



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Tuesday, August 4, 2026 * 6:30 PM
MINUTES

Present was:

Mayor – Jason Carson
District 1 Commissioner – Ed Gold
District 2 Commissioner – Holly Bobrowski
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:

1. Call to Order and Confirmation of Quorum

Mayor Carson called the Council Meeting to order at 7:06 p.m., and the City Clerk, Yolanda Quiceno, confirmed the presence of a quorum. City Manager (CM) Rudometkin, Chief Grimm, Attorney Schaffer, Public Works Director Phil Price, and City Clerk Yolanda Quiceno were also present.

2. Invocation and Pledge to Flag - Comm Lance, District 4, led the invocation and Pledge to the Flag.

3. Public Comments & Announcements

Mayor Carson opened the floor for public comments and announcements.
There being no comments, Mayor Carson closed the public comment section.

4. Presentations - na

5. Consent Items.

- a. Approval of City Council Workshop Minutes – July 21, 2026
- b. Approval of City Council Meeting Minutes – July 21, 2026

Comm Shuck moved to approve consent items as presented.
Comm Lowell seconded the motion, which passed unanimously.
Comm Gold seconded the motion, which passed unanimously.

6. Unfinished Business

- a) **ORDINANCE NO. 26-03 - SECOND READING AND ADOPTION:** AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, ARTICLE II, SECTIONS 50-32 AND 50-33 OF THE CITY CODE TO AMEND THE PROVISIONS GOVERNING SUBDIVISIONS AND LOT SPLITS AND DEFINITIONS, AND AMENDING CHAPTER 54, ARTICLE I, SECTION 50-3 OF THE CITY CODE GOVERNING NON-CONFORMING USES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

CM Rudometkin read Ordinance 26-03 by Title.

Mayor Carson opened for Council discussion.

CM Rudometkin presented Ordinance 26-03 for second reading, amending City Code provisions governing subdivisions, lot splits, definitions, and non-conforming uses. He noted that no changes had been made since the first reading and that the ordinance was presented for second reading and approval.

There being no discussion, Comm Lowell moved to adopt Ordinance 26-03 as presented
Comm Partin seconded the motion, which passed unanimously upon roll call 7:0.

- b) **ORDINANCE 26-05 SECOND READING AND ADOPTION**- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES, AND PROGRAMS WITHIN THE CITY; AMENDING CHAPTER 12 OF THE BELLE ISLE CITY CODE OF ORDINANCES RELATING TO FIRE PREVENTION AND PROTECTION; RESERVING SECTIONS 12-2 THROUGH 12-10 OF ARTICLE I; CREATING A NEW ARTICLE II, ENTITLED "FIRE RESCUE ASSESSMENT"; PROVIDING DEFINITIONS; PROVIDING LEGISLATIVE FINDINGS; PROVIDING DETERMINATIONS OF SPECIAL BENEFIT; AUTHORIZING THE IMPOSITION, LEVY, COLLECTION, AND ENFORCEMENT OF ANNUAL FIRE RESCUE SPECIAL ASSESSMENTS WITHIN THE CITY; ESTABLISHING PROCEDURES FOR THE ADOPTION OF ASSESSMENT RESOLUTIONS AND ROLLS, FOR NOTICE, AND FOR INTERIM ASSESSMENTS; PROVIDING THAT THE ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY; PROVIDING METHODS OF COLLECTION; AUTHORIZING EXEMPTIONS AND HARDSHIP ASSISTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

CM Rudometkin read Ordinance 26-05 by Title.

Mayor Carson opened for Council discussion.

CM Rudometkin presented the ordinance providing the City with the ability to establish a fire assessment in the future. He explained that adoption would provide the framework for Council to consider separating fire service costs from the millage rate should the City choose to pursue that option at a later date.

Mayor Carson said that fire service costs are currently included within the City's overall budget, making the specific cost less apparent to residents. It was noted that fire services are provided by Orange County, with the City serving as the pass-through for those costs. Council agreed that a separate fire assessment would provide greater transparency by clearly identifying what residents are paying for fire protection and allowing the City to adjust the millage rate accordingly. Comm Bobrowski noted that she is in agreement and said that this makes it more transparent.

