



## CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers, 1600 Nela Ave, Belle Isle FL

Held the 1st and 3rd Tuesday of Every Month

Tuesday, October 07, 2025 \* 6:30 PM

### AGENDA

#### City Council

Mayor Jason Carson

Vice-Mayor – Commissioner Jim Partin, District 7

District 1 Commissioner – Frank Vertolli | District 2 Commissioner – Holly Bobrowski |

District 3 Commissioner – Karl Shuck | District 4 Commissioner – Bobby Lance |

District 5 Commissioner – Beth Lowell | District 6 Commissioner – Stan Smith

Welcome to the City of Belle Isle City Council meeting. Please silence all technology during the session. Thank you for participating in your City Government.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** - Comm Stan Smith, District 6
3. **Public Comments & Announcements** - *Persons desiring to address the Council must complete and provide the City Clerk a yellow "Request to Speak" form and are limited to three (3) minutes without any discussion. When the Mayor recognizes you, state your name and address and direct all remarks to the Council as a body.*
4. **Presentations**
  - a. Appeal of CE 25-0432: 1612 Idaho Avenue
5. **Consent Items** - *These items are considered routine, and one motion will adopt them unless a commissioner requests to have an item removed from the consent agenda and considered separately.*
  - a. Approval of City Council Special Called Session Minutes - September 30, 2025
6. **Unfinished Business**
  - a. 3904 Arajo Condemnation Update
7. **New Business**
  - a. Going Paperless in 2026
8. **Attorney's Report**
9. **City Manager's Report**
  - a. City Manager's Report and Work Plan
  - b. Chief's Report
  - c. Public Works Report
10. **Mayor's Report**
11. **Commissioners Report**
12. **Adjournment**

Michael Litchfield

1612 Idaho Ave Belle Isle

Case #: CE-25-0432

Violation Date: 8-30-25

Today Date: 9-2-25

a.

Appeal for hearing request:

On the violation date above, I made the mistake of parking in an area which is marked for no trailer parking. I would like, and appreciate, consideration for this fine to be waived. First, I understand and appreciate that no parking in these areas help limit lake access to Belle Isle residents like myself. Second, trailers parking in the street is a safety concern and can appreciate this as well. However, at the time of this citation, I did not have my parking decal, and there was construction going on at both properties across the street from my home. This prevented me from safely parking in my driveway, or at the Perkins ramp. As of today I have paid for a parking decal, and will use this lot in the allowed hours. Also, I will communicate with my neighbors so that I can ~~order my neighbors~~ ~~have their vehicles moved~~ have their ~~the~~ vehicles moved so that I can always park my trailer safely. Thank you for the consideration.

Michael Litchfield

2025-09-004

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## PARKING NOTICE OF VIOLATION

*City of Belle Isle, Code Enforcement Division, 1600 Nela Avenue, Belle Isle, FL 32809*

Superior Construction Company  
7072 BUSINESS PARK BLVD  
Jacksonville, FL 32256

Case No: CE-25-0432  
RE: 1616 IDAHO AV  
APN: 29-23-25-5884-23-011

**RE: CODE VIOLATIONS at 1616 IDAHO AV, APN#: 29-23-25-5884-23-011**

Dear OWNER,

**August 30, 2025**

An inspection on August 30, 2025 resulted in apparent violations of code. In an effort to improve and restore the community, we are actively enforcing the Belle Isle Municipal Codes and Ordinances. According to available records, you are listed as an owner or other interested party regarding this property / vehicle. This Notice of Violation is submitted to you, requiring your cooperation in correcting the violations below.

Code Violation:	Code Section:	Violation:
No Parking Signs	Sec 30-72	No person shall park, stop or stand a motor vehicle at any place where official signs prohibit parking, stopping or standing. The presence of a parked, stopped or standing motor vehicle at any place where official signs prohibit parking, stopping or standing is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this article, except that this section shall not apply to any motor vehicle which is parked, stopped or standing in such place because of necessity of avoiding conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device.  \$250 / \$150 fine is attached to this violation.

