	70,893.00	70,893.00	24,148.81
01-34-503455	Garbage/Solid Waste Expense	372,074.00	372,074.00	158,630.43
OPERATIONS EXPENSE		442,967.00	442,967.00	182,779.24
Total Dept 34 - Garbage/Solid Waste		442,967.00	442,967.00	182,779.24
Dept 39 - Cemetery				
OPERATIONS EXPENSE				
01-39-504300	Utility Services	350.00	350.00	140.84
01-39-504590	Property Insurance	2,300.00	2,300.00	2,299.64
01-39-504600	Repair & Maintenance	1,100.00	1,100.00	0.00
01-39-504955	Cemetery Lot Buy-Back	3,000.00	3,000.00	1,500.00
01-39-505000	Supplies & Equipment	500.00	500.00	0.00
OPERATIONS EXPENSE		7,250.00	7,250.00	3,940.48
CAPITAL PROJECT EXPENSE				
01-39-506300	Capital Improvements	20,000.00	20,000.00	0.00
CAPITAL PROJECT EXPENSE		20,000.00	20,000.00	0.00
Total Dept 39 - Cemetery		27,250.00	27,250.00	3,940.48

Dept 41 - Street Department				
SALARIES & BENEFITS EXPENSE				
01-41-501200	Salaries	273,699.00	273,699.00	108,225.90
01-41-501203	Event Salaries	4,500.00	4,500.00	2,276.94
01-41-501204	Salaries - Emergency Compensation	500.00	500.00	2,681.04
01-41-501225	Employee Bonus	3,640.00	3,640.00	2,990.03
01-41-501400	Overtime	4,000.00	4,000.00	1,321.62
01-41-501700	On Call Pay	2,100.00	2,100.00	1,576.12
01-41-502100	Payroll Taxes	23,013.00	23,013.00	8,959.76
01-41-502200	Retirement	29,005.00	29,005.00	8,740.68
01-41-502300	Employee Insurance	88,204.00	88,204.00	31,622.75
01-41-502400	Workers Compensation	23,800.00	23,800.00	20,751.91
SALARIES & BENEFITS EXPENSE		452,461.00	452,461.00	189,146.75
OPERATIONS EXPENSE				
01-41-503150	Medical	500.00	500.00	285.25
01-41-503460	Railroad Fees	5,500.00	5,500.00	5,635.00
01-41-504000	Training/Travel & Per Diem	2,000.00	2,000.00	32.46
01-41-504100	Telephone/Communications	5,600.00	5,600.00	2,155.86
01-41-504200	Postage	125.00	125.00	20.14
01-41-504300	Utility Services	4,000.00	4,000.00	1,695.88
01-41-504400	Equipment Rental	1,500.00	1,500.00	326.85
01-41-504510	Basic General Liability	8,550.00	8,550.00	8,440.08
01-41-504520	Errors/Ommissions	4,000.00	4,000.00	3,698.15
01-41-504570	Auto Insurance	16,000.00	16,000.00	6,820.06
01-41-504590	Property Insurance	8,350.00	8,350.00	25,714.17
01-41-504600	Repair & Maintenance	15,000.00	15,000.00	3,520.58
01-41-504602	Maintenance/Lighting	1,000.00	1,000.00	0.00
01-41-504900	Other Expense	50.00	50.00	0.00
01-41-504905	Hurricane Supplies	0.00	0.00	20,099.27
01-41-504920	Fees for Services	4,200.00	4,200.00	2,170.39
01-41-505000	Supplies & Equipment	12,000.00	12,000.00	3,817.26
01-41-505020	Uniform Expenses	3,200.00	3,200.00	1,751.21
01-41-505200	Gas & Oil	13,000.00	13,000.00	5,415.44
01-41-505210	Vehicle Maintenance	5,000.00	5,000.00	1,478.31
01-41-505320	Tree Removal-ROW-Sales Tax	50,000.00	50,000.00	3,000.00
01-41-505400	Membership Books & Dues	150.00	150.00	0.00
OPERATIONS EXPENSE		159,725.00	159,725.00	96,076.36
CAPITAL PROJECT EXPENSE				
01-41-506304	Capital Improve: Sales Tax	420,000.00	420,000.00	0.00
01-41-506360	Sidewalk Construction-Sales Tax	250,000.00	250,000.00	0.00
CAPITAL PROJECT EXPENSE		670,000.00	670,000.00	0.00
Total Dept 41 - Street Department		1,282,186.00	1,282,186.00	285,223.11
Dept 49 - Road Mntc & Construction				
OPERATIONS EXPENSE				
01-49-504300	Utility Services	110,000.00	110,000.00	44,602.29
01-49-504600	Repair & Maintenance	7,500.00	7,500.00	2,852.00
01-49-505000	Supplies & Equipment	7,500.00	7,500.00	0.00
01-49-505320	Tree Removal	28,000.00	28,000.00	0.00
OPERATIONS EXPENSE		153,000.00	153,000.00	47,454.29
RESERVE FOR FUTURE USE EXPENSE				
01-49-519000	Reserve for future uses	96,418.00	96,418.00	0.00
RESERVE FOR FUTURE USE EXPENSE		96,418.00	96,418.00	0.00
Total Dept 49 - Road Mntc & Construction		249,418.00	249,418.00	47,454.29

Dept 72 - Parks and Recreation				
SALARIES & BENEFITS EXPENSE				
01-72-501200	Salaries	67,116.00	67,116.00	30,370.50
01-72-501203	Event Salaries	2,200.00	2,200.00	377.64
01-72-501204	Salaries - Emergency Compensation	300.00	300.00	0.00
01-72-501225	Employee Bonus	878.00	878.00	877.50
01-72-501400	Overtime	1,000.00	1,000.00	37.60
01-72-501700	On Call Pay	300.00	300.00	0.00
01-72-502100	Payroll Taxes	5,545.00	5,545.00	2,384.82
01-72-502200	Retirement	7,249.00	7,249.00	2,723.95
01-72-502300	Employee Insurance	21,256.00	21,256.00	8,200.01
01-72-502400	Workers Compensation	3,648.00	3,648.00	3,227.52
SALARIES & BENEFITS EXPENSE		109,492.00	109,492.00	48,199.54
OPERATIONS EXPENSE				
01-72-503150	Medical	165.00	165.00	0.00
01-72-503170	Engineering	40,000.00	40,000.00	0.00
01-72-504000	Training/Travel & Per Diem	100.00	100.00	0.00
01-72-504100	Telephone/Communications	650.00	650.00	323.26
01-72-504200	Postage	50.00	50.00	2.15
01-72-504310	Utilities: Cherokee Park	250.00	250.00	195.42
01-72-504320	Utilities: Rec Complex	2,500.00	2,500.00	967.17
01-72-504325	Utilities: Ballfield Lights	1,600.00	1,600.00	657.71
01-72-504330	Utilities: Lake Lillian	6,000.00	6,000.00	2,569.24
01-72-504335	Utilities: Lake Lillian Community Center	6,000.00	6,000.00	2,219.35
01-72-504400	Equipment Rental	400.00	400.00	0.00
01-72-504510	Basic General Liability	2,300.00	2,300.00	2,037.86
01-72-504520	Errors/Ommissions	1,050.00	1,050.00	890.22
01-72-504570	Auto Insurance	1,650.00	1,650.00	1,645.00
01-72-504590	Property Insurance	4,600.00	4,600.00	6,202.06
01-72-504600	Repair & Maintenance	7,500.00	7,500.00	699.32
01-72-504622	Mntc MC - Sports Complex	50,000.00	50,000.00	50,000.00
01-72-504920	Fees for Services	4,500.00	4,500.00	1,858.23
01-72-504960	Advertising	250.00	250.00	96.25
01-72-505000	Supplies & Equipment	15,000.00	15,000.00	4,800.05
01-72-505006	Chemical Supplies	4,500.00	4,500.00	690.12
01-72-505020	Uniform Expenses	750.00	750.00	438.51
01-72-505200	Gas & Oil	5,000.00	5,000.00	1,339.50
01-72-505210	Vehicle Maintenance	500.00	500.00	82.88
OPERATIONS EXPENSE		155,315.00	155,315.00	77,714.30
CAPITAL PROJECT EXPENSE				
01-72-506330	Improvements Lake Lillian	200,000.00	200,000.00	0.00
01-72-506335	Improvements to Cherokee Park	500,000.00	500,000.00	0.00
CAPITAL PROJECT EXPENSE		700,000.00	700,000.00	0.00
Total Dept 72 - Parks and Recreation		964,807.00	964,807.00	125,913.84
OTHER FIN-TRANS OUT EXPENSE				
01-81-509110	OFU-Transfers Out to CRA	0.00	130,896.00	130,896.27
01-81-519101	Other Financing-Transfers Out	130,896.00	0.00	0.00
OTHER FIN-TRANS OUT EXPENSE		130,896.00	130,896.00	130,896.27
Total Dept 81 - Inter-Fund Group Transfers Out		130,896.00	130,896.00	130,896.27
TOTAL EXPENDITURES		10,019,451.00	10,019,451.00	4,085,758.88
Fund 01 - General Fund:				
TOTAL REVENUES		10,019,451.00	10,019,451.00	4,650,750.98
TOTAL EXPENDITURES		10,019,451.00	10,019,451.00	4,085,758.88
NET OF REVENUES & EXPENDITURES		0.00	0.00	564,992.10

