



## CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers, 1600 Nela Ave, Belle Isle FL

Held the 1st and 3rd Tuesday of Every Month

Tuesday, January 06, 2026 \* 6:30 PM

### AGENDA

#### City Council

Mayor Jason Carson

Vice-Mayor – Commissioner Jim Partin, District 7

District 1 Commissioner – Frank Vertolli | District 2 Commissioner – Holly Bobrowski |

District 3 Commissioner – Karl Shuck | District 4 Commissioner – Bobby Lance |

District 5 Commissioner – Beth Lowell | District 6 Commissioner – Stan Smith

Welcome to the City of Belle Isle City Council meeting. Please silence all technology during the session. Thank you for participating in your City Government.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** - Commissioner Bobby Lance, District 4
3. **Public Comments & Announcements** - Persons desiring to address the Council must complete and provide the City Clerk with a yellow "Request to Speak" form, limited to three (3) minutes, with no discussion. When the Mayor recognizes you, state your name and address and direct all remarks to the Council as a body.
4. **Presentations**
  - a. Levi Davis - Eagle Scout Project
  - b. Kenneth Derick, Sr Principal Engineer, Universal Engineering Services
5. **Consent Items** - These items are considered routine, and one motion will adopt them unless a Council member requests before the vote on the motion that an item be removed from the consent agenda and considered separately.
  - a. Approval of the City Council Meeting Minutes - December 16, 2025
6. **Unfinished Business**
  - a. 3904 Arajo Court - Update
7. **New Business**
  - a. **FIRST READING AND CONSIDERATION - ORDINANCE 2026-01**: AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 42, ARTICLE III, TO CREATE A NEW SECTION 42-73 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 205-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.
  - b. Appointment of Primary and Alternate Members for Advisory Committees: TSMO, TAC, and Vision Zero Task Force.
8. **Attorney's Report**
9. **City Manager's Report**
  - a. City Manager's Report and Work Plan
  - b. Chief's Report
  - c. Public Works Report
10. **Mayor's Report**
11. **Commissioners Report**
12. **Adjournment**



# Navigating the Eagle Scout Service Project

## Information for Project Beneficiaries

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### Thank You and Congratulations

Congratulations on your selection as an Eagle Scout service project beneficiary, and thank you for the opportunity you are making available to an Eagle Scout candidate. Support from community organizations is important to Scouting—just as important as Scouting’s contributions are to the community. Scouts provide important services, and benefiting organizations such as yours provides a vehicle for personal growth.

### The Eagle Scout Rank and the Service Project

Service to others is an important part of the Scout Oath: “... to help other people at all times.” Each year tens of thousands of Scouts strive to achieve the coveted Eagle Scout rank by applying character, citizenship, and Scouting values in their daily lives. One of the rank requirements is to *plan, develop, and give leadership to others in a service project helpful to any religious institution, school, or community*. Through this requirement, Scouts practice what they have learned and gain valuable project management and leadership experience.

### Typical Projects

There are thousands of possible Eagle Scout projects. Some involve building things, and others do not. There have been all kinds: making birdhouses for an arboretum, conducting bicycle safety rodeos, constructing park picnic tables or benches, upgrading hiking trails, planting trees, conducting well-planned blood drives, and on and on. Other than the general limitations noted below, there are no specific requirements for project scope or for how many hours are worked, and there is no requirement that a project have lasting value. What is most important is the *impact or benefit* the project will provide to your organization. In choosing a project, remember it must be something a group with perhaps limited skills can accomplish under the leadership of your Eagle Scout candidate. In order to fulfill the requirement, the *Scout* must be the one to lead the project. Therefore, it is important that you work with the Scout and not with the Scout’s parents or leaders.

### Project Restrictions and Limitations

- Fundraising is permitted only for facilitating a project. Efforts that primarily collect money, even for worthy charities, are not permitted.
- Routine labor, like a service Scouts may provide as part of their daily lives such as mowing or weeding a church lawn, is not normally appropriate. However, if project scale and impact are sufficient to require planning and leadership, then it may be considered.
- Projects are not to be of a commercial nature or for a business, though some aspects of a business operation provided as a service, such as a community park, may qualify.
- The Scout is not responsible for any maintenance of a project once it is completed.

### Approving the Project Proposal and Project Scheduling

Once a potential project is identified, you must approve your Scout’s proposal. Regular communications with the Scout can make this quick and easy, but be sure you have both discussed and considered all aspects of the project to ensure your Scout has a clear understanding of your expectations and limitations. Keep in mind the Scout’s proposal is merely an overview—not a comprehensive plan.

