

## ORDINANCE NO. 2026-03

### AN ORDINANCE ANNEXING TO THE CITY OF BELLEVUE, FLORIDA, CERTAIN LANDS IN MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION AND DESCRIBING THE AREA TO BE ANNEXED, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a Petition for immediate annexation of the following parcel of land, lying and being in the unincorporated area of Marion County and lying contiguous to the City of Bellevue, Florida, has been filed with the City of Bellevue; and

**WHEREAS**, said land is comprised of **one (1) parcel, totaling 5.20** acres more or less; and

**WHEREAS**, said properties are more particularly described herein-below and is comprised of land lying and being in Marion County, Florida; and

**WHEREAS**, Marion County has submitted no objection to annexation by the City of Bellevue of the herein described lands; and

**WHEREAS**, Marion County has existing Comprehensive Plan Future Land Use (FLU) and Zoning designations on said lands as follows:

<u>Marion County Tax Parcel</u>	<u>FLU</u>	<u>Zoning</u>
38526-000-00	Medium-Residential	A-1

**WHEREAS**, the properties to be annexed will be subject to the City Comprehensive Plan Future Land Use designation and the City of Bellevue zoning classification most consistent with the existing classifications (unless otherwise requested by the property owner) as designated on the official maps of Marion County Florida; and

**WHEREAS**, the City of Bellevue believes it is in the public interest for said land to be annexed into the City in accordance with Section 171.044, Florida Statutes; and

**WHEREAS**, said unincorporated area to be annexed meets the standards of Section 171.042, Florida Statutes, and such required reports setting forth plans to provide urban services are on file with the City Engineer; and

**WHEREAS**, said unincorporated areas to be annexed meet the general standards of Subsection (1) and Subsection (2)(c) of Section 171.043, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of Belleview, Florida, as follows:

**Section 1.** The City Commission of the City of Belleview, Florida, in accordance with the powers given and granted to said City of Belleview in and by Chapter 171, Florida Statutes, does hereby extend the City limits of the City of Belleview so as to include therein the following described territory, which is adjacent thereto and more particularly described as follows:

**The following described parcels of land owned by Rocio Perez Figueroa:**

A portion of Lots 1, 2, and 3, Block 90 as shown on the plat of the "Town of Belleview" as recorded in Plat Book "A", Pages 15A and 15B of the public records of MARION County, Florida, being more particularly described as follows:

Begin at a concrete monument at the Northeast corner of said Lot 1: thence S 00° 44' 10" E, along the East line of said Lot 1 a distance of 164.53 feet, to a concrete monument; thence S 89° 08' 07" W, along a line 154.5 feet North of and parallel with the South line of said Lot 1, a distance of 580.22 feet, to a concrete monument on the Easterly right of way line of S.E. 53<sup>rd</sup> Terrace (40 feet wide); thence N 12° 49' 19" W, along said Easterly right of way line 548.68 feet, to an iron pin and cap; thence N 89° 19' 59" E, along a line 604.04 feet South of as measured at right angles to and parallel with the North line of Lot 4 of said Block 90 a distance of 269.43 feet, to a concrete monument; thence S 27° 33' 46" E a distance of 415.85 feet, to a concrete monument on the North line of said Lot 1; thence N 89° 05' 08" E, along said North line 238.00 feet, to the point of beginning.

Parcel Identification Number: 38526-000-00

Said parcel of land also being depicted on the map attached hereto as Exhibit A.

**Section 2.** The properties to be annexed shall be subject to City taxes and debts in accordance with Section 171.061 Florida Statutes.

**Section 3.** No homestead located in said area shall be reduced in area because of its inclusion in the City Limits of the City of Belleview.

**Section 4.** The additional territory annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved, as those classifications appear in the comprehensive plan and zoning ordinances of Marion County, Florida, until such time as the City of Belleview adopts a comprehensive plan future land use and zoning designation for the annexed property as described above.

**Section 5.** The comprehensive plan future land use and zoning designation adopted by the City for the additional territory annexed herein shall be based upon the City future land use and zoning district which is in compliance with its Comprehensive Plan and which is closest to

the Marion County future land use and zoning classification in effect at the time of annexation or as otherwise requested by the property owner.

