CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
February 3, 2026
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER SMITH

ROLL CALL

APPROVAL OF MINUTES

Approval of the 01-20-2026 Commission Meeting Minutes
01-20-2026 Minutes

PUBLIC HEARING: FINAL HEARING

Ordinance 2026-01: Utility Deposits
2026-01 Utility Deposits

Ordinance 2026-02 Accommodation for Certified Recovery Residences
Ordinance 2026-02 Accommodation for Certified Recovery Residences
Business Impact Estimate for Ordinance 2026-02

Ordinance 2026-04 Tree Fund
Ordinance 2026-04 Tree Fund
Business Impact Estimate for Ordinance 2026-04

SCHEDULED AUDIENCE:

Scheduled Audience: Joe Reichel - Belleview CEP

Scheduled Audience: Florida Express Environmental

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

City Clerk: Updates

Development Services: Updates

Finance: Updates

Public Works: Updates

Chief of Police: Updates

Information Technology: Updates

City Attorney: Updates

City Administrator: Updates

COMMISSION UPDATES:

Commission Updates

Approval of the 01-20-2026 Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Approval of the 01-20-2026 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 00-00-2026 Commission Meeting Minutes

ATTACHMENTS:

01-20-2026 Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
January 20, 2026
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Livsey

ROLL CALL OF COMMISSIONERS: Present: Livsey, Goldman, Dobkowski
Absent: Dwyer, Smith

PRESENTATION:

a. Enforcer of the Year

Chief Holland recognized Officer Sean Tyler as Enforcer of the Year.

APPROVAL OF MINUTES:

b. 12-16-2025 Commission Meeting Minutes

Motion made by Commissioner Livsey to approve the 12-16-2025 Commission Meeting Minutes as presented; seconded by Commissioner Goldman.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

PUBLIC HEARING: FIRST READING

a. Ordinance 2026-01 Utility Deposits

Mayor Dobkowski read Ordinance 2026-01, Utility Deposits, Title Only. City Clerk Merritt reviewed this ordinance, which amends the code on deposits as directed by the Commission at the December 16, 2025, meeting. It requires all customers to pay a deposit for services, allows retaining deposits until termination of the account, instituting an additional deposit when an account reconnected after nonpayment, and re-instatement of deposit in cases where the customer's deposit has been refunded and they have been disconnected for non-payment two (2) times in one (1) calendar year.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-01 on First Reading, Title Only; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

b. Ordinance 2026-02 Accommodation for Certified Recovery Residences

Mayor Dobkowski read Ordinance 2026-02, Accommodation for Certified Recovery Residences, Title Only. Development Services Director Chancey reviewed the ordinance that creates and adopts Section 134-85, "Certified Recovery Residences," in the City's land development regulations to establish a clear, objective, and nondiscriminatory process for the review and approval of certified recovery residences within the City, as required by section 397.487(15)(a), Florida Statutes.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Commissioner Livsey inquired about where the residences can be located. DSD Chancey stated they can be located anywhere as long as they abide by the guidelines that regulate the housing and meet certain criteria.

Motion made by Commissioner Goldman to approve Ordinance 2026-02 on First Reading, Title Only; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

c. Ordinance 2026-03 Annexation of 38526-000-00

Mayor Dobkowski read Ordinance 2026-03, Annexation of 38526-000-00, Title Only. DSD Chancey reviewed the ordinance that pertains to the parcel which is agriculturally zoned and owned by Rocio Perez Figueroa. This application, initiated by the property owner, annexes the property into the City of Belleview. The property is surrounded by agricultural and residential properties. The property has convenient access to County HWY 484.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve Ordinance 2026-03 on First Reading, Title Only; seconded by Commissioner Goldman.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

d. Ordinance 2026-04 Tree Fund

Mayor Dobkowski read Ordinance 2026-04, Tree Fund, Title Only. DSD Chancey reviewed the ordinance that establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.

DSD Chancey further stated that Marion County will be holding a workshop in April to refine their requirements and the City's ordinance may be adjusted to be more in line with the County's code.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve Ordinance 2026-04 on First Reading, Title Only; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

PROCLAMATION:

a. Global Community Engagement Day

Mayor Dobkowski read the Proclamation declaring January 28, 2026 as Global Community Engagement Day and presented it to Bob Vass, Community Engagement Liaison.

