



## CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, December 17, 2024 \* 6:30 PM  
**MINUTES**

**Present was:**

District 1 – Commissioner – Frank Vertolli  
District 2 – Commissioner – Holly Bobrowski  
District 3 – Commissioner – Danny Otterbacher  
District 4 Vice Mayor – Jason Carson  
District 5 Commissioner – Beth Lowell  
District 6 Commissioner – Stan Smith  
District 7 Commissioner – Jim Partin

**Absent was:**

Mayor - Nicholas Fouraker

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

Vice Mayor Carson called the meeting to order at 6:30 pm, and the Clerk confirmed quorum.

City Manager Rick Rudometkin, Attorney Dan Langley, Chief Grimm, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

### 2. Invocation and Pledge to Flag - Commissioner Beth Lowell, District 5

Comm Lowell gave the invocation and led the Pledge to the Flag.

Vice Mayor Carson called for a motion to excuse Mayor Fouraker for today's meeting.

**Comm Lowell moved to excuse Mayor Fouraker from the meeting.**

**Comm Smith seconded the motion, which passed 6:1 with Comm Bobrowski, nay.**

### 3. Presentations

#### a. PD – Swear-in of Officer Doug Kimberlin

Chief Grimm announced that the swear-in will be rescheduled for the January 7<sup>th</sup> session.

### 4. Citizen's Comments

Vice Mayor Carson opened for citizen comments.

- Anthony Carugno, a resident of 2372 Hoffner Avenue, spoke briefly about the GOAA meeting and airport noise complaints. He stated that residents concerned about the airport noise and air traffic hotline should call the hotline at 407-825-2003. He further announced the following dates for the upcoming Lake Conway Boat Parades: South Lake Dec 20 at 8 pm, Center Lake Dec 21 at 7:30 pm, and North Lake Dec 22 at 7 pm.

There being no further comment, Vice Mayor Carson closed citizen comments.

### 5. Consent Items

a. Approval of the City Council Meeting Minutes - November 19, 2024

b. Approval of the Municipal Inter-Local Voluntary Cooperation Mutual Aid Agreement

**Comm Bobrowski moved to approve the consent items as presented.**

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

## 6. Unfinished Business

### a. Approval of Use for Credit Card Points

City Manager Rudometkin presented the credit card points the City earns on purchases. The existing points do not offer a cash-back option but can be redeemed for gift cards. As per Council approval at the last meeting, 160,000 points were used, and a \$25 gift card was given to the staff. He provided a list of rewards available that can be used with the points. Council discussed the required IRS taxable amount for cards gifted to the staff. Staff recommends not using future points but researching a new credit card company that offers cash-back options to apply to statement balances.

**Comm Bobrowski moved not to redeem any more credit card points until a new credit card company is selected that offers the cashback/statement credit option and a city policy that requires the City Manager to bring forward for approval before redeeming future points.**

**Comm Otterbacher seconded the motion.**

**After discussion, the motion passed unanimously.**

## 7. New Business

- a. Lot Split 5019 Gran Lac Avenue: PURSUANT TO BELLE ISLE CODE SECTION 50-33 (6), THE CITY COUNCIL SHALL CONSIDER AND TAKE ACTION ON A REQUESTED LOT SPLIT APPLICATION TO ALLOW A SINGLE-FAMILY RESIDENTIAL PROPERTY TO BE SPLIT INTO TWO LOTS, SUBMITTED BY APPLICANT DANIEL J. RICHARDS TRUSTEE OF THE JOANN E. RICHARDS FAMILY TRUST, LOCATED AT 5019 GRAN LAC AVENUE, BELLE ISLE, FLORIDA 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-580.

Vice Mayor Carson read the Public Hearing for 5019 Gran Lac Avenue by title and called for the Staff report.

