



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, May 20, 2025 * 6:30 PM
MINUTES

Present was:

Mayor – Jason Carson
District 1 Commissioner – Frank Vertolli
District 2 – Holly Bobrowski
District 3 – Karl Shuck
District 4 – Bobby Lance
District 5 Commissioner – Beth Lowell
District 6 Commissioner – Stan Smith
District 7 Commissioner – Jim Partin

Absent was:

1. Call to Order and Confirmation of Quorum

Mayor Carson called the meeting to order at 6:30 pm, and the Clerk confirmed quorum. City Manager Rick Rudometkin, Attorney Langley, Chief Grimm, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag

Comm Bobrowski gave the Invocation and led the Pledge to the Flag.

3. Public Comments & Announcements

Mayor Carson opened public comments.

- Charles Rutterbush, residing on Gondola Drive, introduced himself and stated that he represents Pioneer Days Inc. and is available for any comments or questions from the Council.
 - Chief Grimm welcomed the new K9 Officer Belle with Handler Officer Hernandez.
- There being no further comments, Mayor Carson closed the public comment section.

4. Presentations

a. CCA Update – CCA Board member Charlene Cross

CCA Board member Cross gave an update on the A Rate Charter School events and construction updates. CCA board meetings are open to the public – the next meeting will be held on June 18th – www.cornerstonecharter.com. The council briefly discussed monitoring parent pick-up and drop-off at surrounding businesses and blocking driveways. Ms. Cross shared her concerns and further asked for the City's help in communicating with Orange County about allowing smoke shops around the school area.

b. Workshop Discussion of Flag Lot Ordinance Update and Changes

City Manager Rudometkin presented four options for an ordinance change to allow a 1. overlay district, 2. prohibit flag lots, 3. allow only the lake properties, or 4. leave the ordinance as written and approve applications on a case-by-case basis.

Comm Bobrowski said if the lot is conforming, it should be handled by the staff. She is not in favor of overlays, and every application should be reviewed on a case-by-case basis to ensure that it excludes any resident – no ordinance change. Attorney Langley clarified that the current ordinance recommends that lot split applications be reviewed and approved by the City Council. The current ordinance also does not allow the width of the lot to be greater than the minimum lot size, with more than 20 feet from the right-of-way, unless the Council agrees to a deed restriction. Since the Council is the reviewing authority, it allows the resident the opportunity for a public hearing.

The Council agreed to review applications on a case-by-case basis, provided the request conforms to the land development code and no ordinance change is required.

After the discussion, Comm Lance moved to leave the existing lot split ordinance as written without any changes to the code. Comm Bobrowski seconded the motion, which passed unanimously 7:0.

City Manager Rudometkin stated that the Lot Split application submitted by Mr. Saltzman will be on the June 3, 2025, Council meeting for consideration and approval.

5. Consent Items

- a. Approval of the City Council Meeting Minutes – May 6, 2025
- b. April 2025 Monthly Reports: PD, Code Enforcement, Finance (<https://cleargov.com/florida/orange/city/belle-isle>), and OC Fire
Comm Lowell moved to approve the consent item as presented.
Comm Lance seconded the motion, which passed unanimously 7:0.

6. Unfinished Business

- a. Review and Possible Approval of CCA Second Amended for the Lancaster House Carve Out

City Manager Rudometkin provided a summary of the Lancaster House Carve Out, as directed by the Council. He provided a modified lease amendment that was approved and signed by the CCA Board, as well as the original amendment recommended by City staff. This agenda item is to discuss whether or not the Council agrees with the proposed language submitted by the CCA Board.

He noted that the City Attorney did not have the opportunity to review their proposed agreement before the CCA Board approved it. The two differences are:

- #3 Install a new 6ft fence around the property during construction with CCA Board approval, and
- #4 If the property reverts to CCA due to lack of upgrade and maintenance, CCA will be able to demolish the home

Attorney Langley said that since the CCA approval, he has had the opportunity to review. For clarification, we did not review it for content in advance before it was presented to the CCA Board for approval. He is not comfortable with the format, particularly regarding leasing the house after the carve-out to a third party and then taking back possession, for whatever reason, CCA will automatically have the right to demolish the home. This language gives no ability for the City to explore other options to repair or re-lease to another entity.

Comm Lance asked if he should recuse himself from the vote due to being on the Pine Castle Board. Attorney Langley said there is no pending issue. Notwithstanding, it was a non-paying position and does not create conflict because the organization is not its employer. However, if Comm Lance believes there is an appearance of a conflict, he can recuse himself. Comm Lance said it has been a drawn-out process, and if not approved today, he thinks it will be destroyed. He said he had explained to the Board the urgency of moving forward with repairing the home.

Comm Partin said it has been seven years and will place pressure on the entities interested in moving forward with the repair and maintenance.

