



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall 1600 Nela Avenue Belle Isle FL 32809
Held the 1st and 3rd Tuesday of Every Month
Tuesday, July 07, 2026 * 6:30 PM

AGENDA

City Council

Mayor Jason Carson

Vice-Mayor – Comm Beth Lowell, District 5

District 1 Comm – Ed Gold | District 2 Comm – Holly Bobrowski | District 3 Comm – Karl Shuck | District 4 Comm – Bobby Lance |

District 6 Commissioner – Christopher Oller

District 7 Commissioner – Jim Partin

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**
3. **Public Comments & Announcements** - *Persons desiring to address the Council must complete and provide the City Clerk a yellow "Request to Speak" form and are limited to three (3) minutes. When the Mayor recognizes you, state your name and address and direct all remarks to the Council as a body.*
4. **Presentations**
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. Proclamation: Celebrating the 250th Anniversary of American Independence
 - b. Approval of the City Council Meeting Minutes - June 16, 2026
6. **Unfinished Business**
7. **New Business**
 - a. **ORDINANCE NO. 26-03 - First Reading and Consideration:** AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NON-CONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.
 - b. Bing Grant Approval: Horizon Court Collective
 - c. Annexation Study Discussion
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**

CITY OF BELLE ISLE



Proclamation

CELEBRATING THE 250TH ANNIVERSARY OF AMERICAN INDEPENDENCE

July 4, 2026

- WHEREAS, on July 4, 1776, the Continental Congress adopted the Declaration of Independence, affirming the fundamental principles of liberty, equality, self-government, and the unalienable rights upon which the United States of America was founded; and
- WHEREAS, on July 4, 2026, the United States of America will commemorate the marking of the 250th anniversary of the signing of the Declaration of Independence, a historic milestone of national significance celebrated throughout the nation; and
- WHEREAS, communities across the United States are joining together in patriotic observances, educational programs, neighborhood celebrations, and civic events that recognize the sacrifices, achievements, and contributions of generations of Americans who have shaped our nation's history; and
- WHEREAS, the City of Belle Isle proudly joins communities nationwide in commemorating this historic anniversary and reaffirming our commitment to the ideals of freedom, opportunity, civic engagement, and unity that continue to define the American experience; and
- WHEREAS, on America's 250th Anniversary, we honor and celebrate the countless individuals whose service, innovation, and perseverance have shaped the American story, we gather beneath the Stars and Stripes with gratitude for the vision, courage, and sacrifice of those who founded this nation and for the generations who have worked to preserve it.
- WHEREAS, the City of Belle Isle will proudly celebrate America's 250th Birthday on July 4, 2026, at City Hall, bringing together residents, families, veterans, community leaders, and visitors to honor our nation's history, celebrate our community spirit, and



Therefore, be it resolved that I, Jason Carson, Mayor of the City of Belle Isle, Florida, on behalf of the City Council, do hereby proclaim July 4, 2026, as "America's 250th Birthday" in the City of Belle Isle and encourage all residents to participate in this historic celebration, reflect upon the principles and freedoms established by our nation's founders. As we raise our flag this morning, we pause to honor the men and women of our Armed Forces, veterans, first responders, and all who have answered the call to serve and defend this great nation and recommit ourselves to building a stronger and more prosperous future for generations to come.

In Witness Whereof, I hereunto have set my hand and caused the Seal of the City of Belle Isle to be affixed this 4th day of July 2026.

Attest



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, June 16, 2026 * 6:30 PM
MINUTES

Present was:

- Mayor – Jason Carson
- District 1 Commissioner – Ed Gold
- District 2 Commissioner – Holly Bobrowski
- District 3 Commissioner – Karl Shuck
- District 4 Commissioner – Bobby Lance
- District 5 Commissioner – Beth Lowell
- District 6 Commissioner – Christopher Oller

Absent was:

- District 7 Commissioner – Jim Partin

1. Call to Order and Confirmation of Quorum

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

2. Invocation and Pledge to Flag - Comm Ed Gold, District 1, led the invocation and Pledge to the Flag.

Mayor Carson asked for a motion to excuse the absence of Comm Partin.

**Comm Gold moved to excuse Comm Partin from the meeting.
Comm Lance seconded the motion, which passed unanimously 6:0.**

3. Public Comments & Announcements

Mayor Carson opened the floor for public comments and announcements. There being no comments, Mayor Carson closed the public comment section.

4. Presentations - na

5. Consent Items.

- a. Approval of City Council Meeting Minutes – June 2, 2026
- b. Approval of City Council Special Called Meeting Minutes – June 4, 2026
- c. May 2026 Monthly Reports
- d. Gray Robinson Engagement Letter Dated June 6, 2026-May 31, 2027

**Comm Gold moved to approve the consent items as presented.
Comm Shuck seconded the motion, which passed unanimously.**

6. Unfinished Business - na

7. New Business

- a. ORD 26-02 First Reading and Consideration - **AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING THE 2026-2035 WATER SUPPLY FACILITIES WORK PLAN AND AMENDING THE TEXT OF THE INFRASTRUCTURE ELEMENT OF THE CITY OF BELLE ISLE COMPREHENSIVE PLAN TO REFERENCE THE SAME; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

CM Rudometkin read Ordinance 26-02 by Title.

Mayor Carson opened for Council discussion.

CM Rudometkin noted that this item is the same water supply plan amendment previously presented to the Council as part of the Comprehensive Plan update process. As required, the amendment was first reviewed by the Planning and Zoning Board, which recommended that it be forwarded to the City Council for consideration. This agenda item represents the first of two required readings. If approved on first reading, the amendment will be transmitted to the State

within the required timeframe for review. Following State review and approval, the ordinance will return to the City Council for a second reading and final adoption.

Comm Shuck moved to advance ORD 26-02 to second reading and adoption as presented. Comm Oller seconded the motion, which passed unanimously 6:0.

b. Approval of School Resource Office (SRO) Agreement for FY 2026/2027

Chief Grimm explained that the proposed SRO contract remains unchanged from the previous year, except for the contract date and updated cost figures in Exhibit A. Salary and benefits increased from approximately \$70,000 to \$76,000, while operating, training, and vehicle costs remained the same. The total annual cost for the two SRO positions is approximately \$250,000, with the school reimbursing the City approximately \$187,000, representing 75% of the officers assigned SRO time.

Comm Lowell moved that the city council approve the school resource officer agreement between the city of Belle Isle and Cornerstone Charter Academy for the 2026 2027 school year and authorize the mayor to execute the agreement on behalf of the city. Comm Lance seconded the motion, which passed unanimously 6:0.

c. Flock Cameras Expansion

Chief Grimm presented a proposal to extend the City's Flock public safety camera extension program. He explained that his vision for the Police Department includes using technology to enhance public safety, building on previous investments such as body-worn cameras and license plate reader (LPR) cameras. The City currently operates 17 LPR cameras and 8 red-light cameras, which have helped solve numerous crimes.

The proposed expansion would add 13 pan-tilt-zoom surveillance cameras in key areas throughout the City, including commercial districts, parks, boat ramps, hotels, commercial properties, and Public Works facilities. Unlike LPR cameras, these cameras provide real-time monitoring. The Chief noted that the cameras could help deter criminal activity, assist with investigations, and provide alerts about activity in restricted areas, such as Trimble Park and the Public Works building, after hours.

