



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: October 1, 2025

Re: Annexation of properties 45367-000-00

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

Parcel # 45367-000-00

This request is scheduled for the following meeting dates:

- Planning and Zoning Board Meeting October 14, 2025 (City Hall 5:30 PM)
- City Commission Meeting (first reading) November 18, 2025 (City Hall 6:00 PM)
- City Commission Meeting (final reading) December 16, 2025 (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'Neill
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 BELLEVUE

Date: 08/27/2025

Planning & Zoning Board Hearing: 10/14/2025
Commission: First Reading 11/18/2025 - Final Reading 12/16/2025

Application Number:

AN25-0002

Project Number:

JAN25-0002

Application Type:

Annexation

Request:

Annexation 45367-000-00

Owner/Applicant:

E2 Farm/Leaders
Development

Agent/Engineer/Architect:

Leaders Companies, LLC

Related Applications:

SSC25-0002

RZ25-0001

RZ25-0002

Parcels #:

45367-000-00

Acreage:

12.35 +/-

Future Land Use:

Marion County –
Employment Center

Zoning:

Marion County – A-1

P&Z Recommendation:**LOCATION MAP**

E2 Farm



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

Bellevue City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



0 225 450 900 m

Scale of Photos, Meter Sources: Esri, TerraMetrics, GeoEye, IGN, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Map data ©

City of Bellevue, Florida

Location

This property is located at 12050 S US HWY 441, which is behind Look-A-Like Plaza. The subject property appears to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0741D.

Request

This application is a request to annex one property owned by E2 Farm.

Background

This application, initiated by the developer, annexes the property into the City of Bellevue. The property is surrounded by agricultural properties. The property has access to US HWY 441. The property is currently on a well and septic, however, future development will remove all structures from the parcel in order to provide an onsite drainage area and part of a retail building. The property to the immediate east is part of the same project and has a pending application to rezone to a commercial zoning.

Table 1

Location	1 parcel totaling 12.35 acres +/-, Parcel number 45367-000-00
Property Owner(s)	E2 Farm
Surrounding Future Land Use Designations	North: Commercial (County) South: Commercial (City) East: Commercial (City) West: Commercial (County)
Surrounding Zoning Designations	North: A-1 (County) South: AG (City) East: AG (City) West: A-1 (County)
Surrounding Existing Uses	North: Residential (County) South: Agricultural (City) East: Residential (City) 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-C0741D.

STAFF ANALYSIS:**1. Concurrency**

Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are present along S US HWY 441. Development of this parcel 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 – This property has not previously been connected to City water. Water lines are present along S US HWY 441. Development of this parcel 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 – This property has not previously received solid waste services. Property 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. Consistency with Adopted Codes and Standards – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

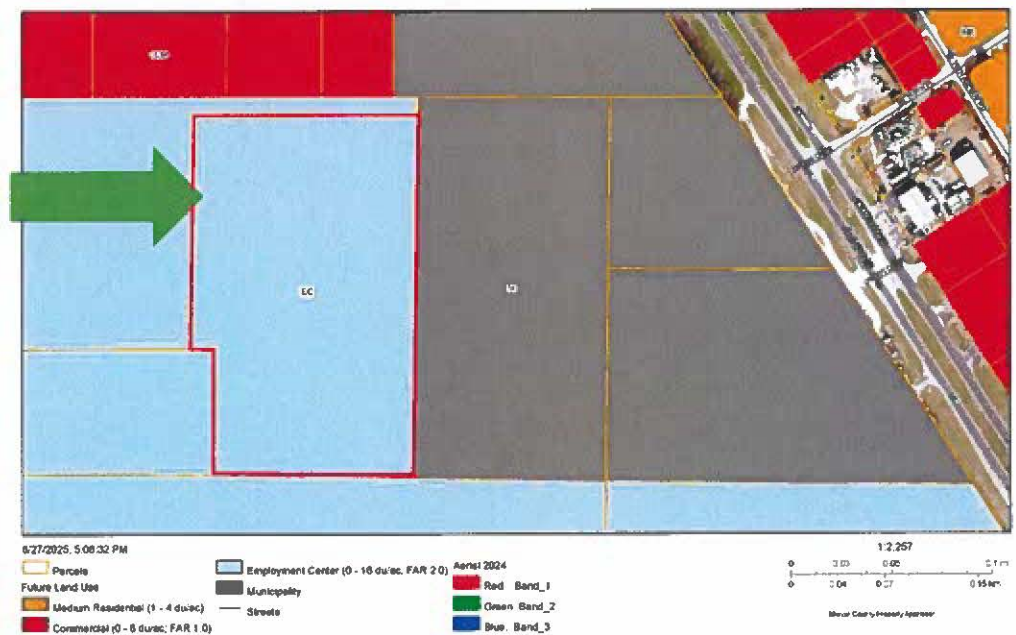
Staff – Staff recommends **APPROVAL** of application AN25-0002 to annex subject properties from Marion County.

Additional Maps

Utility Lines



Marion County Future Land Use

[illegible]

Marion County Zoning



8/27/2025, 5:28:48 PM

Parcels B-3 Streets Green_Band_2
Zoning Classification R-1 Aerial 2024 Blue_Band_3
A-1 Red_Band_1

1:2,257
0 0.03 0.06 0.12
0 0.04 0.07 0.14 mi

Marion County, Indiana

This map is provided "as is" without any warranty, representation or liability for accuracy, completeness or timeliness. The user is responsible for verifying any information and actions taken in reliance on any information shown.