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
08/30/2025	Fee	Parking trailer in No trailer parking area	\$150.00
<b>Total Fees Due:</b>			<b>\$150.00</b>

**Failure to comply with this notice may result in prosecution before the Code Enforcement Special Magistrate.**

If you have any questions regarding this matter, please do not hesitate to call me at 407-849-8450.

If there are fines attached to this citation you may pay at City Hall, 1600 Nela Avenue. Again, thank you for doing your part to maintain the preservation, welfare, and safety of the community as a whole.

30-76(b) Hearing request by person cited. Any person summoned by a parking violation citation, upon the payment of a fee of \$50.00 in cash, money order or cashier's check, may within five working days after issuance of the citation file with the city manager a written request for a hearing with the city manager.

14-50(c) Appeal of fines and fees. Any person determined by the city to be in violation of any provision of the city's Code of Ordinances that is cited or assessed penalties under this article may appeal the imposition of any fee or penalty imposed by filing a written request for appeal to the special magistrate within 15 business days of service or hand delivery of the city's written citation or

notification that imposes any fines or fees relating to a violation of the city's Code of Ordinances. The written request for appeal shall also be filed with the city's code enforcement department or its designees. The written request for appeal must contain a short statement of the grounds for the appeal. The special magistrate, exercising appellate jurisdiction over the matter, shall hear the appeal within 60 days after the filing of the written request for appeal and shall give notice of the hearing to the appellant and the city's code enforcement department or its designees. The appellant shall pay to the city a fee prescribed by the city commission to cover the administrative costs of such an appeal.

**Payment must be made within 30 days of the date on this citation. Failure to do so will result in a late fee of \$25**

Sincerely,

Patrick Albery

A handwritten signature in black ink, appearing to read 'Patrick Albery', with a stylized, flowing script.



**CITY OF BELLE ISLE, FL**  
**CITY COUNCIL SPECIAL CALLED SESSION - 2<sup>ND</sup> BUDGET HEARING**

Tuesday, September 30, 2025 \* 6:30 PM  
**MINUTES**

**Present was:**

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

**Absent was:**

District 2 Commissioner – Holly Bobrowski

**1. Call to Order**

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

**2. Invocation and Pledge to Flag**

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

**3. Second Public Budget Hearing – FY 2025/2026**

Mayor Carson called for a motion to open the Second Budget Public Hearing.

**Comm Partin moved to open the Second Budget Public Hearing.**

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

City Manager Rick Rudometkin presented the FY 2025-2026 tentative budget, Version 5.091625. He stated the rollback millage rate of 4.1618 mills with the percentage increase over the rollback rate of 14.96%, and the final adopted millage rate of 4.7845 mills.

Mayor Carson called for public comment; there being none, he closed citizen comments.

After the discussion, Mayor Carson called for approval of Resolutions 25-12, 25-13, and 25-14.

City Manager Rudometkin read Resolution 25-12 by title.

A RESOLUTION OF THE CITY OF BELLE ISLE OF ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL MILLAGE RATE FOR THE LEVYING OF AD VALOREM TAXES FOR THE CITY OF BELLE ISLE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

**Comm Shuck moved to adopt Resolution 25-12 as presented.**

**Comm Smith seconded the motion, which passed 5:1 upon roll call with Comm Vertolli, nay.**

City Manager Rudometkin read Resolution 25-13 by title.

A RESOLUTION OF THE CITY OF BELLE ISLE OF ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE CITY OF BELLE ISLE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

**Comm Smith moved to adopt Resolution 25-13 as presented.**

**Comm Partin seconded the motion, which passed 5:1 upon roll call with Comm Vertolli, nay.**

City Manager Rudometkin read Resolution 25-14 by title.

A RESOLUTION OF THE CITY OF BELLE ISLE OF ORANGE COUNTY, FLORIDA, ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM FOR THE CITY OF BELLE ISLE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

**Comm Smith moved to adopt Resolution 25-14 as presented.**

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

There being no further discussion, Mayor Carson called for a motion to adjourn the budget hearing.

**Comm Partin moved to close the Second Budget Public Hearing.**

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

Mayor Carson called for a motion to excuse Comm Bobrowski from this evening's session.

