CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
May 19, 2026
6:00 PM

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

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

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

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER LIVSEY

ROLL CALL

PUBLIC HEARING: FINAL HEARING

Final Reading: Ordinance 2026-11: Fats, Oils, and Grease
Ordinance 2026-11 - Fats Oils and Grease

Final Reading: Ordinance 2026-12: Accessory Parking
Ordinance 2026-12 - Yard Encroachment

PUBLIC HEARING: FIRST READING

Ordinance 2026-09: Annexation of 36872-001-02
Ordinance 2026-09.docx
Business Impact Estimate
Staff Report

PROCLAMATION:

Proclamation: Public Works Week
Public Works Week Proclamation

Proclamation: Elected Officials Appreciation Day
Elected Officials Appreciation Day

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Development Services: Updates

Finance Department: Updates

Public Works: C-25A Watermain Extension Project Bid
Project 2026-01 Bid Tabulation Form
Project 2026-01 Notice of Intent to Award

Police Department: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Public Hearing: Final Reading of Ordinance 2026-11

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Final Reading: Ordinance 2026-11: Fats, Oils, and Grease

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

Ordinance 2026-11 was approved on first reading at the May 5, 2026, meeting. It clarifies when interceptors are required and updates the interceptor sizing calculation factors in the City's Fat, Oils, and Grease (FOG) policies.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-11 Fats, Oils, and Grease

ATTACHMENTS:

Ordinance 2026-11 - Fats Oils and Grease

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

ORDINANCE 2026-11

AN ORDINANCE AMENDING CHAPTER 86, SECTION 225 OF THE BELEVIEW CITY CODE REGARDING PROTECTING THE CITY SEWER FROM FATS, OILS, AND GREASE (F.O.G.); AMENDING SUB-SECTION 86.225(a)(1) TO CLARIFY WHEN INTERCEPTORS ARE REQUIRED AND AMENDING 86.225(a)(4) WITH UPDATED CALCULATION FACTORS FOR INTERCEPTOR SIZING AS PER FLORIDA ADMINISTRATIVE CODE 62-6.013(7)(d).; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City Commission finds that it is in the public interest to amend Chapter 86-225(a)(1) and 86-225(a)(4) to clarify when interceptors are required and to update the interceptor sizing calculation factors; and

NOW THEREFORE, BE IT ORDAINED by the City Commission that Chapter 86, Sub-Section 86-225(a)(1) of the City Code is hereby amended to read as follows:

(1) Fats, oils, and grease (F.O.G.) interceptors required.

a. New Construction: Restaurants, cafes, coffee shops, smoothie and juice bars, lunch counters, take-outs, cafeterias, butcher shops, meat markets, food courts, bakeries, convenience stores, delicatessens, sub shops, bars, clubs, breweries, micro-breweries, cold dairy, frozen foodstuff, concession stands, sports arenas, commissary kitchens, hotel, motel, casinos, lounges, convention centers, hospitals, long term care facilities, factory, institutional, or school kitchens or other establishments that serve or prepare food where F.O.G. may be introduced to the sewer system shall install an outdoor F.O.G. gravity grease interceptor.

b. Retrofit of Existing Establishments: The Public Works Director may approve hydromechanical grease interceptors or automatic grease removal devices shall be subject to the following:

1. Limited conditions:
   i. Cannot install an outdoor gravity grease interceptor due to site constraints; or
   ii. Do not cook or fry and have a 3-compartment sink rate for < 50 gallons per minute; or
   iii. Can provide documented evidence of minimal F.O.G. generation such that a gravity grease interceptor is not required.

2. Review for Approval. Approval of a request to use hydromechanical grease interceptors or automatic grease removal devices
    i. The Public Works Director shall review the specific operation, fixtures, and anticipated discharge.
    ii. The Public Works Director may also review operational conditions, maintenance, and monitoring.
    iii. Approval may be revoked at any time if that discharges of F. O. G. from the establishment into the City Sewer System causes or contributes to sanitary sewer overflows (SSO's) or increases line maintenance by the City. Upon revocation of approval, an out-door, in ground interceptor shall be required.
    iv. Upon a change in operations, including but not limited to the addition of cooking, hot food preparation, or expanding food processing, a reevaluation of the grease interceptor requirements shall be required.

