

## **ATTACHMENT A**

### **Agenda Sheet – May 7, 2024**

September 2018 – CCA asked the city to complete an inspection of the home. After the inspection, CCA is no longer planning to use the building because the house is noncompliant, and they do not have ADA-compliant certification...

December 17, 2018: I wrote a letter to PCHS letting them know we planned to demolish the house and that if they wanted it, they should come in by January 15 and provide a plan on how they will move forward.

February 5, 2019 - Just like the Crawford house, PCHS wants it; they can have it; we want to see a plan on how they are going to move it and restore it. "Bob"

Cindy Lance indicated that the current state of the Grady house was due to CCA and the city not caring for the home properly. Cindy requested a reasonable amount of time (Not the 90 days offered that this was unreasonable) to come up with a plan and asked for one year.

Bobby Lance indicated that they just needed time and that with Shirley Cannon on the helm, they would get it done.

Richard Fox -It was verified by six (6) historical architects that the home is historically noteworthy, as it has vertical cypress boards beneath the current covering. AC blows cold in the summer; the roof is solid, and the floor is solid. Richard indicated that PCHS was proposing to relocate the building and repurpose it. We have to find a new place to put the home, raise the money for the relocation, and later complete the refurbishment, get the permits to make the move, and later on make the changes to the building. We are asking for the city to maintain ownership of the home throughout this transition period, and once we have identified the site and funding, we will ask for the home to be sold for \$1. We have no idea where the money will come from; we just need time, but we wanted to say we wanted it.

Shirley Cannon – no comment.

Bob asked Richard why none of these homes were on the National Historic List. Richard, that's a good homework assignment to find out why.

Uribe spoke. I am newly elected, and I want to bring along Pine Castle's great history. I am looking for funding to make this happen and move it. I pledged to make an investment in PC. You will need to speak with Linda Cobert of the school board to learn if the PC Elementary can be obtained by COBI.

Partin said we have to give them the peace of mind they need and give them the year they are asking for. That the plan will be devised and moved within a year. March 1, 2020.

Gold, it is the fault of the city that the house is in the state that it is in. The city is responsible for the upkeep of the buildings as the landlord.

This home was not maintained long before Bob arrived and long before this council, with the exception of Harv Ready.

Lydia, I'll see Senator Stuart this Friday and ask about a grant for this house.

We then learned the homes that were part of the property initially under the Bond; thus, CM had to work on obtaining forgiveness for having already removed the Pine Castle.

July 2, 2019 – the issue was brought before the council at the request of the PCHS to donate the Grady house to the PCHS. CM indicated that the area was not so large that the school could do without that area as parking. There was to be plaque installed indicating the COBI donated Grady house to PCHS. The council voted 4-1 in favor of the donation. YAY-Neilsen, Partin, Simms, Gold, NAY – Shuck.

July 18, 2019—Joy Fox said we will have a line item quote from Qwang by Tuesday. We want to get the quote down to stabilize the house. The house is sinking on Waltham's side, and it needs to be jacked up. The home needs to be insulated, the floor needs to be replaced, and the front steps need to be replaced.

On July 31, 2019, Qwang sent over an 81K estimate for work at the home.

In August 2019, COBI took trees down.

On August 8, 2019, CM began working on the bond issue, which kept the COBI from doing anything with the home until approval from Bond Holders.

August 2019 Grady House meeting estimate from Qwang for 80,000—at this meeting, it was decided that PCHS would not pursue federal or state grants but keep it local and raise money through local foundations and private donors. Richard will speak with Chris Comins to see if he would spearhead this. Per Belle Isle's terms, we will pursue the Historical Register.

December 20, 2019, CM received.

January 2020 – Joy & Richard Fox, and Bob left the board.

Feb 12, 2020 – CM sent an email to the historic preservation office of Florida. The city received a packet indicating the home could be moved if it had architectural value and or a famous person resided and still retained the historical designation. We sent this information to PCHS. Joy Fox replied that they had not submitted the application.

March 2020, one year passed, and PCHS was to apply for Historical Designation.

April 2020 – then PCHS said they cannot do it, and there is no funding.

May 2020 Quang provided a \$ figure what it would take to renovate the house. This guy was working on the Crawford house, and PCHS was working up a bid for the Grady House.

