



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, June 3, 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 Pownall, Chief Grimm, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag

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

3. Public Comments & Announcements

Mayor Carson opened public comments.
There being no comments, Mayor Carson closed the public comment section.

4. Presentations

a. Appeal CE Violation 25-0159 – 2010 Hoffner Avenue

City Manager Rudometkin opened the Code Enforcement Violation Appeal CE 25-0159.

CE Officer Matthew Rabeau provided testimony regarding the violation issued on May 4, 2025, at 2010 Hoffner Avenue, per Section 30-73 of the City Code. He obtained photos for the record. He spoke with the homeowner and explained that they cannot park on the sidewalk. He initially issued a warning to allow the homeowner to remove the vehicles, and three of the five cars remained. He proceeded to issue the violation allowed by the Code. He returned to the property after speaking with the homeowner, and the previous vehicles had been removed; new cars were now present, parked by the sidewalk and the grass between the roadway. He was informed that one of the vehicles did not belong to the residence, so, in good faith, he removed one of the violations and issued a violation for the two remaining vehicles, totaling \$300 instead of the \$450 initially cited.

Comm Bobrowski asked the officer if he had ticketed the van that was illegally parked. Officer Rabeau said No, he did not. Due to the congestion of cars in the area, he tagged all the vehicles at one residence and removed the violation for that vehicle after speaking with the homeowner.

Comm Bobrowski asked if the officer provided him with a handout of the violation. Mr. Rosales said he didn't receive any handout, but the section was on the violation. Brief discussion on the house configuration ensued. Chief Grimm said it would be challenging to have copies of all code ordinances on hand; however, the citation section is written on the violation, and the code can be viewed online and through our website.

Mr. Rosales explained that he is a new resident and had removed the vehicles, placing them on his property on the grass instead of the easement. He said his neighbor informed him that she had also received warning violations in the past. The officer told him of Section 30-73 and explained what constitutes a solid section. He was then made aware that the City

Manager can issue a parking pass for future events. He believes there was a misunderstanding and was not provided with the opportunity to correct it with a warning.

Comm Lowell asked if the resident had called City Hall before the event. Mr. Rosales said no, he was not aware of the policy. A discussion ensued regarding the process of obtaining a temporary parking permit.

Comm Partin said ignorance of the law is not an excuse; however, the Council would like to be a good neighbor and recommended reducing the violation to half of the penalty. Comm Lowell said she is willing to waive the \$50 dispute fee; however, she supports the staff when a violation is issued, provided it is a correct issuance.

Comm Smith asked if the staff had problems with parking in this area. Officer Rabeau said no, this is the first time. He said that when warnings are issued, they are either verbal or written. Since the first warning was verbal, no written warning was issued. When he returned, the violation continued to exist, and the violation was issued.

After the discussion, Comm Lance moved to reduce the CE Violation to half the fine from \$300 to \$150, plus the \$50 paid for the appeal, for a total of \$200.

Comm Partin seconded the motion, which passed 5:2, with Comm Bobrowski and Comm Lance, nay.

b. Muni-Complex/Property Acquisition Workshop

City Manager Rudometkin spoke on the approved sites for possibly building a new Muni complex – 6810 Conway Road or 1600 Nela Avenue. He provided the environmental study completed by Bio-Tech and summarized the assessment report on conservation easement and wetland property (Page 40). CM Rudometkin asked the Council for the next steps moving forward, with a summary of a unanimous vote for annexation and additional revenue of \$1.5 million, or to hold a referendum for the community to obtain a bond.

Comm Lowell asked if there is consideration to purchase only a portion of the property that does not require mitigation, and if some of the property can be built out and be revenue-generating. CM Rudometkin stated that regardless of the portion purchased, there is a mitigation cost associated with preparing the property. He said he can ask the City of Orlando to section off the northern five acres from east to west. A discussion ensued regarding the development of areas surrounding the conservation area and around the retention pond.

Comm Shuck said he is in favor of adding a second story to City Hall and the Police Department. CM Rudometkin stated that the code allows for a two-story building, taking into account the surrounding homes.

Comm Smith said he is not a fan of the Conway/Judge property. Does the mitigation have to be completed in full, or can it be done in sections? What is a realistic purchase price, and why has it not been developed? Additionally, if City Hall is an option, where will the staff relocate to and continue operations?

Comm Partin said the most important decision to make is to create revenue streams for a new property and address existing issues, such as Fire Department fees. He is not a fan of the Conway location, and if the Council moves forward, he would like to see it go to a referendum and additional soil testing.

Comm Vertolli said he is concerned with the significant section for conservation and would not want to move forward with this property. CM Rudometkin stated that the study indicates that the conservation easement can be mitigated at a cost. He further noted that at the initial meeting with Orlando, the property was deemed 98% condemned, but they are willing to sell the property.

Comm Lance said the northern section outside of the reservation area is approximately 6-7 acres. CM Rudometkin said he can ask BioTech to mitigate around that area, or how many feet we need to be around the conservation area.

Mayor spoke on funding of existing projects, CIP, Fire Fees, and the municipal complex.

