



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: June 8, 2026

Re: Annexation of properties - Rescheduled

RECEIVED

JUN 12 2026

MARION COUNTY ADMIN

The City of Belleview has rescheduled 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 July 14, 2026 (City Hall 5:30 PM)
- City Commission Meeting (first reading) August 18, 2026 (City Hall 6:00 PM)
- City Commission Meeting (final reading) September 15, 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'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

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.

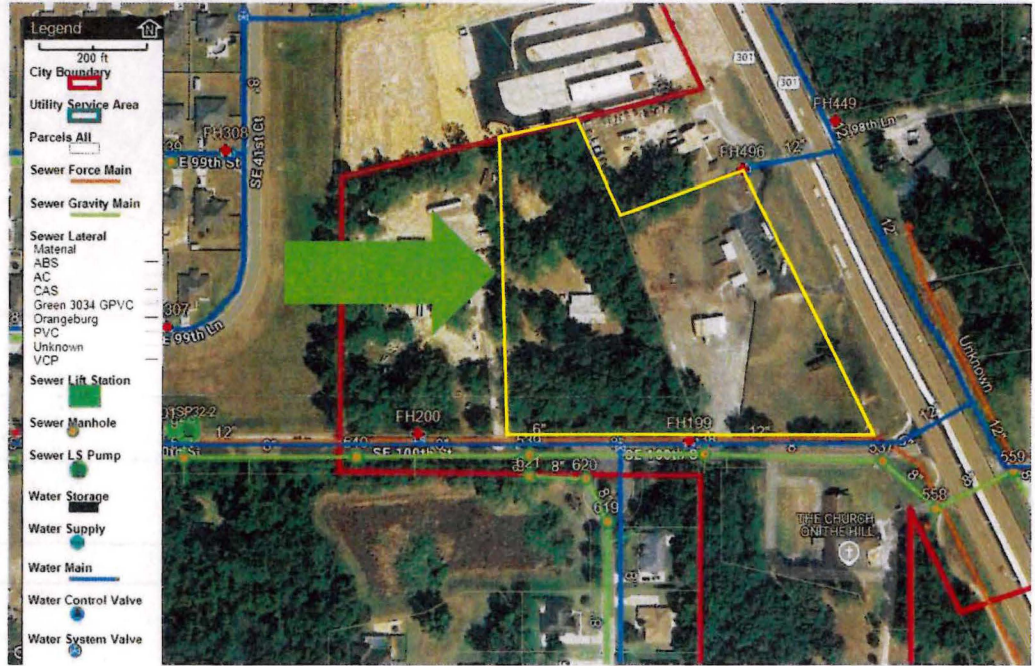
5. Consistency with Adopted Codes and Standards – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

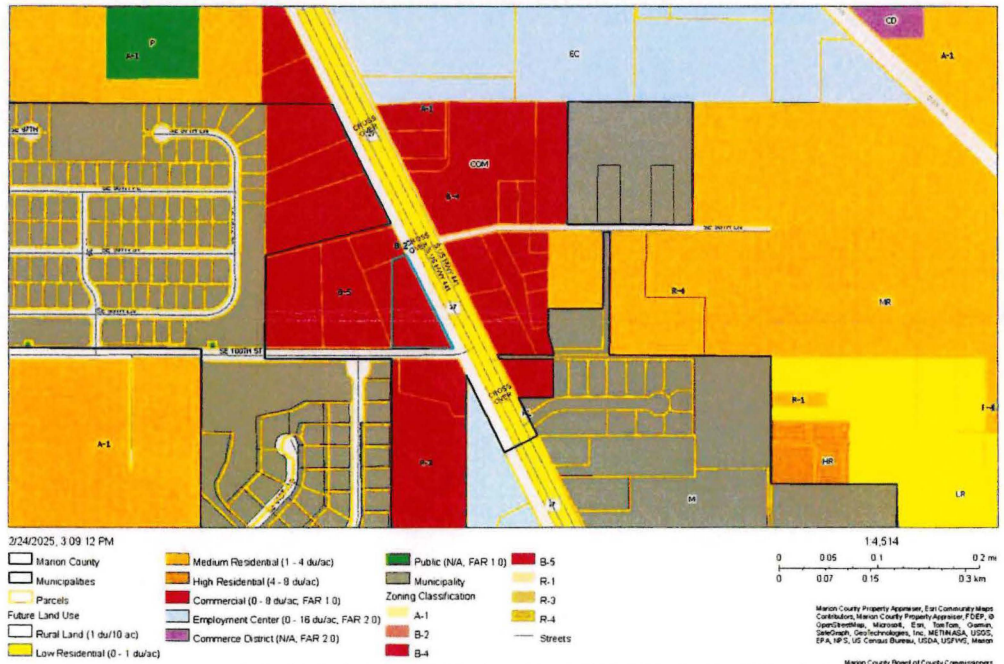
Staff – Staff recommends **APPROVAL** of application AN26-0004 to annex subject properties from Marion County.

Additional Maps

Utility Lines

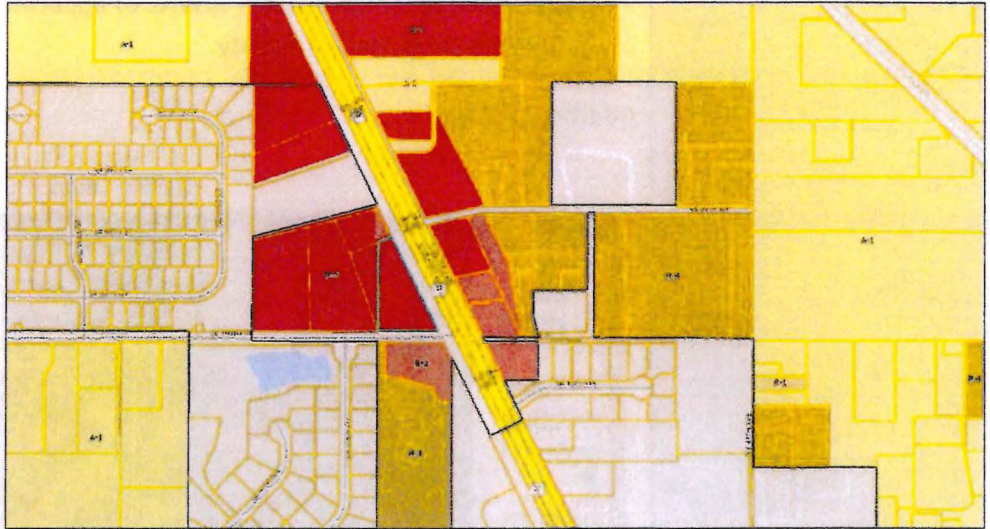


Marion County Future Land Use



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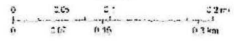
Marion County Zoning



2/24/2025 3:12:41 PM

- Marion County
 - Municipalities
 - Parcels
- | | |
|--|----------------|
| <p>Zoning Classification</p> <ul style="list-style-type: none"> A-1 B-2 B-3 B-4 B-5 R-1 R-3 R-4 | <p>Streets</p> |
|--|----------------|

1:4,514



Marion County Planning Department - 100 Community Mall
Columbus, Indiana 47312
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