May 5, 2020 – council learned at meeting that PCHS had declined taking the home. A new interested party contacted CM Ms. Stephens, and Ms. Frazier across the street from Grady House. Discussions issued with these folks. We kept the deadline date of July 1, 2020 for anyone interested in the moving building make contact by July 1, 2020.

May 14, 2020 – Orange County Schools contacted COBI, saying they had been contacted about the home. CM asked for them to help and preserve the home if it is of high importance to OCPS and devise a curriculum for 4<sup>th</sup> graders. Did not hear back from OCPS.

July 6, 2020 – Shirley Cannon sent an email saying we are trying to do a GoFundMe.

July 8, 2020 – email from Ed Gold raising money would be a lot of work and problematic.

September 2020 - Linda Chapin asked Bill Brooks to give it another 6 months to get a solution.

August 9, 2021 – CM asked Larry Miles to provide a donor letter and send it out. Larry said PCHS has no money for mailing, and we have less than \$1000. CM offered for the city to send out under our bulk rates using your database/ mailing list to raise funds. Larry says we want to partner with you and get this done. We are proud of you for making this happen, Bob.

August 25, 2021 – CM received an email from Larry. This is awesome. We will finalize a letter and get it back to you.

August 26, 2021 Bob drafted a letter sent to PCHS Shirley sent to Larry for his approval CM never heard back again on this topic.

On Nov 16, 2021, City Council discussed the move of the Lancaster House. Comm Nielsen said Billy Morgan stated that he would favor renovating the home and would like to speak with staff and present a plan of action to City Council at the next meeting. Discussion ensued on prior events and deadline challenges.

December 7, 2021 Disposition on Lancaster House

In speaking with Billy Morgan, Chairman of Pine Castle Pioneer Days Inc. (PCPD), City Manager Francis said that he requested approval of his agreement to renovate the Lancaster House and remain at its location.

Comm Nielsen asked the Council to allow for a Pine Castle Pioneer Days Inc. representative presentation.

Billy Morgan proposed renovating the Lancaster House dated December 7, 2021. Comm Nielsen said she would like the City to consider the proposal presented and recognize the home as a historic structure. She does not believe saving the home is at the expense of the expansion of the school. It will be an asset to the school, a partner to the curriculum and development of students, and an appreciation of history.

The Council shared the following concerns,

Q: What funding is available for the renovation?

A: The funds will be raised through fundraising efforts. The PCPD has private individuals ready to donate to the renovation.

Q: How will the parking be managed/provided?

A: It will be managed by appointment only and not be used as an office.

Q: Comparing it to the Crawford House project, how will it differ?

A: We are not the same group that managed the other project and looked forward to moving this forward.

Q: What was the tipping point for submitting a proposal now after so much time?

A: We are not the same group that the City has been working with and would like to make a final attempt to keep the Lancaster House by entering into a formal lease agreement for one year.

Q: What does keeping the house do with the Lease to the school?

A: Mr. Francis said he would have to review the current Lease; however, CCA does have plans for that property, and if it were to be kept at its location, that section of the Lease would have to be revisited or removed from the CCA lease agreement.

Q: What kind of numbers have been proposed for renovation costs, if any?

A: PCPD has preliminary numbers based on the prior organization. They have not had the opportunity to speak with City staff or the insurance company and review the house's current condition.

Q: Has the school signed the new Lease?

A: City Manager Francis said not at this time.

Mayor Fouraker said he has some legal concerns with the proposal. In addition, the request has to be made to the school because they control the leasehold (sublease) improvements. He shared his concerns with the school's security plan and vetted visitors visiting the Lancaster home.

Attorney Chumley said the Council already approved the Lease before CCA for approval. The proposal will have to be also proposed to CCA for consideration.

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Mr. Francis clarified for the record said CCA did not have a problem with contributing to the move; they did have a concern with contributing funds to move the home to a private homeowner.

Comm Carugno moved for the City Manager to discuss with Pioneer Days to develop an agreement and provide all details to lease the house by the February 1, 2022, Council meeting. Comm Gold seconded the motion for discussion.

Comm Gold said the parcel represents 13-parking spaces for CCA. The City can remedy that by fencing off the house independently; negotiating with the BOA building and Wallace Field.