The original proposal cost approximately \$73,000; however, negotiations with Flock reduced the cost to approximately \$52,000. The proposal includes a 90-day evaluation period, allowing the City to assess the effectiveness of the cameras and determine whether to retain all, some, or none of the units without additional cost.

Chief Grimm stated that 12 of the cameras would be solar-powered and one would use an existing power source. Funding for the program would come from the General Fund for the next fiscal year. He also reviewed the proposed camera locations and explained how the system would complement the City's existing camera network and provide additional coverage in areas with higher levels of criminal activity or public safety concerns.

Comm Lance asked about the annual cost of the proposed camera system, whether maintenance was included, and whether the City should post signs notifying motorists that camera technology is being used.

Chief Grimm explained that maintenance is covered under the program and that Flock handles repairs and replacements when needed. The only additional costs typically occur if the City requests that a camera be relocated after installation. He explained that Flock generally recommends public outreach and education rather than extensive signage. He noted that the cameras are visible, and as arrests and investigations involving the cameras are publicized, awareness spreads. Chief Grimm stated that Flock would assist the City with public outreach efforts.

Comm Lance asked whether the annual contract cost of approximately \$52,000 included protections against significant price increases in future years.

Chief Grimm stated that Flock has not increased pricing in the past, but he had not specifically discussed future rate increases as part of the negotiations. He indicated that pricing could potentially return to the original quoted amount after the first year, or the reduced rate may continue depending on the City's partnership and outreach efforts with other agencies and municipalities. He agreed to follow up and provide additional information. Attorney Langley said it can be clarified during contract negotiations.

Comm Lowell asked about video retention and whether footage stored for 30 days could be uploaded and retained longer if needed, and whether all officers would receive camera alerts simultaneously.

Chief Grimm explained that relevant footage associated with an incident would be downloaded and stored separately, such as on a hard drive, if it needed to be preserved as evidence. Otherwise, footage would be automatically deleted after 30 days. He noted that, similar to body-worn camera footage, retaining all video indefinitely would require excessive storage and is not practical. Certain evidentiary recordings may have longer retention requirements, while routine recordings are deleted according to policy. Chief Grimm explained that officers receive alerts based on how they configure and use the Flock system while on duty.

Comm Lowell further asked whether participation in the Flock system provides access to cameras operated by other agencies. Chief Grimm stated that the Police Department already participates in the Flock network and can request access to partner agencies' cameras. Agencies must approve those requests, allowing law enforcement partners to share information and assist with investigations across jurisdictions.

Comm Gold asked whether anyone had contacted, emailed, or texted the staff to express concerns, as he had not received anything beyond what he saw on Facebook. The only concern he had was having cameras in the park. He noted that one resident said they are not a fan of their kid being on camera at all times while visiting the park. He asked if it would violate the Fourth Amendment. Comm Gold noted that he would like the City to hold a public meeting where we can display the use of the Flock cameras and answer their questions.

Comm Bobrowski asked if the cameras are always recording. Chief Grimm said yes, they are always recording. We do not have a dedicated staff reviewing the live footage. An Officer can log on and control that camera as needed or when alerted.

After further discussion, Comm Lowell moved to approve the Flock Safety Agreement for 13 Condor PTZ cameras at an annual cost of \$52,000, approve the sole source procurement as presented, and authorize the city manager to execute all necessary agreements. Comm Lance seconded the motion, which passed unanimously 6:0.

d. Recommendation for Award – RFP 2026-04 Information Technology Services

CM Rudometkin presented the RFP to select a vendor to provide the City's IT services. Seven proposals were received and evaluated by a review committee. Based on the evaluation, staff identified three top-ranked firms for Council consideration: Eola Technology, the City's current provider, Scarlet Group, and iVenture Solutions. Staff stated that these considerations were a significant part of the evaluation process and requested that the Council select one of the recommended firms so staff could move forward with contract negotiations.

Chief Grimm explained that selecting an IT provider for an agency with a police department requires specialized expertise, particularly regarding CJIS compliance, cybersecurity, and protection of law enforcement data. Because the Police Department relies on Orange County's dispatch and technology systems, the IT provider must also maintain a strong working relationship with Orange County. He noted that establishing those relationships can be challenging and time-consuming when changing vendors, and Eola Technology currently has those relationships in place.

Comm Lowell asked staff to clarify whether issues previously experienced with Eola Technology were separate from the City's bandwidth and livestreaming challenges. CM Rudometkin confirmed that staff have experienced issues with Eola in the past, but explained that Eola is not responsible for the City's bandwidth limitations or Facebook livestreaming issues. Those concerns are related to software and third-party service providers rather than the City's IT vendor. He noted that the City is currently pursuing another RFP to evaluate upgrades to the livestreaming system, related software, and potential cloud-based solutions to replace aging servers.

CM Rudometkin stated that Eola's performance has improved recently and acknowledged that all IT providers encounter challenges from time to time. He also noted that changing vendors does not guarantee the elimination of issues. Based on feedback from the Police Chief, Eola has maintained a positive working relationship with the Police Department, particularly regarding law enforcement technology needs. He added that he has discussed concerns directly with Eola's owner and that staff will continue working with the provider to address issues and improve service moving forward.

Staff noted that EOLA's service has improved over time, but the first few years were challenging. City Hall's experience has differed from the Police Department's, and staff acknowledged that they often resolved issues themselves rather than holding the vendor accountable. The City Clerk stated that staff needs to stop performing IT work internally and instead require the vendor to address issues under the contract. She recommended regular performance evaluations and accountability measures, with contract termination remaining an option if performance does not improve. Public Works Director Price agreed that response time had been a concern in the past, but stated that service and responsiveness have improved significantly over the last six to eight months.

Mayor Carson and the Council emphasized that, regardless of which vendor is selected, the City must hold the provider accountable to the terms of the contract, support accountability, and contract enforcement. Concerns were raised about documenting service requests, response times, and performance issues to ensure enforceability. CM Rudometkin stated that the City is making greater use of legal counsel to review contracts and strengthen language related to performance expectations, accountability, and vendor obligations. Attorney Langley advised that professional services contracts typically include termination provisions, such as a 30-day notice, and can be structured to address performance concerns.

Comm Gold shared concerns about becoming overly dependent on a single vendor. Staff clarified that while the Police Department prefers to maintain the existing relationship due to the complexity of CJIS compliance and integration with Orange County systems, the City is not required to remain with the current vendor and could transition if necessary. Staff noted that CJIS requirements were included in the RFP and that, among the proposals received, EOLA was the only respondent that placed significant emphasis on CJIS-related services and support. Staff further clarified that CJIS considerations were not part of the formal evaluation scoring process. The evaluation committee scored all proposals independently, and CJIS-related discussions occurred after the evaluation process when considering implementation and operational impacts. Staff reported that EOLA's proposed pricing increased modestly per month. While some proposals offered lower pricing, staff considered operational needs, service levels, and CJIS support in their review.

Comm Lowell suggested that the selected IT provider attend a future Council meeting to introduce their team, explain their services, and outline their implementation plan. Staff indicated they would support that approach.

After further discussion, Comm Lance moved to award the RFP 2026-04 to EOLA Technology and authorize the city manager and city attorney to negotiate and prepare a three-year agreement with two possible one-year renewals for services. Comm Oller seconded the motion, which passed unanimously 6:0.

8. Attorney's Report

Attorney Langley thanked the Council for holding the Special Meeting on June 4. Following Council approval of the Comprehensive Plan element, the matter was finalized, and the related lawsuit was dismissed the following day. The required deed restriction has been received and will be recorded shortly. The lawsuit is now resolved.

