



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, March 4, 2025 * 6:30 PM
MINUTES

Present was:

Mayor - Nicholas Fouraker
District 4 Vice Mayor – Jason Carson
District 1 Commissioner – Frank Vertolli
District 2 Commissioner – Holly Bobrowski
District 5 Commissioner – Beth Lowell
District 6 Commissioner – Stan Smith
District 7 Commissioner – Jim Partin

Absent was:

District 3 Commissioner – Danny Otterbacher

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 Pownall, DC Millis, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag - Commissioner Otterbacher, District 3
Comm Partin gave the Invocation and led the Pledge to the Flag.

Mayor Fouraker asked for a motion to excuse Comm Otterbacher.

Comm Carson moved to excuse Comm Otterbacher from tonight's meeting.

Comm Smith seconded the motion, which passed unanimously 6:0.

3. Presentations – N/A

4. Public Comments & Announcements

Mayor Fouraker opened for public comments.

- Marilyn Singer, residing at 2327 Nela Avenue, said she would like to comment on the lot split agenda item. She would like the Council to consider tabling the discussion to a future agenda item.
- Attorney Tom Callan represents Marvel Quevedo and her agency, located off of Hoffner Road in the city. He spoke briefly about the proposed ordinance changes on flag lots. One of the unintended consequences is that if flag lots are not allowed, a property can have more lots than fewer. The new definition for flag lots alters the lot widths in Section 50-33 requirements and helps fill the gaps in the code, thereby supporting his client in the current lawsuit and having unintended consequences. He spoke briefly about the Quevedo property and continues to encourage a resolution with the City.
- Former Mayor Lydia Pisano, residing at 4318 Kezar Court, thanked the City for opting back into early voting. She spoke briefly on the consolidation of both precincts. She noted that it affected 850 residents, and given the limited parking at City Hall, this issue should be taken into consideration in the future. She further asked if the City would be open to place the Campaign Reports online for transparency, similar to other cities.

With no further comments, Mayor Fouraker closed the public comments section.

5. Consent Items

- a. Approval of the City Council Meeting Minutes – February 18, 2025
- c. Approval of Surplus Items – PD Outdated Computer Equipment

Comm Smith edited the minutes of February 18, 2025. The changes should be as follows,
Page 3, Item 12 reads, "There being no further business, Vice Mayor Carson called for a motion to adjourn the meeting, which passed unanimously at 8:00 pm."

Should read, "There being no further business, ~~Vice Mayor Carson~~ Mayor Nicholas Fouraker called for a motion to adjourn the meeting, which passed unanimously at 8:00 pm."

Comm Smith moved to approve the consent items with the amended minutes as discussed.
Comm Carson seconded the motion, which passed unanimously 6:0.

6. Unfinished Business

- **ORDINANCE 25-02 - Second Reading and Consideration:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 26 ENTITLED "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES" OF THE CITY OF BELLE ISLE CODE OF ORDINANCES TO ADD A NEW ARTICLE III ENTITLED "OFFENSES INVOLVING PUBLIC PEACE AND ORDER," TO PROHIBIT URINATING AND DEFECATING IN PUBLIC, TO PROHIBIT PUBLIC CAMPING, TO PROHIBIT SITTING OR LYING ON SIDEWALKS AND BICYCLE PATHS, AND PROVIDE FOR TRESPASS WARNINGS ON PUBLIC PROPERTY; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

City Clerk read Ordinance 25-02 by Title.

Comm Smith moved to adopt Ordinance 25-02 as presented.

Comm Lowell seconded the motion, which passed unanimously upon roll call 6:0.

7. New Business

- **Review of Ordinance No. 25-03** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50.32 AND 50.33 OF THE CITY CODE GOVERNING SUBDIVISION REGULATIONS TO PROHIBIT THE CREATION OF FLAG-SHAPED LOTS ON LAKEFRONT AND CANAL FRONT LOTS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

City Manager Rudometkin spoke briefly about the new language, as discussed by the Council at a previous meeting. The Planning & Zoning Board recently heard and reviewed the proposed ordinance and voted to approve the change for Council discussion. The staff report recommends expressly prohibiting all flag lots within the City. Should the Board recommend approval of the attached ordinance, the staff recommends that conditions for flag lots be established under special circumstances and as part of application submissions for formal or informal subdivisions within the City limits.

CM Rudometkin reminded Council that the applicant for a lot split on Matchett will be placed on the agenda in April. CM said the biggest issue is conformity. Does the flag lot application conform to the current code?