Mayor Fouraker shared his concern with the discussion and said the traversing of children and the proximity of the Lancaster house to school property is not that easy. Wallace Field and the BOA building are already in the Use Agreement and not a "bargaining chip."

After discussion, City Manager Francis said the Council needs to agree on moving forward or taking the house down. If Council wants to move forward, he recommends the proposal be presented to CCA Board in January for approval. He encourages those parties interested in preserving the Lancaster home to be present to show their support. In the interim, he will meet with Billy Morgan and the City Attorney before the CCA January 2022 school board meeting.

Comm Partin cautioned Council on making statements that may or may not be true. He stated many parents pleaded and were opposed to keeping the home because of the safety issues and infestation. In the past, there has been a challenge in raising the money and hopes that this extension proves different.

Comm Shuck said he believes there is a conflict of interest for some Council members who sit and are part of the Pine Council Historical Society and Pine Castle Pioneer Days.

Mayor Fouraker said he would like to see PCPD present a proposal to save the Lancaster House with financials to the CCA Board for consideration.

After discussion, the motion passed unanimously 7:0.

Mayor Fouraker opened for public comment.

David Martens, President of the Lake Eola Heights Historic Neighborhood Association in Orlando and Board member of the Preservation Trust, spoke in favor of the renovation and saving of the Lancaster House.

Vivian Oviedo, residing at 1027 Waltham, spoke to save the Lancaster House.

Park Lion expressed his appreciation to the City for preserving history.

December 8, 2021 – Alexa – did research on what is taught in 4<sup>th</sup> grade history.

December 9, 2021 – CM sent email to Bill Brooks saying we are back to square one on Lancaster Home. Bill given the boards disapproval to help pay for move, id be surprised if they are willing to sub lease. If their answer is no per the clause that the city will not withhold approval to demolish the building. I would guess the school could move forward demolishing by school.

January 4, 2022 - Citizen's Comments

Mayor Fouraker opened for citizen comments.

Kimberly Stevens, along with Elizabeth Frazier, residing at 5817 Randolph Avenue, spoke on the future of the historic Lancaster home. Until recently, she and her mother were negotiating to move the Lancaster house onto their property. Ms. Stevens gave an overview of the events, and an email was received stating that Pinecastle Pioneers Days is interested in renovating the home and awaiting CCA approval. She is asking that the City uphold its commitment to pay the \$20,000 towards the move and have staff continue to work with Duke Energy to assist. Upon execution of the contract, they will preserve and relocate the home at no cost to the City within 90-days. She stated that they would be willing to copy all estimates, available funds correspondence, approved variance, and site plan necessary to move forward.

Mayor Fouraker said the item is not on the agenda for discussion; however, this Council has been very good in keeping their word.

Issues Log

City Manager presented the Issues Log dated 1/04/2022 and gave an overview of the next steps for each item as written. In addition to the notes, he added the following,

Grady Lancaster House – He informed Ms. Stevens that CCA might consider it if she signs a contract with the movers with an approximate date and wants to attend the CCA meeting on 01/19. Once CCA signs the new agreement, they control all buildings on the grounds.

City Council agreed to re-open public comment.

Ms. Stevens asked if the City would no longer control the Lancaster house once the CCA contract was signed. Mr. Francis said that once signed, CCA is responsible for subletting, demolition, or renovation of all buildings on the grounds.

For the record, Mr. Francis said the City could not get additional funding because he could not find a public funding source that would fund moving a house for a private residency and not open to the public, which is why CCA denied the funding. There is \$20,000 allocated for the

disposition of the Lancaster house. As part of the allocated monies, \$6,900 was used to fumigate the house, which was part of the move process.

Ms. Stevens sent an email to the City asking us to lead the project. Mr. Francis stated in his email to Ms. Stevens that, from the beginning, he has said that neither he nor the staff has the time to dedicate to the move of the house. It was Ms. Stevens' responsibility to lead the project.

Discussion ensued on the events to date that led to the concern by Ms. Stevens. After discussion, Ms. Stevens shared that she wants to move forward with the relocation and organize the move. She further asked that the \$20,000 be available for their use for the move.

Michelle Meyers residing at 304 S Prospect Street Crescent City, FL, said we are dealing with government vs. resident and miscommunication of the process.