9. City Manager's Report

a. City Manager's Report & Work Plan

CM Rudometkin reported on the following

- The City is currently in the budget process. The budget calendar was approved at the previous meeting, and budget workshops are scheduled for August.
- The Vulnerability Assessment Grant is expected to be completed within the next few weeks. All required deliverables will be submitted to DEP, and the staff is satisfied with the contractor's progress to date.
- The heron statue has been installed and is now on display. He thanked Public Works for their efforts in preparing the site and completing the installation.
- Staff plans to hold a budget workshop discussion in late July before the formal budget workshops to discuss the potential impacts of the proposed property tax reform and review possible options available to the City. CM explained that the proposed homestead exemption changes could reduce City revenues in future years if approved. Staff will review potential financial impacts, reserve levels, and funding options with the Council. Staff will present information and seek Council direction on potential long-term strategies. The Budget Advisory Committee will also receive budget information and begin its review process.

b. Chief Grimm reviewed the new Police Department dashboard that is being shared with the public. The dashboard provides a summary of monthly activity and includes links to additional information, such as Flock-related arrests and detailed reports. He noted that residents who want more information can click the "See More" link, which directs them to expanded reports, including citations, marine activity, dashboards, Chief's reports, and other monthly information. The dashboard is intended to provide a quick overview, while the linked reports contain more detailed explanations of incidents and activities. He further noted that there were no major updates from the Police Department at this time. He wished everyone a Happy Father's Day and encouraged residents to enjoy the summer safely.

c. Public Works Report

- Mr. Price reported that the stormwater pipelining project on St. Regis Place has been completed. He spoke with the homeowner, who advised that the system is functioning well and that standing water in the roadway has been reduced.
- Staff have also completed maintenance on several stormwater facilities, including cleaning baffle boxes and replacing filters, as part of ongoing storm preparedness efforts.
- Sidewalk replacement work continues, with another section recently completed. Crews are now addressing isolated sidewalk and curb repairs before returning to the area behind City Hall to complete the city's comprehensive sidewalk replacement program.
- He reported that he may have identified a vendor for trash basket inlet components and is currently evaluating availability and costs. Orange County has not yet secured a vendor for these items.

10. Mayor's Report

Mayor Carson said that he has seen discussions regarding property tax reform in other cities and emphasized that the City should avoid creating unnecessary fear or speculation. He noted that if tax reform provides relief to residents, the City will work through any resulting challenges and continue to make decisions that serve the community's best interests. He expressed confidence that the City Council and staff have the experience and commitment necessary to address any future impacts while maintaining essential services, particularly public safety. He stated that it is important for the City to evaluate potential changes in advance and plan accordingly, while assuring residents that the City will continue to provide quality services regardless of the outcome. Mayor Carson thanked the Council, Police Chief, Public Works Director, Finance Director, City Clerk, and City Manager for their work and dedication to the City.

11. Commissioners' Report

- Comm Oller shared a concern regarding low lake levels and conditions at the boat ramps. Mr. Price explained that Public Works performs limited maintenance on the water. Low water levels can create sandbars and expose rocks, particularly at boat ramps. He noted that staff cleaned sand from the Venetian boat ramp approximately six weeks ago, which improved conditions. Perkins Boat Ramp generally experiences fewer issues due to its steeper slope. He added that if water levels continue to decline, boat ramps may need to be closed, as has occurred in the past. Dredging is not currently planned, and changing water levels typically restore conditions naturally.
- Comm Lowell thanked Public Works staff for their ongoing maintenance efforts throughout the City, including clearing drains, mowing, and maintaining rights-of-way. He encouraged residents to offer water to outdoor workers during the hot weather and reminded the public to donate bottled water to the Police Department. She noted that, as sidewalk replacement projects near completion, it may be appropriate to remind residents of their responsibilities for maintaining sidewalks adjacent to their properties, as outlined in City regulations.
- Comm Lance expressed appreciation for the installation of the heron statue and suggested recognizing former Comm Harvey Readey with a commemorative plaque. He spoke about Comm Readey's dedication to the City and requested Council consensus to bring back a proposal for consideration. Council supported moving forward with the idea. Additionally, Comm Lance suggested exploring the creation of a memorial honoring military veterans through community fundraising efforts rather than City budget funds.
- Comm Gold suggested exploring a community-funded project to elevate and enhance the clock located at the corner of Conway Road and Hoffner Avenue, noting that it is a unique feature that deserves greater visibility.

The Council thanked the Mayor, City Council, City staff, Police Department, Public Works Department, Finance staff, and administrative personnel for their service and dedication to the City.

12. Adjournment

There being no further business, Mayor Carson called for a motion to adjourn, which was unanimously approved at 7:40 pm.

ORDINANCE NO. 26-03

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AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NON-CONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City has the authority under Section 2(b), Article VIII of the Florida Constitution, Section 166.021(1), Florida Statutes, and the City Charter to exercise any power for municipal purposes except where expressly prohibited by law; and

WHEREAS, the City Council finds it necessary to amend the City Code to amend the lot split approval and non-conforming use provisions of the code as proposed herein; and

WHEREAS, the City Council of the City of Belle Isle finds that this Ordinance is in the interests of the public health, safety, and welfare and consistent with the Comprehensive Plan.

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

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

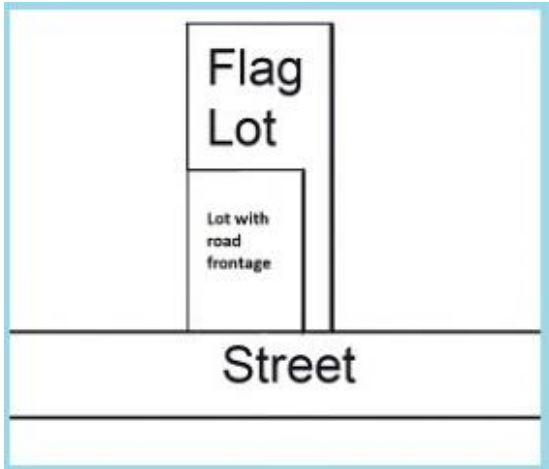
1 SECTION 2. City Code Amendment. Chapter 50, Article II, Sections 50-32 and 50-33 of the City Code of
2 Ordinances are hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are
3 underlined are additions; provisions not included are not being amended):
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5 Sec. 50-32. Definitions

6 The following terms, phrases, words, and their derivations shall have the meaning given in this section. Words
7 used in the present tense include the future tense; words in the plural tense include the singular tense and
8 vice versa. The word "shall" is considered mandatory, and the word "may" is considered permissive.

9 *Director* means a city employee designated by the city manager to process the preliminary application and plat
10 reviews pursuant to the provision of this article.

11 Flag-shaped lot describes the shape of a certain type of lot, where the ingress and egress to and from
12 the public right-of-way (or private road right-of-way) is provided along the long narrow "flag pole" portion of
13 the lot with width less than the minimum lot width required in a zoning district and the remaining shape of the
14 lot is generally rectangular in shape. A diagram showing an example of a flag-shaped lot is below:



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1 *Gross residential acre* means an acre of land zoned and/or used for residential purposes, including, but
2 not limited to, land which provides access or contributes to the amenities of residents of the subdivision such
3 as streets, parks, and usable open spaces. Land devoted to nonresidential uses other than those listed above,
4 including, but not limited to, environmentally sensitive lands, shall not be included as part of gross residential
5 acreage.