Comm Bobrowski spoke and referenced the issues with the Barber Park project, and said, Page 41 of the study notes, historically, there was a big use of chemicals in this area that may cause additional issues. This may be a pipe dream and may not be attainable. She would prefer to spend the time and money updating the existing buildings for the staff and residents.

Following the discussion, the Council reached a consensus to have the City Manager communicate with the City of Orlando to obtain answers to the questions discussed and report back to the Council for consideration.

5. Consent Items - na

6. Unfinished Business

a. 3904 Arajo Court Condemnation Update

City Manager Rudometkin welcomed Mr. Bernard, the Contractor for 3904 Arajo Court. The Council was provided with the construction schedule for review. CM Rudometkin asked for clarification of the dates. Mr. Bernard said he is not in control of funding and can only suggest a timeline. He indicated that the homeowner obtains a pod to clear the inside of the home in preparation for renovations. He said he will continue to provide the City with information on the upkeep of the house and curb appeal (i.e., maintaining the lawn, repairing the soffit, and addressing rodent problems).

Mayor Carson requested clarification on the liens against the home. CM Rudometkin gave an overview of the current mortgages and liens on the property.

CM Rudometkin stated that he will include agenda updates monthly until completion.

The Council consensus was to work with the homeowner and have the homeowner provide updates on continued progress.

- 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.

CM Rudometkin presented the Lot Split application and staff report. If approved, the lot will conform to the code.

Comm Partin moved to approve the lot split of 7306 Matchett Road as presented in the proposed boundary survey creating the two lots subject to the conditions that the property owner also record a deed restriction establishing the front yard setback at the 125-foot depth and lot configurations as presented, to be defined in perpetuity; the applicant record the approved final plat with the Orange County Comptroller's Office; and, a Notice of No Further Lot Split, executed by the property owner, and approved by the City, be recorded with Orange County by the property owner before the issuance of any building permit for lots or parcels created by lot split.

Comm Lance seconded the motion.

Comm Smith asked if approval of this lot split would open the door.

Attorney Pownall said the door had already opened; it's written in the code. The vote today does not set a precedent. And any other application is not bound by these decisions and will be heard on a case-by-case basis

After the discussion, the motion was unanimously approved 7:0.

7. New Business

City Council Goals/Priorities for FY25/26

City Manager Rudometkin reminded the Council of the upcoming budget discussions. He asked the Council to submit their discussion points and priorities for budget discussion. CM Rudometkin said staff will be applying for two no-match grants this coming year. When the ARPA funds for sidewalks are exhausted, the staff has budgeted \$250,000 for this year to cover additional sidewalk replacement beyond the ARPA funds. It is expected to be finalized as the approved project by the end of the year. Some discussions can include CIP: raising stormwater fund, Hoffner matching grant, curbing, removing and replacing potholes, and crack filling. He further noted that the NAV Board has requested that the city pay for ongoing lake studies above the MSTU tax; more information to follow.

Approval of Classification and Compensation Study

City Manager Rudometkin presented approval of the classification and compensation study proposal for all employees (sworn and non-sworn) to ensure fair and competitive performance merit goals. Brief discussion on taxation on sworn employee overtime and under 50 employees.

After discussion, Comm Partin moved to approve the proposal and enter into an agreement with Evergreen Solutions, LLC for the budget year 2025-2026 a classification and compensation study with the City of Belle Isle for the total, not-to-exceed amount of \$21,500.00 and allow the city manager to sign and execute the agreement.

Comm Smith moved to second the motion, which passed unanimously 7:0.

8. Attorney's Report - na

9. City Manager's Report

a. City Manager's Report

The City Manager presented the Task List for review.

b. Chief's Report

Chief Grimm announced

- School is out, and traffic should be better
- Met with SAC Officer who reached out for information from the City to train with the FBI to better support our residents
- CE Officers will be utilizing body cameras at all times to support all residents and staff
- Chief's conference in June – meeting with legislative committees

c. Public Works Report

Phil Price reported that

- PD Boat dock final inspection by the end of the week – looking to schedule a grand opening soon.
- Orange County reported that the manhole covers on Arajo & Sol will be repaired in the coming weeks
- Bat houses installed on Delia, Trimble, and PD Boat Dock locations.
- Hurricane Season underway – canopy trimming scheduled in the City

Comm Smith moved to extend the meeting by 15 minutes.

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

10. Mayor's Report

Mayor Carson thanks staff for keeping the city staffed, clean, and safe. He said he would like everyone to keep in mind that cost savings can be as simple as going digital and using B&W copies.

11. Commissioners' Report

- Comm Shuck said he would like staff to address and provide more education to children on bikes and scooters.
- Comm Lowell said she would like staff to address the Noise ordinance for loud vehicles. In addition to hurricane season around the corner, she would like to get ahead of the curve and start discussions with OC regarding the weir.
- Comm Lance thanked PW for installing the speed limit sign on Via Flora.
- Comm Smith said he will be attending the PRM Con June 11- 13th. Metroplan on Thursday at 8:30.

12. Adjournment

There being no further business, Mayor Carson called for a motion to adjourn the meeting, which passed unanimously at 9:00 pm.