Elizabeth Frazier shared her concern and confusion about the process that led them to lose the opportunity to move home.

Mayor Fouraker said we have a conundrum. We pledge to wait until February to allow Pioneer Days to submit a proposal to CCA. But, we will also be going back on our word to Ms. Stevens. Mayor Fouraker asked the Council for directions on how to save the house or a favorable proposal. He cautioned that he wouldn't want to be responsible for inducing someone to have a life change or lose their home. Discussion ensued.

From a legal standpoint, Attorney Chumley said he is concerned with the City's commitment, and he cautioned the Council to provide a guarantee of any sought outcome concerning this property.

Comm Shuck said Council should not be making any decisions until Pioneer Days have had the opportunity to submit a plan to CCA as discussed.

Comm Holihan said he would like Council to step back and continue the conversation later because it was not on the agenda for discussion.

January 2022 – Bill Brooks said the board voted 5-0 to demolish. But if there is anyone that wants to move it, come forward, and we will allow you the time.

January 18 2022 - Agreement to move Lancaster House

At the last Council meeting, Kimberly Stevens and Elizabeth Frazier discussed their interest in the Lancaster House. Since that time, they emailed the City saying that they would not save the home because the cost has gone up so substantially. Mr. Francis said they are aware of their first right of refusal. In addition, they are aware of the unknown risks and will incur inherent risks. Mr. Francis said the Council has two options, demolish the house or allow Pioneer Days to

present to Cornerstone Charter Academy Board and receive approval to sublet the property. Discussion ensued.

Comm Gold asked if Ms. Stevens was not aware of the cost differences. Mr. Francis said he told them that the March 1 date is negotiable. According to their email to the City, there are many spiraling costs, and they opt out of the move. For the record, Mr. Francis read the email received on January 18, 2022.

Comm Nielsen asked if it would be wise to get a written agreement to clear everyone before moving forward. Attorney Langley said the City is not required to have an agreement with Ms. Stevens to dispose of the property. The email serves the purpose that the move of the house doesn't work for them. In addition, Comm Nielsen said she would like the City to contact Billy Morgan and let him know what has transpired to see if they are still willing to update the home and present their plan in February to the Council. Discussion ensued.

Mr. Francis said, with Council approval, he can contact Pioneer Days to contact the CCA Board about subletting the home on January 26<sup>th</sup>

In the January 2022 school board meeting, Bill Brooks said the board voted 5-0 to demolish. But if there is anyone who wants to move it, come forward, and we will allow you the time.

February 15, 2022 - Lancaster House: RFP bids for demolition due February 24. Staff will place the bids and recommendations on the March 1st agenda.

March 15, 2022 - Lancaster House

The staff has submitted an Invitation to Bid due end of April to remove the Lancaster House. Mr. Francis sent an email to CCA Chairman asking for CCA Board consideration to contribute \$25,000 towards the move of the Lancaster House. The next CCA Board meeting will be on April 22.

April 19, 2022 Council Meeting - 5c. Reconsider the decision regarding the Lancaster House move City Manager Francis said the City Council voted to move the Lancaster House to Wallace Field. After a Staff review of the logistics, cost, and other considerations, the best course of action is to keep the house in its current location for a few more years. Moving the home will obliterate the antebellum look of the existing tree canopy. Staff provided a memorandum outlining the reasons for keeping the house in its current location and considered other factors that had not been discussed at previous meetings. Discussion ensued on possible street locations for moving the home and the current Cornerstone Charter Academy (CCA) lease agreement office space. Comm Carugno moved to approve the City Manager's recommendation to keep the Lancaster House in its current location and direct the City Manager to work on a lease agreement with the Pioneer Days Organization and CCA.

Comm Holihan seconded the motion. Mayor Fouraker spoke on the previous motion to move the home. He said directing the City Manager at this time to work on a lease with Pioneer Days



will not be possible because of the current lease conditions with CCA. The City will need CCA approval to carve the parcel out of its current lease to consider a sublease. Attorney Langley said leaving home at its location will require CCA approval to develop a concept for sublease (including metes & bounds) or regain possession separate from the lease.

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Comm Shuck shared his concern and said the City has pushed this issue long enough and addressed future growing costs and moving the home. Discussion ensued. Mayor Fouraker opened for public comment.