6 *Lot depth* means the distance measured along a straight line drawn from the midpoint of the front
7 property line of the lot to the midpoint of the rear property line, or to the most distant point on the lot
8 located on any other lot line if there is no rear lot line. In the event that the rear property line, or if there is no
9 rear lot line then the most distant point on the lot located on any other line, is located fully or partially below
10 the normal high water line of an abutting body of water, then lot depth shall be measured along a straight line
11 drawn from the front property line and parallel to the side lot line(s) to the point on the normal high water
12 line located closest to the front property line.

13 *Lot split* means the division of a lot or parcel that is not located within the boundaries of a planned
14 unit development into no more than two parcels or lots and shall include any change in boundary lines
15 between two parcels or lots.

16 *Lot width* means the distance between the side lot lines, along a line drawn parallel to the front lot
17 boundary line abutting the public right-of-way measured at a distance from the front lot boundary line
18 abutting the public right-of-way equal to the greater of: (i) the minimum front yard setback required for the
19 applicable zoning district, and (ii) a front yard setback established with city council approval at a greater
20 distance than required by the applicable zoning district and that ensures a proper building setback from
21 development on adjacent lots pursuant to a deed restriction with terms acceptable to the city granted by the
22 property owner in favor of the city, which the city council has discretion to accept or reject.

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1 *Net residential acre* means an acre of land zoned and/or used for residential purposes and which does
2 not include areas such as streets, parks, environmentally sensitive lands, and usable open spaces. Land
3 devoted to nonresidential uses shall not be included as part of net residential acreage.

4 *Tract* mean any land in a subdivision which is designated as, but not limited to, recreation areas, water
5 detention facilities, landscape buffers or conservation areas, and not meant for use as a residential or
6 commercial lot.

7 ***

8 **Sec. 50-33. Procedures.**

9 The following procedures are for subdivision plan submittals:

10 (1) *General.*

11 a. *Amendments.* All amendments or changes to an approved preliminary plat shall be noted on the
12 final plat and engineering plans. All amendments or changes to an approved final plat shall require
13 the approval of the council after receiving the recommendation of the board.

14 b. *Vacating plats.* Plats or integrated portions of plats of lands heretofore or hereafter platted, which
15 lie within the corporate limits of the city, may be vacated only upon the resolution of the council
16 after a public hearing and only under following conditions:

17 1. The filing with the council of a petition requesting the vacation of the plat or portion of plat,
18 duly signed, witnessed and acknowledged by all persons having an interest in all lots, blocks,
19 tracts, pieces, and parcels of land, however designated, shown on the plat or portion of plat
20 sought to be vacated. Sufficient evidence that all the persons having an interest in the lands
21 have joined in such petition shall be furnished to the council. Any such petition shall be in a
22 form or forms required by the city and shall be presented with the following minimum
23 information:

24 (i) A legal description of the property subject to the petition.

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- 1 (ii) The plat or other instrument that identifies the title or interest, which is the subject of
- 2 the petition.
- 3 (iii) A recent boundary survey of the property subject to the petition.
- 4 (iv) Sketch and legal description of the area proposed to be vacated and abandoned.
- 5 (v) A listing of the names and addresses of record owners of all abutting properties.
- 6 (vi) A recent title opinion from a licensed attorney or property information report from a
- 7 title company showing ownership of and any easements, mortgages and other liens
- 8 and encumbrances on the property subject to the petition.
- 9 (vii) In the case of vacation and abandonment of city or publicly dedicated rights-of-way, a
- 10 certification by the applicant that the vacation and abandonment proposed will not
- 11 deprive other property owners of access to and from their property.
- 12 (viii) In the case of vacation and abandonment of city or publicly dedicated rights-of-way or
- 13 utility easements, written correspondence from public utility companies that they
- 14 have no objection to the proposed vacation and abandonment.
- 15 (ix) A statement of reasons why the petition should be granted.

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17 2. If all the requirements of subsection (1)b.1 of this section have been complied with, and the

18 evidence presented to the council establishes by a preponderance of the evidence that the

19 vacating of such plat or portion of plat will not be contrary to the public interest, then the

20 council may adopt resolutions vacating the same; whereupon the plat or portion of plat shall

21 have no further force or effect. Provided however, the city council shall have complete

22 discretion on whether to vacate and abandon public rights-of-way and other public

23 dedications on plats. All resolutions that may be adopted vacating plats as herein provided

24 shall be recorded in the official records of the county; and the clerk of the circuit court shall be

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1 requested to make a notation on the recorded plat appearing in the plat book to the effect
2 that the same has been vacated by resolution of the council, which notation shall further
3 show the book and page wherein the resolution is recorded.

4 3. Nothing contained herein shall be deemed to prevent a replatting of platted lands and the
5 recording of a new plat thereof, if done in accordance with this Land Development Code.

6 c. *Subdivision determination.*

7 1. *Review.* The applicant shall submit to the director a survey of the property showing the
8 proposed lots and a letter requesting a subdivision determination. The director shall have five
9 business days to determine if the proposed division of land constitutes a formal subdivision,
10 ~~informal subdivision~~ or lot split. The applicant will then follow the procedures set forth in this
11 Land Development Code for the appropriate subdivision.

12 2. *Appeal.* The applicant may appeal the director's determination to the city manager. The
13 appeal must be submitted in writing within 15 days from the date of the decision. The
14 applicant shall submit to the city manager a scaled drawing of the proposed property division
15 indicating existing public streets and the proposed means of ingress and egress, a legal
16 description of the property, the current zoning of the property and any other pertinent
17 information either at the applicant's initiative or upon the mayor's request. The city manager
18 will have ten working days to decide whether to uphold or reverse the determination of the
19 director. The applicant will then follow the procedures set forth in this Land Development
20 Code for the appropriate subdivision.

21 d. *Public hearing.* All public hearings held in relation to this article shall be subject to the following
22 regulations:

23 1. A notice stating the time, place, and date of the hearing shall be duly published once in a
24 newspaper of general circulation in the city at least seven days before the hearing. However,
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1 in the case of plat vacations (including public right-of-way and public easement vacations) the
2 newspaper advertisement must be published in at least two weekly issues of the newspaper
3 prior to the hearing.

4 2. A notice stating the time, place, and date of the hearing shall be given to the abutting
5 property owners within 300 feet of the subject property at their last known address by
6 United States mail, postage prepaid, at least seven days before the hearing.

7 3. The testimony of witnesses in support of or in opposition to the proposed plan shall be
8 heard, and the council may receive and consider other evidence. The mayor, or in his
9 absence the vice-mayor, may administer oaths and compel the attendance of witnesses.

10 4. Substantial compliance with the requirements for notice in this section shall be sufficient.

11 5. The public hearing conducted constitutes a quasi-judicial hearing and the final decision
12 made by the city may only be challenged by a petition for writ of certiorari filed with the
13 circuit court within 30 days of written rendition of the decision on the application.

14 (2) ~~Informal subdivision.~~

15 ~~a. Submission requirements. The applicant shall submit a completed application form, payment as set~~
16 ~~forth in this Land Development Code, and five copies of the proposed informal subdivision plat to the city~~
17 ~~planning and development department. The plat shall be prepared in accordance with section 50-34(a). If the~~
18 ~~application or plat is incomplete, the director shall notify the applicant of the incompleteness. The applicant~~
19 ~~shall provide the city with the required information. The director shall not process any application until all~~
20 ~~requirements are met.~~

21 ~~b. Review procedure. The director shall distribute copies of the proposed plat to the city manager, the~~
22 ~~city engineer and the city attorney for review and comment. The plat may also be distributed to county,~~
23 ~~regional or state agencies as necessary or appropriate in the director's discretion. The applicant shall be~~
24
25

1 notified in writing within 14 days whether the proposed plat is satisfactory or needs revisions or that further
2 review is necessary.