GL NUMBER	DESCRIPTION	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	YTD BALANCE 3/31//2025
Fund 04 - Water/Sewer Fund				
Revenues				
CHARGES FOR SERVICE REVENUE				
04-00-343310	Water Revenue	2,040,000.00	2,040,000.00	1,190,125.34
04-00-343350	Water Meter Connections	135,000.00	135,000.00	64,859.00
04-00-343510	Sewer Revenue	2,085,428.00	2,085,428.00	1,172,223.56
04-00-343515	Re-Use Water Revenue	2,200.00	2,200.00	4,693.22
04-00-343550	Sewer Connections	1,000.00	1,000.00	0.00
04-00-343611	New Connect	51,000.00	51,000.00	23,380.68
04-00-343613	Additional Late Charge-Non Pymt. Status	80,000.00	80,000.00	64,440.00
04-00-343614	Late Penalty	60,000.00	60,000.00	40,090.05
04-00-343616	Reconnect/After Hrs	1,200.00	1,200.00	360.00
04-00-343650	State Treasury Revenue	400.00	400.00	0.00
CHARGES FOR SERVICE REVENUE		4,456,228.00	4,456,228.00	2,560,171.85
OTHER REVENUE				
04-00-360000	Other Revenue	10,000.00	10,000.00	3,995.35
04-00-360200	Other Revenue Insurance Reimbursement	18,000.00	18,000.00	392.42
04-00-361200	Interest Income	34,000.00	34,000.00	1,856.83
04-00-361230	Interest Income/Water Impact	27,000.00	27,000.00	0.00
04-00-361231	Interest Income/Water Impact Restriction	(27,000.00)	(27,000.00)	0.00
04-00-361240	Interest Income/Sewer Impact	46,000.00	46,000.00	0.00
04-00-361241	Interest Income/Sewer Impact Restriction	(46,000.00)	(46,000.00)	0.00
OTHER REVENUE		62,000.00	62,000.00	6,244.60
CASH BALANCE FWD REVENUE				
04-00-381500	Cash Balance Forward:General	209,022.00	209,022.00	0.00
04-00-381525	Cash Balance Forward-Water Impact Fees	800,000.00	800,000.00	0.00
04-00-381530	Cash Balance Forward-Sewer Impact Fees	2,000,000.00	2,000,000.00	0.00
CASH BALANCE FWD REVENUE		3,009,022.00	3,009,022.00	0.00
IMPACT FEE REVENUE				
04-00-324210	Impact Fees-Water Residential	200,000.00	200,000.00	110,991.00
04-00-324211	Impact Fees-Water Resident-Restrictions	(200,000.00)	(200,000.00)	0.00
04-00-324215	Impact Fees-Sewer Residential	500,000.00	500,000.00	339,779.70
04-00-324216	Impact Fees-Sewer-Resident Restrictions	(500,000.00)	(500,000.00)	0.00
IMPACT FEE REVENUE		0.00	0.00	450,770.70
GRANT REVENUE				
04-00-335396	SRF Clean Water (Sewer) Construction	10,000,000.00	10,000,000.00	0.00
GRANT REVENUE		10,000,000.00	10,000,000.00	0.00
TOTAL REVENUES		17,527,250.00	17,527,250.00	3,017,187.15

Fund 04 - Water/Sewer Fund

Expenditures

Dept 36 - Water/Sewer Department

SALARIES & BENEFITS EXPENSE				
04-36-501200	Salaries	710,909.00	710,909.00	286,851.49
04-36-501203	Event Salaries	3,000.00	3,000.00	1,411.25
04-36-501204	Salaries - Emergency Compensation	2,200.00	2,200.00	8,151.18
04-36-501225	Employee Bonus	7,443.00	7,443.00	4,842.49
04-36-501400	Overtime	30,000.00	30,000.00	8,616.72
04-36-501700	On Call Pay	10,000.00	10,000.00	6,216.48
04-36-502100	Payroll Taxes	61,956.00	61,956.00	23,929.02
04-36-502200	Retirement	75,618.00	75,618.00	26,247.16
04-36-502300	Employee Insurance	180,858.00	180,858.00	65,688.86
04-36-502400	Workers Compensation	26,322.00	26,322.00	23,837.69
SALARIES & BENEFITS EXPENSE		1,108,306.00	1,108,306.00	455,792.34
OPERATIONS EXPENSE				
04-36-503005	Legislative/Professional Services	36,000.00	36,000.00	18,000.00
04-36-503010	Grant Administration/Fee Studies	20,000.00	20,000.00	2,895.00
04-36-503105	UB Billing Mail Service	15,000.00	15,000.00	3,394.25
04-36-503150	Medical	500.00	500.00	402.40
04-36-503170	Architect/Engineering	10,000.00	10,000.00	0.00
04-36-503425	Records Storage	400.00	400.00	112.21
04-36-503453	Utility Testing	42,000.00	42,000.00	26,235.00
04-36-503454	Utility Permits	3,000.00	3,000.00	0.00
04-36-503460	Railroad Fees	2,500.00	2,500.00	1,117.78
04-36-504000	Training/Travel & Per Diem	2,500.00	2,500.00	2,302.47
04-36-504100	Telephone/Communications	25,700.00	25,700.00	11,910.27
04-36-504200	Postage	17,250.00	17,250.00	502.69
04-36-504300	Utility Services	270,000.00	270,000.00	117,398.95
04-36-504400	Equipment Rental	6,000.00	6,000.00	784.46
04-36-504510	Basic General Liability	39,000.00	39,000.00	38,033.66
04-36-504520	Errors/Ommissions	7,700.00	7,700.00	6,901.28
04-36-504570	Auto Insurance	17,000.00	17,000.00	12,722.30
04-36-504590	Property Insurance	165,000.00	165,000.00	47,967.27
04-36-504600	Repair & Maintenance	300,000.00	300,000.00	124,417.41
04-36-504616	Sludge Hauling	28,000.00	28,000.00	24,647.87
04-36-504624	Meters	55,000.00	55,000.00	0.00
04-36-504900	Other Expense	0.00	0.00	9.35
04-36-504905	Hurricane Supplies	500.00	500.00	56.96
04-36-504915	Bad Debt Expense	21,000.00	21,000.00	26.88
04-36-504920	Fees for Services	20,000.00	20,000.00	18,380.61
04-36-504925	Over/Short Expense Account	50.00	50.00	(33.41)
04-36-504960	Advertising	350.00	350.00	0.00
04-36-504970	Bank Fees	1,200.00	1,200.00	132.00
04-36-504980	Misc Expense/Bank Reconciliations	2,000.00	2,000.00	0.00
04-36-505000	Supplies & Equipment	46,000.00	46,000.00	33,931.83
04-36-505006	Chemical Supplies	111,077.00	111,077.00	65,015.62
04-36-505020	Uniform Expenses	7,000.00	7,000.00	3,106.89
04-36-505200	Gas & Oil	36,000.00	36,000.00	10,285.27
04-36-505210	Vehicle Maintenance	20,000.00	20,000.00	5,783.39
04-36-505400	Membership Books & Dues	1,800.00	1,800.00	978.09
OPERATIONS EXPENSE		1,329,527.00	1,329,527.00	577,418.75
DEBT EXPENSE				
04-36-507175	SLR Principal-WWTF	107,931.00	107,931.00	0.00
04-36-507184	SLR Principal-441 Extension (ARRA)	5,877.00	5,877.00	0.00
04-36-507185	SLR Principal-441 Extension (ARRA/Compan	30,674.00	30,674.00	0.00
04-36-507186	SLR-Principle Meters	15,945.00	15,945.00	0.00
04-36-507275	SLR Interest-WWTF	31,000.00	31,000.00	0.00

