



CITY OF BELLE ISLE, FL
PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Ave, Belle Isle, FL 32809

Held the 4th Tuesday of Every Month

Tuesday, March 24, 2026 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – Robert Agrusa | District 2 member – OPEN | District 5 member – Rainey Conduff | District 6 member – Andrew Thompson | District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available at the City Clerk's office or the city's website at www.belleislefl.gov. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

Notice is hereby given that the City of Belle Isle Planning and Zoning Board (P&Z) shall consider the requests listed below. Public hearings will be held in the City Hall Chambers located at 1600 Nela Avenue, Belle Isle, FL 32809, at 6:30 p.m. or as soon thereafter as possible.

The notated public hearings are quasi-judicial in nature. As such, any verbal or written communication with a member of the Board prior to these quasi-judicial hearings should be disclosed on the record or made a part of the record during the public hearing by or on behalf of the party who communicated with the Board member to allow any interested party an opportunity to inquire about or respond to such communication. Failure to disclose any such communication may place the party who ultimately prevails at the quasi-judicial hearing at risk of having the Board's decision overturned in a court of law due to prejudice against the party who was not privy to the ex parte communication.

Para mas información referente a esta vista pública, favor de comunicarse con la ciudad al número (407) 851-7730.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag – Board Member**
3. **Approval of Minutes**
 - a. P&Z Meeting Minutes - February 24, 2026
4. **Public Hearings**
 - a. **Planning and Zoning Case Number 2026-02-023:** PURSUANT TO SECTION 42-64 AND 48-33, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 48-34 (B) TO ALLOW AN EXISTING DOCK TO ADD A ROOF OVER THE DOCK AND MODIFY THE EXISTING DOCK THAT IS NOT IN COMPLIANCE WITH SECTION 48-32 (A) (3) AND (B) (2-4) WITH RESPECT TO TERMINAL PLATFORM SIZE, ENCROACHMENT INTO A TRAVEL WATERWAY, AND ENCROACHMENT INTO A DEDICATED DRAINAGE EASEMENT (SECTION 48-32 (C) (1)), SUBMITTED BY APPLICANT PABLO ROSEMBERG, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 3625 WATERS EDGE DRIVE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID# 20-23-30-1678-00-370.
 - b. **Planning and Zoning Case Number 2025-12-001 (CONTINUANCE):** PURSUANT TO SECTION 54-79 (F) (4), THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED SITE PLAN TO ALLOW A NEW WALK-UP ATM WITH ADA RAMP, PARKING SPACE, AND ACCESS AISLE, BOLLARDS, AND ELECTRICAL SERVICE AND LIGHTING, SUBMITTED BY APPLICANT INFINITY GROUP, LLC, FOR THE PROPERTY LOCATED AT 5120 CONWAY ROAD, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 17-23-30-0000-00-062.
5. **Other Business**
 - a. Briefing on Conway Road Overlay Consideration
6. **Adjournment**

APPEALS: Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that for such purpose, may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made. "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting (Belle Isle's City Code Section 42-71). --Page 1 of 1