



CITY OF BELLEVIEW

City with Small Town Charm
www.belleviewfl.org

Development Services
5525 SE 119th St.
Belleview, FL 34420
Office: 352-245-7021
dsstaff@belleviewfl.org

To: Attached Agency List
Date: April 14, 2026
Re: Annexation of properties

The City of Belleview has scheduled the required meetings for the annexation application for the following properties and is proceeding with annexation (also see attached map):

**Parcel # 36862-000-00
36872-001-01
36872-001-03**

This request is scheduled for the following meeting dates:

- Planning and Zoning Board Meeting May 21, 2026 (City Hall 5:30 PM)
- City Commission Meeting (first reading) June 16, 2026 (City Hall 6:00 PM)
- City Commission Meeting (final reading) July 21, 2026 (City Hall 6:00 PM)

The proposed annexation area meets the criteria in Section 171.043, Florida Statutes. Please let me know if Marion County has any objection(s) to the City's proposed annexation of this property. If you have any questions or would like to be added to the email distribution of correspondence, please contact me at (352) 245-7021 ext. 2106, koneill@belleviewfl.org.

Sincerely,

Kelley L. O'Neil
Planning & Zoning

Enclosure: Staff Report

Gregory C. Harrell
Marion County Clerk of Court
Via email

Superintendent of Operations
Marion County Public Schools
PO Box 670
Ocala, FL 34478

Steve Cohoon
County Engineer
Via email

Marion County Growth Services
Via email

Chief James Banta
Via email

Mounir Bouyounes
Marion County Administrator
601 SE 25th Avenue
Ocala, FL 34471

Marion Co. Property Appraiser
Attn: Tami McIntyre
Via email

Evan Searcy
Marion County Health Dept
Via email

Marion County MSTU
2710 E. Silver Springs Blvd
Ocala, FL 34470

George Albright
Marion County Tax Collector
503 SE 25th Ave
Ocala, FL 34471

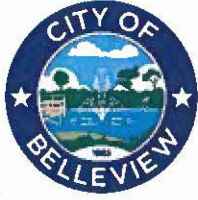
Marion Co Sheriff's Dept
PO Box 1987
Ocala, FL 34478

MC Supervisor of Elections
Via email

Mrs. Lori Conrad
Marion County School Board
Via email

Marion County Public Schools
Student Acct & Records
PO Box 670
Ocala, FL 34478

Marion County 911 Management
Via email



CITY OF BELLEVIEW

Date: 04/14/2026

Planning & Zoning Board Hearing: 05/21/2026
Commission: First Reading 06/16/2026 - Final Reading 07/21/2026

Application Number:
AN26-0004

Project Number:
JAN26-0004

Application Type:
Annexation

Request:
Annexation of 3 parcels

Owner/Applicant:
US 441 Development LLC

Agent/Engineer/Architect:
Abshier Engineering

Related Applications:
None

Parcels #:
36862-000-00
36872-001-01
36872-001-03

Acreage:
6.59 +/-
3 parcels

Future Land Use:
Marion County –
Commercial

Zoning:
Marion County – B-5

P&Z Recommendation:

LOCATION MAP

US 441 Development LLC



2/24/2025, 11:24 PM

Parcels Aerial 2024
Streets
Green_Band_2
Red_Band_1
Blue_Band_3



12.257
0 0.05 0.10
0 0.04 0.07 0.10 km

Marion County Assessor's Office
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This is a partial list of users of this map. It is not intended to be a complete list. It is the responsibility of the user to verify the accuracy and completeness of the information shown on this map.

Location

The properties are located the corner of S US HWY 441 and SE 100th St. The subject properties appear 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 three properties owned by US 441 Development LLC.

Background

The subject parcels are commercially zoned properties owned by US 441 Development LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 100th Street. Parcel 36862-000-00, which is located on the corner of US HWY 441 and SE 100th Street appears to be connected to City water. Both City water and sewer are available for all three parcels.

Table 1

Location	3 parcels totaling 6.59 acres +/- . Parcel numbers 36862-000-00, 36872-001-01, 36872-001-03
Property Owner(s)	US 441 Development LLC
Surrounding Future Land Use Designations	North: Commercial (County/City) South: Commercial/Residential (County/City) East: Commercial (County) West: Commercial (County)
Surrounding Zoning Designations	North: B-5 (County/City) South: B-2/R-1 (County/City) East: B-2/B-5 (County) West: B-5 (County)
Surrounding Existing Uses	North: Commercial (County/City) South: Commercial/Residential (County/City) East: Commercial (County) West: Commercial (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 – These properties have not previously been connected to City sewer. Sewer lines are present along SE 100th Street. Development of these parcels will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

Potable Water – One of the three properties has previously connected to City water. Water lines are present along SE 100th Street. Development of these parcels will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

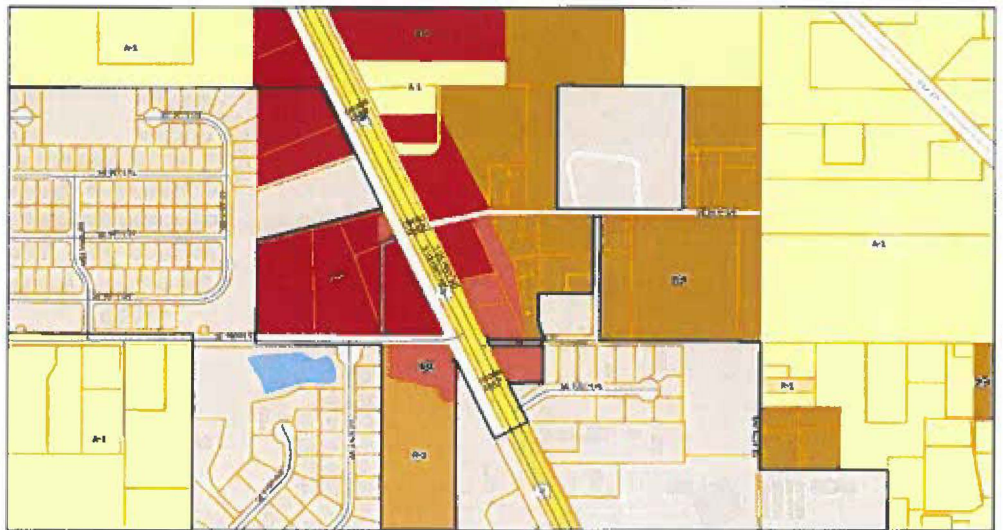
Solid Waste – These properties have not previously received solid waste services. Properties will be required to provide their own commercial solid waste services.

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 properties are 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. Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

Marion County Zoning



3/24/2025, 3:12:41 PM

- Marion County Zoning Classification
 - Municipalities
 - Parcels
 - Streets
- | | | | |
|--|-----|--|-----|
| | B-4 | | R-3 |
| | A-1 | | B-5 |
| | B-2 | | R-1 |
| | | | R-4 |

1:4,514
 0 0.05 0.1 0.2 mi
 0 0.02 0.05 0.1 km

Marion County Property Appraiser - 401 Community Plaza
 Columbia, MO 65203
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 ETR, L.P.S., 20 Carver Boulevard, NDA, MSPWS, Marip

It is not a guarantee of accuracy or completeness. It is not intended to be used as a substitute for a professional survey or other engineering or architectural services.