04-36-507284	SLR Interest-441 Extension (ARRA)	1,017.00	1,017.00	0.00
04-36-507285	SLR Interest-441 Extension (ARRA/Compani	5,396.00	5,396.00	0.00
04-36-507286	SLR Interest-Meters	1,835.00	1,835.00	0.00
DEBT EXPENSE		199,675.00	199,675.00	0.00
CAPITAL OUTLAY EXPENSE				
04-36-506400	Capital Outlay	0.00	0.00	(81,661.00)
CAPITAL OUTLAY EXPENSE		0.00	0.00	(81,661.00)
CAPITAL PROJECT EXPENSE				
04-36-506318	Improvements to the Water System	800,000.00	800,000.00	39,125.00
04-36-506327	Sewer Lift Station Upgrades	0.00	0.00	6,205.00
04-36-506328	COVID Recovery Projects-Rerate	0.00	0.00	42,485.00
04-36-506340	Improvements to Sewer System	2,000,000.00	2,000,000.00	0.00
04-36-506540	CIP- SRF WTP 3 Drinking Water Project	0.00	0.00	26,714.40
04-36-506561	SRF-Sewer Expansion-Construction	10,000,000.00	10,000,000.00	413,779.95
CAPITAL PROJECT EXPENSE		12,800,000.00	12,800,000.00	528,309.35
Dept 81 - Inter-Fund Group Transfers Out				
OTHER FIN-TRANS OUT EXPENSE				
04-81-509102	Transfers Out-	2,089,742.00	2,089,742.00	1,044,871.02
OTHER FIN-TRANS OUT EXPENSE		2,089,742.00	2,089,742.00	1,044,871.02
TOTAL EXPENDITURES		17,527,250.00	17,527,250.00	2,524,730.46
Fund 04 - Water/Sewer Fund:				
TOTAL REVENUES		17,527,250.00	17,527,250.00	3,017,187.15
TOTAL EXPENDITURES		17,527,250.00	17,527,250.00	2,524,730.46
NET OF REVENUES & EXPENDITURES		0.00	0.00	492,456.69

GL NUMBER	DESCRIPTION	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	YTD BALANCE 3/31/2025
Fund 10 - Recreation Impact Fees				
Revenues				
OTHER REVENUE				
10-00-361200	Interest Income	2,500.00	2,500.00	0.00
OTHER REVENUE		2,500.00	2,500.00	0.00
CASH BALANCE FWD REVENUE				
10-00-381505	Cash Balance Forward-Genl Restricted	97,500.00	97,500.00	0.00
CASH BALANCE FWD REVENUE		97,500.00	97,500.00	0.00
IMPACT FEE REVENUE				
10-00-324610	Impact Fees-Recreation	200,000.00	200,000.00	50,468.76
IMPACT FEE REVENUE		200,000.00	200,000.00	50,468.76
TOTAL REVENUES		300,000.00	300,000.00	50,468.76
Expenditures				
Dept 81 - Inter-Fund Group Transfers Out				
OTHER FIN-TRANS OUT EXPENSE				
10-81-509102	Transfers Out-	300,000.00	300,000.00	0.00
OTHER FIN-TRANS OUT EXPENSE		300,000.00	300,000.00	0.00
TOTAL EXPENDITURES		300,000.00	300,000.00	0.00
Fund 10 - Recreation Impact Fees:				
TOTAL REVENUES		300,000.00	300,000.00	50,468.76
TOTAL EXPENDITURES		300,000.00	300,000.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	50,468.76

GL NUMBER	DESCRIPTION	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	YTD BALANCE 3/31/2025
Fund 15 - Police Impact Fund				
Revenues				
OTHER REVENUE				
15-00-361200	Interest Income	1,100.00	1,100.00	0.00
OTHER REVENUE		1,100.00	1,100.00	0.00
IMPACT FEE REVENUE				
15-00-324110	Impact Fees-Public Safety Residential	60,000.00	60,000.00	16,272.00
15-00-324120	Impact Fees-Public Safety Commercial	10,000.00	10,000.00	2,776.00
IMPACT FEE REVENUE		70,000.00	70,000.00	19,048.00
TOTAL REVENUES		71,100.00	71,100.00	19,048.00
Expenditures				
Dept 81 - Inter-Fund Group Transfers Out				
RESERVE FOR FUTURE USE EXPENSE				
15-81-509000	Reserve for future uses	71,100.00	71,100.00	0.00
RESERVE FOR FUTURE USE EXPENSE		71,100.00	71,100.00	0.00
TOTAL EXPENDITURES		71,100.00	71,100.00	0.00
Fund 15 - Police Impact Fund:				
TOTAL REVENUES		71,100.00	71,100.00	19,048.00
TOTAL EXPENDITURES		71,100.00	71,100.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	19,048.00

GL NUMBER	DESCRIPTION	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	YTD BALANCE 3/31/2025
Fund 60 - CRA Fund				
Revenues				
TAX REVENUE				
60-00-311000	Property Tax	112,309.00	112,309.00	112,309.00
TAX REVENUE		112,309.00	112,309.00	112,309.00
OTHER REVENUE				
60-00-361200	Interest Income	3,000.00	3,000.00	0.00
OTHER REVENUE		3,000.00	3,000.00	0.00
CASH BALANCE FWD REVENUE				
60-00-381505	Cash Balance Forward-Genl Restricted	198,970.00	198,970.00	0.00
CASH BALANCE FWD REVENUE		198,970.00	198,970.00	0.00
OTHER FIN-TRANS IN REVENUE				
60-00-399100	Transfers In from other Funds	130,896.00	130,896.00	130,896.27
OTHER FIN-TRANS IN REVENUE		130,896.00	130,896.00	130,896.27
TOTAL REVENUES		445,175.00	445,175.00	243,205.27
Expenditures				
OPERATIONS EXPENSE				
60-13-503200	Accounting Services	5,000.00	5,000.00	0.00
OPERATIONS EXPENSE		5,000.00	5,000.00	0.00
OPERATIONS EXPENSE				
60-15-503000	CRA Expenses	175.00	175.00	175.00
OPERATIONS EXPENSE		175.00	175.00	175.00
Dept 81 - Inter-Fund Group Transfers Out				
OTHER FIN-TRANS OUT EXPENSE				
60-81-509101	Other Financing-Transfers out	440,000.00	440,000.00	0.00
OTHER FIN-TRANS OUT EXPENSE		440,000.00	440,000.00	0.00
TOTAL EXPENDITURES		445,175.00	445,175.00	175.00
Fund 60 - CRA Fund:				
TOTAL REVENUES		445,175.00	445,175.00	243,205.27
TOTAL EXPENDITURES		445,175.00	445,175.00	175.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	243,030.27
TOTAL REVENUES - ALL FUNDS		28,362,976.00	28,362,976.00	7,980,660.16
TOTAL EXPENDITURES - ALL FUNDS		28,362,976.00	28,362,976.00	6,610,664.34
NET OF REVENUES & EXPENDITURES		0.00	0.00	1,369,995.82

Below is analysis of the actual Cash the City has at the end of March 2025 and compares it to the actual Cash the City had at the end of March 2024 a year ago:

CASH & INVESTMENT ANALYSIS REPORT

Bank Accounts	Mar. 31, 2025	Mar. 31, 2024
Cash Activity Accounts		
Holding Account to pay bills from	525,094	100,991
Major Account-Combined City Funds	20,541,846	16,958,667
	21,066,940	17,059,657
Other Bank Accounts		
Customer Deposit Account	415,903	412,790
Clearing Account-Employee Flex	9,523	10,610
	425,426	423,401
CASH IN BANK ACCOUNTS *at month-end*	21,492,367	**$ 17,483,058**

Analysis between March 2025 and March 2024

The City is maintaining cash reserves with a goal to increase those reserves in case of emergencies. A portion of the increase in General Fund Cash in February 2025 over 2024 is the penny sales tax earmarked for a large street(s) project and law enforcement capital items. This money must be held in reserves until spent on those types of projects as it is restricted as to how it can be spent. Growth and sound fiscal spending by departments helps the City meet the reserve objectives. The City is just beginning the engineering on the 30 million dollar sewer expansion construction. Property taxes are coming in and the City will see the majority of those received by the end of March.