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. Community Engagement Liaison: Property Improvement Grant Application

Community Engagement Liaison Bob Vass reviewed the grant application submitted by Wheeler Insurance, located at 10941 SE US Hwy 441. The project includes repair of potholes in front, side and rear parking lots; resealing and striping of lots which increases safety and ADA access. Potential additional work by owner to include landscaping updates on property. The total of said project is $6000+ and the applicant is requesting $2500.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

The Commission discussed the amounts currently in the fund and whether the Commission must award the full amount for projects, which they do not per CEL Vass. Mayor Dobkowski stated that while parking lots aren't flashy, their improvements enhance the City.

Motion made by Commissioner Goldman to approve the property improvement grant for Wheeler Insurance; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

b. Community Engagement Liaison: America 250 Fireworks Update

CEL Vass gave an update on the America 250 Fireworks event including theme, additional events, a parade, fundraising, cost sharing, and more. Countywide events will begin at the end of March and conclude on July 4th.

c. City Clerk: N/A

d. Development Services:

DSD Chancey noted that the improvements grants have all been inside of the CRA and all of the properties have parking requirements which they are meeting with the projects.

e. Finance Department: N/A

f. Public Works: Southern Impression Homes LLC Developer's Agreement

Public Works Director Titterington presented the developer's agreement is for parcel number 37515-00-11, which is located outside the city limits of Belleview on SE 92nd Loop next to the Golf Park and Fountains at Golf Park subdivisions. This parcel is approximately 35.96 acres and will be developed as Fountain Villas subdivision consisting of 94 single family residential lots.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the Southern Impression Homes LLC Developer's Agreement; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

g. Public Works: Additional Services Amendment to IPO 29

PWD Titterington stated that Kimley Horn was contracted to perform Construction Administration and inspection services for the City of Belleview WWTF Expansion project. During construction, the geotechnical engineer found insufficient foundation issues for the reject storage tank. The geotechnical subconsultant will provide their findings and recommendations in a written report. The additional investigation, inspection, and report preparation is $39,000.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the Amendment to IPO 29; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Livsey, Goldman, Dobkowski

h. Public Works: Holiday Decorations

PWD Titterington informed the Commission that all of the holiday decorations have been taken down. Additionally, Duke Energy has started work on fixing the poles that do not function and should have the work completed within the next few months.

i. Police Department: N/A

j. Information Technology: N/A

k. Legal Services: N/A

l. Administrator: Comptroller Position

Administrator Moody updated the Commission on the Comptroller position. A candidate has been selected and will begin work on February 12, 2026.

COMMISSION UPDATES:

Commissioner Dwyer: *Absent*

Commissioner Livsey: N/A

Commissioner Goldman:

Commissioner Goldman asked whether the bamboo buffer that was installed for Opus Bar has been effective. PWD Titterington answered that the bamboo is growing and it will be another year before it has fully filled out, so full efficacy remains to be seen.

Regarding the Tree Fund Ordinance, Commissioner Goldman suggest a program for citizens to acquire trees for their property rather than just install trees on city property. He further suggested that the city look into a master plan to install trees as natural buffers to minimize noise in the city.

Concerning noise, Commissioner Goldman proposed the city look at establishing a noise ordinance as vehicles, motorcycles, and other noises have become very prevalent. He stated he will send information to the City Administrator to review.

Commissioner Goldman discussed rights-of-way within the city that need attention and whether a road maintenance or litter pickup day would be possible. CEL Vass stated the he and PWD

Titterington have put together information for a program to adopt roads to address these issues. CEL Vass will move forward with establishing the program and send it for review and to bring it back to the Commission for discussion.