Billy Morgan residing at 1916 Elizabeth Avenue, Orlando, FL, spoke in favor of the motion and discussions with staff. He reported that Pioneer Days would have its Annual Meeting on Thursday.

Larry Miles residing at 6110 Matchett Road, shared some history on saving the home and spoke in favor of the motion.

There being no further comment, the comment section was closed.  
The motion passed 6:1 with Comm Shuck, nay.

April 21, 2022 – Letter from COBI to CCA - April 21, 2022, OF CITY OF BELE ISLE, FLORIDA  
1600 Nela Avenue, Belle Isle, Florida 32809 (407) 851-7730 • FAX (407) 240-2222  
[www.cityofbelleislefl.org](http://www.cityofbelleislefl.org)  
Cornerstone Charter Academy Board of Directors Cornerstone Charter Schools Inc.  
5903 Randolph Avenue Orlando, 32809

RE: Lancaster House

Dear Chairman Brooks and CCA Board Members:

At their April 19, 2022 meeting, the City Council discussed several options for the final disposition of the Lancaster House. Those options were to:

a Keep the Lancaster House in its original (current) location and further directed that I help negotiate a lease between Cornerstone and Pioneer Days that will allow Pioneer Days to sublease the house from Cornerstone.

b. Amend the current lease agreement between the City and Cornerstone to "carve out" an area of approximately 4,000 square feet in the northwest corner of Lot 8 that the House sits on. Then, the City would lease this space to Pioneer Days.

After much deliberation, the Council passed a motion to keep the Lancaster House in its original (current) location and further directed that it help negotiate a lease between Cornerstone and Pioneer Days that will allow Pioneer Days to sublease the house from Cornerstone.

I would like to meet with your representative in early May to start the process of negotiating a lease between Cornerstone and Pioneer Days. Please contact me at your earliest convenience so we may start the process. Thank you.

May 3 2022 – City Council Meeting

Wallace Field – Cornerstone Charter Academy (CCA) is preparing to submit for site plan approval to the Planning & Zoning Board. The Tree Board is researching adding a pollinator garden on Wallace field for consideration.

Comm Carugno said he would like to place a temporary holding place on the approval of a site plan until the consultants rule out Wallace Field as the City's EOC facility.

Comm Carugno motioned to direct the City Manager to postpone CCA site plan approval until the City finalizes the Lancaster House project and EOC location. Comm Gold seconded the motion.

Comm Shuck shared his concerns with deadline commitments by pushing these issues again down the road.

The Council discussed the current agreement with CCA and the process of developing the field. Attorney Chumley stated that if there are agreements in place and a site plan in process, CCA will be entitled to go through the process. To clarify, the motion is to research the Use Agreement and have the City Manager sit down and discuss the recommended options. Discussion ensued.

The council consensus was to have the City Manager review the Use Agreement and ask CCA to delay the submittal of the site plan as recommended in the motion. The motion passed unanimously 7:0 upon roll call.

Lancaster House – The staff has not received feedback regarding the Council's request to lease the home on-site between Pine Caste Pioneers Days and CCA or a lease amendment to carve out 4000 ft. from the lease.

Billy Morgan found, through his research, that Mr. Lancaster was issued a patent for Fruit Clippers, which is historically significant for the Orange Grower community. Discussion ensued on alternative moving routes.

Mr. Francis said the City must bring this issue to a close and would like to send a letter to CCA with five options for consideration and CCA Board approval on June 22: Move the house or Renovate the house and use it as office space at their expense.

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-Request to demolish the house at their expense

- Sublet to Pioneer Days or any other entity approved by the City
- Agree to carve out 4,000 sqft of space from the lease

May 4, 2022 – Letter from COBI to CCA

May 4, 2022

CITY OF BELE ISLE, FLORIDA

1600 Nela Avenue

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Cornerstone Charter Academy Board of Directors Cornerstone Charter Schools Inc.

C / William Brooks, Chairperson

5903 Randolph Avenue

Belle Isle, FL 32809

RE: Lancaster House

Dear Chairman Brooks and CCA Board Members:

This letter will serve as a follow-up to my letter dated April 21, 2022, regarding the Council's decision to keep the Lancaster House in its current location. The City Council signed an agreement with the CCA Board that there has to be a final resolution on the disposition of the Lancaster House. This issue has gone on for too long and has been a dividing issue for the community. There is no right or wrong decision here, and all parties have presented strong arguments for both sides of the issue. In the end, as explained later in this letter, the disposition of the House lies with the CCA Board; however, before that decision is made by the Board, the City requests that the Board consider the additional information provided by the Pioneer Days organization which is enclosed with this letter.