Comm Vertolli opposed the proposed language change. If there are to be changes, they should be open to all residents.

Comm Smith said changes to the lot split language should be available to all residents and believes the proposed ordinance should be tabled for further discussion and rewritten.

Comm Bobrowski said she does not have any issues with flag lots or lot splits. With the proposed changes, is the Council alienating some residents? Does the current code permit the Council to consider and potentially approve a flag lot near a lake or canal, provided it conforms to the Code? Attorney Pownall said it would be up to the Council.

Comm Bobrowski asked if we pass the proposed changes, will the Council still be able to consider or potentially approve a flag lot near a lake or canal? Attorney Pownall said no, not if it is on the lake or canal. If it is in the Code, it is prohibited.

Comm. Bobrowski said the proposed changes are not fair and should be reviewed on an individual basis, regardless of whether the property is landlocked or has an overlay. Keep it simple as long as it conforms to the Code.

Comm Partin briefly spoke of a prior application that was denied, leading to a lawsuit. The intention of the proposed language and discussions on overlays was to eliminate legal action. He would like to see staff provide other options for proposed changes.

Comm Lowell asked if this proposed ordinance were to pass, would there be open applications that it would affect? CM Rudometkin said other than the lawsuit, he is not aware of any pending applications.

Comm Carson said he is not in favor of the current language and would like to continue discussions.

Mayor Fouraker stated that this agenda item should be discussed in a workshop setting. With a City our size, there is a more academic way to approach this issue. The Council can task the Planner to review the City with each District Commissioner, through the City Manager, to identify areas of potential flag lot opportunities and gather feedback from those areas. The Planner can work with a GIS map and bring forward findings for Council discussion.

After discussion, the Council reached a consensus to have the Interim City Planner, CM, and City Attorney discuss other language options and make changes for further consideration. CM Rudometkin said that we are not a growth City but a redevelopment City. CM Rudometkin said he would schedule a workshop for the next discussion.

8. Attorney's Report – No report.

9. City Manager's Report

- City Manager's Report
 - CM Rudometkin announced that Doug DeYoung from the Special Events Committee has resigned. He spoke briefly about opening Board and Committee seats at large.
 - The City Manager presented the City Manager's Task List as highlighted the following.
 - Scheduling Road Shows with districts to discuss tax increases – District 6 is scheduled for March 22.
 - Arajo condemnation will be on the agenda for March 18th, allowing a potential buyer to present an appeal to the Council.
 - Hurricane Ian - working towards the final discovery process with the State.
- Chief's Report

DC Millis reported the following,

 - DC Millis announced the Arbor Day Event on Saturday.
 - PD Boat dock is looking great and should be ready for use in the Spring.
 - DC Millis shared the concerns about motorcycles in our City and the Agency's use of the newly installed cameras on the vehicles' dashboards. He will bring a video to the next CC meeting.
- Public Works Report

Phil Price announced the following,

 - PD Boat dock is coming along very nicely, and he invited Council to the site.
 - Scheduling, City Hall upgrades
 - Jade Pump Station electrical is being updated and is on schedule.
 - Mr. Price addressed issues with unleashed dogs and dog feces in city parks. It is getting out of hand, and the staff is seeking ways to be proactive in informing residents about the importance of pet upkeep.

10. Mayor's Report

Mayor Fouraker stated that he has a scheduling conflict for the Metroplan meeting on Thursday. Comm. Smith and Comm. Bobrowski said they would be able to attend as alternates.

11. Commissioners Report

- Council thanked staff for their hard work. Reminded all of the upcoming election and challenged all residents to participate in their City and be part of the Council, Boards, and Committees.
- Comm Bobrowski said the Council recently filled out an evaluation of the CM. She noted that it may be beneficial for staff to submit an assessment of leadership. This will allow for clarity on expectations, project timelines, and accountability and hold the Council to the same standard.
- Comm Lowell said on numerous occasions there are many solicitors in her neighborhood. She reminded the residents that solicitors need a permit from the City and should not be afraid to let them know.
- Comm Smith extended an invitation to all of the Council to his District for the Roadshow on March 22 to generate a little more interest.

Council appointed him to the PRM Board. He would like to submit a response for HB301. Could he send it as a commissioner or a resident, and should he obtain Council approval? Attorney Pownall said he could submit as District 6 Commissioner. The consensus was to have the City Clerk send the letter template to the Council regarding House Bill 301.

12. Adjournment

There being no further business, Mayor Fouraker called for a motion to adjourn the meeting, which passed unanimously at 7:50 pm.