



CITY OF BELLEVIEW

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

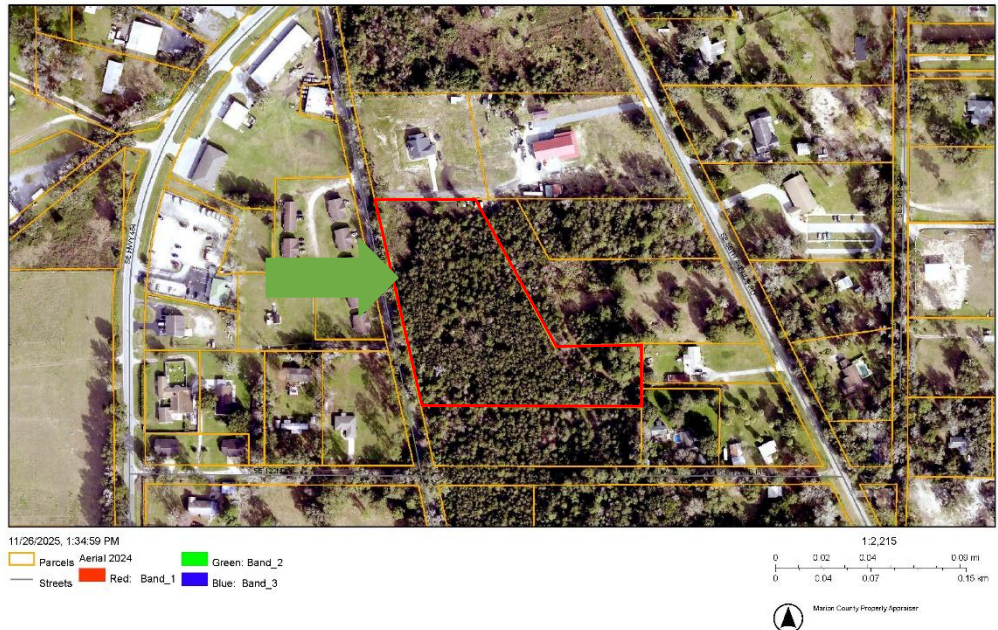
Future Land Use:
Marion County – Medium
Residential

Zoning:
Marion County – A-1

P&Z Recommendation:
Approval

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 nitrogen reducing septic tank. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has 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 nitrogen reducing 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.

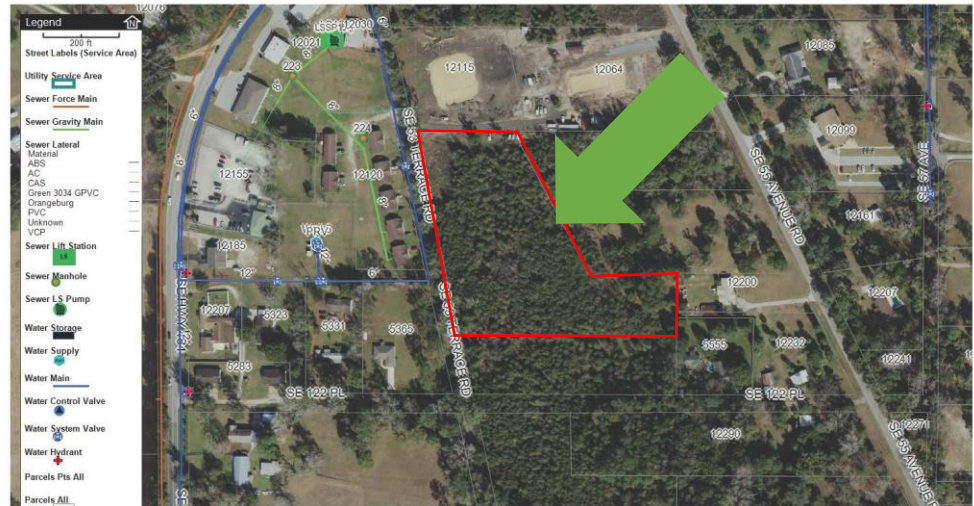
5. Consistency with Adopted Codes and Standards – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN25-0003 to annex subject properties from Marion County.

Additional Maps

Utility Lines



Marion County Future Land Use



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Parcels
Future Land Use
Low Residential (0 - 1 du/ac)
Medium Residential (1 - 4 du/ac)

Commercial (0 - 6 du/ac; FAR 1.0)
Municipality
Streets

Aerial 2024

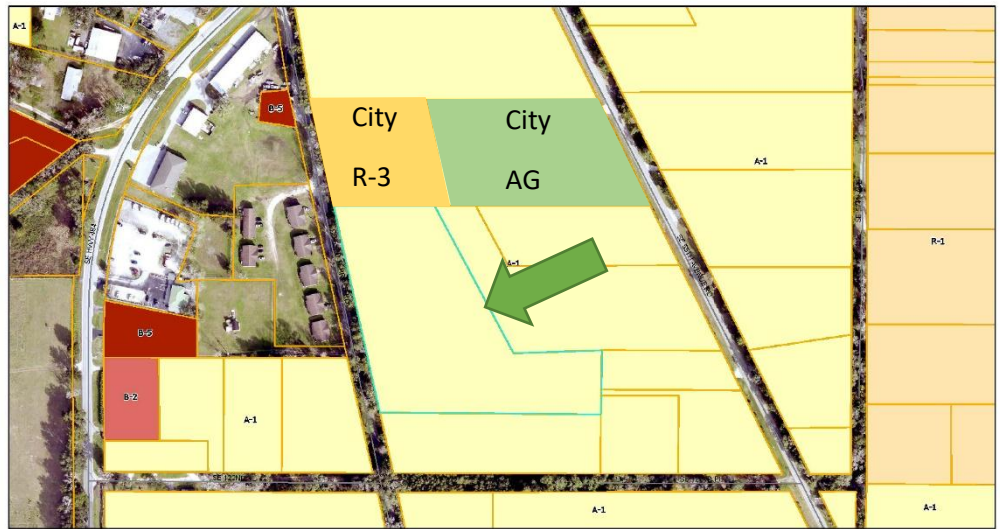
Red: Band_1
Green: Band_2
Blue: Band_3

1:2,215

0 0.02 0.04 0.06 0.08 0.10 mi
0 0.04 0.07 0.10 km

Marion County Property Information

Marion County Zoning



Photo