BE IT FURTHER ORDAINED by the City Commission that Chapter 86, Sub-Section 86-225(a)(4) of the City Code is hereby amended to update the calculation factors as follows:

Restaurants: (S) X (GS) X (HR/12) X (LF) = effective capacity of grease interceptor in gallons

S = number of seats in the dining area
GS = gallons of wastewater per seat; use 25 gallons for ordinary restaurant, use 10 gallons for single service article restaurants.
HR = number of hours establishment is open
LF = loading factor: use 2.0 interstate highways, 1.5 other freeways, 1.25 recreational areas, 1.0 main highways, and 0.75 other roads.

Other type establishments with commercial kitchens: (M) X (GM) X (LF) = effective capacity of grease interceptor in gallons.

M = meals prepared per day
GM = gallons of wastewater per meal: use 5 gallons
LF = Loading Factor: use 1.00 with dishwashing and 0.75 without dishwashing.

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a 5-0 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on May 5, 2026. Said Ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on May 19, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on May 12, 2026 in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

Public Hearing: Final Reading of Ordinance 2026-12

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Final Reading: Ordinance 2026-12: Accessory Parking

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

On April 7, staff conducted a review of the applicable provisions of the City Code, noting that recreational vehicles are currently permitted to be parked within front yards, whereas accessory vehicles require approval through a Special Exception. On May 5, 2026, the Commission passed the Ordinance on first reading to promote clarity and ensure regulatory consistency.

This ordinance allows parking of accessory vehicles in front yards without a Special Exception. It also limits accessory vehicle yard encroachment by no more than two (2) accessory vehicles; and prohibit accessory vehicles from intruding into the right-of-way and obscuring visibility.

RECOMMENDED ACTIONS:

Motion to Approve, Approve as Amended, or Not Approve Ordinance 2026-12, Accessory Parking, on Final Reading, Title Only.

ATTACHMENTS:

Ordinance 2026-12 - Yard Encroachment

ORDINANCE 2026-12

AN ORDINANCE AMENDING CHAPTER 134, ARTICLE V, DIVISION 2, SECTION 134-465 REGARDING YARD ENCROACHMENT BY ACCESSORY PARKING; REPEALING THE REQUIREMENT THAT ACCESSORY VEHICLE ENCROACHMENT IN THE FRONT YARD REQUIRE APPROVAL AS A SPECIAL EXCEPTION; LIMITING THE NUMBER OF ACCESSORY VEHICLES PERMITTED; PROHIBITING OBSTRUCTION OF VISIBILITY IN RIGHT OF WAY; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, Chapter 134, Article v, Division 2, Section 134-465 provides regulations regarding lot, yard, height, and other site regulations, including encroachment by accessory vehicle parking; and

Whereas, the City Commission finds that it is in the public interest to allow accessory parking in the front yard without requiring approval as a special exception; and

Whereas, the City Commission finds that it is in the public interest to allow yard encroachment by no more than two (2) accessory vehicles; and

Whereas, the City Commission finds that it is in the public interest to prohibit accessory vehicles from intruding into the right-of-way and obscuring visibility

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, that Chapter 134, Article V, Division 2, Section 134-465 (8) of the City Code is amended regarding yard encroachment by accessory vehicles, which Sections shall read as follows:

CHAPTER 134, ZONING,

ARTICLE V. SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 2. - LOT, YARD, HEIGHT, AND OTHER SITE AREA REGULATIONS

SEC. 134.465. - YARD ENCROACHMENTS.

“(8) Accessory parking is permissible in the front, side, or rear yard. Accessory parking shall be limited to no more than one boat and one trailer, or a combination of two vehicles meeting the definition of accessory parking. Accessory parking shall not extend into the right-of-way in a manner that obstructs visibility.”

