



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: March 19, 2024
Re: Annexation of property 38510-005-03

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 #38510-005-03

This request is scheduled for the following meeting dates:

- City Commission Meeting (first reading) - April 16, 2024 (City Hall 6:00 PM)
- City Commission Meeting (final reading) - May 21, 2024 (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

Mr. Gregory C. Harrell
Marion County Clerk of Court
Via email

Superintendent of Operations
Marion County Public Schools
PO Box 670
Ocala, FL 34478

Steven Cohoon
County Engineer
Via email

Charles Varadin
Marion County Growth Mgmt
Via Email

Chief James Banta
Marion County Fire Rescue
2631 SE 3rd ST
Ocala, FL 34471

Mr. Mounir Bouyounes
Marion County Administrator
601 SE 25th Avenue
Ocala, FL 34471

Marion Co. Property Appraiser
Attn: Tami McIntyre
Via email

Mr. Dan Dooley
Marion County Health Dept
1801 SE 32nd Avenue
Ocala, FL 34471

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
Attn: Wesley Wilcox
PO Box 289
Ocala, FL 34478

Ms. Nancy Thrower
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: 03/04/2023

Planning & Zoning Board Hearing: 03/12/2024
Commission: First Reading 04/16/2024 - Final Reading 05/21/2024

Application Number:
AN24-0001

Project Number:
JAN24-0001

Application Type:
Annexation

Request:
Annexation of one parcel

Owner/Applicant:
Souls Harbor First
Pentecostal Church, Inc.

Agent/Engineer/Architect:
Unknown

Parcels #:
38510-005-03

Acreage:
2.42 +/-

Future Land Use:
Marion County – COM,
Commercial

Zoning:
Marion County – B-4

P&Z Recommendation:
APPROVAL

LOCATION MAP

Bellevue Development Services Data



3/4/2024, 3:48:32 PM

Parcels All View  Bellevue City Limits View Revised

• Parcel Pts All View



1:3,138
0 125 250 500 ft
0 37.5 75 150 m
Scale of Feet, Meters

This map is provided "as is" without any warranty or representation of accuracy, completeness, non-harmfulness, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Location

The property is located at 12600 SE HWY 484, Bellevue. SE HWY 484 is a paved, Marion County maintained, road.

Request

This application is a request to annex the listed property into the City of Bellevue.

Background

The subject property is owned by Souls Harbor First Pentecostal Church, Inc. This application, initiated by the owner, annexes the property into the City of Bellevue. This application is in conjunction with redevelopment of the property, along with an expansion of Souls Harbor First Pentecostal Church. The City has not yet received any applications or concept plans of the expansion project. There is currently a house on the property where the previous property owner lives. The house is currently connected to a well and septic. Souls Harbor has indicated that there will be no development of this parcel until the house is vacant. The property will then be redeveloped as part of an expansion of Souls Harbor. This parcel is contiguous to

the City's boundaries. The property is surrounded by commercial and residential properties. The property has convenient access to SE HWY 484. Public water and sewer are available.

Table 1

Location	Two parcels totaling 2.42 acres +/- . Parcel numbers 38510-005-03
Property Owner(s)	Souls Harbor First Pentecostal Church Inc
Surrounding Future Land Use Designations	North: Commercial (City) South: Commercial (City) East: Residential (County) West: Commercial (City)
Surrounding Zoning Designations	North: B-4 (City) South: B-4 (City) East: R-1 (County) West: B-4 (City)
Surrounding Existing Land Uses	North: Commercial (City) South: Commercial (City) 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 – The property has not previously been connected to City sewer. Sewer lines are currently present along SE HWY 484. Development of this parcel will require connection to City sewer at developer expense. Staff has indicated adequate capacity to serve the proposed land use and zoning.

Potable Water - The property has not previously been connected to City water. Water lines are currently present along SE HWY 484. Development of this parcel will require connection to City water at developer expense. Staff has indicated adequate capacity to serve the proposed land use and zoning.

Solid Waste – The property has not previously received 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.

