

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

Meeting Date: November 5, 2026

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: Pine Castle Pioneer Days - Notice of Lease Non-Compliance – Improvements

Background:

The City carved out a portion of land and the Lancaster house from CCA to install a lease with Pine Castle Pioneer Days to rehab/restore the house and property. The Lease Agreement was signed by Pioneer Days. Per the interpreted lease language, Pine Castle Pioneer Days is currently in breach of its agreement with the City regarding the required timeline for project improvements.

Pursuant to Section 9.1 of the current lease agreement:

"The Restoration/Rehabilitation Improvements must be commenced within six (6) months of the Commencement Date and must be completed within thirty (30) months from the Commencement Date unless otherwise extended by agreement of the City."

Based on City records, the Commencement Date was **March 3rd, 2026**, and the required improvements remain uncommenced. No extension has been formally granted by the city at this time.

Pine Castle Pioneer Days disputes our determination of lease non-compliance for all the reasons enumerated in the report submitted in writing and in person at the City Council meeting on Tuesday, October 6, 2026. They maintain that improvements have indeed commenced since lease inception.

Council needs to decide if: 1) there is a non-compliance issue and leave the lease as is or 2) extend the current lease timeline or 3) take back the parcel.

Staff Recommendation:

No recommendation

Suggested Motion:

None at this time

Alternatives: N/A

Fiscal Impact: N/A

Attachments:

Lease language

CM memo

2 Pioneer Days memos