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a 4 to 1 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on May 5, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on May 19, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing on the county's publicly accessible website on May 7, 2026 in accordance with Florida Statutes.

_____

LEZLI MERRITT
City Clerk

Public Hearing: First Reading of Ordinance 2026-09

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Ordinance 2026-09: Annexation of 36872-001-02

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

The subject parcel is commercially zoned property. This application, initiated by the property owner, annexes the property into the City of Belleview. Commercial and residential properties surround the property. The property has convenient access to SE 100th Street. The property does not appear to be connected to water or sewer; however, both City water and sewer are available. Belleview Propane has indicated that they wish to connect to water and sewer. This annexation request was presented to the Planning & Zoning Board on April 14th and received a recommendation for approval.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-09 as presented or amended, first reading, title only.

ATTACHMENTS:

Ordinance 2026-09.docx
Business Impact Estimate
Staff Report

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

ORDINANCE NO. 2026-09

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

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

WHEREAS, said land is comprised of **one (1) parcel, totaling 3.50** acres more or less; and

WHEREAS, said properties are more particularly described herein-below and is comprised of land lying and being in Marion County, Florida; and

WHEREAS, Marion County has submitted no objection to annexation by the City of Belleview of the herein described lands; and

WHEREAS, Marion County has existing Comprehensive Plan Future Land Use (FLU) and Zoning designations on said lands as follows:

Marion County Tax Parcel	**FLU**	**Zoning**
36872-001-02	COM	B-5

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

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

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

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

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

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

The following described parcels of land owned by Belleview Propane Inc:

Commencing at a point 33.00 feet north, 00°00'09" W. of SW Corner of Lot 6-A of J. L. McGahagans Estate as recorded in Plat Book E. Page 44, Public Records of Marion County, Florida; said Point of Beginning geing on the North Right-of-Way Line of an existing graded county road, (SE 100th Street); thence from the Point of Beginning thus described continue N. 00°00'09" W. along the West boundary of said Lot 6-A of J. L. McGahagan's Estate, said West boundary being the West boundary of the SE ¼ of Section 23, Township 16 South Range 22 East, a distance of 470.89 feet to a point that is S. 00°00'09" E. 450.00 feet from the NW corner of those lands as described in Official Records Book 481, Page 351, Public Records of Marin County, Florida; thence departing from said West boundary N. 75°47'05" E. a distance of 301.88 feet; thence S 01°33'04" a distance of 544.68 feet to a point on the aforesaid North Right-of-Way Line a distance of 307.36 feet to the Point of Beginning; all being in Marion County, Florida, containing 3.5 acres more or less, together with two mobile homes.

Parcel Identification Number: 36872-001-02

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

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

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

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

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

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

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

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

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 19th day of May, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 16th day of June, 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