March 2025 Finance Report - Utility Billing/Customer Service/Accounting

Items Occurring - March 2025	Amount
Cut offs	241
New Residental Meters Installed	10
New Commercial Meters Installed	1
Closed Accounts	72
New Opened Accounts	71
Water Impact Fees-Residential	$29,243.10
Water Impact Fees-Commercial	$12,772.90
Sewer Impact Fees-Residential	$89,361.00
Sewer Impact Fees-Commercial	$21,854.16
Recreation Impact Fees	$9,813.37
Public Safety Impact Fees-Residential	$3,164.00
Public Safety Impact Fees-Commercial	$0.00
Cemetery Lots Sold	3
Lien Searches	22
Journal Entries/Adjustments	68
Accounts Payable entries	282
New Vendors Added	1
Cash Transactions	298
Check Transactions	1166
Electronic Payments	577
Counter Credit Card Transactions	548
Online Credit Card Transactions	1616

The above numbers are unaudited and for informational purposes only

CHECK DATE FROM 03/01/2025 - 03/31/2025

AET OF C FL OF SCHAEFFER & HENDERSO	360.00
AMAZON CAPITAL SERVICES INC	656.38
BELLAS AUTO & GLASS REPAIR LLC	173.33
BLUEALLY TECHNOLOGY SOLUTIONS LLC	9,330.84
CAPITOL SOLUTIONS LLC	3,000.00
CDW GOVERNMENT INC	750.70
DUKE ENERGY	25.00
DUKE ENERGY	100.00
FLORIDA EXPRESS ENVIRONMENTAL LLC	639.23
FLORIDA MUNICIPAL INSURANCE TRUST	49,767.00
FREDERICK E LANDT III ATTORNEY	5,259.24
KNOWBE4 INC	2,007.18
PIERALISI NORTH AMERICA INC	2,378.60
SUNSHINE STATE ONE CALL OF FL INC	166.20
UNIFIRST CORPORATION	166.51
USA BLUEBOOK	180.20
DUKE ENERGY	7,379.02
DUKE ENERGY	30.80
DUKE ENERGY	12.63
SUMTER ELECTRIC COOPERATIVE INC	2,925.66
VERIZON CONNECT NWF INC	191.40
VERIZON WIRELESS SERVICES LLC	2,917.98
AMAZON CAPITAL SERVICES INC	62.94
AQUA PURE WATER AND SEWAGE SERVIC	2,350.00
BELLAS AUTO & GLASS REPAIR LLC	600.00
CDW GOVERNMENT INC	1,866.22
CITY ELECTRIC SUPPLY	2,354.06
FLORIDA EXPRESS ENVIRONMENTAL LLC	37,828.42
GALLS LLC	142.47
GRAINGER INDUSTRIAL SUPPLY INC	248.21
MIDFLORIDA CREDIT UNION 2172	14,805.25
TRI COUNTY RECORDS MGMT CENTER INC	100.37
USA BLUEBOOK	3,171.15
ELAN	17,392.53
AMAZON CAPITAL SERVICES INC	621.34
ANGIE BREWER AND ASSOCIATES, LLC	6,768.00
ANGIE BREWER AND ASSOCIATES, LLC	21,060.78
CHARTER COMMUNICATIONS	2,063.21
ENCO UTILITY SERVICES FLORIDA LLC	2,086.34
FLORIDA EXPRESS ENVIRONMENTAL LLC	4,590.66
GRAINGER INDUSTRIAL SUPPLY INC	163.90
KIMLEY HORN AND ASSOCIATES INC	63,031.50
KIMLEY HORN AND ASSOCIATES INC	1,440.52
RINGCENTRAL INC	62.52

UNIFIRST CORPORATION	350.72
VOICE OF SOUTH MARION	93.50
ELAN	10,093.22
VISA	1,114.10
AMAZON CAPITAL SERVICES INC	797.10
BOULEVARD TIRE CENTER	1,611.51
FLORIDA EXPRESS ENVIRONMENTAL LLC	3,019.58
HAWKINS INC	3,683.52
MCCI LLC	8,210.00
UNIFIRST CORPORATION	227.23
XEROX CORPORATION	880.16
CENTURYLINK COMMUNICATIONS INC NC	530.38
DUKE ENERGY	34,379.30
DUKE ENERGY	13.87
DUKE ENERGY	30.80
DUKE ENERGY	40.41
PURVIS GRAY AND COMPANY LLP	16,250.00
ALIBECH MORENO	60.13
BRANDI CLAVETTE	74.92
CENTURY COMMUNITIES,LLC	21.41
CENTURY COMMUNITIES,LLC	24.95
CLAYTON PROPERTIES	156.94
CLAYTON PROPERTIES GROUP	37.11
CLAYTON PROPERTIES GROUP	83.91
FRANCISCA MERCEDES ROMO VALENCIA	109.95
GABRIELLE TIA NICHOLS-WALKER	128.60
HIGHLAND HOMES	42.35
MARTIN E MALLASCH	59.78
SILVER OAKS BELLEVIEW HILLS RV MHC	56.65
SILVER OAKS MHC LLC	50.75
BELLEVIEW ACE HARDWARE	808.51
CENTRAL FLORIDA WHOLESALE INC	69.99
CORE AND MAIN LP	1,163.81
DAPHNE JONES	804.65
DEANNA RUDD	100.00
FLORIDA REFRIGERATION AND AIR COND	265.00
JANETS ENGRAVING	48.25
JVC MEDIA OF FLORIDA LLC	136.00
KELLY FLYNN-DAWSON	100.00
MICHELE PITTSLEY	146.06
MICHELLE HARRIS	75.00
OREILLY AUTO PARTS	38.45
PROCESS CONTROL SERVICES LLC	11,945.00
SOLITUDE LAKE MANAGEMENT LLC	748.36
SONITROL OF NORTH CENTRAL FLORIDA	157.50
STEPHEN HIGGINBOTHAM	50.00
STONE PETROLEUM PRODUCTS INC	1,592.36

TECO PEOPLES GAS	70.96
THE YARD STOP OF BELLEVIEW LLC	29.64
VERTEKS CONSULTING INC	2,150.00
AMBER PAWLIK	110.57
ANA PARRA	25.40
CARINE BUTEAU	16.54
CAROLYN HAMMACK	74.50
CENTURY COMMUNITIES,LLC	151.23
CHARFORLAN,LLC	166.98
CROSSROADS REALTY	94.76
D.R. HORTON	127.73
JOANNE MCNABB	62.82
JOSE RUIZ	78.88
KRISHNA TAPPER	98.41
KYLE WHITTAKER	49.74
LEEANN DUMARS	89.90
ROBERT KENON II	91.54
THE GARAGE SALE	76.84
APEX OFFICE PRODUCTS INC	8.52
ATT MOBILITY	646.04
AUTO ZONE INC	7.59
BASELINE TIRE SERVICE	802.54
BRANDON DRIGGERS	149.00
DANIEL CERNA	160.00
JESSICA DAUSS	220.00
MARTEL AUTOMOTIVE SERVICES INC	374.89
MT CAUSLEY LLC	7,212.63
OCALA PREMIER INFLATABLES	310.00
OCCUPATIONAL HEALTH CENTERS	297.00
ODP BUSINESS SOLUTIONS	3,149.00
OREILLY AUTO PARTS	360.97
READS UNIFORMS INC	420.00
STATE INDUSTRIAL PRODUCTS	379.90
STONE PETROLEUM PRODUCTS INC	1,718.14
THE YARD STOP OF BELLEVIEW LLC	320.25
TRI COUNTY GENERATORS LLC	241.88
VERIZON CONNECT NWF INC	191.40
VERTEKS CONSULTING INC	3,600.00
ACCURATE BACKGROUND CHECK INC	64.50
AMERICAN PIPE AND TANK INC	520.00
ATT MOBILITY	845.07
ATT MOBILITY	679.53
BEATRICE LOHFINK	75.00
BLADES GROU0P LLC	2,852.00
CITY OF BELLEVIEW/ANGELA WILLIAMS	225.00
FLORIDA DEPARTMENT OF STATE	6.00
FORTILINE INC	162.00