Comm Lowell asked representative Charles Rutterbush if the Pioneer Days Board had the funds to move forward. Mr. Rutterbush said yes, they have over \$9,000 in a separate account and have the ability to raise more if needed. Can we revise the agreement section from “shall” to “may” and resubmit it? Attorney Langley said CCA would have to agree with the change and may delay the process if it needs to be taken back to the bondholders for approval.

Comm Smith said he is not comfortable with the proposed language. He would like to preserve the home and is confident that there are benefactors in the City who will contribute to its repair.

Comm Shuck said it is not the ideal option and briefly spoke about prior discussions with entities interested in leasing and repairing the home. He would like to get the ball rolling and agreed to move forward.

Comm Vertolli said he would like to make sure that the proposed fence requirement does not create additional cost to the City.

Comm Bobrowski said she would like to see “steel fence” changed to the matching fence that exists. She noted that their current construction fence at the turf field is 4 feet tall, and they are requiring a taller fence than their current one. She agrees that the proposed #4 will encourage the leasee to maintain the home in good order, as the future of the house falls into their hands. Comm Bobrowski asked for clarification on the leasehold mortgage. Attorney Langley stated that CCA holds a Bond Debt leasehold interest, and the clause stipulates the right of possession under the lease until it is removed.

After the discussion, Comm Lance moved to approve the CCA Second Amendment Carve Out as written and presented.
Comm Shuck seconded the motion, which passed unanimously upon roll call 7:0.

7. New Business

Bing Grant Application for Regal Landing, Under the Declaration of Restrictions, Wall Repair

City Manager Rudometkin presented the Bing Grant application submitted by Art Peloso for Regal Landing. About seven houses are participating in the submittal in response to a Code Violation. Regal Landing is not a registered homeowners' association (HOA); however, it operates under a declaration of restrictions for 30 years.

Comm Smith said there is a lack of information provided and unknown expenses, making it difficult to make a decision. City Manager Rudometkin explained the unforeseen fees that may be incurred once the project begins. He said the Council can approve with conditions and a not-to-exceed amount.

Comm Partin said he believes the process requires three bids for submittals over \$1500 before approval.

After discussion, Comm Smith moved to table discussion for the Bing Grant for Regal landing until more information was provided. Comm Bobrowski moved to second the motion, which passed 6:1 with Comm Lowell, nay.

JJs First Amendment to Solid Waste & Recycling Services Agreement

City Manager Rudometkin has approved a five-year agreement, effective as of February 2025, with amendments to the termination language. JJ has reviewed the proposed contract and agrees with the change.

Comm Vertolli agrees to the proposed termination language. He shared his concern about the length of time in the new agreement before going out for RFP.

**After discussion, Comm Lowell moved to approve the new 5-year contract first amendment with JJ's made and entered effective as of October 1, 2025, with the language additions as presented.
Comm Smith moved to second the motion, which passed unanimously 7:0.**

8. Attorney's Report

Attorney Langley reported that Ms. Quevedo filed two separate lawsuits. The Courts agreed that the initial filing was incorrect and didn't state the course of action. The Plaintiff has refiled, and the case is still pending. He asked the Council if they would like to have a closed-door session and discuss the pending litigation and potential settlement options. We will not be able to vote; however, he can take the comments and start negotiating if the Council desires. A court recorder will be present, and the records will be closed until the litigation is closed. After discussion, the Council agreed to have the City Attorney continue until he finds it necessary to have a closed session.

Comm Bobrowski said she has spoken with the homeowner and feels that it can be settled out of court. Attorney Langley noted that if there is a possible settlement, he will recommend an Executive Session to allow the Council to discuss the findings and discuss the options.

9. City Manager's Report

a. City Manager's Report

The City Manager presented the Task List. He announced

- Budget season is underway, and priorities and revenue enhancements will be presented shortly
- Hurricane Milton's submittal has been moved to the State audit for reimbursement
- Hurricane Ian continues to be under review, and we will meet with KPMG moving forward to discuss the next steps.

b. Chief's Report

- Chief Grimm announced that they will continue to present Agency Stats. He spoke on stats from regular citations and boating citations from surrounding agencies. Overall, Belle Isle is leading with 3,689 traffic control citations with 22 officers. He also provided an update on notable cases and agency statistics from May 1st through May 20th.
- Memorial weekend, both ramps will be closed at dusk.

c. Public Works Report

Phil Price reported that the Vac Trailer was delivered, the PD boat dock continues to move forward, and the sidewalk repair is on schedule.

10. Mayor's Report

Mayor Carson encourages all residents to reach out to the City staff, Council, and Police Department: See Something, Say Something.

11. Commissioners' Report

- The Council thanked the PD for the reporting Stats and wished a Happy Police Appreciation Week!
- Comm Lance noted that a resident reported a 4-foot gator at Trimble Park. PW staff has reported to FWC – it is mating season (APR MAY JUNE) and everyone should be careful.
- Comm Partin said he had an opportunity to go on a ride-along with the PD. He encourages residents to contact the police department with any questions or concerns.

12. Adjournment

There being no further business, Mayor Carson called for a motion to adjourn the meeting, which passed unanimously at 8:20 pm.