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

_____
FREDERICK E. LANDT, III
City Attorney

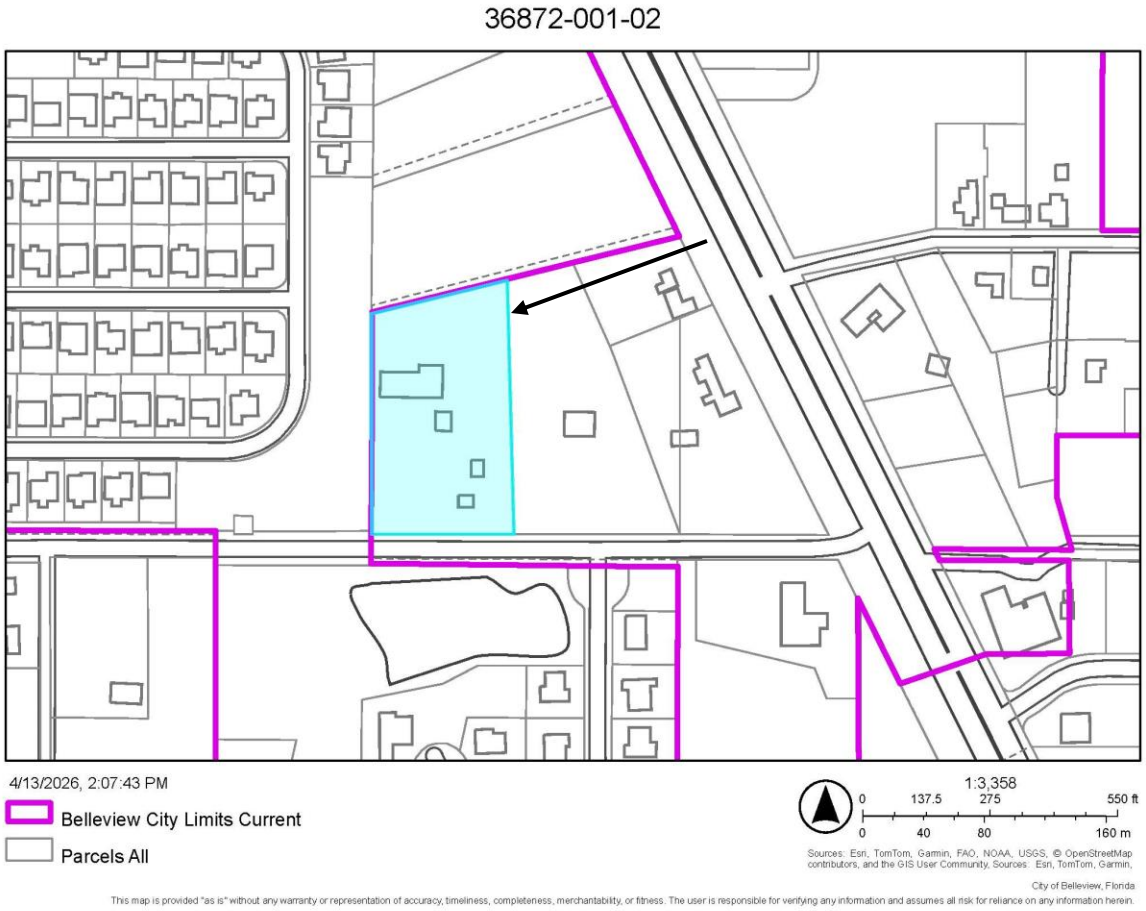
CERTIFICATE OF ADVERTISING

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

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Belleview Propane Inc Annexation – AN26-0002



Business Impact Estimate

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

Proposed ordinance's title/reference:
Ordinance 2026-09 Annexation for Belleview Propane Inc

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

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

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

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

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

Ordinance 2026-09 is proposed to annex parcel 36872-001-02 into the city limits of Belleview

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

There are likely to be direct compliance costs associated with Ordinance 2026-09. The applicant/owner of the property does not currently intend to redevelop this property. However, they do wish to connect to City water and sewer. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections

Ordinance 2026-09 does not impose any new charge or fee on businesses other than the owner.

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

No impact on businesses.

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

CITY OF BELLEVIEW

Date: 03/26/2026

Planning & Zoning Board Hearing: 04/14/2026
Commission: First Reading 05/19/2026 - Final Reading 06/16/2026

Application Number:
AN26-0002

Project Number:
JAN26-0002

Application Type:
Annexation

Request:
Annexation of 1 parcel

Owner/Applicant:
Belleview Propane Inc

Agent/Engineer/Architect:
Abshier Engineering

Related Applications:
None

Parcels #:
36872-001-02

Acreage:
3.50 +/-
1 parcel

Future Land Use:
Marion County – Commercial

Zoning:
Marion County – B-5

P&Z Recommendation:
Approval

LOCATION MAP

Belleview Propane Inc



Location
The property is located the on SE 100th St. The subject property appears to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0729D.

Request
This application is a request to annex one property owned by Belleview Propane Inc.

Background
The subject parcel is commercially zoned property. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by commercial and residential properties. The property has convenient access to SE 100th Street. The property does not appear to be connected to water or sewer, however, both City water and sewer are available. Belleview Propane has indicated that they wish to connect to water and sewer.

