



CITY OF BELLEVIEW

City with Small Town Charm

www.belleviewfl.org

Development Services

5525 SE 119th St.

Belleview, FL 34420

Office: 352-245-7021

Fax: 352-307-7708

To: Attached Agency List
Date: January 27, 2026
Re: Small Scale Comprehensive Plan, Future Land Use, and Zoning Map Change for property 45367-000-00

The City of Belleview has scheduled the required meetings for the Small Scale Comprehensive Plan, Future Land Use, and Zoning Map Change application for the following property and is proceeding with the application (also see attached map):

Parcel #45367-000-00

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 area meets the criteria in Section 163.3177(6)(a)9, Florida Statutes. Please let me know if Marion County has any objection(s) to the City's proposed Small Scale Comprehensive Plan, Future Land Use, and Zoning Map Change 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
Planing & Zoning

Enclosure: Location Map and 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 Mgmt
Via email

Chief James Banta
Marion County Fire Rescue
Via email

Mr. Mounir Bouyounes
Marion County Administrator
Via email

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

Ms. Lori Conrad
Marion County School Board
Via email

Marion County Public Schools
Student Acct & Records
PO Box 670
Ocala, FL 34478



CITY OF BELLEVUE

Date: 01/27/2026

Planning & Zoning Board Hearing: 02/10/2026
Commission: First Reading 03/17/2026 - Final Reading 4/21/2026

Application Number:
JSSC25-0002

Project Number:
SSC25-0002

Application Type:
Small Scale
Comprehensive Plan
Amendment

Request:
Amend the City's Future
Land Use and Zoning Maps

Owner/Applicant:
E2 Farm/Leaders
Companies LLC

Agent/Engineer/Architect:
N/A

Parcel #:
45367-000-00

Acreage:
12.35 +/-

**Proposed Future Land
Use:** Commercial

Proposed Zoning:
B-5

P&Z Recommendation:

**Comprehensive Plan
Amendment:** Small Scale

LOCATION MAP

45367-000-00



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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



1:4,222
0 170 340 680 ft
0 50 100 200 m

Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. State of Florida, Vector Map data. City of Bellevue. All rights reserved.

Public Notice

Notice of public hearing was mailed on December 29, 2025, to 8 property owners within 300 feet of the subject property. The City has not received any feedback from those letters.

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 Flood Zone X, as found on Community Panel Number 12083-C0741D of the FEMA maps.

Request

This application is a request to amend the Future Land Use Map of the Bellevue Comprehensive Plan and amend the Official Zoning Map of the City of Bellevue.

Background

The subject property is owned by E2 Farm and was annexed into the city in December 2025. It is surrounded by agricultural and commercial properties and 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 on-site drainage area and part of a retail building. This application amends the Future Land Use Map and Zoning Map to include the property and assigns future land use and zoning designations (Chart 1). The applicant is requesting rezoning from Marion County General Agriculture (A-1) to City Wholesale Business (B-5) and land use change from Marion County Employment Center to City of Belleview Commercial. The proposed commercial Future Land Use and B-5 zoning categories are appropriate to the proposed use and compatible with adjacent areas.

Table 1

Future Land Use Map Request	From: Employment Center (County) To: Commercial (City)
Zoning Map Request	From: A-1 (County) To: B-5 (City)
Location	One parcel totaling 12.35 acres +/- . Parcel number 45367-000-00
Property Owner(s)	E2 Farm
Surrounding Future Land Use Designations	North: Commercial (County) South: Employment Center (City – to be changed this year) East: Commercial (City) West: Commercial (County)
Surrounding Zoning Designations	North: A-1 (County) South: A-1 (City – to be changed this year) East: B-5 (City) West: AG (County)
Surrounding Existing Land Uses	North: Residential (City/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 in Flood Zone X, as found on Community Panel Number 12083-C0741D of FEMA maps.

STAFF ANALYSIS:

1. **Concurrency**

Sanitary Sewer – This property has not previously been connected to the City sewer. Sewer lines are present along S US 441. Development of this parcel 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 – 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 the developer's expense. Public Works staff have indicated adequate capacity to serve the proposed land use and zoning.

Solid Waste – This property has not previously received solid waste services. Development of commercial property will require a privately provided commercial dumpster service.

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 – Marion County schools will not be affected by this change. Marion County Public Schools 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 corridor and is 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.

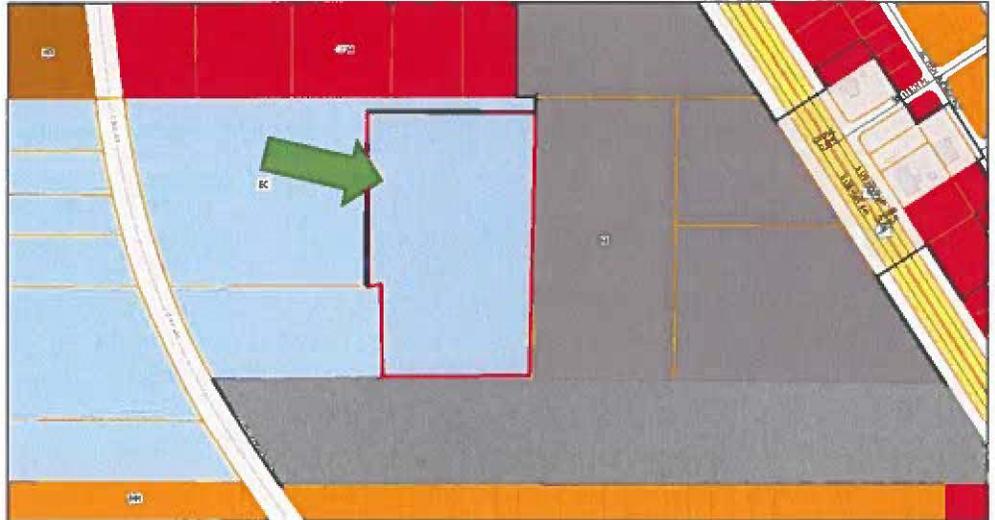
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application SSC25-0002 to change the subject property from existing Marion County future land use and zoning designations to City of Belleview designations as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

- a. The proposed amendments are the result of the purchase.
- b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
- c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not promote urban sprawl.
- d. The proposed amendments do not grant concurrency for the subject properties, and concurrency review will be required prior to any development.

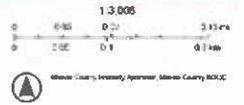
Future Land Use Maps

Existing FLU



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- | | | |
|----------------|-----------------------------------|---|
| Municipalities | Medium Residential (1 - 4 du/ac) | Employment Center (0 - 18 du/ac, FAR 2.0) |
| Manon County | High Residential (4 - 8 du/ac) | Municipality |
| Parcels | Commercial (0 - 6 du/ac, FAR 1.0) | Streets |

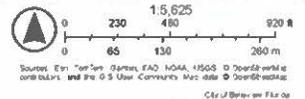


Proposed FLU



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- | | |
|----------------------------|---------------------------|
| Belleview City Limits 2025 | Belleview Future Land Use |
| Parcels All | MC |



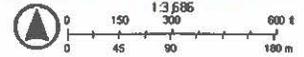
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Zoning Maps

Existing Zoning



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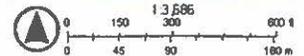


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Proposed Zoning



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