



# CITY OF BELLEVIEW

City with Small Town Charm  
[www.belleviewfl.org](http://www.belleviewfl.org)

## Development Services

5525 SE 119<sup>th</sup> St.  
Belleview, FL 34420  
Office: 352-245-7021  
[dsstaff@belleviewfl.org](mailto:dsstaff@belleviewfl.org)

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To: Attached Agency List  
Date: January 29, 2026  
Re: Annexation of properties

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

**Parcel # 3924-021-010**  
**3924-021-011**  
**3924-021-049**  
**3924-021-050**

This request is scheduled for the following meeting dates:

- Planning and Zoning Board Meeting February 10, 2026 (City Hall 5:30 PM)
- City Commission Meeting (first reading) March 17, 2026 (City Hall 6:00 PM)
- City Commission Meeting (final reading) April 21, 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](mailto: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 25<sup>th</sup> 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 25<sup>th</sup> 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 BELLEVIEW

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Date: 01/28/2026

Planning & Zoning Board Hearing: 02/10/2026

Commission: First Reading 03/17/2026 - Final Reading 04/21/2026

**Application Number:**  
AN26-0001

**Project Number:**  
JAN26-0001

**Application Type:**  
Annexation

**Request:**  
Annexation of 4 parcels

**Owner/Applicant:**  
Brian Ehlers Construction  
Company LLC

**Agent/Engineer/Architect:**  
Abshier Engineering

**Related Applications:**  
SSC26-0001

**Parcels #:**  
3924-021-010  
3924-021-011  
3924-021-049  
3924-021-050

**Acreage:**  
1.15 +/-  
4 parcels

**Future Land Use:**  
Marion County –  
Commercial

**Zoning:**  
Marion County – B-5 /R-1

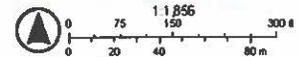
**P&Z Recommendation:**

## LOCATION MAP

Brian Ehlers Construction Company LLC



1/28/2026, 5:55:30 PM



Map data: Esri, DeLorme, Swire, etc. All rights reserved. All trademarks are the property of their respective owners.

### Location

Two of the properties are located on S US HWY 441 just south of Toomey Tools. The other two parcels are located on SE 70<sup>th</sup> Avenue Road, inside the Lake Weir Gardens neighborhood. The subject properties appear 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 four properties owned by Brian Ehlers Construction Company LLC.

### Background

The subject parcels are commercially zoned properties owned by Brian Ehlers Construction Company LLC. This application, initiated by the property owner, annexes the properties into the City of Belleview. The properties are surrounded by commercial and residential properties. The properties have convenient access to US HWY 441 and SE 70<sup>th</sup> Ave Rd. All four parcels are currently vacant.

**Table 1**

Location	4 parcels totaling 1.15 acres +/- . Parcel numbers 3924-021-010, 3924-021-011, 3924-021-049, 3924-021-050
Property Owner(s)	Brian Ehlers Construction Company LLC
Surrounding Future Land Use Designations	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (City)
Surrounding Zoning Designations	North: B-5 (City) South: B-5/R-1 (County) East: R-1 (County) West: B-5 (City)
Surrounding Existing Uses	North: Commercial (City) South: Commercial/Residential (County) East: Residential (County) West: Commercial (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** – These properties have not previously been connected to the City sewer. Sewer lines are present along the southbound side of US HWY 441. Development of these parcels will require connection to sewer at the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

**Potable Water** – These properties have not previously been connected to City water. Water lines are present along the northbound side of US HWY 441. Development of these parcels will require connection to City water at the developer's expense. Public Works staff have 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 Public School 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 AN26-0001 to annex the subject properties from Marion County.

**Additional Maps**

**Utility Lines**



**Marion County Future Land Use**



### Marion County Zoning



1/28/2026, 5:49:48 PM

Municipalities    Zoning Classification    Streets    Green Band\_2  
Marion County    B-5    Aerial 2024    Blue Band\_3  
Parcels    R-1    Red Band\_1



### Photos





Jan 29, 2026 at 11:11:59 AM  
213° SW