Some projects may take only a few weeks or months to plan and carry out, while others may take longer. Scouts working toward the Eagle rank are typically busy, so scheduling flexibility may be important. The proposal must also have several approvals, besides yours, before project planning occurs and work begins. Therefore, if a proposed project must be completed by a certain rapidly approaching date, it may be a good idea to consider something different. Remember, too, that all work must be completed before the Scout’s 18th birthday.

## Approving Project Plans

After the proposal is approved by the BSA local council, your Scout must develop a plan for implementing the project. Before work begins, you should ask to see the plan. It may come in any format you desire or are willing to accept. It could even be a detailed verbal description. That said, the BSA includes a “Project Plan” form in your *Scout’s Eagle Scout Service Project Workbook*, and we recommend that you ask your Scout to use it. If in your plan review you have any concerns the project may run into trouble or not produce the results you want, do not hesitate to require improvements *before* work begins.

## Permits, Permissions, and Authorizations

- If the project requires building permits, etc., your Scout needs to know about them for planning purposes. However, your organization must be responsible for all permitting. This is not a duty for the Scout.
- Your organization must sign any contracts.
- If digging is involved, it is your responsibility to locate, mark, and protect underground utilities as necessary.
- If you need approval from a committee, your organization’s management, or a parent organization, etc., be sure to allow additional time and let the Scout know if their help is needed.

## Funding the Project

Eagle service projects often require fundraising. Donations of any money, materials, or services must be preapproved by the BSA unless provided by your organization; by the Scout or the Scout’s parents or relatives; or by the Scout’s unit or its chartered organization. The Scout must make it clear to donors or fundraising event participants that the money is being raised on the project beneficiary’s behalf, and that the beneficiary will retain any leftover funds. If receipts are needed, your organization must provide them. If your organization is not allowed to retain leftover funds, you should designate a charity to receive them or turn them over to your Scout’s unit.

## Supervision

To meet the requirement to “give leadership to others,” your Scout must be given every opportunity to succeed independently without direct supervision. The Scout’s unit must provide adults to assist or keep an eye on things, and your organization should also have someone available. The Scout, however, *must* provide the leadership necessary for project completion without adult interference.

## Safety

Through the proposal and planning process, the Scout will identify potential hazards and risks and outline strategies to prevent and handle injuries or emergencies. Scouts as minors, however, *cannot be held responsible for safety*. Adults must accept this responsibility. Property owners, for example, are responsible for issues and hazards related to their property or employees and any other individuals or circumstances they would normally be responsible for controlling. If during project execution you have any concerns about health and safety, please share them with the Scout and the unit leaders so action may be taken. If necessary, you may stop work on the project until concerns are resolved.

## Project Completion and Approval

After the project has been completed, your Scout will ask for your approval on their project report. The report will be used in the final review of the Scout’s qualifications for the Eagle Scout rank. If the Scout has met your reasonable expectations, you should approve the project; if not, you should ask for corrections. This is not the time, however, to request changes or additions beyond what was originally agreed.

The Eagle Scout service project is an accomplishment a Scout will always remember. Your reward will be a helpful project and, more important, the knowledge you have contributed to a young Scout’s growth.





## CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, December 16, 2025 \* 6:30 PM  
**MINUTES**

**Present was:**

Mayor – Jason Carson  
District 1 Commissioner – Frank Vertolli  
District 2 Commissioner – Holly Bobrowski  
District 3 Commissioner – Karl Shuck  
District 4 Commissioner – Bobby Lance  
District 5 Commissioner – Beth Lowell  
District 6 Commissioner – Stan Smith  
District 7 Commissioner – Jim Partin

**Absent was:**

**1. Call to Order and Confirmation of Quorum**

Mayor Carson called the meeting to order at 6:30 p.m., and the Clerk confirmed the presence of a quorum. City Manager Rudometkin, Deputy Chief Millis, Attorney Langley, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

**2. Invocation and Pledge to Flag** - Commissioner Karl Shuck, District 3  
Comm Shuck led the invocation and Pledge to the Flag.

**4. Public Comments & Announcements - na**

Mayor Carson opened for public comment. There being none, he closed the public comment section.

