



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

December 18, 2025

To: Attached Agency List

Re: City of Belleview Annexation Ordinance No. **2025-10**

At their December 18, 2025, meeting the Belleview City Commission adopted the above referenced ordinance (see attached) for the annexation of the following property(s) into the City limits of Belleview:

<u>Ordinance Number</u>	<u>Marion County Tax Parcel #</u>	<u>Addresses As Listed on Marion County Property Appraiser's Web Site</u>
2025-10	#45367-000-00	12050 S US HWY 441

If you have any questions regarding these annexations, or would like to be added to the email distribution of these notices, please contact my office at (352) 245-7021 ext. 2106.

Sincerely,

Kelley L. O'Neill
Planning & Zoning

Enclosure: Agency List
Annexation Ordinance

Mr. Gregory C. Harrell
Marion County Clerk of Court
VIA EMAIL

MC-FLAPKA0236
C/O SPRINT
P.O. Box 165000
Altamonte Springs, FL 32716-5000

Ernest L. Reddick
Department of State
Administrative Code and Register
500 South Bronough St.
Tallahassee, FL 32399-0250
Duke Energy
Attn: Annexation Coordinator – Bay 72
VIA EMAIL

Spectrum
10357 SE Hwy 441
Bellevue, FL 34420

SECO Energy
VIA EMAIL

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

Steve Cohoon
County Engineer
VIA EMAIL

TECO Peoples Gas
316 SW 33rd Ave
Ocala, FL 34474

Marion County Growth Mgmt.
VIA EMAIL

Chief James Banta
VIA EMAIL

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

Governor's Office
Room 1701/The Capitol
Tallahassee, FL 32301

Public Safety Communications
VIA EMAIL

U.F. Business Administration
Bureau of Econ./Bus. Research
VIA EMAIL

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

Captain Greg Lamont
FL Highway Patrol
600 SE 25th Ave
Ocala, FL 34471

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

Mr. Jon Weiss, P.E.
Fl. Dept. of Trans. - District Five
133 S. Semoran Blvd
Orlando, FL 32807

Department of Transportation
719 S Woodland Blvd.
Deland, FL 32720

Postmaster-City of Bellevue
4800 SE 110th Street
Bellevue, FL 34420

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

Municipality Changes
Alcoholic Beverage/Tobacco
725 S Bronough Street
Tallahassee, FL 32399

MC Supervisor of Elections
VIA EMAIL

Federal Labor Relations Authority
225 Peachtree St
Suite 1950
Atlanta, GA 30303-1730

Mrs. Lori Conrad
Marion County School Board
VIA EMAIL

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

Trissanne Keen
Finance and Economic Analysis
VIA EMAIL

WastePro
PO Box 641448
Beverly Hills, FL 34464

Waste Management of Central FL
8708 NE 44th DR.
Wildwood, FL 34785

Personalized Waste Mngt.
838 SE 3rd St
Ocala, FL 34471

Veolia Environmental Services
5111 S Pine Ave, Suite M
Ocala, FL 34480

Consolidated Waste Services
6953 SE 89th St.
Ocala, Fl 34472

Alternative Service, Inc.
P.O. Box 1267
Bellevue, Fl 34421

Heart of Florida Environmental
VIA EMAIL

GFL Environmental Inc
5111 S. Pine Ave
Ocala, FL 34480

Florida Express Environmental
PO Box 5058
Ocala, FL 34478

ORDINANCE NO. 2025-10

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 12.35** 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:

<u>Marion County Tax Parcel</u>	<u>FLU</u>	<u>Zoning</u>
45367-000-00	EC	A-1

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 E2 Farm:

Commence at the Northeast Corner of the NE $\frac{1}{4}$ of Section 6, Township 17 South, Range 23 East, Marion County, Florida; Thence North 89°29'57" West, along the North boundary of said NE $\frac{1}{4}$ a distance of 501.02 feet; Thence departing from said North boundary South 00°50'57" West 50 Feet to the Point of Beginning; Thence continue South 00°50'57" West 949.59 feet to an Intersection with the South boundary of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 6; Thence North 89°25'55" West, along said South boundary 523.07 feet to the Southeast corner of those lands, as described in Official Records Book 1521, Page 739, Publix Records of Marion County, Florida; Thence North 00°34'14" East, along the East boundary of said lands 332.92 Feet to the Northeast corner of said lands; Thence North 89°27'28" West, along the North boundary of said lands 63.41 feet; Thence departing from said North boundary North 00°34'14" East 615.99 feet; Thence South 89°29'57" East, along a line parallel with and 50 feet South as measured perpendicular to the North boundary of said NE $\frac{1}{4}$, a distance of 591.10 feet to the Point of Beginning.