HYDRA SERVICES INC	25,608.00
JANETS ENGRAVING	7.75
JERRY BLACKBURN	50.00
KIELA BOWERS	100.00
MARTEL AUTOMOTIVE SERVICES INC	79.95
OREILLY AUTO PARTS	336.36
STEPHEN KING	50.00
STONE PETROLEUM PRODUCTS INC	1,707.60
THE BARNYARD BUNCH	1,100.00
ALIBECH MORENO	53.59
CYNTHIA SIMMONS	89.43
D.R. HORTON	25.36
D.R. HORTON INC	95.55
DEBORAH VIDICAN	21.69
FRANK CAFARO RETAIL SALES	192.40
HIGHLAND HOMES	69.71
HIGHLAND HOMES	104.87
JAKTHAN PROPERTIES LLC	132.48
JAKTHAN PROPERTIES LLC	132.48
JAKTHAN PROPERTIES LLC	132.48
JAKTHAN PROPERTIES LLC	132.48
RK BELLEVUE LLC	20.82
RK BELLEVUE,LLC	80.63
SPARTAN CONSTRUCTION	349.05
SYMMETRY HAIR DESIGNS,INC	95.58
WINONA BERRY	30.13
D.R. HORTON	170.00
DONALD KENT	0.89
EMILY SANTANA RODRIGUEZ	67.03
GOLDEN OAKS MHC	90.10
HAILEY BATTILANA	82.15
IDEAL PROPERTIES OF FLORIDA LLC	113.84
JAMES WHITE	89.74
MARCIO DAVILA PEREIRA	16.34
MARGARET M BOSTICK	895.53
NRT PROPERTY MANAGEMENT FL	94.53
OPENDOOR LABS INC.	93.62
OPENDOOR LABS,INC	64.50
PALLADIO DEVELOPMENT LLC	105.65
PALLADIO DEVELOPMENT LLC	118.63
PALLADIO DEVELOPMENT LLC	118.63
PALLADIO DEVELOPMENT LLC	118.63
PALLADIO DEVELOPMENT LLC	118.63
PALLADIO DEVELOPMENT LLC	94.66
PALLADIO DEVELOPMENT LLC	94.66
PALLADIO DEVELOPMENT LLC	118.63
PALLADIO DEVELOPMENT LLC	118.63

PALLADIO DEVELOPMENT LLC	105.65
PALLADIO DEVELOPMENT LLC	144.33
RK BELLEVUE LLC	106.44
TODD DEUTER	153.37
TYLER ROTENBERRY	39.89
WHITNEY FOWLER	28.13
AMERICAN PIPE AND TANK INC	1,140.00
APEX OFFICE PRODUCTS INC	4,280.43
AXON ENTERPRISE INC	90,242.53
CORE AND MAIN LP	1,075.60
FORTILINE INC	1,385.00
KAYTLYN GRISSOM	100.00
LANA HOOD	50.00
MARTEL AUTOMOTIVE SERVICES INC	1,024.80
MARTEL AUTOMOTIVE SERVICES INC	109.95
OCCUPATIONAL HEALTH CENTERS	298.00
SIGNATURE SCHOOL PRODUCTS INC	7,103.40
SMITH CORBETT PA	634.00
STONE PETROLEUM PRODUCTS INC	1,501.67
TAMMY AUSTIN	100.00
THE PROGRAM	71.75
VERTEKS CONSULTING INC	1,425.00

Total of 207 Checks:	545,978.72
Less 1 Void Checks:	191.40
Total of 206 Disbursements:	545,787.32

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: Public Works Department - Clayton Properties Group Inc d/b/a Highland Homes Developer Agreement

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

This developer's agreement is for property located near the corner of SE HWY 25A and E HWY 25. This property is outside City Limits. Highland Homes is developing the property with 170 single-family residential lots and will be extending City water and sewer service to the development. Annexation agreement is included with this document.

The developer agreement requires that the developer will:
1. Construct potable water lines.
2. Construct sanitary sewer lines.
3. Grant the City an easement of sufficient width for the purpose of maintaining, repairing, expanding, extending, and replacing lines placed at any location other than the public right-of-way.
4. Provide the City a policy of Title Insurance insuring that the easement conveyed is free of and clear on any liens or encumbrances.
5. Maintain all water and sewer infrastructure installed for a minimum period of one (1) year from certification of placing the infrastructure in service and 25 homes built out and connected.
6. Responsible for the maintenance of the sewage pumping station, for a period of one year from certification of placing the infrastructure in service and 25 homes built out and connected.
7. The City shall inspect water and sewer lines and the developer shall repair, at its expense, and deficiencies noted prior to the City assuming ownership.

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

RECOMMENDED ACTIONS:

Motion to approve the Clayton Properties Group Inc Developer Agreement

ATTACHMENTS:

Development Agreement - Belleview Highland East
Location

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into this ____ day of _____, 2025, by and between **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, d/b/a HIGHLAND HOMES, whose address is 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803 (hereinafter the "**Developer**") and the **CITY OF BELLEVIEW, FLORIDA**, a Florida municipal corporation, whose address is 5343 Southeast Abshier Boulevard, Belleview, Florida (hereinafter the "**City**") (collectively hereinafter the "**Parties**").

WITNESSETH:

WHEREAS, the Developer is the fee simple title owner of approximately 52.90 +/- acres of land, legally described as set forth in **Exhibit "A"** and referred herein as the "**Property**"; and

WHEREAS, the Property is generally located in unincorporated Marion County, Florida, with the parcel ID Number: 39196-003-01; and

WHEREAS, the Property is located within the Medium Residential (MR) and Commercial (COM) future land use categories, and the PUD zoning classification; and

WHEREAS, because the Property is listed as PUD zoning, the permitted uses, building intensities and height, and population density is subject to Chapter 134, Article IV of the Code (as defined herein); and

WHEREAS, the Developer desires for the property to be annexed into the city limits of the City of Belleview, once the property is contiguous with the city limits; and the infrastructure shall be completed, i.e., the construction of roads, stormwater facilities, water and sewer service.

WHEREAS, the Developer hereby requests that the Property be served by City water and sewer services; 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 City 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 _____.

DEFINITIONS

The terms defined in this Agreement shall have the following meanings, except as herein otherwise expressly provided:

"Agreement" means this Development Agreement, including any Exhibits, and any amendments hereto or thereto.

"City Commission" means the governing body of the City, by whatever name known or however constituted from time to time.

"Code" means the City of Belleview Code of Ordinances and Land Development Regulations as most recently amended prior to the date hereof.

"Development" means all improvements to real property, including buildings, other structures, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved real property.

"Development Permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

"Exhibits" means those agreements, diagrams, drawings, specifications, instruments, forms of instruments, and other documents attached hereto and designated as exhibits to, and incorporated in and made a part of, this Agreement.

"Florida Statutes" means all references herein to "Florida Statutes" are to Florida Statutes (2023), as amended from time to time.

"Future Land Use Plan Amendment" means changes to the City's future land use designations of the Property as detailed herein.

"Project" means the proposed Development to be located on the Property as contemplated by this Agreement, which shall consist of 174 +/- homesites.

"Survey" means a professional survey conducted by a person registered in the state of Florida to conduct the practice of surveying and mapping as defined in Florida Statute § 472.005.

"System Development Charge" means the charge for the use of the City's water supply facility and wastewater treatment facility paid to the city by the user for utilizing portions of the City's water and sewer facilities and held in a special fund to be utilized to defray cost of expanding or providing new facilities when required, including the purchase of properties for the location of these facilities.

"Zoning Designation Amendment" means changes to the City's zoning designations of the Property as detailed herein.

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants and mutual promises hereinafter set forth, the Parties agree as follows:

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

2. Intent. It is the intent of the Parties that this Agreement shall be adopted in conformity with the Act and that this Agreement should be construed and implemented so as to effectuate the purposes and intent of the Act. This Agreement shall not be executed by or binding upon any Party until adopted in conformity with the Act.

3. Maintenance Agreement. This Agreement constitutes the maintenance agreement required by Sections 130-18 and 130-105 of the City Code.

4. Recording and Effective Date. 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.

5. Public Facilities.

(a) Potable Water. The Developer shall construct potable water lines in accordance with City's Design and Specification Manual and ordinances and the City will provide potable water to the Project. Sufficient supply capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations. The point of connection for the water shall be from CR25A as shown on the Offsite Utility Exhibit, attached hereto as **Exhibit "B"**.

(b) Sanitary Sewer. The Developer shall construct sanitary sewer lines in accordance with City's Design and Specification Manual and ordinances and the City will provide sanitary sewer service to the Project. Sufficient treatment capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations. The point of connection for sanitary sewer shall be a six (6) inch force main, extended from route 25A. The connection will be to an existing 6" force main on the westside of US 441, as shown on **Exhibit "B"**.