Comm Oller shared his concern regarding the proposed special fire assessment and asked whether the City would roll back the millage rate accordingly. He emphasized the importance of ensuring the City does not collect both the existing tax revenue for fire services and an additional special assessment.

CM Rudometkin said the concerns regarding the special fire assessment are valid and explained that other cities are considering similar approaches to address increasing fire service costs. He stated that if fire costs are separated and collected through a special assessment, the City would roll back the millage accordingly, while maintaining sufficient ad valorem revenue to support other essential services, including police and infrastructure. CM Rudometkin noted that the assessment process would require additional steps, including public hearings and resident education.

Comm Gold Council said the benefits of separating fire costs as a non-ad valorem assessment would provide transparency and allow each property to pay a set amount rather than an amount based on property value. He said that this approach may provide a more equitable method of funding the service similar to stormwater and solid waste.

Comm Shuck Council clarified that the ordinance does not establish or impose a fire assessment. Rather, it provides the City with the ability to consider separating fire service costs from the millage rate in the future. Any such change would require further action by Council.

There being no further discussion, Comm Gold moved to adopt Ordinance 26-05.

The motion was seconded by Comm Patin, which passed unanimously upon roll call 7:0.

7. New Business

- a) **ORDINANCE 26-04 FIRST READING AND CONSIDERATION** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 50, CITY OF BELLE ISLE CODE OF ORDINANCES; AMENDING SECTION 50-78 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING FOR DEFINITIONS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. b. **RESOLUTION 26-08** - A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, EXEMPTING THE CITY FROM SECTION 50-102(A)(9) OF THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

CM Rudometkin read Ordinance 26-04 by Title.

Mayor Carson opened for Council discussion.

CM Rudometkin explained that the State Legislature adopted new regulations governing synthetic turf, preempting certain local city and county regulations. Following adoption of rules by the Florida Department of Environmental Protection (FDEP), the City must amend its ordinance to comply with state statute. He noted that additional provisions and considerations within the ordinance would be further explained by the City Attorney.

Attorney Schaffer explained that state law prohibits local governments from adopting or enforcing synthetic turf

regulations that conflict with standards established by the Florida Department of Environmental Protection (FDEP) but allows local regulations to provide additional detail where the state rules are silent. One area addressed in the proposed ordinance involves PFAS chemicals. FDEP regulations prohibit intentionally applied PFAS and heavy metals in synthetic turf but do not define what constitutes “intentionally applied.” The proposed ordinance establishes a presumption that PFAS concentrations exceeding 50 parts per million were intentionally added, consistent with standards used in other jurisdictions. The City Attorney noted concerns regarding PFAS potentially leaching into the water table and advised that the ordinance could be amended if FDEP establishes a different threshold in the future.

Comm Lowell asked how the ordinance would affect existing synthetic turf installations. CM Rudometkin clarified that existing installations would be grandfathered; however, any new or expanded synthetic turf installation would be required to comply with the new regulations.

There being no further discussion, Council consensus was to advance Ordinance 26-04 to second reading on August 20, 2026.

- b) **RESOLUTION 26-08** – A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, EXEMPTING CITY FROM SECTION 50-102(A)(9) OF THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

CM Rudometkin presented the resolution as a housekeeping item that provides City departments flexibility from certain City Code requirements when necessary to perform municipal operations or protect City equipment. He clarified that the resolution does not authorize departments to disregard laws or regulations, but allows reasonable exceptions to City Code when conducting City business.

Attorney Schaffer clarified that the resolution is narrowly tailored and does not exempt City departments from the entire City Code. The resolution specifically allows certain temporary coverings or outdoor structures, such as tarps, to be used when necessary to protect City equipment from weather. The exemption is expressly authorized by the City Code and provides a formal record distinguishing permitted City operational uses from restrictions applicable to residential properties.

Comm Lance Council asked when the canopy shelter provisions were originally enacted. Staff did not have the specific adoption date available. Comm Lance said he reviewed the Code and noted that it provided that previously permitted canopy shelters were exempt from the prohibition; however, those shelters could not be replaced and were required to be removed by June 1, 2008. Attorney Schaffer noted that although certain structures may have been grandfathered, questions could arise if they are damaged or replaced. The resolution provides a clear record of the City’s exemption and allows staff to readily address residents’ questions regarding why City departments may use structures that are otherwise restricted for residents.