3 c. ~~Nonconforming plans.~~ When a proposed plat does not conform to all applicable regulations, the
4 director shall forward a composite report of the findings to the applicant. The composite report shall
5 reference the specific sections of the applicable regulations to which the proposed plat does not conform. The
6 applicant may revise the proposed plat and resubmit or withdraw the proposed plat. The applicant will have
7 up to 180 days from the date of the original submittal to resubmit a revised plat. After 180 days the proposed
8 plat shall be deemed to be withdrawn.

9 d. ~~Approval and plat recording.~~ If the proposed plat is found to conform with the above requirements
10 the applicant shall be required to submit 16 copies of the proposed plat to the city. Then the proposed plat
11 shall be placed on the agenda for review by the board for compliance with this article. The board shall
12 recommend to the council the approval, approval with conditions or denial of the proposed plat. The council
13 shall uphold, uphold with conditions or reverse the recommendation of the board at a public hearing. The
14 public hearing shall conform to the requirements set forth in subsection (1)d of this section. All approved plats
15 shall be recorded with the county in accordance with subsection (4) of this section. If the approved plat is not
16 recorded within one year of the date of approval, the approved plat shall become null and void. In denying any
17 plat the council or the board shall provide reasons for such action making reference to specific sections in
18 these regulations.

19 ~~(3)~~ *Formal subdivision.*

20 a. *Preliminary plat application.*

21 1. *Submission requirements.* The applicant shall submit a completed application form, payment as set
22 forth in this Land Development Code, and an electronic copy and ten copies of the preliminary plat to the city
23 planning and development department. The plat shall be prepared in accordance with section 50-34(b)(1). If
24 the application or plat is incomplete, the director shall notify the applicant of the incompleteness. The
25

1 applicant shall provide the city with the required information. The director shall not process any application
2 until all requirements are met. The preliminary plat shall be submitted no later than the third Monday of the
3 month prior to the planning and zoning board meeting.

4 2. *Review procedure.* The director shall distribute copies of the preliminary plat to the city reviewing
5 surveyor, city manager, the city engineer and the city attorney for review and comment. The plat shall also be
6 distributed to county, regional or state agencies as necessary or appropriate in the director's discretion. The
7 applicant shall be notified in writing within 21 days whether the preliminary plat is satisfactory or needs
8 revisions or whether further review is necessary.

9 3. *Nonconforming plans.* When a preliminary plat does not conform to all applicable regulations, the
10 director shall forward a composite report of the findings to the applicant. The composite report shall
11 reference the specific sections of the applicable regulations to which the preliminary plat does not conform.
12 The applicant may revise the preliminary plat and resubmit or withdraw the preliminary plat. The applicant
13 will have up to 180 days from the date of the original submittal to resubmit a revised plat. After 180 days the
14 preliminary plat shall be deemed to be withdrawn.

15 4. *Approval of preliminary plat.* If the preliminary plat is found to conform to the above requirements,
16 the applicant shall be required to submit an electronic copy and 16 copies of the preliminary plat to the city.
17 Then the preliminary plat shall be placed on the agenda for review by the board for compliance with this
18 article. The board shall recommend to the council the approval, approval with conditions, or denial of the
19 preliminary plat. The council shall uphold, uphold with conditions, or reverse the recommendation of the
20 board at a public hearing. The public hearing shall conform to the requirements set forth in subsection (1)d of
21 this section. In denying any preliminary plat, the council or the board shall provide reasons for such action
22 making reference to specific sections in these regulations.

23 5. *Authority granted by approval.* Approval of the preliminary plat shall be construed as authority for
24 submitting the final plat. Approval of the preliminary plat shall not be construed as authority for the transfer
25

1 of title of lots in reference to said preliminary plat, nor as authority for obtaining building permits, nor for the
2 recording of a plat with the county.

3 6. *Time limit.* Preliminary plat approval by the council shall be automatically voided if (i) the final plat is
4 not submitted for approval to the city within one year after the date of the council's action on the preliminary
5 plat, or if site improvement construction in conformance with the preliminary plat has not commenced within
6 nine months of council approval of the preliminary plat. The council or its designee may grant a time extension
7 upon written request by the applicant to the city manager.

8 7. *Professional service fees.* In addition to any application fee, the applicant for a preliminary plat shall
9 be required to reimburse the city for contracted professional services of the city surveyor, city engineer, city
10 planner, and city attorney fees incurred by the city related to the review and comment on the preliminary plat
11 and related documents, which the city may require payment (or an estimate thereof) prior to approval of the
12 preliminary plat by the city council.

13 8. *Waiver.* The city manager may waive the requirement for a preliminary plat for a subdivision of land
14 containing five or fewer lots that does not any common or shared utility, access or stormwater infrastructure
15 improvements and with all proposed lots having frontage on and access to a public right-of-way. A final plat is
16 still required in the event of the waiver of the preliminary plat requirement.

17 b. *Final plat application.*

18 1. *Compliance with the preliminary plat.* The final plat shall conform substantially to the preliminary plat
19 as approved, may constitute only that phase of the approved preliminary plat and other necessary
20 improvements which the subdivider proposed to record and develop. The final plat shall also conform to all
21 requirements of F.S. chapter 177, and this Land Development Code and other adopted city regulations.

22 2. *Submission requirements.* The applicant shall submit: (i) an electronic copy and five full sized hard
23 copies of the proposed final plat and all supporting documents to the director, (ii) a recent title opinion from a
24 licensed attorney or property information report from a title company showing the ownership, easement,

25

1 mortgage, and other lien and encumbrance information for the property being subdivided and with the legal
 2 description matching the legal description on the proposed plat, (iii) an original "Statement of Lien Settlement
 3 - Requirement For Current Year Of Payable Taxes, Tax Sale, and Capital Improvements" from the Orange
 4 County Property Appraiser's Office [or the equivalent replacement form] showing that all due taxes have been
 5 paid in full and all tax certificates, if any, against the land have been redeemed; (iv) joinder and consent of
 6 mortgagees to the plat and to the declaration of restrictive covenants, if applicable (v) proposed declaration of
 7 restrictive covenants for subdivisions with common or shared infrastructure improvements such as
 8 stormwater system or access improvements; (vi) boundary survey showing all improvements and easements
 9 matching the legal description used on the proposed plat; (vii) performance bond or letter of credit and
 10 guarantee agreement with terms acceptable to the city guaranteeing completion of the subdivision
 11 infrastructure improvements if such improvements are not completed at the time of intended final plat
 12 approval. The director shall distribute the proposed final plat and supporting documents to the city reviewing
 13 surveyor, city engineer, the city attorney and the city manager. The director shall not find the proposed final
 14 plat satisfactory until the engineering plans and specifications, which satisfactorily comply with these
 15 regulations, are approved by the city engineer. The director shall notify the applicant within 14 days whether
 16 or not the proposed final plat is satisfactory. The proposed final plat shall be submitted no later than the third
 17 Monday of the month prior to the planning and zoning board meeting.