Table 1

Location	1 parcel totaling 3.50 acres +/-. Parcel numbers 36872-001-02
Property Owner(s)	Belleview Propane Inc
Surrounding Future Land Use Designations	North: Commercial (City) South: Residential (City) East: Commercial (County) West: Residential (City)
Surrounding Zoning Designations	North: B-4 (City) South: PD (City) East: B-5 (County) West: R-1 (City)
Surrounding Existing Uses	North: Commercial (City) South: Residential (City) East: Commercial (County) West: Residential (County)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject properties appear to be located Flood Zone X, as found on Community Panel Number 12083-C0729D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are present along SE 100th Street. The property owner has indicated that they would like to connect. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – This property has not previously connected to City water. Water lines are present along SE 100th Street. The property owner has indicated that they would like to connect. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – This property has not previously received solid waste services. Property owner will be required to provide their own commercial solid waste services.

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

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

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

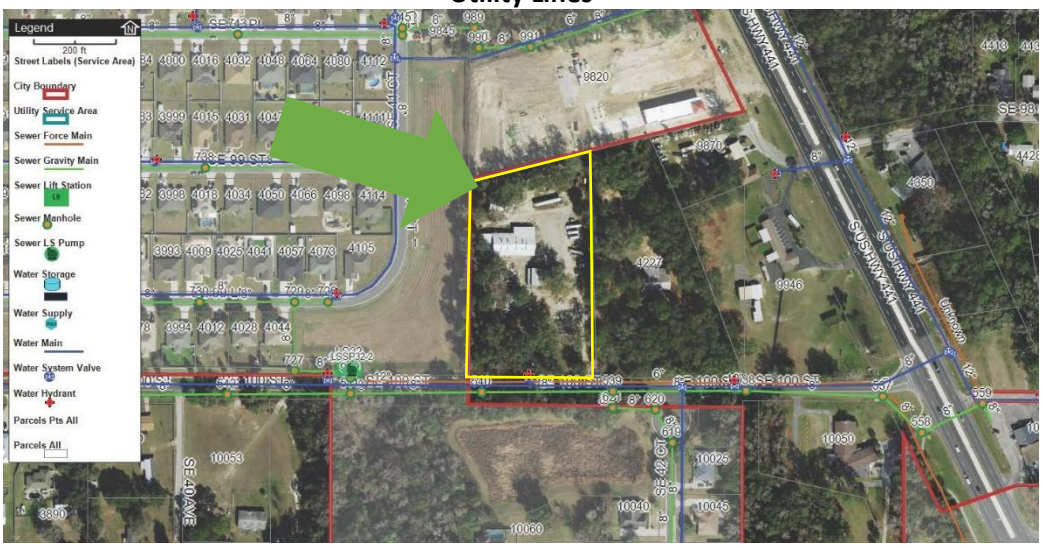
5. **<u>Consistency with Adopted Codes and Standards</u>** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

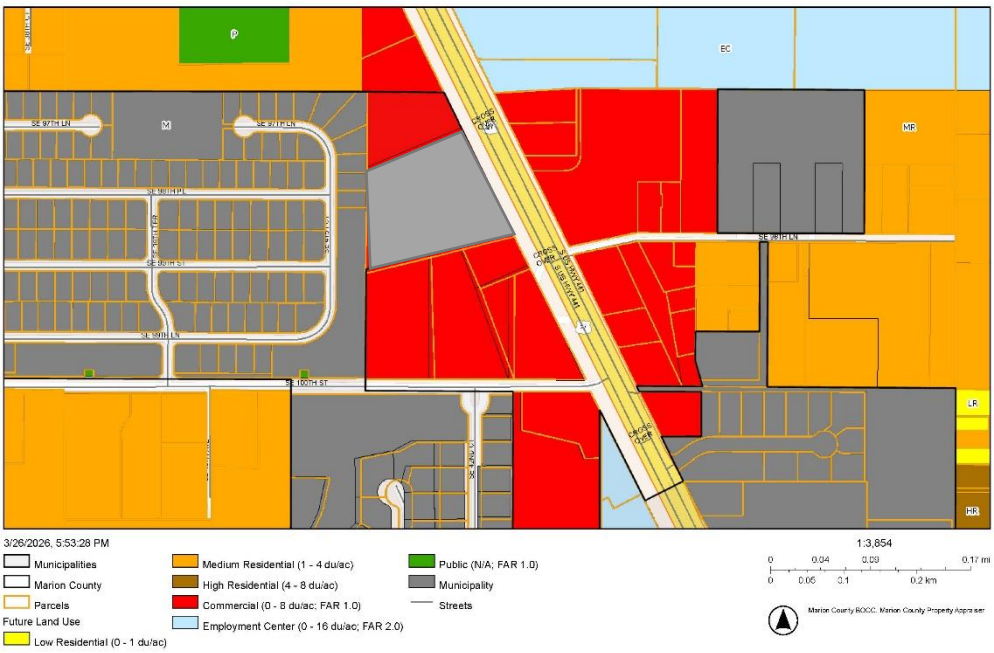
Staff – Staff recommends **APPROVAL** of application AN26-0002 to annex subject properties from Marion County.