Commissioner Smith: *Absent*

Mayor Dobkowski: N/A

Adjournment: Meeting adjourned by Mayor Dobkowski at 6:43 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Public Hearing: Final Reading of Ordinance 2026-01 Utility Deposits

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Ordinance 2026-01: Utility Deposits

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

This ordinance amends the code on deposits and was approved on first reading at the January 20, 2026, meeting. It requires all customers to pay a deposit for services, allows retaining deposits until termination of the account, instituting an additional deposit when an account reconnected after non-payment, and re-instatement of deposit in cases where the customer's deposit has been refunded and they have been disconnected for non-payment two (2) times in one (1) calendar year.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-01 as presented or amended, final reading, title only.

ATTACHMENTS:

2026-01 Utility Deposits

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-01

AN ORDINANCE AMENDING CHAPTER 86, SECTION 42 OF THE BELEVIEW CITY CODE REGARDING WATER AND SEWER DEPOSITS; AMENDING SUB-SECTION 86.42(c) REGARDING FORMER CUSTOMERS; REPEALING SUB-SECTIONS 86.42(g), 86.42(i), & 86.42(j) REGARDING DEPOSITS; PROVIDING FOR ADDITIONAL FEES FOR ACCOUNTS WITH DISCONNECTION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 86 of the City Code provides that the City's water and sewer systems are combined into a single unified utility; and

WHEREAS, Chapter 86 of the City Code provides for certain fees and charges, provides a table of charges and provides for amending the amount of such fees and charges by Resolution of the City Commission; and

WHEREAS, Section 86.42 of the City code provides that deposit fees shall be paid by all persons connecting to the city water or sanitary sewer system; and

WHEREAS, the City Commission finds that it is in the best interest to amend Chapter 86 regarding water and sewer deposits as set forth herein-below.

NOW THEREFORE, BE IT ORDAINED by the City Commission that Chapter 86, Sub-Section 86-42(c) of the City Code is hereby amended to read as follows:

> "(c) *Former customers*. Should a customer have an outstanding balance on a prior account(s), the prior account(s) must be paid in full before receiving service at the new location.'

BE IT FURTHER ORDAINED by the City Commission that existing, Sub-Sections 86.42(g), 86.42(i) and 86.42(j) of the City Code are hereby repealed.

BE IT FURTHER ORDAINED by the City Commission that Chapter 86, Section 86.42 of the City Code is hereby amended to add a Sub-Section providing for additional deposits after disconnection, which Sub-Section shall be known as 86.42(h) [after re-numbering Section 86.42 pursuant to repealing existing Sections 86.42(g), 86.42(i) and 86.42(j)], which shall read as follows:

> "(h) Additional deposit(s) required.
>
> (1) After disconnection for non-payment, customers will be required to pay an additional $10 deposit before services are restored.

(2) If a customer has no deposit on their account is disconnected for non-payment two (2) times in one (1) calendar year, they will be required to restore the deposit to the base amount required for their service type(s). Customers may enter into a payment plan not-to-exceed six (6) months."

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

BE IT FURTHER ORDAINED that it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a 3-3 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on January 20, 2026. Said Ordinance was duly read, passed, and adopted upon **Final Reading** by a ____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on February 3, 2026.

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the January 22, 2026 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

Public Hearing: Final Reading of Ordinance 2026-02 Accommodation for Certified Recovery Residences

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Ordinance 2026-02 Accommodation for Certified Recovery Residences

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: Final Reading

BACKGROUND:

The proposed ordinance was approved on First Reading at the January 20, 2026 meeting. It creates and adopts Section 134-85, "Certified Recovery Residences," in the City's land development regulations to establish a clear, objective, and nondiscriminatory process for the review and approval of certified recovery residences within the City, as required by section 397.487(15)(a), Florida Statutes. The ordinance defines certified recovery residences, sets forth application and review procedures for reasonable accommodations, establishes timeframes and standards for decisions, and provides for the revocation of approvals when warranted, all in a manner consistent with the Americans with Disabilities Act and other applicable fair housing laws. The purpose of this ordinance is to comply with State law while ensuring that persons with disabilities have an equal opportunity to use and enjoy housing in the City, and to promote orderly land use, neighborhood compatibility, and the public health, safety, and welfare through a predictable, transparent review process.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-02 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance 2026-02 Accommodation for Certified Recovery Residences
Business Impact Estimate for Ordinance 2026-02