Subject to a 20 feet easement as described in Official Records Book 1521, Page 739 of the Public Records of Marion County, Florida, along the South boundary. And, together with non-exclusive Easement for Ingress, Egress and Utilities, more particularly described as follows: Easement A: Commencing at the Northeast Corner Of the NE $\frac{1}{4}$ Of Section 6, Township 17 South, Range 23 East, Marion County, Florida, Thence North 89°29'57" West, along the North boundary of said NE $\frac{1}{4}$ a distance of 501.02 Feet to the Point of Beginning; Thence departing from said North boundary South 00°50'57" West, 50 Feet; Thence North 89°27'28" West, along a line parallel with and 50.00 feet South as measured perpendicular to the North boundary of said NE $\frac{1}{4}$, a distance of 150.00 feet; Thence North 00°34'14" West 50.00 feet to an Intersection with the aforesaid North boundary of the NE $\frac{1}{4}$; Thence South 89°29'57" East, along the North boundary 150.00 feet to the Point of Beginning. Easement B as described in that certain Construction, Maintenance and Easement Agreement recorded November 24, 2004 in Official Records Book 3878, Pages 1920 through 1936, Public Records of Marion County, Florida.

Also known as Marion County Tax Parcel Number: 45367-000-00.

Said parcel 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 3 to 1 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 18th day of November, 2025. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a 3-1 vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 16th day of December, 2025.

Attest:



Lezli Merritt
City Clerk


CHRISTINE K. DOBKOWSKI
Mayor



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
in the November 27, 2025 and December 4, 2025 editions of the Voice of South Marion
newspaper in accordance with Florida Statutes.

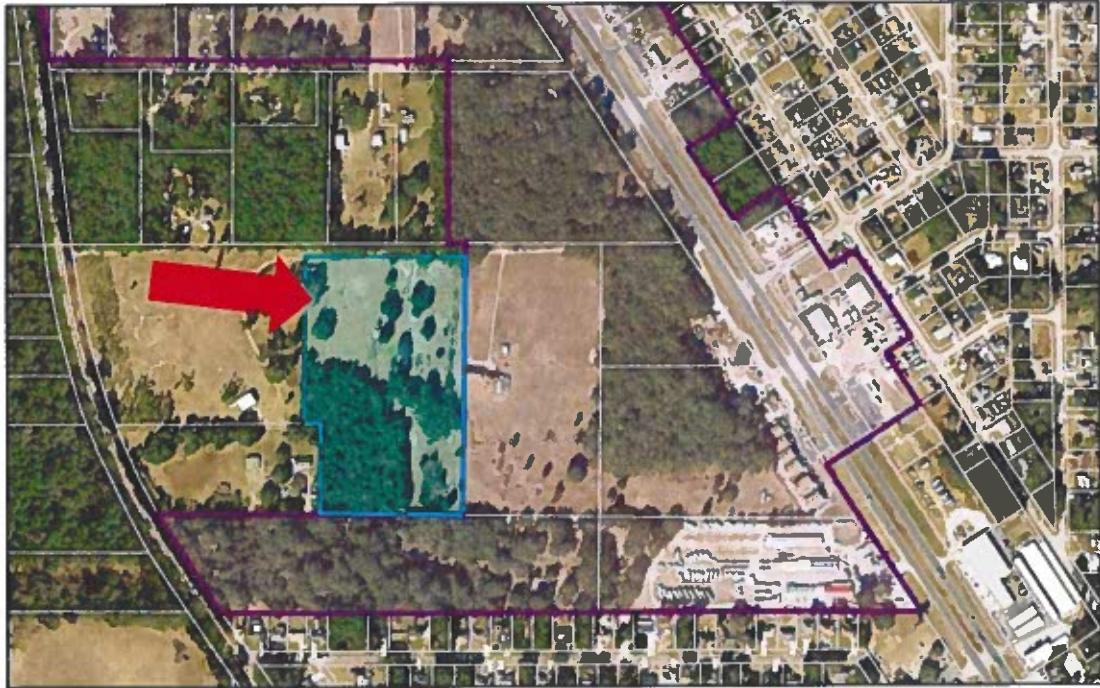


Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Leaders Companies LLC Annexation – AN25-0002

E2 Farm



8/27/2025, 5:56:24 PM

Belleview City Limits 2025
Parcels All
World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
1.2m Resolution Metadata

Scale of 1:10000. The map is based on the following data sources: Esri, DeLorme, Garmin, FAI, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Map data © Esri, Inc. 2025. All rights reserved.