In an email to the City, Mr. Morgan stated that the house is not only architecturally significant, as we have been arguing all along, but it has several historical associations that will not only assist in getting the Registry but should also prove fruitful in securing grants for refurbishment, specifically including:

- It is Orange County's earliest known example of the Florida Vernacular "I-House" floorplan surviving on its original foundation.
- Well-known blind poet Harvey Austin Fuller was inspired to write his poem "Our Little Jim" by a child who lived in this house.
- The home's original owner, Isaac Aten, was not only a Union veteran of the Civil War but was also widely respected as an innovator in the field of agriculture. He experimented here with using steam technology to protect delicate tropical fruits against winter weather. Later, resident Arthur Lancaster was not only the first elected Mayor of Belle Isle but was also a respected agricultural innovator. He patented a device that helped harvest oranges without damaging the fruit skin.

At the May 3, 2022 Council Meeting, the Council reviewed this information, providing a more complete lineage of the House. In the past, everyone who commented on the Lancaster House stated that there is no significant history or historical event associated with the house or its

inhabitants. This document may refute those previous statements. It should be noted that only the house itself is historic; the garage does not have historic value.

Even at the last CCA Board meeting, the Board applauded a student who was going to Tallahassee to compete in a history competition, and Dr. Pancoast was even prouder to announce that there is a history club that is being formed or being formed at the school. Possibly, with the CCA History Club, the students can assist with the renovation or even use the house as a meeting place once it is renovated.

In speaking with the Pioneer Days organization, they have been assured by professional educators that the opportunities for curricular interface with Florida's prescribed standards far exceed the oft-quoted Social Sciences' 4" grade pioneer era criterion, spanning K-12. These include all the quantifiable sciences as well as the humanities, especially given the Harvey Austin Fuller connection. There is not much more to add to the historical value of the house, but it is necessary to provide you, the Board, with a complete history of the house to see if this will have any effect on your previous decisions to demolish the House. If not, then the remainder of this letter will outline the Council's direction.

In discussions with the City Attorney and the Council, there are several issues that were considered in the new lease. Section 76. provides CCA with the quiet enjoyment of the leased Premises, so long as there is no default of the lease. (... so long as no Event of Default (as hereinafter defined) has occurred or is continuing, Tenant shall and will peacefully and quietly have, hold, and enjoy the Leased Premises for the Term subject to the terms and conditions of this Lease.)

Section 71. of the lease also provides that CCA can make improvements to or demolish existing structures at the Tenant's sole cost and expense. (...Tenant may make Improvements or demolish existing structures on the Leased Premises, at Tenant's sole cost and expense, with the prior approval of Landlord, which approval will not be reasonably withheld. "Improvements" means the construction or demolition of and the alteration or addition to structures, buildings, fencing...). Although moving an existing structure is not included in the lease, I believe the Council will look favorably on moving the structure.

CCA does have a responsibility until final disposition of the Lancaster House is known to maintain the building and grounds which is stated in Section 6.3 of the lease. (... Tenant shall, throughout the Term hereof and at no expense whatsoever to Landlord, take good care of the Premises and the Building and other Improvements and structural components thereof now...) CCA is also allowed to sublet the Lancaster House according to Section 16.4 of the lease. (... Tenant may not transfer, assign, or sublet this Lease, in whole or in part, or any of its rights or obligations hereunder, without the written consent of the Landlord...). The Council has already provided that authorization to sublet to Pioneer Days.