(c) Upon completion of final development plans and drawings, the Developer shall grant the City an easement of sufficient width (minimum 20 feet) for the purpose of maintaining, repairing, expanding, extending, and replacing the water and sewer lines should any lines be placed at any location other than public right of way. Should any water or sewer line be placed in private

rights of way, then Developer shall grant the City an easement to all such rights of way. Said easement shall be free and clear of any liens or encumbrances or any liens or encumbrances are subordinate to said easement. Developer acknowledges that City may utilize or expand the water and/or sewer lines to accommodate users outside the development., so long as there is sufficient capacity in said lines to serve the Development.

(d) Developer shall provide the City a policy of Title Insurance insuring that the easement conveyed as set forth above is free of and clear of any liens or encumbrances or any liens or encumbrances are subordinate to said easement.

(e) Developer shall maintain all water and sewer infrastructure installed for a minimum period of one (1) year from certification of placing the infrastructure in service and 25 homes built out and connected. The Developer is responsible for any repairs during the warrantee period. Work shall be coordinated with the City for method of repair and inspection. Water leaks shall be repaired only with city maintenance personnel on site for inspection, repair methods and to coordinate and conduct boil water notices if required. After completion of the Developer's warranty period as described herein, the City shall assume ownership, maintenance, and repair of all water mains and service lines up to the meter coupling on the Developer's side of the water meter.

(f) Developer is responsible for the maintenance of the sewage pumping station, for a minimum period of one year from certification of placing the infrastructure in service and 25 homes built out and connected. Pumping station to be maintained in accordance with FDEP rules and regulations. Electrical service shall be transferred to City's name upon 10 homes connected and served. After completion of the Developer's warranty period as described herein, the City shall assume ownership, maintenance, and repair of all sewer lines up to the Developer's side of the clean out.

(g) Fire Flow Analysis. It is the intent that a twelve (12) inch watermain will be extended from Autumn Glen Phase 2 to CR25A. Once the extension is complete, the Developer will have a fire flow analysis completed on the Project Site to confirm flow meets requirements.

(h) Maintenance of Installed Lines. 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 DEP rules and regulations.

(i) Developer acknowledges

6. System Development Charges and Capacity.

a. The water System Development Charge fees ("SDC Fees") shall be calculated using city Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee.

b. The wastewater System Development Charge fees ("SDC Fees") shall be calculated using city Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee.

c. 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.

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

e. The Developer understands that the rates for connection to the city water system for users outside the City's corporate limits are subject to increased rates compared to those inside the City limits.

7. System Development Charges. All applicable connection, deposit and SDC fees are to be paid by the Developer or the owner of the Property to the City prior to the issuance of the Building Permit for homes built on individual lots.

8. Proposed Usage and Flow. Proposed flows are determined by City of Belleview Code Sec. 86-82, (e). - System development charge imposed.

9. Development Plans. The Developer shall have all development plans required for the development, including but not limited to a Plat Plan reviewed by the City. The Utility Plan requires approval by the City.

10. Annexation. Once the Property is contiguous with City limits, the Developer agrees to execute a petition for immediate annexation of the Property into the corporate limits of the City, and to pay all costs with respect to the annexation. The executed Annexation Agreement shall be in a form substantially similar to **Exhibit "C"** and completed at time of this Development Agreement attached hereto, unless further agreed to by the parties.

a. The Developer will include the following note on its plat, "This property is located, at time of development, outside the corporate limits of Belleview, Florida. Per City of Belleview Ordinance 86-82, property located outside the corporate city limits is assessed the system development charge (impact fee) at a higher rate than property which is located inside the corporate city limits."
b. The developer shall include the annexation requirement and signed Exhibit "D" within the HOA documents to inform the parcel owners of the future annexation. Once the property is contiguous the city will implement the annexation process and contact the HOA.

11. Inspections. The City shall inspect all work performed to provide water and sewer services for the Project in accordance with the City's Design and Specification Manual.

12. Infrastructure Costs. The Developer is responsible for all infrastructure costs, including installation, repair, and maintenance up to the warranty period, and 25 homes built out, whereby the City will assume ownership, repair and maintenance responsibilities for infrastructure up to the Developer's water meter (for potable water services) and clean out line (for sewer services).

13. Necessity of Complying with Local Regulations Relative to Permits. The Parties agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction shall not relieve the Developer of the necessity of complying with regulations governing said permitting requirements, conditions, fees, terms or restrictions.

14. Consistency with Comprehensive Plan. This agreement is consistent with the City's Comprehensive Plan and land development regulations.

15. Authority. The Developer represents and warrants that it has the power and authority to execute, deliver and carry out the terms and fulfill the conditions of this Agreement.

16. Binding Effect. The obligations imposed pursuant to this Agreement upon the Parties and upon the Property shall run with the land and bind the Developer and its successors as covenants running with the Property. This Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and assigns. Notwithstanding the foregoing, the rights and obligations under this Agreement of the Developer of the Property shall pass to any third-party purchaser of the Property and upon the closing of such purchase of the Property from such Developer, and the Developer of the Property shall be relieved of any further obligations under this Agreement upon such third party's acquisition of title to the Property.

17. Disclaimer of Joint Venture. The Parties represent that by the execution of this Agreement it is not the intent of the Parties that this Agreement be construed or deemed to represent a joint venture or common undertaking between any Parties, or between any Party and any third party. While engaged in carrying out and complying with the terms of this Agreement, the Developer is an independent principal and not a contractor for or officer, agent, or employee of the City. The Developer shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

18. Amendments. The Parties acknowledge that this Agreement may be amended by mutual consent of the Parties subsequent to execution in accordance with Section 163.3237, Florida Statutes and Section 16.05 of the Code. All amendments to this Agreement shall be ineffective unless reduced to writing and executed by the Parties in accordance with the Code.

19. Notices. All notices, demands, requests for approvals or other communications given by any Party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested, or by a recognized national overnight courier service to the office for each Party indicated below and addressed as follows:

(a) **To the Developer:**
Clayton Properties Group, Inc.,
d/b/a Highland Homes
Attn: Joel Adams
3020 South Florida Avenue, Suite 101
Lakeland, Florida 33803

With a copy to:
Johnson, Pope, Bokor, Ruppel & Burns, LLP
Attn: Luke Markham, Esq.
401 East Jackson Street, Suite 3100
Tampa, Florida 33602

(b) **To the City:**
City of Belleview
Attn: City Clerk
5343 SE Abshier Blvd
Belleview, Florida 34420

20. Effectiveness of Notice. Notices given by courier service or by hand delivery shall be effective upon delivery and notices given by mail shall be effective on the fifth (5) business day after mailing. Refusal by any person to accept delivery of any notice delivered to the office at the address indicated above (or as it may be changed) shall be deemed to have been an effective delivery as provided in this Paragraph. The addresses to which notices are to be sent may be changed from time to time by written notice delivered to the other Parties and such notices shall be effective upon receipt. Until notice of change of address is received as to any particular Party hereto, all other Parties may rely upon the last address given.

21. Default. In the event any Party is in default of any provision hereof, any non-defaulting Party, as a condition precedent to the exercise of its remedies, shall be required to give the defaulting Party written notice of the same pursuant to this Agreement. The defaulting Party shall have thirty (30) business days from the receipt of such notice to cure the default. If the defaulting Party timely cures the default, this Agreement shall continue in full force and effect. If the defaulting Party does not timely cure such default, the non-defaulting Party shall be entitled to pursue its remedies available at law or equity.

22. Non-Action on Failure to Observe Provisions of this Agreement. The failure of any Party to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this Agreement, or any Exhibit hereto, or any other agreement, instrument or document of whatever form or nature contemplated hereby shall not be deemed a waiver of any right or remedy that the Party may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

23. Applicable Law and Venue. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue for any proceeding arising under

this Agreement shall be in the Fifth Judicial Circuit, in and for Marion County, Florida, for State actions and in the United States District Court for the Middle District of Florida for federal actions, to the exclusion of any other venue.

24. Construction. This Agreement has been negotiated by the Parties, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by any Party, but by all equally.

25. Entire Agreement.

(a) This Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitute the full and complete agreement between the Parties hereto to the date hereof, and supersedes and controls over any and all prior agreements, understandings, representations, correspondence and statements whether written or oral. With the exception of conditions that may be imposed by the City in approving any Development Permit, no Party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement, and this Agreement may not be amended or modified except by written instrument signed by the Parties hereto, in accordance with this Agreement, Florida Statutes Section 163.3237, and Section 16.05 of the Code.

