CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
March 3, 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 GOLDMAN

ROLL CALL

APPROVAL OF MINUTES

Approval of the 02-17-2026 Commission Meeting Minutes
02-17-2026 Minutes

SCHEDULED AUDIENCE:

Scheduled Audience: Joe Reichel - Belleview CEP

Scheduled Audience: Clay Waldron
Get on the Agenda Form - Waldron

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Updates

Finance: Updates

Public Works: Updates

Police Department: Applicant Bonus

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commissioner Livsey: Baseline Grab N Go Letter
Baseline Grab N Go Roll Up Shutters Letter

Commission Updates

Approval of the Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Approval of the 02-17-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 02-17-2026 Commission Meeting Minutes

ATTACHMENTS:

02-17-2026 Minutes

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

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
February 17, 2026
6:00 PM

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

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Smith

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

APPROVAL OF MINUTES:

a. **02-03-2026 Commission Meeting Minutes**

Motion made by Commissioner Goldman to approve the 02-03-2026 Commission Meeting Minutes as presented; seconded by Commissioner Smith.

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

PUBLIC HEARING: FINAL READING

a. **Ordinance 2026-03 Annexation of 38526-000-00**

Mayor Dobkowski read Ordinance 2026-03, Annexation of 38526-000-00, Title Only. DSD Chancey reviewed the ordinance, first approved on January 20, 2026, that pertains to the parcel which is agriculturally zoned and owned by Rocio Perez Figueroa. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

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

Motion made by Commissioner Goldman to approve Ordinance 2026-03 on Final Reading, Title Only; seconded by Commissioner Smith.

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

PUBLIC HEARING: RESOLUTION

a. Resolution 26-01 Public Works Fees

City Clerk Merritt reviewed Resolution 26-01, which details fee changes as discussed during the December 16, 2025, meeting. It includes an update for Public Works Time and Equipment Charges, Utility Deposits, and the Non-Payment Status Penalty. The resolution also includes an increase in connection fees for new installations due to the cost of the new cellular meters.

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 Resolution 26-01, Public Works Fees; seconded by Commissioner Dwyer.

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

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. Community Engagement: America250 Update

Community Engagement Liaison Vass reviewed the progress on fireworks, vendors, sponsorships, and supplies for the America250 Event. He received a quote for $17,000 for the delivery, install, and removal of tents, tables, chairs, cooling stations, etc. The vendor requires a deposit of $6,800 to secure the reservation.

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

Motion made by Commissioner Goldman to approve securing the vendor and processing the deposit; seconded by Commissioner Livsey.

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

b. Community Engagement:

Updated the Commission on the community clean-up day, which is scheduled for April 25, 2026; the first will be spearheaded by the Youth Council as their annual project. Future cleanup days will be scheduled quarterly.

CEL Vass requested clarification on whether pressure washing is a covered process for the Property Improvement Grant program. The Commission agreed that it was a maintenance item and would only be approved it was part of a larger project that included painting or landscaping.

CEL Vass also discussed implementing a time limit on the grants. A consensus was reached that the time limit must start within 60 days of award and be completed within six (6) months; extensions would be possible if delays occur.

c. City Clerk: N/A

d. Development Services: Presentation of the New Development Map

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

e. Finance Department: N/A

f. Public Works: PDMG Belleview LLC Developer's Agreement

PWD Titterington reviewed the developer's agreement for parcel number 37231-001-03, which is located at 10150 S US HWY 441, inside city limits. This parcel is approximately 0.87 acres and will be developed with a Dutch Bros. Coffee. It includes provisions for connections to the city's water and sewer services.

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

Motion made by Commissioner Livsey to approve the PDMG Belleview LLC Developer's Agreement; seconded by Commissioner Dwyer.

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

g. Police Department: N/A

h. Information Technology: N/A

i. Legal Services: N/A

j. Administrator: N/A

COMMISSION UPDATES:

Commissioner Dwyer: N/A

Commissioner Livsey: N/A

Commissioner Goldman: N/A

Commissioner Smith: N/A

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:40 PM.

Attest:

_____
Lezli Merritt, MPA
City Clerk

Scheduled Audience: Joe Reichel

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Scheduled Audience: Joe Reichel - Belleview CEP

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Joe Reichel to provide updates on the Belleview CEP

RECOMMENDED ACTIONS:

Motion to approve the Belleview CEP Business Services Agreement.

ATTACHMENTS:

Scheduled Audience: Clay Waldron

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Scheduled Audience: Clay Waldron

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Clay Waldron requested to speak to the Commission about grease trap requirements.

RECOMMENDED ACTIONS:

Discuss

ATTACHMENTS:

Get on the Agenda Form - Waldron

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

Administration
5343 SE Abshier Boulevard
Belleview, FL 34420
Office: 352-245-7021
Fax: 352-245-6532

Get on the Agenda Request Form

First Name Clay

Last Name Waldron

Phone Number 352-812-9446

Email Address Claywaldron2008@gmail.com

Subject of Topic Grease trap

Description City grease trap requirement

Commission Meeting Date 3-3-26

Name of Person Attending Meeting Clay Waldron

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 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:

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City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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Finance: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Finance: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Public Works: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Public Works: Updates

PRESENTING PARTY:

Bob Titterington, Public Works 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.