Therefore, the Board has a number of options that they can pursue:

- a. Make a formal request to the City Council to move the house at CCA expense
- b. Make a formal request to the City Council to demolish the house at CCA Expense.
- c. Keep the Lancaster House in its original (current) location. CCA can renovate the house at CCA's expense and use the house as it sees fit. If the Board considers this option, then the Board should consider contacting the State Historic Preservation Office (SHPO) for advice and guidance on how historic buildings can comply with ADA standards. There are also a few exceptions for historic buildings that SHPO can speak about.
- d. Keep the Lancaster House in its original (current) location and negotiate a lease between Cornerstone and Pioneer Days that will allow Pioneer Days to sublease the house from Cornerstone. Pioneer Days has the resources to complete the necessary renovations and contacts at the state and federal levels for grant funding and ADA compliance.
- e. Amend the current lease agreement between the City and Cornerstone to "carve out" an area of approximately 4,000 square feet in the northwest corner of Lot & that the House sits on. Then, the City would lease this space to Pioneer Days.

I believe that the CCA Board has all the necessary information needed to make a formal proposal to the City Council for any of the options presented above. I do not believe that the Council will withhold approval of any request made by the Board. Until a formal request is received and actioned on by the City Council, the Lancaster House will remain in its current location, and the City will request that the maintenance crew at CCA start to maintain the House and the grounds around it.

June 24, 2022 – letter from cca to COBI

Mr. Bob Francis, City Manager  
City of Belle Isle  
5903 Randolph Avenue  
Belle Isle, Florida 32809  
Via E-mail to: [bfrancis@belleislefl.gov](mailto:bfrancis@belleislefl.gov)  
Re: Lancaster House, 5903 Randolph Avenue

Dear Mr. Francis,

Pursuant to your May 4, 2022 letter, on June 22, 2022, the Board of Directors of Cornerstone Charter Academy...request. necessary permits to be issued by the City and all personal property as may be desired by any third party to be removed within thirty days of this request.

As the property is City-owned, we do not believe CCA is required to make the application for permits, but if needed, let me know as soon as possible. Please advise as soon as all necessary permits are issued if any are needed. CCA plans to utilize the city's existing procurement of the low-bid contractor for the work. Thank you for your time and attention to this matter.

July 13, 2022 – council meeting

CCA Board Request to Demolish the Lancaster House

Mayor Fouraker summarized the CCA Board's request to demolish the Lancaster House. Upon review, staff confirmed that the City is working under the old lease agreement because the new lease has not been ratified because the bonds have not been redeemed. He added that it was the opinion of the staff and City Attorney that this item be tabled to allow for the City Manager, Vice Mayor Partin, to meet with Billy Morgan and Chairman Brooks to discuss and agree to a compromise that works for all parties. Attorney Chumley read, for the record, Section 7.1 of the new CCA Lease referencing the demolition of the property.

Comm Carugno moved to deny the request from the CCA Board to demolish the Lancaster House. Vice Mayor Partin seconded the motion.

Comm Shuck asked about the terms of the old lease on demolition and if the City could include a deadline for completion.

Attorney Chumley said the old lease does not specifically address demolition; however, it does state that the tenant cannot make any alterations, demolitions, or improvements without the landlord's written consent.

Comm Gold asked if the City could return to CCA and renegotiate some old lease clauses to protect our assets. Mayor Fouraker said some of the new contract language might be required by the bond Council to allow no impediment to redevelopment and expansion. Attorney Chumley said it is not uncommon for a City to renegotiate the terms of a lease. In addition, the new lease takes effect once the bonds have been redeemed.

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Comm Carugno shared his comments in opposition to the demolition.

City Manager Francis stated that he would like to see those in attendance today attend the next CCA Board meeting to show them how important it is to keep the Lancaster House to the community.

The motion passed 5:1 with Comm Shuck, nay.

In summary, Attorney Chumley said the Council consensus was to have the City Manager and Vice Mayor Partin meet with Billy Morgan and Chairman Brooks to discuss the lease terms and agree to a compromise that works for all parties. After discussion, Comm Gold moved to have the City Manager, Vice Mayor Partin, and the City Attorney renegotiate the old contract terms/clause regarding demolition in the new lease.

Comm Lowell seconded the motion, which passed 4:2 with Comm Shuck and Comm Carugno, nay.

November 1, 2022 –  
Issues Log

Mr. Francis gave an overview of the Issues Log dated November 15, 2022. He further added,

- CCA asked if they could build a wall all around Wallace Field. He said he does not believe that will be approved. As part of the site plan, Mr. Francis said he would like to renegotiate including parking for the open space/city park designation.
- CCA is now responsible for the Lancaster House with the current lease and will remove this action item moving forward.