(a) Any provisions of this Agreement shall be read and applied in *pari materia* with all other provisions hereof.

26. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed by the City, it shall be postponed to the next following business day.

27. Certification. The Parties shall at any time and from time to time, upon not less than ten (10) days prior notice by the other Party execute, acknowledge and deliver to the other Party (and, in the case of the City, to a Project Lender) a statement in recordable form certifying that this Agreement has not been modified and is in full force and effect (or if there have been modifications that this Agreement as modified is in full force and effect and setting forth a notation of such modifications), and that to the knowledge of such Party, neither it nor any other Party is then in default hereof (or if another Party is then in default hereof, stating the nature and details of such default), it being intended that any such statement delivered pursuant to this Paragraph may be conclusively relied upon by any prospective purchaser, mortgagee, successor, assignee of any mortgage or assignee of the respective interest in the Project, if any, of any Party made in accordance with the provisions of this Agreement.

28. Termination. This Agreement shall automatically terminate and expire upon the occurrence of the following:

(a) The satisfactory completion of the Developer's warranty period for the water mains and services lines, and the annexation of the Property into the City; or

(b) Upon the completion of the annexation of the Property into the City.

(c) The revocation of this Agreement by the City Council in accordance with Section 163.3235, Florida Statutes and Section 16.05 of the Code; or

(d) The execution of a written agreement by all Parties, or by their successors in interest, providing for the cancellation and termination of this Agreement.

29. Deadline for Execution. The Developer shall execute this Agreement prior to the date on which the City Commission considers this Agreement for final approval.

30. Covenant of Cooperation. The Parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Project site, including processing amendments to this Agreement.

31. Approvals.

(a) For the purposes of this Agreement any required written permission, consent, approval or agreement ("Approval") by the City means the Approval of the Mayor or her designee unless otherwise set forth herein and such approval shall be in addition to any and all permits and other licenses required by law or this Agreement.

(b) For the purposes of this Agreement any right of the City to take any action permitted, allowed or required by this Agreement, may be exercised by the Mayor or her designee, unless otherwise set forth herein.

32. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable by a court of competent jurisdiction, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect.

33. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute a single instrument.

34. Cancellation. This Agreement shall become null and void as to any portion of the Property if any of the following occur: (1) the Developer fails to obtain the rezoning or Comprehensive Plan Amendment as more fully set forth above; (2) the Future Land Use designation of the Residential Property or any portion thereof changes to any designation other than those contemplated by this Agreement; (3) the zoning of the Property or any portion thereof changes to any designation other than those contemplated by this Agreement.

35. Third Party Beneficiaries. The rights and obligations of the Parties set forth in this Agreement are personal to the Parties, and no third parties are entitled to rely on or have an interest in any such rights and obligations.

[REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURES ON FOLLOWING PAGE]

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

CITY:

CITY OF BELLEVIEW, FLORIDA

ATTEST:

Lezli Merritt
City Clerk

Christine K. Dobkowski
Mayor

Date: _____

DEVELOPER:

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation
d/b/a HIGHLAND HOMES

WITNESSES:

Sign: _____

Print: Andrew Noletto

Sign: _____

Print: John Burrows

By: _____
Joel Adams,
Vice President

Date: 3-24-25

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of (check one) [4] physical presence or [ ] online notarization, this 24 day of March, 2025, by Joel Adams, as the Vice President of Clayton Properties Group, Inc., a Tennessee corporation, d/b/a Highland Homes, on behalf of the company, who is [4] personally known to me or [ ] produced _____ as identification.

BRANDON WILLIAMS
Notary Public-State of Florida
Commission # HH 603326
My Commission Expires
October 15, 2028

NOTARY PUBLIC:

Sign _____

Print Brandon Williams

State of Florida at Large

My Commission Expires: 10/15/28

Exhibit A

Sketch and description

BEGIN AT THE SE CORNER OF LOT 12, BLOCK "A", BELLEVIEW OAKS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°05'40"E., ALONG THE EAST BOUNDARY OF SAID BLOCK "A", 1141.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A (100 FEET WIDE); THENCE N. 51°41'50"E. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 44.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25 (100 FEET WIDE); THENCE S.70°58'24"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 615.57 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.21°07'44"E., 68.11 FEET; THENCE S.00°03'37"W., 1211.90 FEET; THENCE S.89°52'59"E., 346.38 FEET; THENCE S.01°04'15"E., 1198.14 FEET; THENCE N.89°59'18"W., 101.58 FEET; THENCE S.00°29'09"E., 323.54 FEET; THENCE S.89°43'10"W., 205.13 FEET; THENCE S.89°43'05"W. 20.05 FEET; THENCE S.89°52'59"W., 600.33 FEET; THENCE N. 00°51'53" W., 1652.89 FEET; THENCE N.00°04'10"E., 178.91 FEET; THENCE N.89°54'20"W., 62.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF LOT 12, BLOCK "A", BELLEVIEW OAKS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID BLOCK "A" N.00°14'46"E., 759.02 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, N.00°14'46"E., 382.02 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A (100 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N.51°52'23"E., 44.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25 (100 FEET WIDE); THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY, ALONG SAID SOUTHERLY RIGHT OF WAY, S.70°49'11"E., 495.89 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, S.19°10'49"W., 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°59'29", AND A CHORD BEARING AND DISTANCE OF S.25°49'27"E., 56.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.83 FEET TO THE END OF SAID CURVE; THENCE S.19°10'18"W., 119.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°32'02", AND A CHORD BEARING AND DISTANCE OF S.59°26'19"W., 32.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.14 FEET TO A POINT OF TANGENCY; THENCE S.09°42'20"W., 30.00 FEET; THENCE S.80°17'40"E., 8.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°32'02", AND A CHORD BEARING AND DISTANCE OF S.40°01'39"E., 32.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.14 FEET TO A POINT OF TANGENCY; THENCE S.00°14'22"W., 3.61 FEET; THENCE N.89°45'38"W., 483.39 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.84 ACRES, MORE OR LESS.

PHASE 3
(COMMERCIAL AREA)
PHASE 1
(84 LOTS)
PHASE 2
IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA
PHASING PLAN
DATE
REVISION
Tillman & Associates
ENGINEERING, LLC.