Additional Maps

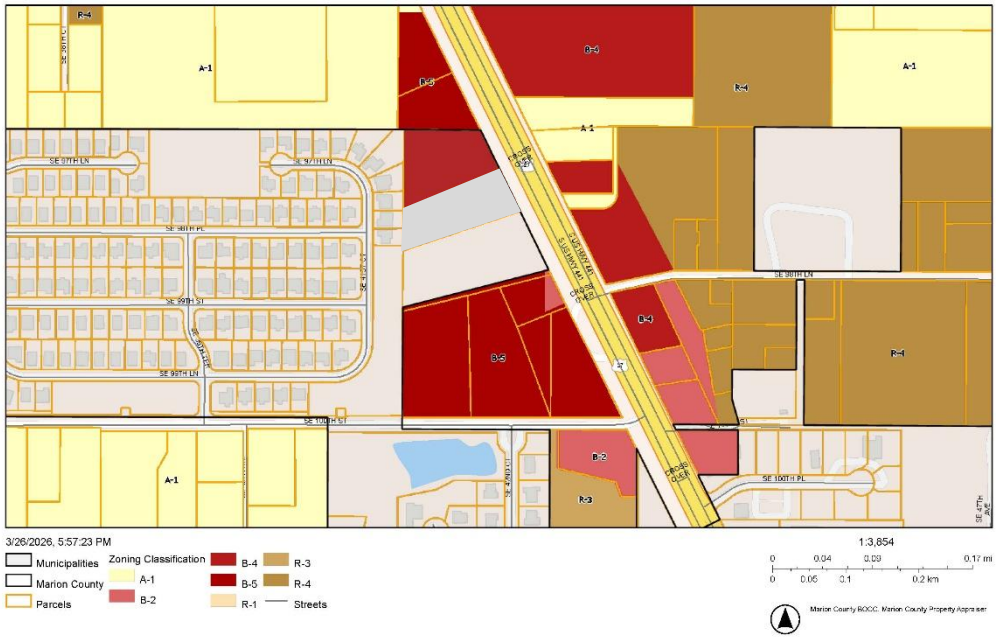
Utility Lines



Marion County Future Land Use



Marion County Zoning



Proclamation:
Public Works Week

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Proclamation: Public Works Week

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

National Public Works Week is May 17-23, 2026; Accepting the Proclamation is Public Works Director Bob Titterington.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Public Works Week Proclamation

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

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of the City of Belleview; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for re-building, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Belleview to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association;

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim the week of May 17-23, 2026 to be:

NATIONAL PUBLIC WORKS WEEK

in the City of Belleview and call upon our citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

PROCLAIMED this 19th day of May 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Proclamation: Elected Officials Appreciation Day

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Proclamation: Elected Officials Appreciation Day

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

Elected Officials Appreciation Day is May 19, 2026. Accepting the Proclamation are the City Commissioners of the City of Belleview.