**3. Presentations**

- a. Consideration and Appointment for Special Events Committee Member – Tanya Moenchmeier  
The Council welcomed Tanya Moenchmeier.  
After the presentation, Comm Smith moved to appoint Tanya Moenchmeier to the Special Events Committee.  
Comm Partin seconded the motion, which passed unanimously 7:0.
- b. Consideration and Appointment for Special Events Committee Member – Carly Olson  
City Manager Rudometkin stated that Ms. Olson was not present; however, Comm. Bobrowski noted that she previously met with Ms. Olson and would be a great addition to the Committee.  
After a brief discussion, Comm Smith moved to appoint Carly Olson to the Special Events Committee.  
Comm Lowell seconded the motion, which passed unanimously 7:0.
- a. Consideration and Appointment for Budget Committee Member – Sharon Harkey  
The Council welcomed Sharon Harkey.  
After the presentation, Comm Lowell moved to appoint Sharon Harkey to the Budget Committee.  
Comm Lance seconded the motion, which passed unanimously 7:0.

**5. Consent Items**

- a. Approval of meeting minutes - November 4, 2025
- b. Approval of meeting minutes - November 18, 2025
- c. Approval of Mutual Aid Agreement Child Abduction Response Team (CART)
- d. Approval of Contract Pedestrian & Bicycle Safety High Visibility Enforcement and Support Program FY 2026
- e. November 2025 Monthly Reports: PD, Finance (<https://cleargov.com/florida/orange/city/belle-isle>), and Fire

Mayor Carson called for a motion to approve items a and e as presented.

**Comm Lowell moved to approve items a and e as presented.**

**Comm Partin seconded the motion, which passed unanimously 7:0.**

## 6. Unfinished Business

### a. 3904 Arajo Court – Update and Demo Contract

City Manager Rudometkin provided an update on the Arajo Court property and the proposed demolition contract, which requires council approval. The condemnation notice was published and expired on December 9. CM Rudometkin reported that Mr. Bernard, the Homeowner, and Ms. Leizer have been actively removing debris and personal items from the home and have significantly cleaned the property. The demolition contractor confirmed continued interest in the project but indicated demolition cannot occur until January 2026 due to the holiday schedule. The proposed action is to approve the demolition contract at this meeting so the contractor may proceed with permitting in advance of the January demolition. Mr. Bernard and Ms. Leizer were present to answer questions and address the council, including any request to reconsider demolition. Council was advised that it may proceed to approve or deny the demolition contract.

Mr. Bernard addressed the council on behalf of Ms. Leizer, requesting that demolition be postponed. He reported substantial interior cleanup, removal of debris, and inspections indicating no significant structural damage, mold, or truss failure. Third-party contractors reportedly confirmed the structure is sound, with repairs primarily needed for code compliance, windows, doors, and exterior improvements. Estimated costs were provided, and Bernard stated that funding is now secured through refinancing and other financial resources. They requested additional time to demonstrate that the home is repairable and are committed to promptly improving the exterior.

The staff acknowledged the cleanup efforts, and Council expressed appreciation for the work completed. Several commissioners stated their primary concerns were the prolonged timeline (spanning several years), the financial risk to the homeowner, and the city's responsibility to uphold code enforcement and neighborhood standards. The Council emphasized that prior assurances and timelines had not been met and noted that the house had already been approved for demolition. The Council discussed the importance of immediate exterior improvements, including debris removal, yard maintenance, and overall curb appeal, as a prerequisite to any reconsideration. There was general agreement that the exterior must be brought to a presentable condition promptly and maintained consistently. Interior renovations were viewed as secondary, provided exterior conditions and code compliance are maintained.

The City Manager advised that expectations must be realistic and that all work must follow permitting and inspection requirements. Council emphasized the need for accountability, proof of funding, and regular progress updates to avoid repeating past delays. Several commissioners expressed compassion for the homeowner while reiterating the city's obligation to residents and the financial costs incurred by prolonged enforcement actions. The consensus was that the council is willing to consider postponing demolition only if measurable progress is made.

**After discussion, Comm Lance moved to stay the demolition contract for 3904 Arago Court and revisit the matter at the second council meeting in January 2026 to evaluate progress and commitment toward rehabilitation of the property. The motion was seconded by Comm Partin.**

Clarification was provided by CM Rudometkin that the intent of the motion was to stay both the demolition contract and the condemnation proceedings from moving forward at this time. It was noted that regular progress updates are expected, though not formally included in the motion. City Attorney Langley confirmed that no additional public notice would be required should demolition proceed in the future, as prior notice requirements had been met and the property owner, Ms. Leizer, was present and acknowledged understanding that all personal property must be removed from the home and that any remaining items would be subject to removal or destruction if demolition proceeds.

**The motion was called to a vote, which passed 5:2 with Comm Shuck and Comm Smith, nay.**

Mr. Rudometkin and staff indicated follow-up communication would occur, and the property owner and contractor were advised that future council action would be based on demonstrated progress.

