



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, April 21, 2026 * 6:30 PM

MINUTES

Present was:

Mayor – Jason Carson
District 1 Commissioner – Ed Gold
District 3 Commissioner – Karl Shuck
District 4 Commissioner – Bobby Lance
District 5 Commissioner – Beth Lowell
District 6 Commissioner – Christopher Oller
District 7 Commissioner – Jim Partin

Absent was:

District 2 Commissioner – Holly Bobrowski

1. Call to Order and Confirmation of Quorum

Mayor Carson called the Council Meeting to order at 6:30 p.m., and the City Clerk, Yolanda Quiceno, confirmed the presence of a quorum. City Manager (CM) Rudometkin, Chief Grimm, Attorney Langley, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag - Comm Bobby Lance, District 4

Comm Lance led the invocation and Pledge to the Flag.

3. Public Comments & Announcements

Mayor Carson opened the floor for public comments and announcements. There being none, he closed the public comment section.

Mayor Carson reminded the Council that Comm Bobrowski is on vacation and called for a motion to excuse Comm Bobrowski from the meeting.

Comm Gold moved to excuse Comm Bobrowski from the meeting.

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

4. Presentations

- a. Consideration and Possible Appointment of District 6 Candidate - Christopher Oller
- b. Consideration and Possible Appointment of District 7 Incumbent - James Partin

Mayor Carson welcomed both candidates and opened for discussion and consideration of appointments.

After discussion and consideration,

Comm Gold moved to appoint Christopher Oller as District 6 Commissioner.

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

Comm Lowell moved to re-appoint Jim Partin as District 7 Commissioner.

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

Mayor Carson administered the oath of office to both appointed candidates, who immediately assumed their positions.

5. Consent Items

- a. Approval of the City Council Meeting Minutes - April 7, 2026
- b. March 2026 Monthly Reports: PD, Finance (<https://cleargov.com/florida/orange/city/belle-isle>), and OC Fire

Comm Lowell moved to approve the minutes as presented.

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

6. Unfinished Business

a. Jetport Drive Maintenance Jurisdiction Settlement Agreement

CM Rudometkin presented the final agreement regarding maintenance responsibilities for Jetport Avenue and thanked Attorney Langley, County Attorney, and County Administrator Brooks for their collaboration in developing the document. CM Rudometkin explained that, under the agreement, the County will assume ongoing maintenance for the specified section of the roadway. Attorney Langley noted that approval of the agreement by the City Council would initiate the formal resolution of the dispute; however, final execution is contingent upon approval by the County Commission. Once both parties approve the agreement, the dispute will be officially closed.

Comm Lowell moved to approve the Settlement Agreement as written and terminated upon final approval by the Orange County Board of County Commissioners.

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

b. Appointment of Board member and Alternate to PRM Board of Directors

Comm Lance moved to appoint Comm Partin as the City's alternate to the PRM Board of Directors.

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

CM Rudometkin noted that if at any time the appointed members cannot attend a meeting, he would be happy to fill in and attend.

Comm Shuck volunteered to be the City's representative to the PRM Board of Directors.

Comm Lance moved to appoint Comm Shuck as the City's primary representative to the PRM Board of Directors.

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

c. 3904 Arajo Condemnation Update

The City Manager reported that the structure on the Araujo property has been fully demolished by the owner, Bernard, and his contractor, including removal of the slab and foundation. Minor cleanup remains, which the owner intends to complete, with staff prepared to assist if necessary to address any safety or maintenance concerns. The case was noted as substantially complete, pending final site cleanup and payment of the open code enforcement lien.

The City Manager further reported that the owner has requested that the City consider lifting the existing lien on the property to allow him to obtain financing for redevelopment. Comm Lowell asked whether the city had given a hard date for payment of the lien. Staff advised that the Council had previously approved recovery of code enforcement fines and associated costs, totaling approximately \$19,000, and that the lien remains in place. The owner was encouraged to appear before the Council to formally request consideration.

The City Attorney outlined available options, including maintaining the lien, negotiating a settlement, or pursuing foreclosure to recover outstanding fines. Commissioners discussed the importance of recovering the City's costs and potential next steps, including allowing the owner to present a proposal for Council's consideration.

Comm Lance shared his concern about the site's cleanliness for safety reasons. Staff will follow up with the owner and report back as needed.

7. New Business

a. Bing Grant Consideration - Daetwyler Shores

The City Manager presented a Bing Grant beautification request from the Daetwyler Shores Association for improvements to the neighborhood entrance. The proposed project includes landscaping upgrades such as replanting, mulch replacement, and repair of damaged lighting. The total project cost is \$2,998.48, with the City's contribution not to exceed 50% of the total cost. It was noted that, under grant requirements, only one bid is required because the City's portion would be under \$1,500. The applicant intends to complete much of the work through volunteer efforts and with assistance from a landscaper. Staff explained that reimbursement would be capped at 50% of the final project cost, not to exceed the approved amount, regardless of whether the total project cost increases or decreases. Council discussed the use of rubber mulch and the request as a neighborhood beautification effort.

After discussion, Comm Lance moved to accept the Bing grant of up to 50% \$1,499.24 for District 4. Comm Partin seconded the motion, which passed unanimously 6:0.

CM Rudometkin reminded the Council that there is a pending Bing Grant for the Regal Landing Wall project. Every fiscal year, starting on October 1, the amounts are refreshed to \$5,000 per district.