RECOMMENDED ACTIONS:

ATTACHMENTS:

Elected Officials Appreciation Day

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, public service is a vital cornerstone of strong and effective communities; and

WHEREAS, these individuals accept the responsibility of public office with a commitment to transparency, accountability, and civic engagement; and

WHEREAS, elected officials work collaboratively to address community needs, plan for future growth, protect public resources, and ensure the continued prosperity and well-being of their constituents; and

WHEREAS, Elected Officials Appreciation Day, observed annually on May 19th, provides an opportunity to recognize and thank those who have chosen a path of public service and leadership;

NOW, THEREFORE, I, Christine K. Dobkowski, Mayor of the City of Belleview on behalf of the Commission of the City of Belleview, do hereby proclaim May 19, 2026 to be:

ELECTED OFFICIALS APPRECIATION DAY

and encourage all residents to express their gratitude and appreciation to the elected officials who faithfully serve our community.

PROCLAIMED this 19th day of May 2026.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
Lezli Merritt
City Clerk

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

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

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Development Services: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Development Services: Updates

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Finance Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Finance Department: Updates

PRESENTING PARTY:

Finance Department Representative

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Public Works: C-25A Watermain Extension Project

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Public Works: C-25A Watermain Extension Project Bid

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Action Items

BACKGROUND:

The C-25A water line extension project is included in the FY 25-26 budget. The 12" waterline extension is along C-25A approximately 1900 feet from US 441 to SE 72nd Ave. The line extension provides service to new development and creates a looping of our current water system through Autumn Glen. The design plans have been bid out to local contractors with the city receiving 12 qualified bids with the apparent low bid of $239,056.00 by Marion Rock.

RECOMMENDED ACTIONS:

Motion to award the C-25A Watermain extension project to Marion Rock in the amount of $239,056.00 as the apparent low bid.

ATTACHMENTS:

Project 2026-01 Bid Tabulation Form
Project 2026-01 Notice of Intent to Award

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 with Small Town Charm
www.belleviewfl.org

Public Works
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-307-7708

Bid Tabulation

C-25 A Water Main Extension
Project #2026-01
May 13, 2026

Bidder Name	Bid Amount
ADS Accurate Drilling Systems, Inc	$375,000.00
Art Walker Construction	$267,975.67
Commercial Industrial Corp	$264,427.00
CWA Environmental	$242,976.85
EZ Contracting	$266,456.71
Hartman Civil Construction	$283,783.00
Marion Rock, LLC	$239,056.00
R & M Service Solutions	$551,207.00
Southern Times Service	$253,269.10
T & C Underground	$240,405.00
US Water Services Corp	$272,305.00
Worth Construction & Development	$330,731.57

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Fax: 352-245-6532

NOTICE OF INTENT TO AWARD
CITY OF BELLEVIEW
C-25A Water Main Extension
PROJECT #2026-01

Date: May , 2026

Owner: City of Belleview Owner's Project No.: 2026-01

Contract For: C-25A Water Main Extension

Bidder: Marion Rock, LLC

Bidder's Address: 5979 SE Maricamp Road Ocala, FL 34472

You are hereby notified that your Bid dated: May 13,2026 for the above Contract has been considered. You are the successful Bidder and are awarded a contract for the base Bid for the C-25A Water Main Extension.

The Contract Price is: Two Hundred Thirty-Nine Thousand Fifty-Six Dollars and Zero Cents ($239,056.00)

You must comply with the following conditions precedent within fifteen (15) days of the date you received this Notice of Award.

1. Deliver the Contract security (Bonds) and insurance certificates as specified in the Instructions to Bidders, Requirements of Contract, General Conditions, and Supplementary Conditions.
2. Other conditions present:

Failure to comply with these conditions within the time frame specified will entitle the City to consider you in default, annul this Notice of Intent to Award.

Within ten days after you comply with the above conditions, the City will return to you one fully executed counterpart of the Contract Documents.

City of Belleview, FL

_____
L.R. "Bob" Titterington, PE
Public Works Director/City Engineer

Police Department: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Police Department: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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City Administrator: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: May 19, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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