Raquel Lozano, City Planner, presented the lot split submittal for R1AA 5109 Gran Lac Avenue under Chapter 50 of the Land Development Code. The Lake Conway Estates subdivision plat shows that the current property was originally three separate parcels, Lots 356-358. In 2006, Orange County approved aggregating the three parcels into one lot. The Staff recommends approval of the requested lot split as the proposal for Lots 1 and 2 conforms to the City Land Development Code for an R1AA and following the applicant to record the approved final plat with Orange County under section 50-33(6)(C).

The applicant, Dan Richards, residing at 813 East Kaley Street Orlando, representing the homeowner, said the lot split would create a conforming parcel per the City code.

Vice Mayor Carson called for public comment on the lot split. There being none, he closed public comment.

Comm Bobrowski asked if the applicant would live on the property and shared her concern about removing some trees. Mr. Richards said that has not been decided at this time.

Comm Vertolli asked for clarification on the 3 feet property line near the easement. Ms. Lozano referenced the 7 ½ feet and said the dotted line represented the applicable lot lines. The existing house on the property shows a setback of 7 ½ feet, allowing for conformity of the main home. Discussion ensued.

**Comm Partin moved PURSUANT TO BELLE ISLE CODE SECTION 50-33 (6), TO APPROVE THE LOT SPLIT APPLICATION TO ALLOW A SINGLE-FAMILY RESIDENTIAL PROPERTY TO BE SPLIT INTO TWO LOTS, SUBMITTED BY APPLICANT DANIEL J. RICHARDS TRUSTEE OF THE JOANN E. RICHARDS FAMILY TRUST, LOCATED AT 5019 GRAN LAC AVENUE, BELLE ISLE, FLORIDA 32812 ALSO KNOWN AS PARCEL NUMBER 18-23-30-4386-03-580.**

**Comm Lowell seconded the motion, which passed unanimously.**

- b. Lot Split 7306 Matchett Road: PURSUANT TO BELLE ISLE CODE SECTION 50-33 (6), THE CITY COUNCIL SHALL CONSIDER AND TAKE ACTION ON A REQUESTED LOT SPLIT APPLICATION TO ALLOW A SINGLE-FAMILY RESIDENTIAL PROPERTY TO BE SPLIT INTO TWO LOTS, SUBMITTED BY APPLICANTS HARVEY AND VIRGINIA SALTZMAN, LOCATED AT 7306 MATCHETT ROAD, BELLE ISLE, FLORIDA 32809 ALSO KNOWN AS PARCEL NUMBER 25-23-29-0000-00-035.

Vice Mayor Carson read the Public Hearing for 7306 Matchett Road by title and called for the Staff report.

Raquel Lozano, City Planner, presented the lot split submittal for R1A 7306 Matchett Road under Chapter 50 of the Land Development Code. The existing lot is approximately 97 feet by 308 feet west of Matchett Road. This property borders the City limits and is adjacent to the Orange County line. The applicant seeks to split the lot into two parcels, resulting in one flagpole lot. Under Section 50-35, the Council must determine if the lot split application of parcels A and B satisfies the City's Land Development Code and that the parcels can be served adequately and economically with public facilities and services. The staff did not provide a recommendation due to the open interpretation of the land width requirement. As it stands, the Code does not deny or prohibit flag lots.

Comm Bobrowski asked if the access to the back lot is 22.83 feet wide and enough to accommodate emergency vehicles. Ms. Lozano said she has spoken to public works staff and city engineers and found that Orange County's standard allows for a minimum of 20 feet. Comm Bobrowski shared her concern and asked about the elevation of the surrounding homes. Mr. Lozano said she would have to verify the information.

Vice Mayor Carson opened for the Applicant presentation.

Mr. Harvey Saltzman, the property owner of 3411 Monteen Drive, Orlando, said he and his family would like to split and hope to sell one of the lots. The width from the driveway to the flag lot is wider than the paved surface at Matchette Road.

Comm Lowell asked if there are any issues down the road if one of the lots is sold. Mr. Saltzman said the neighbor to the right is County. The parcels to the south are two small lots with lot lines closer to the street, and they meet the requirements. He can have 100 feet from the back lot line and still have ample space. There are no neighboring structures in the north or the south.