Exhibit B
Offsite Utility Exhibit

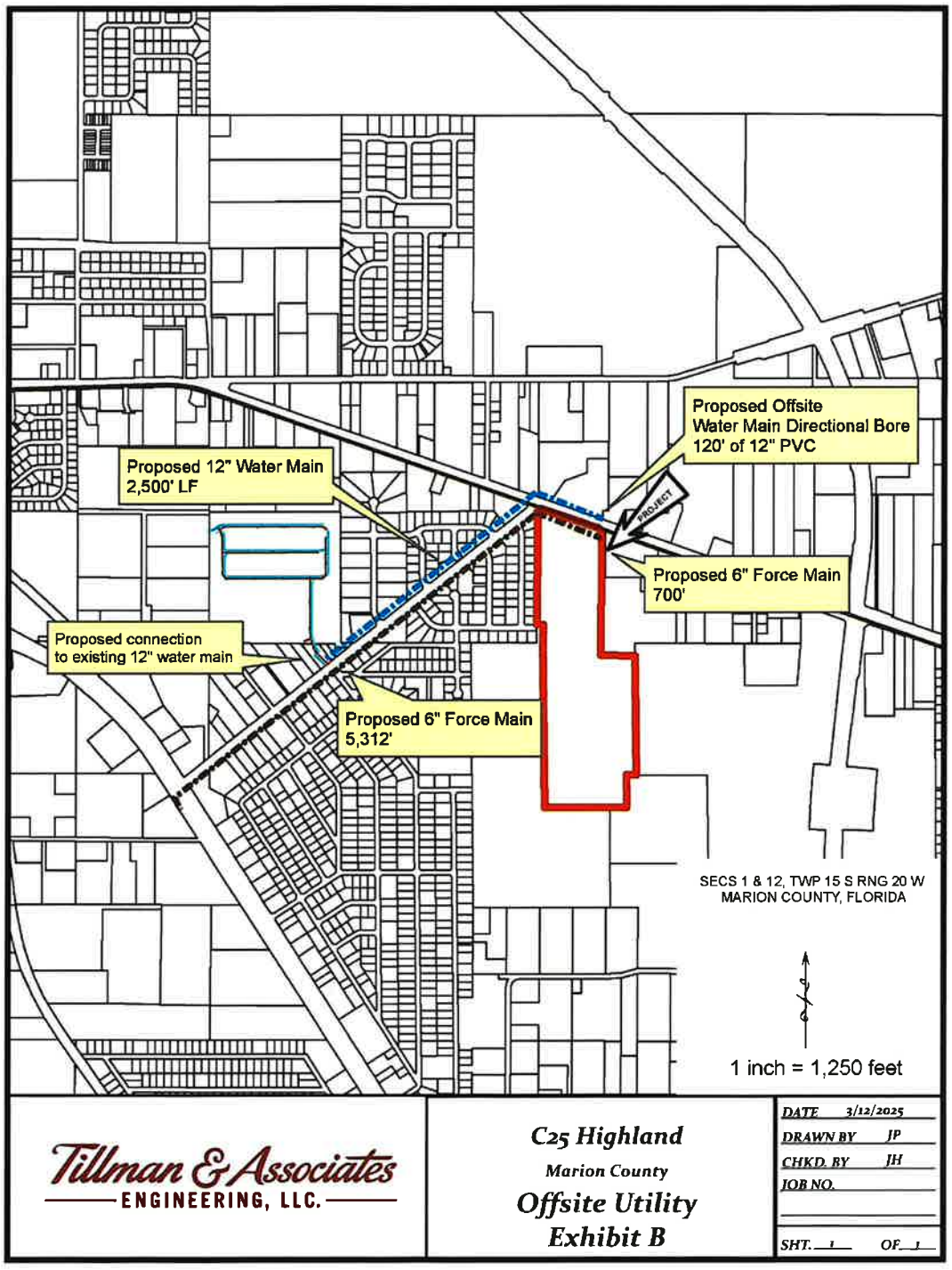


Exhibit C

Annexation Agreement

ANNEXATION AGREEMENT

Document prepared by:
City of Belleview
5343 SE Abshier Boulevard
Belleview, FL 34420
352-245-7021

PETITION FOR ANNEXATION

COME(S) NOW, Property Owner **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, d/b/a HIGHLAND HOMES, whose address is 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803, Petitions the City of Belleview, Florida, for annexation of the following-described property located in Marion County, Florida, to wit:

Parcel Number: Parcel # 39196-003-01

Legal Description: Provided on Exhibit "A" attached hereto

For and in consideration of the City of Belleview supplying utilities to the subject property, Petitioner(s) do/does hereby petition the City Commission of the City of Belleview, Florida, a municipal corporation, 5343 SE Abshier Boulevard, Belleview, Florida, 34420, to annex all or any part of the above described property into the corporate limits of the City, immediately or in a at such future time as the City Commission of the City of Belleview shall find it appropriate to annex said lands or any portion thereof.

All costs and fees in place at the time of annexation associated with the annexation and the resulting comprehensive plan amendment will be assessed and billed to the current property owner. If payment is not received within thirty (30) days of the invoice date, a lien shall be filed against the property which will include all administrative costs incurred by the City for billing and collection.

Petitioner(s) covenant(s) and agree(s) that said property meets the annexation requirements of the State of Florida. Should said lands not meet the requirements for annexation at this time, Petitioner(s) request that said lands or any portion thereof be annexed when the Belleview City Commission deems it appropriate to do so. This Petition for Annexation shall run with the land and be binding upon Petitioner(s) successors, heirs or assigns to all or any part of the above-described property.

Further, Petitioner(s) covenants(s) that they are the owner(s) of the above described real property.

Executed this the 24 day of March, 2025, by the Petitioner.

PETITIONER:

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, d/b/a HIGHLAND HOMES

By: _____
Name: D. Joel Adams
Title: Vice President

STATE OF FLORIDA
COUNTY OF Polk

The foregoing Petition for Annexation was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on this 24 day of March, 2025, by D. Joel Adams, in his capacity as Vice President of CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, d/b/a Highland Homes, on behalf of said entity, and he ☑ is personally known to me, or ☐ has produced _____ as identification.

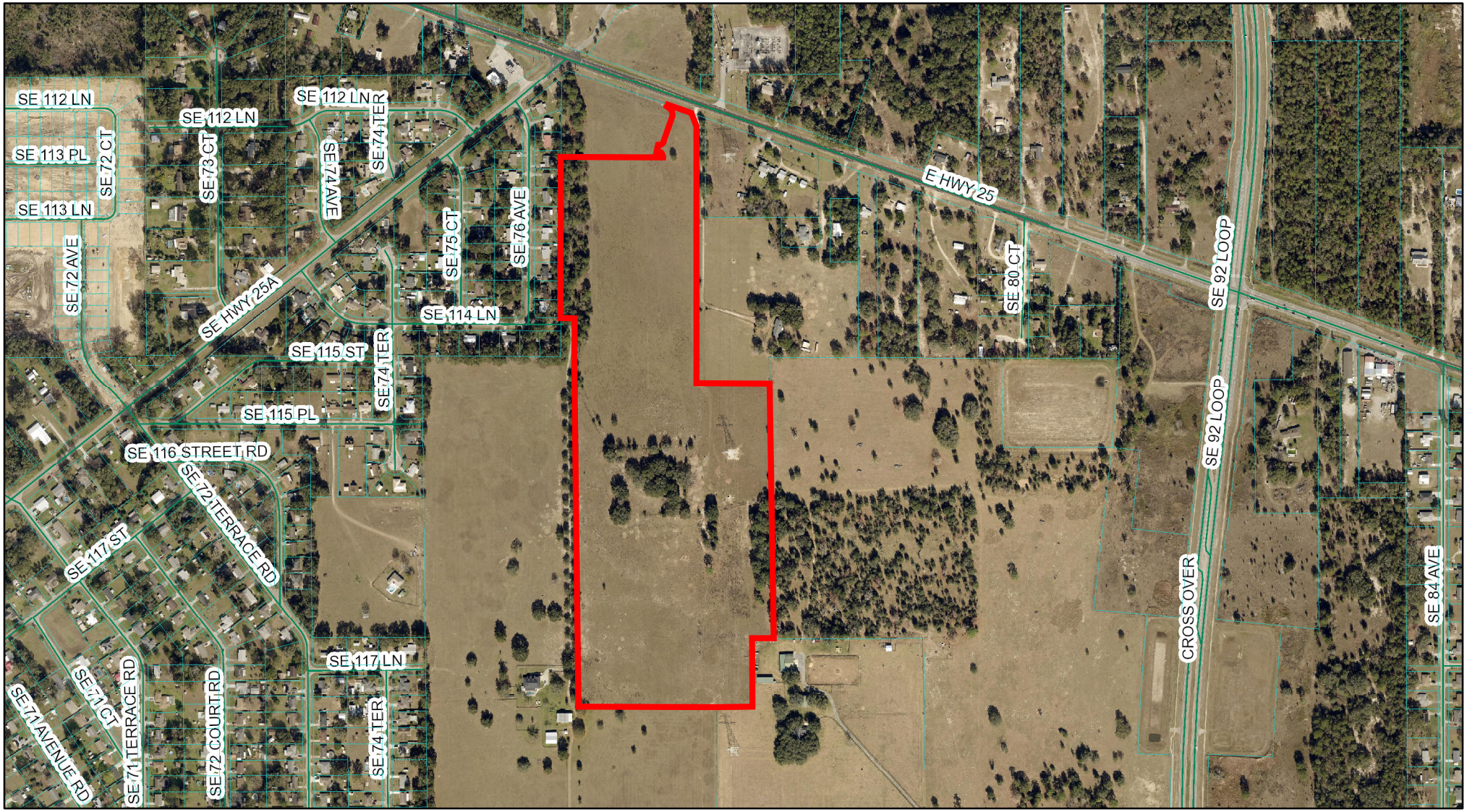
My Commission Expires: 10/15/28

_____
Print Name: Brandon Williams
NOTARY PUBLIC

BRANDON WILLIAMS
Notary Public-State of Florida
Commission # HH 603326
My Commission Expires
October 15, 2028

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Last Updated 12/12/2024



1:9,028

0 355 710 1,420 ft

0 105 210 420 m

Belleview Highland East

4/9/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office soley for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: Chief of Police

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: Information Technology

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: City Attorney

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.

Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Updates: City Administrator

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Item Cover Page

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: April 15, 2025

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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