



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



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, February 24, 2026 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on February 24, 2026, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Chairman Randy Holihan
Board member Squires
Board member Thompson
Board member Agrusa
Board member Conduff

Absent was:

District 2 - OPEN
Board member Hobbs

City Manager (CM) Rudometkin, Attorney Schaffer, City Planner April Fisher, Admin Assistant Lizary Simons, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Chairman Holihan opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.

Chairman Holihan called for a motion to excuse Board member Hobbs.

Board member Squires moved to approve the excused absence for Board members Zimmerman, Thompson, and Conduff. Board member Agrusa seconded the motion, which passed unanimously 4:0.

2. Invocation and Pledge to Flag – Board Member Conduff, District 5

Board member Conduff delivered the invocation and led the Pledge of Allegiance.

3. Approval of Minutes

a. Approval of P&Z Board Meeting Minutes – January 27, 2026

Board member Conduff moved to approve the minutes as presented.

Board member Squires seconded the motion, which passed unanimously 5:0.

4. Public Hearings

a. **Planning and Zoning Case Number 2026-01-018:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(2) AND SECTION 50-102 (D)(1) TO ALLOW A SWIMMING POOL, DECK, AND SCREENED ENCLOSURE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD AND FRONT YARD SETBACK AREAS, AND FROM SECTION 50-102 (B)(5)(A) FOR A FENCE TO BE LOCATED IN THE FRONT YARD HIGHER THAN FOUR FEET ABOVE NATURAL GRADE, SUBMITTED BY APPLICANTS LAWRENCE AND CHRISTINA CLIFFORD, THE PROPERTY OWNERS FOR THE PROPERTY LOCATED AT 4914 GRAN LAC AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4386-03-810.

Chairman Holihan opened the public hearing.

CM Rudometkin read the P&Z Board Case Number 2026-01-018 by title.

April Fisher, City Planner, presented her staff report and said the lot is irregularly shaped. The front yard is also the side yard, and it meets the hardship test for a variance. Their application did not include the screen inclusion; however, the staff included it for future use. The fences are part of the variance because they also serve as the front and side yards. The portion considered the side yard is requested to be 6 feet in height. Staff finds that they meet the variance requirements and recommends approval.

Christina Clifford, the homeowner, stated that her application is for the installation of a pool in the side yard to avoid disrupting the big oak tree on her property. The taller fence is requested for privacy. Austin Kimmel from Exquisite Pool and Spa was present for questions.

Board member Agrusa noted that he is one of the neighbors and appreciates the application put forward.

There being no further questions Board member Squires moved, pursuant to Belle Isle Code 42—64, 50-102(A)(2) and 50-102 (D)(1) and 50-102 (B)(5)(A) to approve a swimming pool, deck, and screened enclosure to be built that would project into the required front yard and front yard setback areas, and for a fence to be located in the front yard higher than four feet above natural grade, submitted by applicants, Lawrence and Christina Clifford, the property owners for the property located at 4914 Gran Lac Avenue, Belle Isle, Florida 32812, also known as Parcel ID # 18-23-30-4386-03-810. Board member Conduff seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

- b. Planning and Zoning Case Number 2026-02-004:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED SIDE AND REAR YARD SETBACK AREAS, SUBMITTED BY APPLICANT MILROY CONSTRUCTION, LLC, FOR THE PROPERTY LOCATED AT 5215 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-300.

Chairman Holihan opened the public hearing.
CM Rudometkin read P&Z Board Case Number 2026-02-004 by title.

April Fisher, City Planner, presented her staff report and said the lot is irregular and has two fronts. The property is a corner lot, and the existing home sits over 30 feet back from each front of the lot. There is limited space to site the addition, and the proposed location on the property is the only possible one, on the interior side at the rear of the property. They are seeking a setback that will encroach into that side yard at a minimum. The front will meet the 7 ½, and the back at 6 feet; they will need a 10-foot rear yard setback. The addition is proposed to provide more living space for the family, and they desire to remain part of the community. Staff finds that they meet the variance requirements and hardship criteria and recommends approval.

The Contractor, Todd Milroy from Milroy Construction, was present to answer any questions. Scott Lane, property owner, stated that the proposed variance is requested to add additional living space for his family.

Board member Squire noticed that the neighbors have similar lot lines and asked if they had submitted for similar variances. Ms. Fisher said she was not aware that they did; however, the applicant did receive letters of support for the variance from surrounding and neighboring residents.

After discussion, Board member Agrusa moved to approve the requested variance Public Hearing #2026-02-004 with Parcel ID # 19-23-30-4382-02-300 to allow an addition to be built on an existing home to provide the family additional living space that will encroach into the rear setback by 25 feet and the interior side setback by 1.5 feet at the closest point, as shown on the accompanying plan.

Board member Squires seconded the motion, which passed unanimously 5:0.

April Fisher stated that there is a 15-day appeal period before completing the building permitting process.

5. Other Business

Chairman Holihan inquired about revisiting the discussion regarding the potential creation of an overlay district along McCoy Road, noting that he has observed a gradual deterioration of the area. CM Rudometkin responded that he and staff will need to reevaluate the corridor to determine what improvements are most needed to enhance and beautify the area. Staff is also coordinating with FDOT to address portions of the corridor that abut or fall under state jurisdiction. Following the discussion, the Board reached a consensus to direct the City Manager and staff to prepare a report identifying the areas of concern, current maintenance conditions, and potential steps moving forward for Council’s consideration and future presentation.

6. Adjournment

There being no further business, Chairman Holihan called for a motion to adjourn, motion passed unanimously at 6:46 pm.