18 3. *Nonconforming plans.* When the proposed final plat does not conform to all applicable regulations or
 19 to the approved preliminary plat, the director shall forward a composite report of the findings to the
 20 applicant. The composite report shall reference the specific sections of the applicable regulations or the
 21 portions of the approved preliminary plat to which the proposed final plat does not conform. The applicant
 22 may revise the proposed plat and resubmit or withdraw the proposed plat. The applicant will have up to 180
 23 days from the date of the original submittal to resubmit a revised proposed final plat. After 180 days the
 24 proposed final plat shall be deemed to be withdrawn, and if the one year from approval date of the
 25

1 preliminary plat has lapsed, the approved preliminary plat shall become null and void. If one year has not
2 lapsed, the preliminary plat shall be valid until the year has lapsed, after which time it shall be null and void.

3 4. *Approval of final plat.* If the proposed plat is found to conform to the above requirements, the
4 applicant shall be required to submit an executed recordable mylar of 16 copies of the proposed final plat to
5 the city. In accordance with F.S. sec. 177.071 a final plat is subject to administrative approval by the city
6 manager. ~~The proposed final plat shall then be reviewed by the board for compliance with this article. The~~
7 ~~board shall recommend to the council the approval, approval with conditions, or denial of the proposed final~~
8 ~~plat. The council shall uphold or reverse the recommendation of the board. In denying any proposed final plat,~~
9 ~~the council or the board shall provide reasons for such action, making reference to specific sections in these~~
10 ~~regulations.~~

11 5. Professional Service Fees. In addition to any application fee, the applicant for a final plat shall be
12 required to reimburse the city for contracted professional services of the city surveyor, city engineer, city
13 planner, and city attorney fees incurred by the city related to the review and comment on the final plat and
14 related documents, which the city may require payment (or an estimate thereof) prior to execution of the final
15 plat by the city manager. ~~Time limit. Approved preliminary and final plats shall be automatically voided if a~~
16 ~~construction conference has not commenced within one year from the date of final plat approval. The council~~
17 ~~may grant a time extension of up to one year upon a written request from the applicant.~~

18 (43) *Recording of final plat.* The applicant shall have the approved final plat recorded with the county
19 comptroller. The applicant shall provide the director with a copy of the recorded plat and any recorded
20 instruments (such as declaration of restrictive covenants and mortgagee joinders and consents) to be
21 recorded with the plat. No plat in the city subject to these regulations shall be recorded, whether as an
22 independent instrument or by attachment to another instrument entitled to record, unless and until such plat
23 has been approved by the council. In addition, all fees related to the recording of the plat shall be paid by the
24 applicant.

25

1 (54) Fees. All fees associated with the review of a proposed subdivision shall be due at the time of
2 application and are payable to the city. Said fees shall be in accordance with chapter 54, article IV, division 4.

3
4 (65) Lot split.

5 a. Submission requirements. The applicant shall submit (i) a boundary survey (showing all improvements
6 and easements) and legal description both certified by a registered state surveyor of the property as it is to be
7 divided, (ii) payment as set forth in this Land Development Code or as otherwise prescribed by the city council
8 or city manager, (iii) proof of payment of all outstanding ad valorem taxes, and (iv) a recent title opinion from
9 a licensed attorney or property information report from a title company showing the ownership, easement,
10 mortgage, and other lien and encumbrance information for the existing lot or parcel~~proof of ownership~~
11 acceptable to the city.

12 b. Requirements. With the prior approval of the city council after conducting a quasi-judicial public
13 hearing, any lot or parcel not located within a planned unit development may be divided by lot split so long as
14 the two resulting lots or parcels meet in every respect the Land Development Code's requirements for newly
15 created lots or parcels and the proposed development of the resultant lots would comply with the Land
16 Development Code and Comprehensive Plan. No lot or parcel nor any portion of any lot or parcel which has
17 been created by a lot split shall be further divided by lot split. The creation of new flag-shaped lots is
18 prohibited unless allowed by waiver approved by city council subject to (i) the creation of a recorded deed
19 restriction, with terms acceptable to and enforceable by the city, establishing a front yard setback along the
20 public right-of-way at a greater distance than required by the applicable zoning district, (ii) a determination
21 that no traffic safety or vehicle access issues are being created, (iii) a determination of compatibility of the
22 proposed development on the resultant lots with the surrounding neighborhood, and (iv) a determination that
23 no non-conforming uses will exist on the resultant lots after the lot split approval. No lot or parcel that has a
24 non-conforming use is eligible for a lot split unless the non-conforming use is eliminated as condition of the lot

25

1 split. No variance will be given for any lot split that results in a lot or parcel that does not conform in every
2 respect to the Land Development Code's requirement for newly created lots or parcels and in development of
3 the resultant lots that is not fully compliant with the Land Development Code and Comprehensive Plan. For
4 example, no variance will be given for any lot split that results in a substandard lot.

5 c. *Notice*. A notice of no further lot split shall be fully executed by the owner of the property submitted
6 for lot split which notice must be approved by the city and such notice shall be recorded in the public records
7 of the county prior to the issuance of any building permit for lots or parcels created by lot split. The form of
8 the notice shall be in recordable form and in substance substantially in accordance be with the following: "The
9 property described on the attached Exhibit 1 was the subject of a lot split within the City of Belle Isle, Florida,
10 and no further division of all or any portion of the property described on the attached Exhibit 1 by the lot split
11 procedure in the City of Belle Isle shall be allowed. Further subdivision by other methods may or may not be
12 allowed."

13 d. Professional Service Fees. In addition to any application fee, the applicant for a lot split shall be
14 required to reimburse the city for contracted professional services of the city surveyor, city engineer, city
15 planner, and city attorney fees incurred by the city related to the review and comment on the lot split
16 application and related documents, which the city may require payment (or an estimate thereof) prior to
17 approval of the lot split by the city council.

18
19 **SECTION 3. City Code Amendment**. Chapter 54, Article I, Section 54-3 of the City Code of Ordinances is
20 hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions;
21 provisions not included are not being amended):
22
23
24
25

1 Sec. 54-3. Nonconforming uses.

2 (a) *Intent.* It is the intent of this article that the lawful use of any building, structure or land existing at the
3 time of adoption of this Land Development Code may be continued although such use does not conform with
4 the provisions of this Land Development Code, provided the conditions of this section are met.

5 (b) *Unsafe structures or buildings.* Any structure or building or portion thereof declared unsafe must be
6 restored to a safe condition or demolished. Reconstruction to begin within 180 days after being declared
7 unsafe.

8 (c) *Construction approved prior to code.* Nothing herein shall require any change in plans, construction or
9 designated use of a building or structure for which a building permit has been issued and the construction of
10 which shall have been diligently carried on within six months of the date of such permit.

11 (d) *Alteration.* A nonconforming building may be maintained and repairs and alterations may be made
12 that do not increase its nonconformity, except that in a building which is nonconforming as to use regulations,
13 no structural alterations shall be made except those required by law. Repairs such as plumbing, electrical
14 systems, ~~or the changing of partitions or other interior alterations are permitted,~~ provided that no such repair
15 shall have the effect of increasing the nonconformity, or expanding a nonconforming use, nor shall the floor
16 area of such building or any accessory structure be increased within the area of nonconformity, except in
17 accordance with the requirements of this chapter.

18 (e) *Extension.* Buildings or structures or uses of land which are nonconforming shall not be extended or
19 enlarged. Any use may be extended if such conforms with current regulations for the district in which it is
20 located. The intensity of a non-conforming use shall not be increased.