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2026-02

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA, AMENDING CHAPTER 58, LAND DEVELOPMENT CODE, ARTICLE III, "ZONING," TO CREATE A NEW SECTION 134-85 ESTABLISHING REGULATIONS AND PROCEDURES, AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA, REGARDING CERTIFIED RECOVERY RESIDENCES REQUESTING REASONABLE ACCOMMODATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR AN APPLICATION FORM, APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has 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, Laws of Florida, requires all municipalities to adopt ordinances establishing a process for the review and approval of certified recovery residences; and

WHEREAS, the City Commission of the City of Belleview recognizes that Chapter 2025-182 Laws of Florida requires the City to adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, the City Commission of the City of Belleview recognizes that Chapter 2025-182 Laws of Florida requires the City to establish a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the City Commission of the City of Belleview recognizes that certified recovery residences are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

WHEREAS, the City Commission of the City of Belleview desires to ensure its land use and zoning processes comply with state and federal law regarding equal housing opportunities for individuals with disabilities; and

WHEREAS, the City Commission of the City of Belleview 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 as mandated by Chapter 2025-182, Laws of Florida.

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

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

SECTION 2. Adoption. Chapter 58, Article III of the City Code of the City of Belleview is hereby amended to create a new Section 134-85 titled **"Certified Recovery Residences"**, which shall read as follows:

Section 134-85. 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* means 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* means a certificate issued by a credentialing entity to a recovery residence or administrator.

3. *Certified recovery residence administrator* means an administrator who holds a valid certificate of compliance.

4. *Reasonable accommodation* means 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 provisions of 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.

(b) Applicability.

1. This Section shall apply to certified recovery residences seeking a reasonable accommodation from land use, zoning, or land development code regulations within the City.

2. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence shall be governed by the City's standard review and approval processes, and applicants must comply with applicable codes and ordinances.

(c) Application for Reasonable Accommodation.

1. Form of Application.

a. Applications under this Section shall be filed on a form provided by the Development Services department.

b. Applications under this Section shall be filed with the Development Services department on the form provided by it and shall include the following:

- Applicant's name (or the name of its representative), mailing address, telephone number, and email address;
- Address and parcel identification number of the subject property;
- Identification of the specific regulation from which relief is sought; and
- 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.
- A copy of the applicable certificate of compliance pertaining to the applicant.

2. Processing.

a. The Development Services department shall date-stamp all applications for reasonable accommodation upon receipt.

b. If additional information is desired by the City, it may request the additional information in writing.

c. Applicants shall have at least thirty (30) days to respond.

d. Within sixty (60) days of receipt of a completed application, the Development Services Director shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.

e. 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.

3. Review Criteria.

a. 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 provides such are consistent with federal and state law.

b. When considering a request for reasonable accommodation, the Development Services Director shall consider, among other relevant factors, the following:

1) *Eligibility of certified recovery residence.* The applicant shall be required to establish that the operator and/or administrator of the certified recovery residence is qualified to provide such services and/or housing to qualifying individuals. An operator and/or administrator may establish their qualification by demonstrating that they are certified by the Florida Association of Recovery Residences, National Alliance for Recovery Residences, or other similar nationally recognized accrediting agency for recovery residences.

2) Demonstration that the requested accommodation is both reasonable and necessary. The applicant shall demonstrate that the requested accommodation is both reasonable and necessary (as interpreted by the courts) and, if the request is concerning housing, reasonable and necessary to afford the qualifying residents an equal opportunity to use and enjoy the certified recovery residence that is the subject of the request, including the following factors:

a) *Therapeutic necessity.* The applicant shall demonstrate that the proposed accommodation is therapeutically necessary for sobriety. If the accommodation does not directly aid in sobriety (or if the request exceeds the demonstrated need), then the accommodation shall not be deemed therapeutically necessary. Further, the applicant shall demonstrate that the specific accommodation request constitutes the minimum necessary accommodation to achieve the stated therapeutic purposes. Lastly, if the request for reasonable accommodation is with regard to housing, the applicant shall provide a site-specific assessment with regard to the particular property for which the accommodation is requested. General statements of therapeutic necessity shall not be sufficient to satisfy the requirements of this subsection.