Vice Mayor Carson opened for public comment.

Anthony Carugno, who lives on Hoffner Avenue, said that the Council has always tried to avoid creating flag lots. Approving this lot split may create a precedent for other permits that were denied due to the creation of flag lots.

Attorney Langley clarified with the City Planner that if approved, the Council should establish a primary setback for the rear line and a distance of 150 feet from the road, which will be agreed upon with a Deed Restriction. City Planner Lozano said yes; the access way should be 125 feet into the property, adding 25 feet of general front yard setback for an RIA. Attorney Langley stated that the Council does not have to approve this request based on the testimony of a 25-foot requirement from the road. It would only meet the requirement if the Council placed a condition through a restricted covenant, a greater front yard setback 150 feet from the road, as requested. Attorney Langley said the Council could consider postponing the hearing and amending the code to allow acceptable situations. The Council discussed setback conditions as they relate to dense and lakefront properties.

**After discussion and agreement by the Applicant, Mr. Saltzman, the Council postponed the hearing, allowing the City to amend the Code and enabling this circumstance. Comm Smith moved to postpone the hearing to April 15, 2025. Seconded by Comm Vertolli, which passed unanimously 7:0.**

c. Approval of Final ARPA Allocations 2024

City Manager Rudometkin provided the final allocations for the obligated funds by the end of 2024. Council discussed the purchase and use of a Vacuum Trailer.

**Comm Lowell moved to approve the reallocation of ARPA funds and the use of any remaining funds for sidewalk repairs and improvement and City facilities improvements/equipment. Comm Smith seconded the motion, which passed unanimously.**

d. Approval of RVI Contract Comp Plan Amendment Fee Additional \$5,000 For Water Plan Inclusion

**Comm Smith moved to approve the RVI contract Comp Plan Amendment Fee of \$5,000 for Water Plan inclusion. Comm Lowell seconded the motion, which passed unanimously.**

e. Review and Approve Submittal for RFP 2024-05 Purchase of Vacuum Trailer

**Comm Otterbacher moved to approve the RFP purchasing a TruVac TRXX 500 Vacuum Trailer using ARPA Funds for \$135,768 from Environmental Products Group, Inc.**

f. Review and Approve Submittal for RFP 2024-06 Jade Storm Pump Station Generator

**Comm Partin moved to approve the RFP purchasing a Generac 80KW Generator using ARPA Funds for \$83,507 from Pace Electric, Inc.**

g. Discussion on Changes to the Golf Cart Ordinance

Chief Grimm presented updates for consideration to the Golf Cart Ordinance. The changes align with recent changes to Florida law (i.e., child safety) to enhance operational guidelines for golf cart use within the City. Staff recommends that the Council review the proposed changes to be discussed at the January 7<sup>th</sup> meeting for a formal ordinance revision. Chief Grimm also announced that Comm Uribe has designated Matchette Road as a golf cart road. He asks that residents be aware of the city limits and Orange County.

Comm Bobrowski provided two articles regarding child safety laws and licensed drivers. She asked that staff review the current code in Winter Garden before updating the Code.

**8. Attorney's Report** – No report.

**9. City Manager's Report**

- a. City Manager Task List Update - City Manager Rudometkin gave an updated Task List.
- b. Chief's Report—Chief Grimm reported on the crash on Hoffner Avenue and gave a brief overview of the tickets issued in 2024, totaling 3,144. He announced that the Golf Cart Parade would commence at 5 pm following a DUI event and a Men-In-Blue Event in January hosted by city residents and Orange County.
- c. Public Works Report – Public Works Director Phil Price announced that the landscaping at City Hall is moving forward.

**10. Mayor's Report** – No report.

**11. Items from Council**

The Council thanked staff, Committees, and former Comm Carugno for their hard work on the 2024 Special Events and wished everyone a happy holiday.

**12. Adjournment**

There being no further business, Vice Mayor Carson called for a motion to adjourn the meeting which passed unanimously at 8:33 pm.