## 7. New Business

### a. Review and Approval of Orange County Fire Contract Amendment

CM Rudometkin presented the proposed amendment to the Orange County Fire Rescue Interlocal Agreement, which resulted from a significant service cost increase implemented approximately two years ago. Orange County Fire Rescue issued a letter proposing a revised cost-calculation method intended to provide potential relief in future years. Under the amendment, annual charges would be based on the lesser of two assessed property value calculations, which could

result in a reduced increase, no increase, or modest savings. Mr. Rudometkin clarified that all property valuation data used in the calculation is provided by the Orange County Property Appraiser's Office. The amendment compares Belle Isle's assessed value growth to Orange County's overall assessed value growth. For the most recent year, Belle Isle's assessed value increased approximately 5.94%, compared to 7.38% countywide, resulting in a lower relative increase for the City.

Commissioner Vertolli asked clarifying questions regarding the source of valuation data and expressed cautious support for any opportunity to reduce costs. Some commissioners expressed skepticism about the extent of the savings and characterized the amendment as limited relief. The Council also discussed longer-term strategies, including coordination with other municipalities served by Orange County Fire Rescue to explore alternative billing structures or potential separation of fire service assessments, noting that such efforts would require legal review and collaboration.

Mr. Rudometkin indicated that discussions with other affected municipalities and Mayors are ongoing and will continue into the new year. Mr. Rudometkin stated that no negative impacts were identified and that the amendment applies the lesser valuation method in future calculations.

**After discussion, Comm Smith moved to approve the First Amendment to the Interlocal Agreement with Orange County Fire Rescue as presented. Comm Partin seconded the motion and passed unanimously.**

**b. Approval of Professional Services Agreement with Drumond Carpenter for Vulnerability Assessment Grant #23PLN26**

Mr. Rudometkin presented the proposed professional services agreement with Drummond Carpenter, PLLC, for completion of a Comprehensive Vulnerability Assessment (VA) required under the FDEP Resilient Florida Grant program. The total project cost is \$115,000, consisting of \$80,000 in grant reimbursement and a \$35,000 City match, which has been budgeted in the current fiscal year. He explained that while Belle Isle is included in Orange County's vulnerability assessment, completion of a city-specific evaluation is required to qualify for future grant opportunities. Drummond Carpenter previously performed the county assessment and already possesses much of the relevant data, allowing for continuity and efficiency. The overall project cost is fixed by the grant and reimbursement structure, resulting in a net cost of \$35,000 to the City.

Council questioned the cost structure and noted that the vulnerability assessment does not guarantee future grant funding. Mr. Rudometkin confirmed that the assessment itself does not generate funding but is a prerequisite that strengthens future grant applications and is considered a necessary cost of doing business. He recommended waiving formal procurement in accordance with the City's adopted resolution, citing Drummond Carpenter's prior work, familiarity with existing data, and demonstrated experience with similar assessments.

**After discussion, Comm Smith moved to approve the Professional Services Agreement with Drummond Carpenter, PLLC, including Exhibit A, for the FDEP Resilient Florida Grant Comprehensive Vulnerability Assessment, and to waive formal procurement pursuant to Resolution 25-02. The motion was seconded by Comm Lowell and passed 6-1 with Comm Vertolli, nay.**

**c. Review of Lancaster House Contract Lease Agreement - Billy Morgan**

CM Rudometkin presented an initial draft lease agreement for the Lancaster House between the City and Pine Castle Pioneer Days (PCPD), represented by Billy Morgan. He noted that this was the first draft for review and that no action was requested at this time, as the agreement remains in the discussion and revision stage.

CM Rudometkin said staff reviewed highlighted sections of the draft and noted proposed revisions, including replacing the term "renovation" with "rehabilitation" or "restoration" to align with historic preservation grant requirements. The lease commencement date will be determined later, pending further discussion with PCPD.

Council discussed appropriate lease term lengths. Consensus emerged to establish an initial three-year term to allow time for grant procurement and rehabilitation efforts, with an option to extend for an additional ten years, subject to performance and compliance. The lease includes provisions that revert control of the property to CCA upon default, including authority for demolition, if applicable. The proposed lease rate was discussed and agreed upon as \$1 per year, payable annually. Council also discussed potential future uses of the property, including nonprofit offices, museum space, storage, and educational uses. No specific plans regarding admission fees were presented and will be addressed when PCPD returns for further discussion.