21 (f) *Abandonment.* When a nonconforming use of land or buildings has been discontinued for 180 days or
22 more, its future use shall be in compliance with a use permitted in the district in which said land is located. If
23 there is doubt concerning the discontinuance of a nonconforming use, the city planner or city manager shall
24 request a determination by the planning and zoning board at a public hearing wherein the legal owner must

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1 provide competent substantial evidence to support a finding that such use has not been discontinued for a
2 continuous period of 180 days.

3 (g) *Change to another use.* A nonconforming use now existing may be changed to another nonconforming
4 use of equal or lesser intensity and improved character when approved by the council, upon recommendation
5 of the planning and zoning board. The city council may condition the approval of such change of use, including
6 requiring the amortization of the non-conforming uses over a period of time and conditions mitigating the
7 impacts of the use on the surrounding area.

8 (h) *Restoration.* A nonconforming building or structure which is hereafter damaged or destroyed to the
9 extent of 75 percent or more of its assessed value by flood, fire, explosion, earthquake, war, reconstruction,
10 riot, or act of God may not be reconstructed or restored for use except in compliance with the regulations of
11 this Land Development Code.

12
13 **SECTION 4. Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this
14 Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction,
15 whether for substantive, procedural, or any other reason, such portion shall be deemed a separate,
16 distinct and independent provision, and such holding shall not affect the validity of the remaining portions of
17 this Ordinance.

18 **SECTION 5. Conflicts.** In the event of a conflict or conflicts between this Ordinance and any other ordinance
19 or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

20 **SECTION 6. Codification.** Section 2 and Section 3 of this Ordinance shall be incorporated into the Belle Isle
21 City Code. Any section, paragraph number, subsection number, letter and/or any heading may be changed or
22 modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may
23 be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this
24 ordinance or City Code may be freely made.

25

1
2 **SECTION 7. Effective date.** This Ordinance shall become effective immediately upon adoption by the City
3 Council of the City of Belle Isle, Florida.

4 **FIRST READING:** June 16, 2026

5 **SECOND READING:** _____.

	YES	NO	ABSENT
7 Frank Vertolli	_____	_____	_____
8 Holly Bobrowski	_____	_____	_____
9 OPEN	_____	_____	_____
10 OPEN	_____	_____	_____
11 Beth Lowel	_____	_____	_____
12 Stan Smith	_____	_____	_____
13 Jim Partin	_____	_____	_____

14
15 **ADOPTED** this ____ day of _____, 2026, by the City Council of the City of Belle
16 Isle, Florida.

17 CITY COUNCIL OF THE
18 CITY OF BELLE ISLE, FLORIDA
19
20 _____
21 Jason Carson, Mayor

22 ATTEST:
23
24 _____
25 Yolanda Quiceno, City Clerk

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, Yolanda Quiceno, City Clerk of the City of Belle Isle do hereby certify that the above and foregoing document
4 ORDINANCE 26-03 was duly and legally passed by the Belle Isle City Council, in session assembled on the ____
5 day of _____, 20____, at which session a quorum of its members were present.

6 _____

7 Yolanda Quiceno, CMC-City Clerk

8

9 S:\DL\Clients\Belle Isle, City of\General B900-29001\Ordinance - Flag-Shaped Lots\Belle Isle Lot Splits and Non Conforming Use
10 Ordinance 6-5-2026.docx

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**CITY OF BELLE ISLE
NEIGHBORHOOD PRIDE GRANTS**

Grant Application

Submit the original application and any attachments to the City of Belle Isle, 1600 Nela Avenue, Belle Isle, FL 32809. Grants will be awarded by the district City Council Commissioner on a first-come, first-served basis.

PLEASE PRINT

Applicant Contact Information

Applicant Organization Name: Horizon Court Collective

Project Contact Name: Thomas Tedesco

Mailing Address: POB 593730 , Orlando 32859

City, State: _____ Zip: _____

Daytime Phone: 407.432.6673 Evening Phone: 407.432.6673

Email: _____

ALTERNATIVE CONTACT INFORMATION

Alternate Contact Name: Doug Caldes

Daytime Phone: 407.963.6625 Evening Phone: 407.963.6625

Email: dougcaldes@yahoo.com

GRANT INFORMATION

Type of Project — Please select all that apply:

- Landscaping
- Reader Board Sign
- Ground Lighting
- Wall/Fence pressure washing and or painting
- Irrigation "Repairs"
- Fountains
- Other (please explain)
- Project Street Address or Nearest Intersection: Matchett

Total amount of project: \$20,000

Grant amount requested: \$9,000

Neighborhood participation amount (remainder of invoice) \$11,000

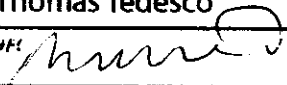

PROJECT INFORMATION

Please provide the answers to the following questions.

- Description of the Project.** This summary should provide an overview of the entire project, including what improvements will be constructed, installed, or applied. Remember to demonstrate the need for the project.
Repair block wall surrounding the Subdivision to comply with the Code Enforcement Dept. violation.
- State the location and land ownership of the proposed project** - Is the project on public property? (Right-of-way use agreement/permit will be required.) Please state the exact location of the project, including an address or cross streets.
Matchett Rd and Overlook Rd.
- Attach 2-5 photos, and include a brief description of each photo. Please also provide the original color photos.
- Project Maintenance:** Describe how the property has been maintained in the past, how the project will be maintained, and by whom after completion.
Wall is the responsibility of the Regal Landing homeowners and in need of repair. This project will be managed by the homeowners and sub contacted.
- Describe why this project is important to the community.** Provide a brief summary of how the project will enhance the quality of life in the community. How will this project empower your organization to work together to accomplish common goals and objectives? (i.e., to improve neighborhood communication and participation).
The current condition of the wall is unsightly and structurally weak. It has the possibility of collapsing in some sections and potential to cause harm. Bringing it back to a more attractive condition will enhance the appearance of the community.

BING TEAM ROSTER

Each organization is required to have at least a 3—to 5-member team that will help plan and implement its community project. Team members must sign the roster as part of the grant application and indicate their role/responsibility on the team.

NAME Thomas Tedesco SIGNATURE 	1412 Horizon Court, Belle Isle, FL POB 593730, Orlando, FL 32859 tom@dvonchase.com 407.432.6673	
NAME Doug Caldes SIGNATURE 	1425 Horizon Ct, Belle Isle, FL 32809 dougcaldes@yahoo.com 407.963.6625	
NAME SIGNATURE		
NAME SIGNATURE		
NAME SIGNATURE		

SUGGESTED TEAM ROLES: **PROJECT MANAGER** — Team Captain. Responsible for leading projects and getting a group consensus on which project the group wants to pursue. **ASST PROJECT MANAGER** — Co-Captain. Will work in concert with the project manager and assist in obtaining a quote(s) once the project idea has been decided upon. This position can also serve as the "Fund Watcher" monitoring project expenses. **APPLICATION WRITER** — will work with the project manager in organizing and developing the BING application and submitting the final report and pictures upon completion of the project.

VENDOR ACKNOWLEDGEMENT FORM

Your company is bidding to be selected to perform services for a neighborhood organization as part of the Belle Isle Neighborhood Grant (BING).