After discussion, Comm Bobrowski expressed support for the resolution but suggested that Council revisit the 18-year-old canopy ordinance in the near future, noting that technology and the use of sunshades and similar structures have changed. A motion was made to adopt Resolution 26-08, exempting the City from Section 50-102(A)(9) of the Land Development Code, providing for severability and an effective date, as written.

The motion was seconded by Comm Partin, which passed unanimously 7:0.

8. Attorney's Report - na

9. City Manager's Report

a. City Manager's Report & Work Plan

CM Rudometkin provided an update on several pending grant and disaster reimbursements. For the Vulnerability Assessment Grant, he reported that staff submitted the reimbursement package by the required deadline and included approximately 94 pages of supporting documentation, including invoices and canceled checks. The complete package has been accepted and is under review for an anticipated reimbursement of approximately \$80,000. He hopes to receive the funds within the current fiscal year but noted that processing may take additional time. He reported progress in closing out Hurricane Irma. Following additional review and submission of supporting reports and documentation, the City was asked to complete the necessary paperwork to move the reimbursement forward. CM Rudometkin stated that the City now anticipates receiving approximately \$112,000 in additional Hurricane Irma reimbursement that had not previously been expected. Regarding Hurricane Ian, he explained that the reimbursement request has gone back and forth among the City, KPMG, and FEMA for review. FEMA is expected to issue a final determination letter stating whether the City qualifies for full, partial, or no reimbursement. Once the letter is received, he intends to continue pursuing the matter with assistance from legislative representatives as necessary. CM Rudometkin noted an upcoming meeting with Senator Smith and his Chief of Staff and plans to provide the determination to Congressman Soto’s office as appropriate.

b. Chief's Report

Chief Grimm provided an update regarding the start of school and advised that traffic control signs and social media notices will be posted regarding school-related road closures, including the closure of Randolph during the school year. PD staff plans to provide maps and explore more interactive methods, including live images, to inform residents of traffic impacts. He also reported that the school's renovations are nearing completion, with the gym and concession stand remaining and completion anticipated around September.

Chief Grimm reported that the City recently applied for a grant of approximately \$500,000 to help offset future City expenses, which include two years of Flock camera costs, computers and new police radios included in the current budget, and other anticipated equipment needs. He noted that grant awards may fund only a portion of the total request, at which time priorities would be determined based on the City's needs. In reference to strengthening the City's grant-writing capabilities and instead of hiring a dedicated grant writer, the PD is considering sending an existing employee to grant-writing training and potentially providing additional compensation based on the added responsibilities and successful grant funding obtained. A proposal may be brought back to Council for future consideration.

Comm Shuck asked about e-scooters and bikes and what the possible effect will be as far as traffic goes with the kids not being able to ride to school. Chief Grimm noted that Cornerstone will follow Orange County School Board guidance prohibiting certain Class 3 e-bikes and e-scooters on campus, with warnings anticipated through September before enforcement. Class 1 and Class 2 devices may still be permitted.

c. Public Works Report

Comm Bobrowski asked about a spill on the road on Hoffner Avenue. Phil Price provided additional information regarding the Hoffner/Conway roadway spill, explaining that it involved seal-coating material leaking from a truck, primarily when the vehicle stopped. FDOT and Orange County are reviewing the matter because the affected roadways are under their jurisdiction. FDOT did not consider the material a safety or environmental hazard, although some material affected crosswalk markings. The matter has been referred to the agencies' legal departments to determine whether any corrective action or restriping will be required. Mr. Price noted that a homeowner provided video showing the truck leaving the material on the roadway. Chief Grimm spoke of the value of additional surveillance cameras, including the proposed Flock camera system, as additional tools for monitoring and investigations. Chief Grimm said that the red-light cameras assisted in identifying the individual involved in the roadway incident and stated that cameras can help resolve crimes and other incidents when officers are not present.

Comm Lowell asked whether the roadway spill had damaged any vehicles. Chief Grimm reported receiving one call regarding material on the side/undercarriage of a vehicle and indicated the resident would likely need to contact Orange County or the appropriate transportation agency.