CM Rudometkin confirmed that PCPD would assume responsibility for all costs associated with the property, including insurance, maintenance, taxes, and liability, with no ongoing financial obligation to the City. He indicated that PCPD intends to provide a detailed rehabilitation schedule, which will be incorporated into the lease as an attachment outlining phased improvements and timelines. The draft language regarding commencement and completion timelines will be revised to align with the agreed initial lease term. CM Rudometkin said that additional revisions will be made, and the updated lease will be returned to the Council for further review and potential approval at a future meeting. No vote was taken.

d. Discuss/Approve Deputy Chief Millis to attend the Admin Officers Course at the Southern Police Institute, University of Louisville

CM Rudometkin presented a request for approval from Chief Grimm for Deputy Chief Millis to attend the Administrative Officers Course at the Southern Police Institute, University of Louisville, beginning in February 2026. He noted that the program is a three-month leadership and management course designed for law enforcement executives and provides academic credit applicable toward a master's degree. He emphasized the program's value for leadership development, succession planning, and organizational stability, noting Deputy Chief Millis' long-term commitment to the City and the benefits of investing in internal leadership.

Deputy Chief Millis addressed the Council and explained that the training aligns with his professional development goals and would enhance leadership skills within the department. He stated that he has no plans to leave the City and anticipates completing his career with the department. He also clarified that the estimated cost, exceeding \$10,000, would be covered through existing departmental training funds and the 104 fund, with no request for additional budget appropriations or contractual obligation requiring continued service was included.

**After the presentation, Comm Vertolli moved to approve Deputy Chief Millis' attendance at the Administrative Officers Course at the Southern Police Institute. The motion was seconded by Comm Lance, which passed unanimously 7:0.**

e. Approve Sponsorship for Pine Castle Pioneer Days, January 2026

CM Rudometkin presented a sponsorship request for the upcoming **Pine Castle Pioneer Day** event. CM Rudometkin noted that the sponsorship options and packages were included in the meeting packet and that the City had sponsored the event in the previous year at a similar level. It was confirmed that sufficient funds were budgeted for community event sponsorships, consistent with the prior fiscal year, and that any necessary budget adjustments could be made if needed. He also relayed a request from event organizers for a group photograph of the Council for inclusion in Pioneer Day promotional materials, to be taken following the meeting.

**After discussion, Comm Smith moved to approve a \$1,000 Sound Stage sponsorship for Pine Castle Pioneer Day. The motion was seconded by Comm Partin and passed unanimously.**

f. 2026 Legislative Update

CM Rudometkin provided an overview of anticipated issues for the upcoming 2026 Florida Legislative Session, including property tax reform, state budget shortfalls, infrastructure funding, environmental policy, and local government authority, Water and wastewater policy, and Rural Development. Council was also briefed on potential countywide transportation surtax proposals and on major regional infrastructure projects, including the expansion of Orlando International Airport. He also noted that the City has submitted state appropriation requests related to police department capital needs, though veto risk remains high as the Governor enters his final year in office. No formal action was taken.

CM Rudometkin informed the Council on the discussions led by

- **Orange County Mayor Jerry Demings** regarding a proposed **one-cent sales tax** to fund transportation and infrastructure projects, with the goal of placing the measure on the **November ballot**. Depending on the tax structure, a portion of the revenue (estimated at \$300,000-\$800,000 annually) could be distributed to smaller municipalities such as Belle Isle. Concerns were noted regarding timing and voter perception. Alternatives discussed at the county level include the use of **Tourist Development Tax (TDT) revenues** or a hybrid funding approach; and
- The **Orlando International Airport (MCO)** is moving forward with a major expansion of **Terminal C**. City representatives have been invited to participate as stakeholders in the initial planning phase. While the City will

not have decision-making authority, participation will allow Belle Isle to remain informed regarding potential impacts such as increased air traffic and roadway congestion.

a.

**8. Attorney's Report – No report.**

**9. City Manager's Report**

- a. City Manager Report and Work Plan - CM Rudometkin provided a copy of the work plan for review.
- b. Chief's Report  
Deputy Chief Millis presented the November 2025 report, noting that the department is approximately halfway through the holiday season. Upcoming events include the golf cart parade and boat parades scheduled for the weekend. The department expressed gratitude to the council for providing the necessary tools to support law enforcement operations. Regarding a previously reported item (block or 357, location Trembling), it was entered into FCIC/NCIC. No updates have been reported, and the item will be returned if located during a traffic stop or investigation. No further questions were raised.
- c. Public Works Report  
Public Works Director Phil Price reported that Orange County Utilities will be conducting work in various neighborhoods, including areas around Gibson Drive, Quando, Sol, and McCoy, over the next several days. The department also provided an update on the Judge Conway Lakes project, noting minor delays due to pressure-testing issues. Restoration work is expected to begin after the New Year, with completion still projected for February 17. Additionally, AT&T fiber installation is planned for Windsor Place and Lake Conway Shores neighborhoods early next year.