**Comm Lance moved to excuse Comm Bobrowski.**

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

### 3. Public Comments & Announcements

Mayor Carson opened for public comment.

- Mr. Justin Story, running as a Republican for Florida's 9th Congressional District, addressed the Council and the community. With no further comments, Mayor Carson closed the public comments.

### 5. Consent Items

- Approval of the City Council Meeting Minutes – September 16, 2025
- Approval of Interlocal Agreement with Orange County for Cost-sharing of Aerial Photography Acquisition (GIS)
- RESOLUTION NO. 25-15** - A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE CREDIT AGREEMENT WITH SOUTHSTATE BANK TO EXTEND THE \$750,000 REVOLVING LINE OF CREDIT; AND PROVIDING FOR AN EFFECTIVE DATE.
- Approval of the Orange County Non-Ad Valorem Admin Assessment Agreement FY25-26

**Mayor Carson called for a motion to approve the consent items**

**Comm Lance moved to approve items A, C, and D as presented.**

**Comm Lowell seconded the motion.**

**Comm Vertolli moved to pull item B for discussion.**

**The motion passed unanimously 6:0.**

### 6. Unfinished Business - na

### 7. New Business

- Approval of Interlocal Agreement with Orange County for Cost-sharing of Aerial Photography Acquisition (GIS)  
Comm Vertolli asked for clarification on the purpose of the agreement. Mr. Rudometkin said the agreement is a yearly approval with Orange County and the GIS program. Comm Vertolli shared his concern with the “no fee” agreement and asked if there would be a cost in the future. CM Rudometkin stated that the agreement will be brought to the Council for approval annually, and the Council will receive updates should the agreement's language change.  
**Comm Vertolli moved to approve item B as presented.**  
**Comm Lowell seconded the motion, which passed unanimously 6:0.**

- Approval of Resolution 25-11

City Manager Rudometkin read Resolution 25-11 by title.

Approval of RESOLUTION NO. 25-11: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLE ISLE, FLORIDA, ADOPTING THE PRIVATE PROVIDER INSPECTION POLICY FOR THE CITY OF BELLE ISLE BY ADDING GUIDELINES AND PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

City Manager Rudometkin presented the Resolution for adopting a policy for Private Provider Inspections (PPI).

Attorney Langley stated that the policy appears to be in line with what other cities have in place and does not have any concerns with the staff proposal.

Comm Vertolli asked for clarification on the reduction of 100% of the total plan review fee. Attorney Langley said the city is unique in that it contracts with a third party for building permits, and other cities have staff and overhead. This is a statutory mandate that the legislature adopted to allow developers/owners to hire their own inspections without government review. There is no liability on the part of the government if a homeowner's buildout is not completed correctly.

The third party provided the proposed fee and stated that it aligns with the current contract. There are no additional salary expenses to be paid. A discussion ensued regarding the permitting and inspection process, as well as the reasons why someone might opt to hire a PPI.

**After discussion, Comm Lowell moved to adopt Resolution 25-11 as presented.**

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

c. Approval of the FY2025-2026 Fee Schedule

**Comm Smith moved to adopt the FY2025/2026 Fee Schedule as presented.**

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

**12. Adjournment**

There being no further business, Mayor Carson called for a motion to adjourn the meeting, which passed unanimously at 7:05 pm.

**CITY OF BELLE SLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: October 7, 2025

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: 3904 Arajo Court Condemnation and Demolition and Owner Update

Background:

The City of Belle Isle has issued a condemnation order (Official Records Document #20240601626, recorded October 22, 2024) for the property located at 3904 Arajo Court, Belle Isle, FL 32812-2801 (Orange County Tax Parcel ID: 20-23-30-1646-01-050). The residential structure upon the property has been approved to be demolished by the City and a lien placed against the property for the expenses incurred.

There has been no activity after numerous calls and discussion.

Staff Recommendation:

No recommendation

Suggested Motion:

None at this time.

Alternatives:

Change direction and move forward with demolition

Fiscal Impact:

\$19,800.00 for the project if it is demolished plus the attorney fees. This is not budgeted.