b) *No Fundamental alteration.* The applicant shall demonstrate that the proposed accommodation does not constitute a fundamental alteration of the city's zoning scheme and/or other city programs/policies. An accommodation amounts to a fundamental alteration if it would eliminate an essential aspect of the relevant Code provision or policy. Factors to be considered in determining whether the proposed accommodation would result in a fundamental alteration of the city's zoning scheme include, but are not limited to, whether the accommodation is:

i. Compatible with surrounding uses and structures in the zoning district; and

ii. Substantially similar to surrounding uses and structures expressly permitted in the zoning district. An applicant shall not be entitled to a reasonable accommodation if the requested accommodation is incompatible with surrounding uses and structures in the zoning district, is not substantially similar to surrounding uses and structures expressly

permitted in the zoning district, and the city has not otherwise routinely waived the applicable ordinance, rule, policy, practice, or procedure. A requested increase in density shall not be considered a reasonable accommodation.

c) *Undue financial or administrative burden.* The applicant shall demonstrate that the proposed accommodation does not impose an undue financial or administrative burden on the city.

d) *Over-concentration of recovery residences*. If the request for reasonable accommodation is with regard to housing described in LDC subsection 134-653(2)(c), the applicant shall demonstrate that the proposed accommodation will not result in an over-concentration of such housing located in close proximity. At a minimum, a certified recovery residence shall not be located within a radius of 1,000 feet of another certified recovery residence or within a radius of 1,200 feet from another existing community residential home as defined in Section 419.001(1)(a), Florida Statutes.

e) *Economic viability.* There is a limited alternative to the establishment of therapeutic necessity based upon economic viability. Although difficult to establish, to qualify under this limited alternative, the applicant shall present documentation, reports, data, statistics, and/or other objective evidence specifically demonstrating that the requested accommodation is necessary for the continued economic viability of the facility, residence, or operator, as applicable. Underscoring the limited nature of this alternative, the following shall not be sufficient to establish that the proposed accommodation is necessary for continued economic viability:

1) A decrease in the share of expenses and costs allocated per individual;
2) An increase in income or economic advantage to the certified recovery residence; or
3) A generalized statement regarding economic viability that is not supported by objective evidence in accordance with this subsection. Further, the applicant shall be required to demonstrate that it could not continue to operate with a smaller facility or residence serving fewer qualifying residents.

(d) Revocation and Reinstatement.

1. 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.

2. Reinstatement. If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the Development Services Director.

3. Appeal. Any certified recovery residence that 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 Commission 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 Commission 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 Development Services Department Director and the certified recovery residence.

(e) Fair Housing Amendments Act. The provisions of this ordinance do not supersede the provisions of 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.

(f) Condominium and Cooperative. The provisions of this Ordinance do not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718 Florida Statutes; any cooperative document adopted pursuant to chapter 719 Florida Statutes; or any declaration or declaration of covenant adopted pursuant to chapter 720 Florida Statutes.

SECTION 3. 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.

BE IT FURTHER ORDAINED that if there is a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

BE IT FURTHER ORDAINED that It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2025. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2025.

CHRISTINE K. DOBKOWSKI
Mayor

Attest:

LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that the foregoing Ordinance was advertised for a Public Hearing in the _____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

LEZLI MERRITT
City Clerk

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-02 **-** Accommodation for Certified Recovery Residences establishes procedures for review and approval of reasonable accommodations for the establishment of certified recovery residences in accordance with Federal and State law. Provides for an application form, application requirements, review procedures, and deadlines. It also provides for revocation and reinstatement.

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☒ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;

b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;

c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or

d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed Ordinance 2026-02 will establish a procedure for processing reasonable accommodation requests for individuals with disabilities, as mandated by the FHA and ADA. The FHA makes it unlawful to refuse "to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford person(s) [with disabilities] equal opportunity to use and enjoy a dwelling." A formal process and adopted procedures will assist staff in reviewing and granting these requests.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Ordinance 2026-02 does not impose any new charge or fee on businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
n/a

4. Additional information the governing body deems useful (if any):

n/a

Public Hearing: Final Reading of Ordinance 2026-04 Tree Fund

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Ordinance 2026-04 Tree Fund

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

This ordinance, approved on First Reading on January 20, 2026, establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.
The fees are as follows:

- $1,000 for the removal of protected trees over 6” DBH
- $2,000 for trees larger than 12” DBH
- $5,000 for trees larger than 24” DBH.
- Plant multiple trees of a min. 2" caliper, equaling the total DBH shortfall (on public land with approval)

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2026-04 as presented or amended, final reading, title only.