8. Attorney's Report

Attorney Langley reported that the Quevedo lot split lawsuit is scheduled for a hearing on May 14th. If that's unsuccessful, the trial will be scheduled for late July.

9. City Manager's Report

a. City Manager's Report and Work Plan

CM Rudometkin provided updates on several items. He noted that discussions regarding review and potential updates to the City Charter will move forward now that the Council is fully seated, with workshops to be scheduled to begin that process. He also noted that the staff has submitted final documentation for the Sol Avenue reimbursement project. The City anticipates receiving approximately \$196,000 in reimbursement, which will be allocated to the stormwater fund upon receipt. Additionally, CM Rudometkin acknowledged Orange County for completing roadway improvements at Hoffner Avenue and Conway Road. The project, which addressed prior safety concerns, has been completed and is expected to improve traffic safety in the area.

b. Chief's Report

Chief Grimm reported that he has been working with a resident who previously addressed the Council regarding golf cart usage on Hoffner Avenue. The resident is seeking clarification and consistency, specifically requesting that golf carts be permitted either on the roadway, not the sidewalks, specifically on Hoffner. Chief Grimm noted that there are jurisdictional considerations where Hoffner Avenue transitions into Orange County. He recommended bringing the item back to the agenda, potentially in May, to allow Council to provide direction. This would also support finalizing and distributing the City's golf cart informational brochure, which staff has delayed, avoiding issuing guidance that may later change. In response to Council questions, Chief Grimm clarified that the City has the authority to designate its portion of Hoffner Avenue for golf cart use, consistent with prior ordinance changes. However, any designation on Orange County-controlled portions would require County approval. Staff also reiterated that golf cart operation must comply with applicable requirements, including driver licensing and vehicle standards.

Additional updates included upcoming events, the 5K race, and the DEA Drug Take Back event scheduled for Saturday. Future plans may include coordinating drug take-back events alongside recycling events to improve participation.

c. Public Works Report

Phil Price, Public Works Director, reported that City crews will clean up the Arajo property site to expedite completion and remove it from the City's active project list. He also reminded Council that hurricane season begins June 1 and is approximately one month away. Public Works will begin internal preparations and recommend increasing public outreach to encourage resident preparedness. Staff noted recent cleanup efforts following a hard freeze have largely been completed, but emphasized the need to remain proactive in addressing potential storm-related hazards such as debris.

Comm Gold acknowledged Duke Energy's prior vegetation management efforts, noting their effectiveness in reducing power outages. Mr. Price confirmed that Duke operates on a three-year trimming cycle and that no immediate vegetation work is scheduled in the area. However, the City will begin coordinating with its tree contractor to address low-hanging branches and other concerns within City-maintained areas.

Regarding the City fountain, Mr. Price reported it has been refilled and is operational after minor repairs to a pipe leak. Lighting for the fountain is currently nonfunctional and will be considered as part of a future budget request, potentially combined with additional improvements to bridge lighting. He also confirmed that bridge lighting appears to be functioning as programmed, though future evaluation may be needed to address potential disruptions caused by power outages.

10. Mayor's Report

Mayor Carson expressed appreciation to Chief Grimm and police staff for their response to the overturned 18-wheeler incident, as well as to Duke Energy, Orange County Fire Rescue, and a resident who assisted the driver at the scene. He shared concerns about comments made regarding recent traffic concerns on Hoffner Avenue. While acknowledging public concerns about the new traffic pattern, he noted that safety improvements were needed at the intersection and that, as a County-maintained road, the City has limited authority. Mayor Carson welcomed Commissioners Partin and Oller to the Council and expressed appreciation for the full Council being seated, noting the importance of collaboration in moving the City forward.

11. Commissioners' Report

Commissioner Gold expressed concern regarding access to Belle Isle Commons following recent traffic changes on Hoffner Avenue. He noted that the current configuration restricts left-turn access into the plaza, requiring drivers to travel further, make a U-turn, and return, which may discourage patronage of the businesses. He also raised safety concerns about the alternative access route behind the buildings, stating it limits visibility and could create unsafe conditions.

Comm Lance asked about opening a pass discussion on installing a traffic signal at the Wallace intersection due to safety concerns. CM Rudometkin advised that any further action would require Council consensus to place the item on a future agenda for discussion, including consideration of associated costs. Chief Grimm reported that, as the roadway is under FDOT jurisdiction, any improvements, including signal installation, must be approved through the State. A previous study evaluated potential safety enhancements, including a traffic signal, a school zone designation, and crosswalk improvements. The Chief noted the area includes multiple nearby schools, and staff had advocated for a school zone as a potential solution. The results of the study are expected to inform recommendations for traffic and safety improvements at the intersection.

Comm Lowell raised a question about the possibility of hosting a community paper shredding event. Chairman of the Tree Board Richard Weinsier noted that such events had been considered previously but are typically cost-prohibitive. Comm Lowell shared positive feedback from a resident who praised the Police Department for their prompt response and professionalism, noting officers responded within 20 minutes to address concerns. Additionally, Comm Lowell raised concerns about the condition of vacant lots following home demolitions, noting that some sites may present safety or aesthetic issues. CM Rudometkin responded that this is primarily a building and inspection matter currently being addressed through the City's building department. He added that additional requirements or standards could be considered and potentially formalized in writing if the Council desires.

12. Adjournment

There being no further items for discussion, Mayor Carson called for a motion to adjourn, passed unanimously at 7:45 pm.