Attachments:

N/A



**CITY OF BELLE SLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: October 7, 2025

To: Honorable Mayor and City Council Members

From: Rick J. Rudometkin, City Manager

Subject: Going paperless in 2026

Background:

As we begin a new FY, the staff and I would like to propose a simple but impactful change: transitioning the city to go paperless. As an example, one of the common uses for paper is agenda packets. With packets already uploaded to the city website three days before each meeting, the information is readily available to council members, staff, and the public. Printing full agenda packets for every meeting, often over 75 pages, is increasingly costly. Many of these packets are discarded after the meeting, contributing to unnecessary waste. By moving to a digital format, we can reduce expenses and reallocate those funds for other needs.

A paperless process also offers greater flexibility. In dealing with the agenda packets, they can be easily updated when changes occur, and councilmembers can view them on laptops or tablets during meetings. This approach reflects a more modern, efficient, and fiscally responsible local government, and no need to reprint or redistribute last-minute changes.

Thank you for considering this proposal as part of our efforts to improve operations and reduce waste in the transition to paperless.

Staff Recommendation:

We recommend starting with a trial phase in which printed agenda packets are provided only upon request. After a few meetings, we can gather feedback and make any necessary adjustments as we move completely to paperless in the future.

Suggested Motion:

None at this time.

Alternatives: N/A

Fiscal Impact:

Save money on the purchase of paper

Attachments:

N/A

### **City Manager Work Plan:**

- 3904 Arajo condemnation:

There is still no activity, and the owner is still having problems securing funding. Bernard has said he wants to fix up the outside as a volunteer. It will come back October 7<sup>th</sup> for a decision and possible action.

- Hurricane Ian:

KPMG and Florida DEP have said that it looks like there will not be any reimbursement of funds spent. We are waiting on a report memo stating their findings.

- Revenue stream needs:

This FY, we will look at a stormwater fee increase for FY 26/27 and any other ways to generate revenue. The state may reform property taxes for homeowners which could impact ad valorem tax revenue. More to come on that.

- Lancaster House Carve Out:

Pioneer is on board to renovate this building and the surrounding area. We are working on a lease agreement currently that needs some additions/changes and legal language. The renovation will begin in FY 25/26.

- Annexation:

Orange County is not open to future annexation possibilities to grow the footprint of Belle Isle. We might have to go with involuntary annexation as there is no movement by the county.

- RFP's:

- Lobbying Services – Agenda item to be placed on October 21 meeting
- IT Services – Our current vendor wants to stay as our consultant. We have some ideas for change, and it will go out to RFP after talks, going on right now.

- Purchasing Policy

Our purchasing policy is working now. Purchase order (PO) language needs to be added. We are continuing to make changes and talking with staff on these changes. We will send this to our attorney to look at legal and state statute conditions/requirements after the additional language is put in.

- Property Acquisition/Municipal Complex

We have a call to discuss this after our new FY starts. There is no funding at all for land or a new building(s).

- Stormwater Grant:

This appropriation from Congressman Soto's office was vetoed for 2024/2025. This is moving forward through the process in the state's budget for next FY 2025/2026.

- Judge/Daetwyler Dr. Transportation Grant:

This grant application is in the process of being accepted as we are working with the grant administrator. Will meet with our engineer to discuss the project at the start of this FY 25/26.

- Updating and closing previous grants and reimbursements from FEMA, Florida PA, and Florida DEP:

SOL Ave grant has been accepted. We have sent in more documents and are waiting for them to send the acceptance letter and funds.

- Hoffner Ave Traffic Improvements Grant:

The city has the fully executed State Funded Grant Agreement, (SFGA agreement) between the city and the Florida Department of Transportation (FDOT) for **453225-1-54-01 (FY24) SFGA, Hoffner Ave Traffic Improvements, \$1.5M**. We are trying to talk with the county about a financial partnership to make these improvements on Hoffner. The city has no match money for this project. To move forward, a revenue stream will have to be recognized and approved. We are also looking at other state grant funding for this.