**10. Mayor's Report**

The Mayor highlighted the success of the recent Light Away event, noting record attendance and expressing appreciation to all volunteers and staff involved.

**11. Commissioners' Report**

Comm Vertolli noted that the Light Away event was a great success and praised the hard work of everyone involved. He also suggested reviewing scooter and electric bike regulations, citing Winter Garden's draft rules, as this may become a growing concern.

Comm Bobrowski recognized the Special Events Committee for their work on the Santa Ride and associated activities. Highlights included distributing 900 toys and 275 dog toys, as well as an auction that raised approximately \$2,200. The police department was commended for participating in the Santa Ride.

Comm Lance said that a resident, David Allen, shared positive feedback regarding city staff, highlighting April Fisher for her responsiveness and efficiency, and commended Universal for their excellent service. He expressed satisfaction with the progress on his home renovations. Additionally, he thanked all for the continued professionalism over the past nine months, noting a marked improvement in civility and teamwork.

Commissioner Shuck addressed concerns from golf cart-owning residents regarding narrow sidewalks obstructed by planted shrubs, which create safety issues. She emphasized the need to keep easements clear and requested verification that newly poured sidewalks meet the proper criteria.

The Council concluded by thanking volunteers and staff for their efforts during Light Away, recognizing specific participants, and extending holiday greetings to residents and city staff. The Council wished residents, commissioners, and city staff a Merry Christmas, Happy New Year, and a happy holiday season.

**12. Adjournment**

There being no further business, Mayor Carson called for a motion to adjourn. Motion passed unanimously at 8:06 pm.



**CITY OF BELLE SLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: January 6, 2026

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: 3904 Arajo Court Update

Background:

The City of Belle Isle has issued the condemnation order again, (Official Records Document #20240601626, recorded October 22, 2024) for the property located at 3904 Arajo Court, Belle Isle, FL 32812-2801 (Orange County Tax Parcel ID: 20-23-30-1646-01-050). The residential structure on the property has been approved to be demolished by the council and a lien placed against the property for the expenses incurred.

The council approved to stay the condemnation for now and allow the owner to fix and paint the house. The owner has been cleaning the property and fixing and painting the outside.

Staff Recommendation:

No recommendation.

Suggested Motion:

None at this time.

Alternatives:

None at this time

Fiscal Impact:

None at this time

Attachments:

N/A

# CITY OF BELLE SLE, FLORIDA

## CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: January 6, 2026  
To: Honorable Mayor and City Council Members  
From: Rick J. Rudometkin, City Manager  
Subject: Ordinance - Chapter 2025-182, Laws of Florida

Background:

One of the laws adopted in this past legislative session is Chapter 2025-182, Laws of Florida (SB 954), which requires that cities adopt a process for approving reasonable accommodations for certified recovery residences. All cities and counties must adopt compliant ordinances no later than January 1, 2026.

A copy of Chapter 2025-182 is attached (.pdf) hereto for reference. Below is the statutory definition of a certified recovery residence.

***“Certified recovery residence” means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.***

- (a)** A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.
- (b)** A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.
- (c)** A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
- (d)** A Level IV certified recovery residence is a residence offered, referred to, or provided by a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

Staff Recommendation: Advance to second reading on January 20, 2026  
Suggested Motion: I, \_\_\_\_\_, move to advance Ordinance 2026-01 to second reading and adoption on January 20, 2026.

Alternatives: N/A  
Fiscal Impact: N/A  
Attachments: Proposed Ordinance 2026-01  
 Chapter 2025-182, Laws of Florida

## ORDINANCE 2026-01

**AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 42, ARTICLE III, TO CREATE A NEW SECTION 42-73 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida adopted Chapter 2025-182, Laws of Florida, effective July 1, 2025, amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences; and

**WHEREAS**, Chapter 2025-182 requires all municipalities and counties to adopt ordinances establishing a process for the review and approval of certified recovery residences no later than January 1, 2026; and

**WHEREAS**, the City Council of the City of Belle Isle recognizes that certified recovery residences provide important housing opportunities for persons in recovery from substance use disorders and are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

**WHEREAS**, the City of Belle Isle is committed to ensuring its land use and zoning processes provide equal housing opportunities for individuals with disabilities while maintaining compliance with state and federal law; and