**Section 6.** All ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

**Section 7.** It is the intention of the City Commissioners and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

**Section 8.** This Ordinance shall become effective immediately upon adoption.

#### **CERTIFICATE OF ADOPTION AND APPROVAL**

The above and foregoing ordinance was duly read and approved upon **First Reading** by a \_\_\_\_\_ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 20<sup>th</sup> day of January, 2026. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a \_\_\_\_\_ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 17<sup>th</sup> day of January, 2026.

Attest:

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CHRISTINE K. DOBKOWSKI  
Mayor

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Lezli Merritt  
City Clerk

Approved as to Form and Legality for the  
Use and Benefit of the City of Belleview only:

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FREDERICK E. LANDT, III  
City Attorney

**CERTIFICATE OF ADVERTISING**

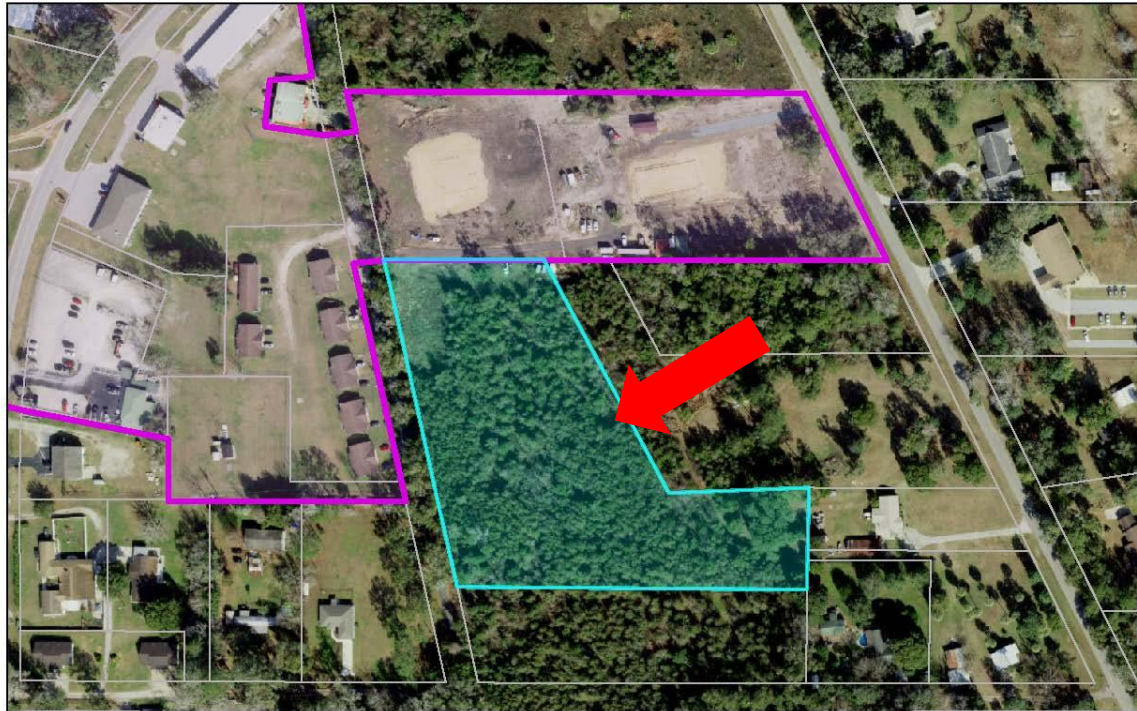
**I HEREBY CERTIFY** that foregoing Ordinance was advertised for a Public Hearing in the \_\_\_\_\_ and \_\_\_\_\_, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

\_\_\_\_\_  
Lezli Merritt  
City Clerk


Exhibit A


City of Belleview  
Figueroa Annexation – AN25-0003

38526-000-00



12/30/2025, 4:10:06 PM

 Belleview City Limits 2025

 Parcels All

World Imagery

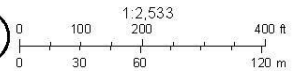
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor, Map data

City of Belleview, Florida

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