Please read this acknowledgment in its entirety before proceeding with any activity. By the below form, you are accepting the terms set forth:

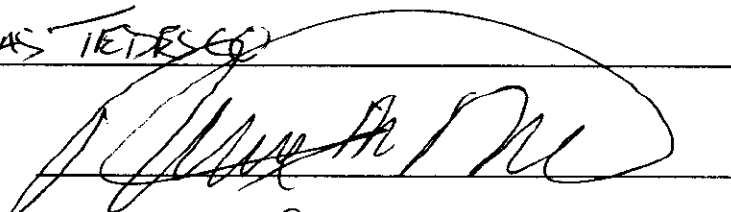
- Please attach proof of insurance for workman compensation (waiver of subrogation), Commercial General Liability, and Business Automobile Liability policies with the submission of your quote. *(see attached sample)*
- You acknowledge that you will comply with all vendor requirements.
- You are not to start any work on the proposed project until you have been granted permission by The City of Belle Isle.
- The quote provided by your organization should include all costs associated with completing this project, i.e. — labor, material, permitting, engineering and design.
- You understand that if you are completing work that requires permitting, you must be a Belle Isle registered contractor. There is no cost associated with this process.
- You understand that the City of Belle Isle will not be responsible for costs exceeding the amount on the original quote.
- You are aware that the project must be completed within 45 days of approval of the Project.
- If your services or costs have changed or the project is delayed, the City of Belle Isle must be contacted immediately.
- Upon project completion, you are to invoice the City of Belle Isle with the exact products/services identified on the original quote. Any deviation may result in a loss of payment.

Company Name

THOMAS TETESCO

Print Name

Signature:



Title:

Horizon Court Collective Agent

Date:

06/08/2026

BELLE ISLE NEIGHBORHOOD GRANTS (BING)

BUDGET AND GRANT REQUEST		
NAME OF BUSINESS	TOTAL COST	DESCRIPTION OF SERVICES
Horizon Court Collective		Repair Subdivision wall to comply with City Code enforcement
TOTAL AMOUNT OF PROJECT	\$20,000	
GRANT AMOUNT REQUESTED	\$9000 ⁰⁰	
NEIGHBORHOOD PARTICIPATION AMOUNT (REMAINDER OF INVOICE)		

ODUARDO STUCCO AND REMODEL LLC

Exterior Restoration • Stucco • Painting • Remodeling

7829 TERN DR
ORLANDO, FL 32822
321.442.6795

PROJECT ESTIMATE

Date: June 29, 2026

Project: Exterior Wall Restoration

Scope of Work

- Obtain required permit(s) for the project.
- Pressure wash wall surfaces to remove dirt, mildew, and contaminants.
- Prepare surfaces for painting.
- Apply exterior paint to wall surfaces at approximately \$1.00 per square foot.
- Provide all labor, equipment, materials, and final cleanup associated with the work.

Contract Amount

Total Project Cost: **\$19,917.00**

Exclusions

- Repairs to damaged stucco, masonry, or structural components not visible during the initial inspection.
- Permit fees or municipal requirements beyond standard permitting procedures.
- Additional work requested outside the scope described above.

Payment Terms

- 50% Deposit Due Upon Acceptance: \$9,958.50
- Remaining Balance Due Upon Completion: \$9,958.50

Proposal Acceptance

Acceptance of this proposal authorizes ODUARDO STUCCO AND REMODEL LLC to proceed with scheduling and performing the work outlined herein.

Accepted By: _____

Date: _____

Authorized Signature: _____

Estimate Total: \$19,917.00

Thank you for the opportunity to provide this proposal. We look forward to working with you on this project.

Sterling Home Care LLC (Joe Sterling)

ESTIMATE REGAL LANDING SOUTH FACING



Joe Sterling
Business Number CRC1334524
3426 Sterling Lane
Orlando, Florida
32817
407-455-1254
sterlingcontracting2025@gmail.com

b.

DATE
June 26, 2026

TOTAL
USD \$30,985.00

TO

Doug Caldes

1425 Horizon Ct
Belle Isle
32809
407-963-6625
dougcaldes@yahoo.com

DESCRIPTION	RATE	QTY	AMOUNT
Regal Landing south side facing wall stucco repair. - Provide Labor and materials to repair damaged and deteriorated stucco areas on the existing neighborhood wall. Work will include patching, blending, and finishing stucco surfaces to improve overall appearance and bring the wall to an acceptable visual condition.	\$1.00	30,985	\$30,985.00
TOTAL			USD \$30,985.00

This estimate includes stucco repair only. No structural repairs are included or implied. The work will be performed as requested for cosmetic improvement only to satisfy city requirements. It is important to note that this is not a permanent repair solution and that there will be no warranty provided for this work. Contractor assumes no responsibility for underlying conditions, including but not limited to failing substrate, cracking, moisture intrusion, or structural movement. Repairs are intended as a temporary, appearance based solution to improve visual condition and address city/ HOA concerns. Future cracking, delamination, or failure of repaired areas may occur and will not be the responsibility of the contractor. This estimate only includes labor and materials only. Permit fees, engineering, or plans required by the city are not included. A 50% (\$15492.50) deposit of total contract will be due upon start of the job and progress payments will be made until completion of job. By signing this contract the HOA (client) acknowledges and agrees to the scope, limitations, and terms outlined above. This proposal is valid for 60 days.

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

Meeting Date: July 7, 2026
To: Honorable Mayor and City Council Members
From: Rick Rudometkin – City Manager
Subject: Discussion and Direction Regarding a Citywide Annexation Strategy, Feasibility, and Fiscal Impact Study

Background:

The City of Belle Isle has limited opportunities for growth within its existing municipal boundaries. As part of the City's long-term planning efforts, staff has identified the potential value of evaluating unincorporated areas contiguous to the City's current boundaries to determine whether future annexation opportunities may exist.

At this time, the city has not conducted a comprehensive annexation strategy or feasibility study evaluating potential annexation opportunities, service delivery impacts, fiscal considerations, public safety implications, and long-term planning objectives.

A professional annexation study would provide objective data regarding areas that may be suitable for future annexation and assist current and future City Councils in making informed policy decisions regarding municipal growth, service delivery, and long-range planning.

Staff Recommendation:

If annexation is a desire, preparation and advertisement of an RFP for a Citywide Annexation Strategy, Feasibility, and Fiscal Impact Study, will be needed.

Suggested Motion:

I move to direct staff to prepare an RFP for a Citywide Annexation Strategy, Feasibility, and Fiscal Impact Study evaluating contiguous unincorporated areas adjacent to the City of Belle Isle and return to City Council with the proposed solicitation package and estimated project costs for future consideration.

Alternatives: N/A

Fiscal Impact: Unknown estimated project costs.

Attachments: N/A

City Manager Work Plan Items:

- Review/change City Charter:

It is time to review the city charter. We will start discussions and have workshops to go over possible changes.

- FY 26/27:

We are starting the FY 26/27 budget process. The budget calendar was approved.

- RFPs:

Modernize Audio/Visual System – going out for RFP

- 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). The city has no match money for this project. The new project scope has been submitted. We are waiting for an answer for the new scope approval.

- Annexation:

The city is looking harder into annexation as there is new hope for expansion.

- Stormwater Appropriation – THUD:

We have submitted a new appropriations request for FY 2027 – flood mitigation, through Rep. Darren Soto for \$3.6M.

- Judge/Daetwyler Dr. Transportation Grant:

The design has started and we are addressing issues for FY 25/26 and for FY 26/27 as well as whether we need an environmental study.

- Purchasing Policy

We will be bringing this to council for approval July 21.

- Hurricane Ian:

FEMA is still investigating and deciding on whether to accept the updated documentation that was submitted by us. We continue to wait...