**WHEREAS**, the City Council finds that it is in the best interest of the public health, safety, and welfare to establish clear, consistent procedures for processing requests for reasonable accommodation by certified recovery residences.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Belle Isle, Florida, that:

**SECTION 1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

**SECTION 2. Adoption.** Chapter 42, Article III of the Belle Isle Code of Ordinances is hereby amended to create a new Section 42-73 titled “**Certified Recovery Residences**”, to read as follows:

**Section 42-73. Certified Recovery Residences.**

**A. Definitions.** For purposes of this Section, the following terms shall have the meanings set forth in §397.311, Florida Statutes, as amended:

1. **Certified recovery residence** – A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as

defined in Section 397.311, Florida Statutes, as amended, including Level I through Level IV certified recovery residences.

2. **Certificate of compliance** – A certificate issued by a credentialing entity to a recovery residence or administrator.
3. **Certified recovery residence administrator** – An administrator who holds a valid certificate of compliance.
4. **Reasonable accommodation** – A waiver or modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling, consistent with the Fair Housing Amendments Act and the Americans with Disabilities Act.

#### **B. Applicability.**

This Section applies to a certified recovery residence seeking a reasonable accommodation from land use, zoning, or land development code regulations within the City. This Section shall not supersede any declaration of covenants, conditions, or restrictions of a condominium, cooperative, or homeowners' association governed by Chapters 718, 719, or 720, Florida Statutes. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence is governed by the City's standard review and approval processes and compliance with applicable codes and ordinances.

#### **C. Application for Reasonable Accommodation.**

**(i) Form of Application.** Applications under this Section shall be filed with the City Clerk on a form provided by the City and shall include:

1. Applicant's name, mailing address, telephone number, and email address;
2. Address and parcel identification number of the subject property;
3. Identification of the specific regulation from which relief is sought; and
4. A description of the reasonable accommodation requested, along with citations to the applicable code or ordinance provisions at issue and the basis for requesting such accommodation.
5. A copy of the applicable certificate of compliance pertaining to the applicant.

#### **(ii) Processing.**

1. The City Clerk shall date-stamp all applications upon receipt.
2. Within thirty (30) days of receipt, the City may request additional information in writing. Applicants shall have at least thirty (30) days to respond.
3. Within sixty (60) days of receipt of a completed application, the City Manager or designee shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.
4. If no determination is issued within sixty (60) days of a completed application, and no written extension has been agreed to, the request shall be deemed approved.

#### **D. Review Criteria.**

Decisions on a request for a reasonable accommodation under this Section shall be based on making the minimum reasonable accommodation necessary to accomplish the purpose of the request and meet the requirements of the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and Chapter 2025-182, Laws of Florida. Conditions may be imposed on the reasonable accommodation, provided such conditions are consistent with federal and state law.

**E. Revocation and Reinstatement.**

(a) **Revocation.** An accommodation granted under this Section may be revoked by the City if the certified recovery residence: (i) loses its certificate of compliance under Florida law, or (ii) closes or vacates the premises.

(b) **Reinstatement.** If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the City Manager.

(c) **Appeal.** Any certified recovery residence who is adversely affected by a decision made concerning a request for a reasonable accommodation or revocation of accommodation shall have the right to appeal such decision to the City Council by filing a notice of appeal with the City Clerk within ten (10) days of the applicable decision along with stating the specific basis of the appeal. The City Council will conduct a quasi-judicial hearing on the appeal within sixty (60) days of the filing of the appeal unless otherwise agreed to by the City Manager and the certified recovery residence.

**SECTION 3. Conflicts.** In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

**SECTION 4. Severability.** If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

**SECTION 5. Codification.** This Ordinance shall be codified in the Code of Ordinances of the City of Belle Isle, Florida. Section numbering, formatting, and headings may be altered as necessary.

**SECTION 6. Effective Date.** This Ordinance shall take effect immediately upon adoption.

**FIRST READING:** \_\_\_\_\_.

**SECOND READING:** \_\_\_\_\_.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026, by the City Council of the City of Belle Isle, Florida.

**CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA**

\_\_\_\_\_  
Jason Carson, Mayor

ATTEST:

\_\_\_\_\_  
Yolanda Quiceno, City Clerk

## CHAPTER 2025-182

Committee Substitute for Committee Substitute for  
Committee Substitute for Senate Bill No. 954

An act relating to certified recovery residences; amending s. 397.487, F.S.; requiring, by a specified date, the governing body of each county or municipality to adopt an ordinance to establish procedures for the review and approval of certified recovery residences; requiring that such ordinance include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; specifying criteria for the ordinance; providing that the ordinance may establish additional requirements for the review and approval of reasonable accommodation requests; requiring that such additional requirements be consistent with federal law and not conflict with the act; prohibiting the ordinance from requiring public hearings beyond the minimum required by law; providing that the ordinance may include provisions for revocation of a granted accommodation for cause, if the accommodation is not reinstated within a specified timeframe; providing construction; amending s. 397.4871, F.S.; providing that the personnel-to-resident ratio for a certified recovery residence must be met only when the residents are at the residence; providing that a certified recovery residence administrator for Level IV certified recovery residences which maintains a specified personnel-to-patient ratio has a limitation on the number of residents it may manage; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The

regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section 397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified recovery residence operating as community housing as defined in s. 397.311(9), which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence 24 hours a day, 7 days a week, with a personnel-to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been removed by a certified recovery residence due to termination, resignation, or any other reason may not continue to actively manage more than 50 residents for another service provider or certified recovery residence without being approved by the credentialing entity.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 25, 2025.

Filed in Office Secretary of State June 25, 2025.



CITY OF BELLE SLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: January 6, 2026

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: City of Belle Isle - Annual Committee and Task Force Roster Update (TSMO & TAC) and the Vision Zero Task Force.

Background:  
Annually, MetroPlan asks that we confirm our appointed staff who will serve as primary and alternate members on each of the Advisory Committees – (TSMO & TAC) and the Vision Zero Task Force.

TAC				
Primary	Phil Price	Public Works Director	(689) 500-3473	<a href="mailto:pprice@belleislefl.gov">pprice@belleislefl.gov</a>
Alternate	VACANT			
TSMO				
Primary	Phil Price	Public Works Director	(689) 500-3473	<a href="mailto:pprice@belleislefl.gov">pprice@belleislefl.gov</a>
Alternate	VACANT			
VISION ZERO TASK FORCE				
Primary	VACANT			
Alternate	VACANT			

A new request from us is to **name one representative and one alternate** for the **Vision Zero Task Force**. There will be four Task Force meetings throughout 2026. Other staff members will of course be able to attend Vision Zero meetings, but we ask for you to appoint a member and if possible an alternate, to the Task Force.

Staff Recommendation: Keep Phil and appoint a Vision Zero member

Suggested Motion: N/A

Alternatives: N/A

Fiscal Impact: N/A

Attachments:  
N/A

### **City Manager Work Plan Items:**

- 3904 Arajo condemnation:

The council has agreed and approved the homeowner to fix the house. The condemnation is on hold.

- Hurricane Ian:

FEMA is investigating and deciding on whether to accept the documentation that was submitted by us. As part of their review, they asked if anyone could speak to the process regarding debris monitoring. We are waiting.

- Revenue stream needs:

This FY, we will look at a stormwater fee increase for FY 26/27 and any other ways to generate revenue. The state may reduce/reform property taxes for homeowners, which could impact ad valorem tax revenue. More to come on that.

- Lancaster House Carve Out:

The draft lease agreement version 2 will be discussed with Billy starting in January 2026. It is going to come to council on January 20<sup>th</sup>.

- Judge/Daetwyler Dr. Transportation Grant:

We will meet with our engineer to start the design of the project in January of FY 25/26.

- RFP's:

- Lobbying Services – We are going out for RFP.
- IT Services – We are going out for RFP.
- Debris Monitoring – going out for RFP
- Debris Removal – going out for RFP

- Purchasing Policy

Our purchasing policy is working now. Staff is working on accountability language. We will send this to our attorney to look at the legal and state statute conditions/requirements after the additional language is put in.

- Updating and closing previous grants and reimbursements from FEMA, Florida PA, and Florida DEP:

SOL Ave grant has been accepted; we have amended the original contract to include attachment 8 language. Waiting on final signatures from the contractor.

- Hoffner Ave Traffic Improvements Grant:

The city has the fully executed State Funded Grant Agreement, (SFGA agreement) between the city and the Florida Department of Transportation (FDOT)

for **453225-1-54-01 (FY24) SFGA, Hoffner Ave Traffic Improvements, \$1.5M.** The city has no match money for this project. We are working to downsize and limit the scope and re-legislate the appropriation with help from DOT if we have to.

- Annexation:

Orange County is not open to future annexation possibilities to grow the footprint of Belle Isle. We might have to go with involuntary annexation as there is no movement by the county.

- Stormwater Grant:

This is moving forward through the process in the state's budget for this FY 2025/2026.