

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
 City Commission Meeting (first reading)
 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

Planning & Zoning

Enclosure:

Staff Report

Gregory C. Harrell Steve Cohoon Superintendent of Operations Marion County Clerk of Court Marion County Public Schools County Engineer PO Box 670 Via email Via email Ocala, FL 34478 Marion County Growth Services Chief James Banta Mounir Bouyounes Marion County Administrator Via email Via email 601 SE 25th Avenue Ocala, FL 34471 Marion County MSTU Marion Co. Property Appraiser Evan Searcy 2710 E. Silver Springs Blvd Marion County Health Dept Attn: Tami McIntyre Via email Ocala, FL 34470 Via email Marion Co Sheriff's Dept MC Supervisor of Elections George Albright Marion County Tax Collector Via email PO Box 1987 503 SE 25th Ave Ocala, FL 34478 Ocala, FL 34471

Mrs. Lori Conrad Marion County Public Schools Marion County 911 Management
Marion County School Board Student Acct & Records Via email
Via email PO Box 670

Ocala, FL 34478



CITY OF BELLEVIEW

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

Belleview City Limits 2025
Parcels All

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

1,2m Resolution Metadata

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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 Belleview. 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	North: Commercial (County)
Land Use	South: Commercial (City)
Designations	East: Commercial (City)
	West: Commercial (County)
Surrounding Zoning	North: A-1 (County)
Designations	South: AG (City)
=2	East: AG (City)
	West: A-1 (County)
Surrounding Existing	North: Residential (County)
Uses	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. <u>Impacts on Affordable Housing</u> No impacts on affordable housing will result from this application.
- Compatibility with Adjacent Land Uses The subject property is located in a residential/commercial area and are surrounded by commercial and residential properties.
- 4. <u>Sprawl Control</u> The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
- 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



