



CITY OF BELLEVIEW

City with Small Town Charm

www.bellevuefl.org

Development Services

5525 SE 119th St.

Bellevue, FL 34420

Office: 352-245-7021

dsstaff@bellevuefl.org

To: Attached Agency List

Date: November 26, 2025

Re: Annexation of property 38526-000-00

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

Parcel # 38526-000-00

This request is scheduled for the following meeting dates:

- Planning and Zoning Board Meeting December 9, 2025 (City Hall 5:30 PM)
- City Commission Meeting (first reading) January 20, 2026 (City Hall 6:00 PM)
- City Commission Meeting (final reading) February 17, 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@bellevuefl.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



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CITY OF BELLEVUE

Date: 11/26/2025

Planning & Zoning Board Hearing: 12/09/2025
Commission: First Reading 01/20/2026 - Final Reading 02/17/2026

Application Number:
AN25-0003

Project Number:
JAN25-0003

Application Type:
Annexation

Request:
Annexation of 1 parcel

Owner/Applicant:
Rocio Perez Figueroa

Agent/Engineer/Architect:
Advanced Construction &
Remodeling, LLC

Related Applications:
2025270469 (Marion
County SFR permit)

Parcels #:
38526-000-00

Acreage:
5.20 +/-
1 parcel

Future Land Use:
Marion County – Medium
Residential

Zoning:
Marion County – A-1

P&Z Recommendation:

LOCATION MAP

LOCATION



Location

This property is located at 12183 SE 53rd Terrace Road. 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 Rocio Perez Figueroa.

Background

The subject parcel is agriculturally zoned property owned by Rocio Perez Figueroa. The property is being developed with a single-family home. Marion County has required that the home be connected to City water. Sewer lines are not available on SE 53rd Ter Rd, therefore, Marion County has permitted a septic tank. This application, initiated by the property owner, annexes the property into the City of Bellevue. The property is surrounded by agricultural and residential properties. The properties have convenient access to County HWY 484.

Table 1

Location	1 parcel totaling 5.20 acres +/- . Parcel number 38526-000-00
Property Owner(s)	Rocio Perez Figueroa
Surrounding Future Land Use Designations	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City)
Surrounding Zoning Designations	North: R-3 (City) South: A-1 (County) East: A-1 (County) West: R-3 (City)
Surrounding Existing Uses	North: Residential (City) South: Residential (County) East: Residential (County) West: Residential (City)
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 not present along SE 53rd Terrace Road. Development of this parcel has been authorized a septic tank until such time that sewer is available.

Potable Water – This property has not previously been connected to City water. Water lines are present along SE 53rd Terrace Road. 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. Properties will be required to sign up for City provided 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/agricultural area and is surrounded by agricultural 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:

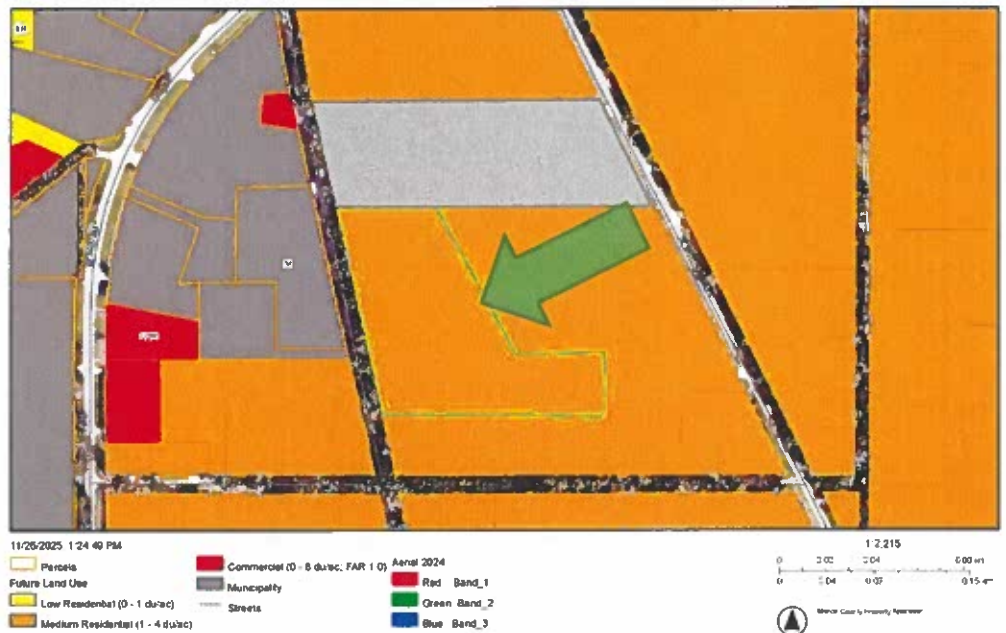
Staff – Staff recommends **APPROVAL** of application AN25-0002 to annex subject properties from Marion County.

Additional Maps

Utility Lines



Marion County Future Land Use



Marion County Zoning



Photo