ATTACHMENTS:

Ordinance 2026-04 Tree Fund

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Business Impact Estimate for Ordinance 2026-04

ORDINANCE 2026-04

AN ORDINANCE AMENDING CHAPTER 114 ARTICLE III, TO ADD SECTION 114-48 ESTABLISHING A TREE FUND PROVIDING FOR A PURPOSE; PROVIDING FOR ACCEPTING AND DISBURSING MONIES PAID TO THE CITY AS PART OF TREE MITIGATION AND FUNDS FROM OTHERS; PROVIDING FOR ADMINISTRATION OF THE FUND; PROVIDING FOR USE OF FUNDS; PROVIDING THAT FINES AND PENALTIES FOR VIOLATIONS AND FOR MITIGATION BE DEPOSITED INTO THE TREE FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 114, Article III of the City Code establishes requirements regarding tree preservation; and

WHEREAS, the City Commission finds that it is in the best interest of the public to provide for tree protection and mitigation of tree loss; and

WHEREAS, City finds that establishing a tree fund from which funds may be used for the planting of trees, the protection and conservation of existing trees, the re-establishment of vegetative resources in the city, and maintenance of damaged trees; and

WHEREAS, the City Commission finds that tree penalty payments, fines, and tree replacement payments should be deposited in the tree fund which established by this ordinance; and

WHEREAS, the City Commission finds that provision should be made to accept contributions from the public to the tree fund to assist in the City's conservation and beautification efforts regarding trees and other vegetation;

WHEREAS, it is in the best interest of the public for the City to provide for fines and penalties for violation of the provisions of Article III; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Chapter 114, Article III is hereby amended to add Section 114-48 to establish a tree fund to be administered as provided and further to establish penalties and fines for violations, which Section shall read as follows:

"Chapter 114 Landscaping, Trees, Buffering, Irrigation And Fertilizer.

Article III tree preservation.

Section 114-48.

(a) *Tree fund established.* This Section hereby establishes a tree fund for the purposes of accepting and disbursing monies paid to the city as part of tree mitigation and other funds deposited with the city for tree and vegetation conservation and protection.

(b) *Purpose.* The tree fund shall be exclusively for the planting of trees, the protection and conservation of existing trees where appropriate, or the re-establishment of vegetative resources in the city, and any other costs necessary to provide maintenance of damaged trees.

(c) *Contributions to Tree Fund.* Penalties, fines, and tree replacement payments, as provided for in this article, shall be deposited into the tree fund. The public may donate money to the city's tree fund to assist the city in its beautification efforts.

(d) *Terms of existence*. The tree fund shall be self-perpetuating from year to year unless specifically terminated by the city commission.

(e) Tree fund administration.

(1) Tree funds shall be used only for the purposes designated by the city commission in accordance with the intent of this chapter and the applicable goals, objectives, and policies as set forth within the comprehensive plan.

(2) All mitigation funds collected pursuant to this chapter shall be deposited into the tree fund, which shall be a separate account established and maintained apart from the general revenue fund of the city.

(f) *Disbursal of tree fund assets:*

(1) Expenditures for projects funded by the tree fund shall be made in accordance with the established purchasing procedures of the city. The Site Plan Technical Review staff shall review and make recommendations on the disbursal of tree fund assets to the City Commission. The city commission shall have final approval on all disbursals of the tree fund assets.

(2) Priority shall be given to the use of funds for projects that plant or replace trees or vegetation along public rights-of-way or on properties and lands in public use. Should the administrator become aware of any tree dying or being in a state of decline within three (3) years of being planted, the city shall replace the tree within sixty (60) days of that determination.