Police Department: Applicant Bonus

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Police Department: Applicant Bonus

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

The Police Department is requesting approval to offer a $5,000 hiring bonus for Florida-certified law enforcement officers. This incentive is intended to help the City remain competitive with surrounding agencies and attract qualified candidates who are immediately eligible for employment, allowing them to begin field training and service more quickly than applicants sponsored through the police academy. The $5,000 bonus will be paid upon successful completion of the Department's 12-week Field Training Program.

RECOMMENDED ACTIONS:

Motion to approve $5,000 hiring bonus

ATTACHMENTS:

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

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 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: March 3, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

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

Commissioner Livsey: Baseline Grab N Go Letter

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Commissioner Livsey: Baseline Grab N Go Letter

PRESENTING PARTY:

Commissioner Livsey

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

Urusa Sarfani of the Baseline Grab N Go was informed that exterior shutters were prohibited per Sec. 134-665. of the Land Development Code and is seeking clarification and discussion on this topic.

RECOMMENDED ACTIONS:

Discuss

ATTACHMENTS:

Baseline Grab N Go Roll Up Shutters Letter

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

From: grabngo <grabngoocala@gmail.com>
Date: February 5, 2026 at 10:47:54 AM EST
To: Christine Dobkowski <cdobkowski@belleviewfl.org>
Subject: Fwd: Baseline Grab N Go

Caution: This email originated outside of the City of Belleview. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Honorable Mayor,

Good Morning!

Thank you for the call and as discussed, My name is Urusa Sarfani, and I own the convenience store located at 6157 SE Baseline Road here in Belleview. I am writing because I am deeply concerned about the safety of my business, my employees, and my customers. The Building Department has informed me that exterior-mounted roll-up shutters are not permitted under Sec. 134-665, and that shutters must be installed only on the inside of windows and doors.

I want to be very clear: I am not trying to challenge the city's authority or avoid compliance. I am simply trying to protect what I have worked hard to build — and I am speaking from a lifetime of firsthand experience.

I was born and raised in Florida, and for the last 35 years I have lived through more hurricanes than I can count. I have seen the deadly impact of these storms with my own eyes. I have watched windows explode inward from flying debris. I have seen businesses destroyed because one pane of glass failed. I have seen families lose everything in a matter of minutes. These memories are not theoretical to me — they are lived reality.

That is why I am struggling to understand how interior-mounted shutters can be considered adequate protection. Interior shutters do nothing to stop debris from shattering the glass. They do nothing to prevent a criminal from breaking the window and entering before the shutter even engages. They only protect what is behind the glass — not the building itself.

Florida's own safety research reinforces what many of us have learned the hard way:

- Wind-borne debris is the leading cause of window failure during hurricanes.
- Once a window fails, internal pressure can cause catastrophic structural damage.
- Exterior-mounted shutters are proven to reduce storm damage dramatically because they absorb the impact before it reaches the glass.

For small businesses like mine, one broken window — whether from a storm or a break-in — can mean thousands of dollars in losses. For some, it can mean closing permanently. I am simply trying to prevent that outcome.

I fully respect the city's desire to maintain consistent architectural standards. But I do not believe the intent of Sec. 134-665 was to prevent business owners from using proven, hurricane-rated, aesthetically acceptable exterior shutters — especially when they meet all Florida Building Code requirements.

I respectfully request:

- A review of how Sec. 134-665 is being applied to hurricane-rated exterior shutters.
- Clarification on whether the code was intended to prohibit all exterior protective systems, even when they are designed to be unobtrusive and compliant with state standards.
- Consideration of the real-world safety impact on small businesses that cannot rely on interior shutters for meaningful protection.

I love being part of the Belleview community, and I want to continue operating here safely and responsibly. I am simply asking for the opportunity to protect my business in a way that is proven to work and widely accepted across Florida.

Thank you for taking the time to hear my concerns. I would be grateful for your guidance and support.

Sincerely,

Urusa Sarfani

689-243-0071

---------- Forwarded message ---------
From: **DSStaff** <DSStaff@belleviewfl.org>
Date: Mon, Feb 2, 2026 at 9:14 AM
Subject: RE: Baseline Grab N Go
To: grabngo <grabngoocala@gmail.com>

Good Morning,

Our alteration permit application may be found on our website here:
https://www.belleviewfl.org/DocumentCenter/View/52/New-Addition-and-Renovation-Permit-Application-PDF

Please have your licensed contractor complete the permit application and submit it to the Building Department along with your design specifications.

Please note: City of Belleview Code of Ordinances states the following:

Sec. 134-665. - Rollup shutters.

The placement of new or replacement rollup shutters for nonresidential uses shall be located interior to doors and windows.

Please have your contractor ensure that the proposed shutters can be installed in accordance with these regulations.

Thank you,

BECKY SUSTERKA

Building & Planning Specialist, SBTO

5525 SE 119th St., Belleview, FL 34420

Main: 352-245-7021 ext. 2125

www.belleviewfl.org

Office hours: Mon – Thurs, 7 am – 5 pm, Closed Fridays

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: grabngo <grabngoocala@gmail.com>
Sent: Friday, January 30, 2026 2:16 PM
To: DSStaff <DSStaff@belleviewfl.org>
Subject: Baseline Grab N Go

Caution: This email originated outside of the City of Belleview. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

We are in the process of installing roll up shutter for our front door and windows to protect the property from theft and hurricane.

Please let me know which form to be submitted to get the permit.

Attached design.

Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: March 3, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

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

RECOMMENDED ACTIONS:

ATTACHMENTS:

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