Comm Lance asked about the possibility of relocating the Fairlane traffic signal to Wallace. It was also noted that Fairlane is frequently closed, including for school-related activities. Chief Grimm reminded Council of previous discussions that relocating the traffic signal to Wallace was previously determined not to be feasible, noting the area serves as a primary entrance for students. Regarding the proposed improvements for exiting traffic, Chief Grimm advised that the project remains with FDOT and funding timing is unknown. Staff will contact FDOT for updated status.

Phil Price reported that the FDOT striping project has been approved and moved to the next phase, which includes final processing and funding. The project had been anticipated before the start of school; however, staff confirmed that it will not be completed by that time and no completion date is currently available. He provided an update on ongoing tree trimming and right-of-way maintenance, including work along Hoffner and recently completed work in other areas, to reduce heavy branches and improve storm preparedness. Sidewalk work near the bridge and school area is also underway and is expected to be poured before school begins. Mr. Price noted that construction of a new home in the area has created access challenges and affected portions of the sidewalk. The City has completed its portion of the work, while certain remaining areas are the homeowner's responsibility and are expected to be completed within the next one to two weeks.

Mayor Carson acknowledged Public Works's efforts in addressing the damaged sidewalk near the construction area and commended staff for actively working with the homeowner. Mr. Price noted that repairs have been made several times; however, the limited construction space continues to present challenges.

Mr. Price discussed sidewalk conditions near Nela and Homewood, including concerns about a sloped section that created accessibility and tripping hazards. Staff advised that the sidewalk alignment was adjusted and that the nearby tree had been evaluated and found to be healthy, and that construction activity and heavy equipment had also contributed to sidewalk damage. Comm Bobrowski asked if staff can inspect the longstanding Belle Isle stone marker near the bridge, which appears to be leaning. Comm Bobrowski thanked Mr. Price and Public Works staff for the new stop sign in Venetian Gardens, noting positive feedback from residents.

Mr. Price confirmed that tree removal on Overlook was performed by the City's tree vendor as part of the planned project, as the tree was damaging the adjacent wall.

10. Mayor's Report

Mayor Carson reported attending the grand opening of Cornerstone's Student Services Building and recognized the school for providing quality educational opportunities despite the traffic impacts associated with school operations. He commended the Police Department and School Resource Officers for their service and positive relationship with the school community and thanked Public Works staff for their continued efforts maintaining City parks during the summer.

Mayor Carson encouraged residents to contact Council with questions, concerns, or requests and emphasized that residents should not hesitate or apologize for reaching out. He stated that resident communication, including calls and social media comments, helps Council identify issues and work toward solutions, and thanked fellow Council members for their continued responsiveness and advocacy on behalf of residents.

11. Commissioners' Report

Council thanked staff, the Police Department, and Public Works for their continued support.

Comm Lowell shared her concerns about the recurring issue of late-night loud music, noting that the problem had previously subsided but has recently returned. Residents were encouraged to continue reporting incidents to the appropriate non-emergency number so law enforcement can identify the source and increase patrols in the affected area. Chief Grimm explained that these incidents can be difficult to locate and may move between areas, requiring repeated reports and patrol efforts. It was also noted that Orange County and Orlando are beginning to use drone response through dispatch, which may assist in locating noise sources. Chief Grimm advised that residents may also obtain information regarding previous calls through Orange County's online public records system. Comm Lance noted that the previously discussed late-night noise had been located in the Industrial Park area in the past and addressed by Orange County deputies.

Comm Lance thanked Public Works staff for following up with Orange County Utilities regarding the water leak on Trentwood Boulevard. Staff explained that the water line repair took approximately a month due to the work-order process and that the current roadway and curb repairs are temporary, with permanent repairs potentially taking up to 60 days. Comm Lance also supported revisiting the City's regulations regarding sunshades and canopies. CM Rudometkin clarified that temporary awnings or tents used for events require a temporary permit, while pop-up canopies associated with garage sales are addressed through the garage sale permitting process.

Comm Bobrowski encouraged residents to leave messages on City phones to identify themselves to assist with returned calls. She also reported hearing the previously discussed late-night alarm/beeping noise again, although at a lower volume. Comm Bobrowski recognized Officer Hernandez for organizing a backpack drive at Palm Square Condos and commended Officers Hernandez, Elijah, and Grisales for their community involvement and positive relationships with residents.

12. Adjournment

There being no further business, Mayor Carson called for a motion to adjourn, which was unanimously approved at 9:10 pm.