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 just off a 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:

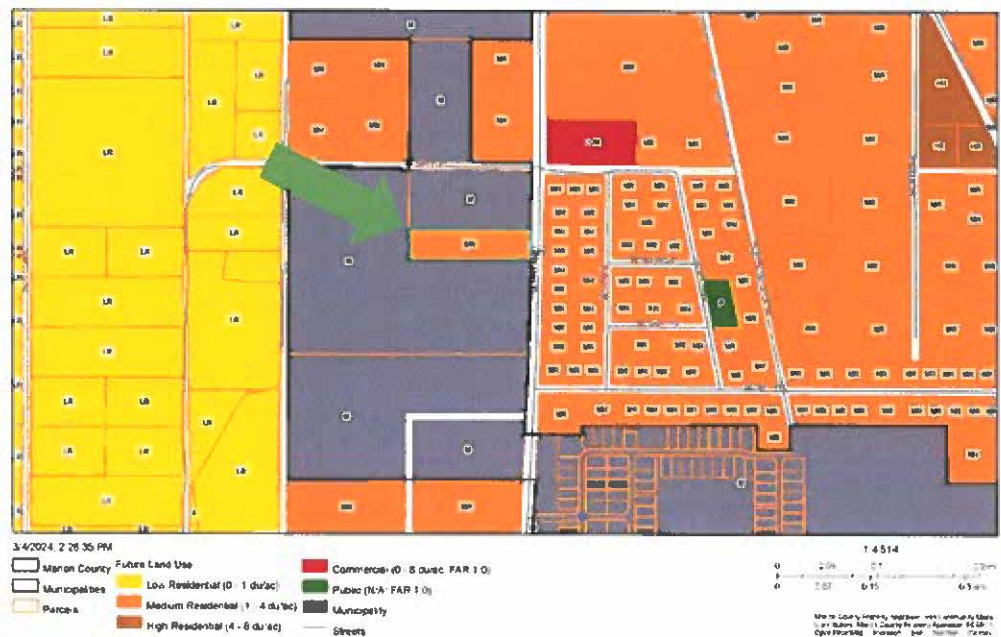
Staff – Staff recommends **APPROVAL** of application AN24-0001 to annex subject property from Marion County.

Additional Maps

Utility Lines

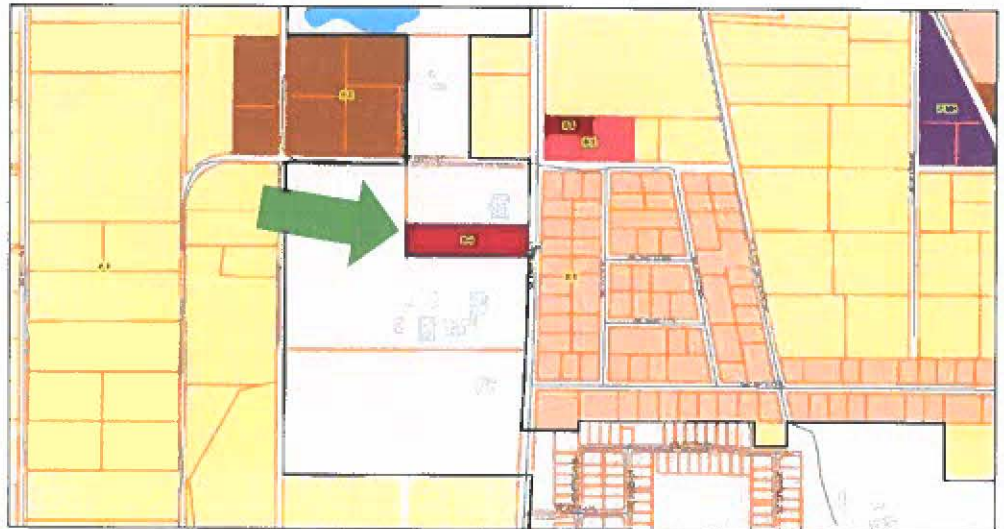


Marion County Future Land Use



This map is provided for informational purposes only. It is not a legal document. The map is subject to change without notice. The map is not a guarantee of any future action. The map is not a representation of any future action. The map is not a representation of any future action.

Marion County Zoning



3/6/2024, 2:27:51 PM

Marion County Zoning Classification
 Municipalities
 Precincts

B-4
 B-5
 P-MH
 R-1
 R-2
 R-E

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Marion County, Indiana, is a county located in the northern part of the state. It is named after the Marion family, who were prominent in the early history of the state. The county is known for its agriculture, particularly in the production of corn and soybeans. It is also home to several small towns and cities, including Marion, which is the county seat.

This is a preliminary map and should not be used for legal purposes. It is subject to change without notice. The map is provided for informational purposes only. The Marion County Board of Commissioners is responsible for the final version of the map.