(3) Secondarily, funds may be used for the purchase of landscape materials or equipment necessary and proper for the preservation, maintenance, relocation, or restoration of trees and ecosystems on any public land in the city, or for the funding of community educational programs which promote, enhance, or implement the goals and objectives established in this chapter.

(g) *Valuation of contributions to the tree fund shall be:*

(1) Applicants may request to pay into the Tree Fund when the requirements of Chapter 114 cannot be met. The Site Plan Technical Review staff will

review and determine the eligibility of the applicant's request to pay into the Tree Fund.
(2) For trees designated in Article III. – Tree Preservation of this code, $1,000 for the removal of protected trees over 6" DBH, $2,000 for trees larger than 12" DBH, and $5,000 for trees larger than 24" DBH.
(3) Alternatively, the applicant may choose to plant multiple trees of a minimum two-inch caliper, equaling the total DBH shortfall. Trees may be planted on public lands with the approval of the Public Works Director.

(h) *Payment:* The applicant making a payment to the tree fund is responsible for paying the full amount to the city before issuance of a certificate of occupancy for the development or, in the case of a tree removal permit for an existing development, before issuance of such permit.

(i) All trees planted utilizing tree fund revenues shall have adequate irrigation.

(j) The tree fund shall be administrated by the Development Services Director with oversight by the city administrator or designee will oversee the tree fund.

BE IT FURTHER ORDAINED by the City Commission of the City of Belleview, Florida as follows:

1. That all ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

2. That the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

3. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ___ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on _____, 2026. Said ordinance was duly read, passed, and adopted upon **Final Readin**g by a ___ to ___ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on _____, 2026

_____
CHRISTINE DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legal Sufficiency for
the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2026-04 - This ordinance establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed Ordinance 2026-04 establishes a Tree Fund as an option for Developers who are unable to meet the tree replacement requirements, allowing them to pay into the fund instead of installing required trees. The Site Plan Technical Review staff shall review the applicant's request and plans to determine the validity and need for the program. If approved, the applicant will pay into the fund before a CO is issued. The Public Works Director will determine where trees are needed in City Parks or City-owned properties and utilize the Tree Replacement Fund to install and maintain the trees. Under no circumstances may payments to the tree replacement fund be used in lieu of installing trees in required compatibility buffers. The option to pay into the tree fund is intended to be a deterrent and of last resort.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Ordinance 2026-02 imposes new charges or fees on businesses/developers as an option for developers that are unable to meet the tree requirement during development/redevelopment. The fees are as follows:

$1,000 for the removal of protected trees over 6" DBH
$2,000 for trees larger than 12" DH
$5,000 for trees larger than 24" DBH.
Plant multiple trees of a min. 2" caliper, equaling the total DBH shortfall (on public land with approval)

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is undetermined how many businesses/developers will be impacted, as this program is intended to be used as a last resort when the tree requirements cannot be met. Applications will be reviewed by the Site Plan Technical Review staff for approval.

4. Additional information the governing body deems useful (if any):

The option to pay into the tree fund is intended to be a deterrent of last resort, and is a benefit to developers who cannot meet the tree requirements outlined in Section 114-42 of the Land Development Code. Therefore, the business/developer is impacted as a result of an application for approval.

Scheduled Audience: Joe Reichel

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Scheduled Audience: Joe Reichel - Belleview CEP

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Scheduled Audience

BACKGROUND:

Joe Reichel to provide updates on the Belleview CEP

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Scheduled Audience: Florida Express Environmental

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Scheduled Audience: Florida Express Environmental

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Scheduled Audience

BACKGROUND:

John Paglia III requested to speak to the Commission.

RECOMMENDED ACTIONS:

John Paglia III to speak to the Commission about Florida Express Environmental

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Clerk: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

City Clerk: Updates

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Development Services: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Development Services: Updates

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Finance: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Finance: Updates

PRESENTING PARTY:

Donna Morse, Deputy Finance Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Public Works: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Public Works: Updates

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Chief of Police: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Chief of Police: Updates

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Information Technology: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Information Technology: Updates

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Attorney: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

City Attorney: Updates

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Administrator: Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

City Administrator: Updates

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: February 3, 2026

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.