MEMORANDUM

TO: Planning and Zoning Board
DATE: March 24, 2026
RE: Variance Application 3625 Waters Edge Drive

Planning and Zoning Case Number 2026-02-023:

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.

Background:

1. On February 24, 2026, the applicant submitted a Variance application and the paperwork.
2. On March 11, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on March 14, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 AND 48-33 TO APPROVE THE REQUESTED VARIANCE FROM SECTION 48-34 (B) FOR 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.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 AND 48-33 TO APPROVE THE REQUESTED VARIANCE FROM SECTION 48-34 (B), **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* 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

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

March 13, 2026

Variance Application: 3625 Waters Edge Drive

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.

Project Description and Background:

This application is to allow an existing boat dock to be modified to add a roof, retaining walls, and a small portion of additional decking abutting land. The existing dock was built prior to current code requirements, and therefore must seek a variance for the proposed improvements. It is larger than a terminal platform allowed for the property, sits within a drainage and utility easement, and encroaches into the required 15-foot travel waterway.

Staff Recommendation: Approve the requested variance to allow the existing dock to add a roof, retaining wall, and decking as shown in the accompanying plans, subject to the property owner executing an easement agreement with the City.

The applicant is not seeking to extend the dock further into the waterway, but is making some structural protections at the property shoreline and adding a roof. It will not create any additional contrary impact. Based on this, coupled with the existing configuration of the dock, the request for a variance is substantiated and supported.

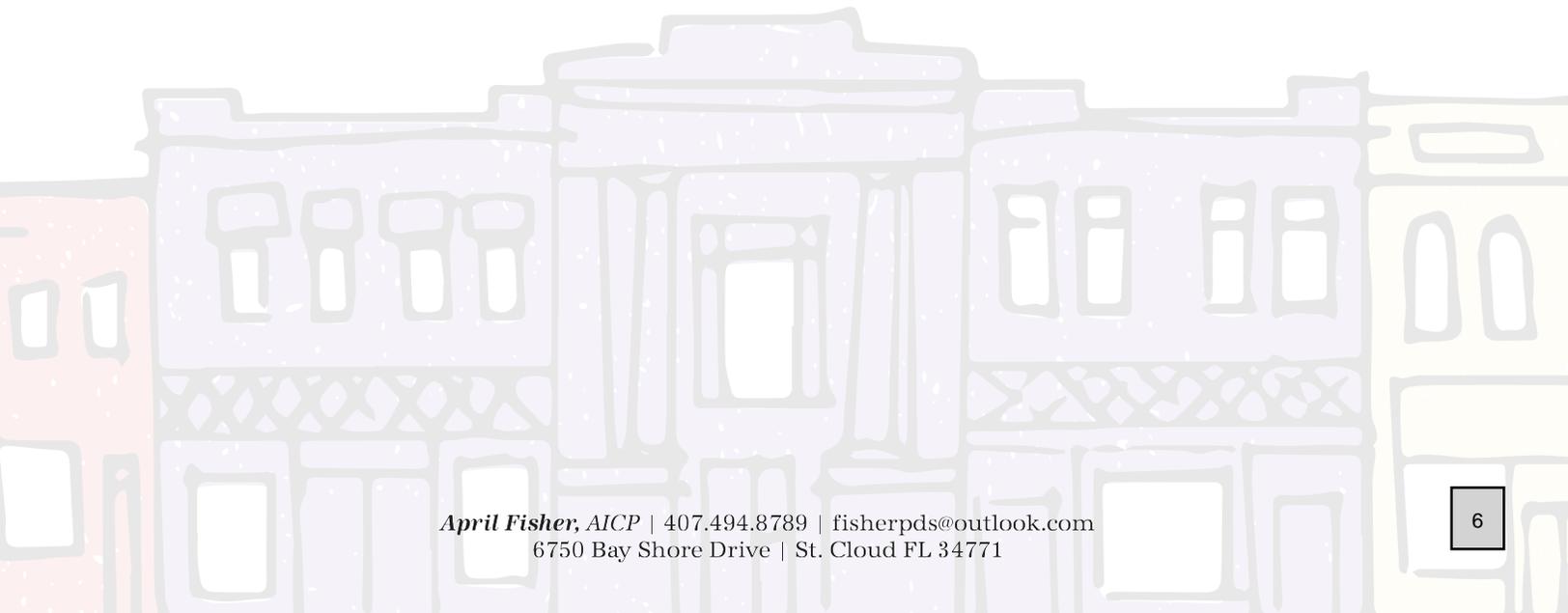
Next Steps

The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance to allow the existing dock to add a roof, retaining wall, and decking as shown in the accompanying plans, subject to the property owner executing an easement agreement with the City.
2. Deny the requested variance to allow the existing dock to add a roof, retaining wall, and decking as shown in the accompanying plans. [specify which standards are not met] or,
3. Continue the requested variance to allow the existing dock to add a roof, retaining wall, and decking as shown in the accompanying plans.





City of Belle Isle
 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

a.

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code			
APPLICANT Pablo Rosemberg	OWNER Pablo Rosemberg		
ADDRESS 3625 Waters Edge Dr, Belle Isle, FL	PROJECT ADDRESS 3625 Waters Edge Dr, Belle Isle, FL		
CONTACT NUMBER (407) -468-7678	OWNER'S CONTACT NUMBER (407)-468=7678		
EMAIL pablo.rosemberg@yahoo.com	OWNER'S EMAIL pablo.rosemberg@yahoo.com		
PARCEL ID# 20-23-30-1678-00-370			
LAND USE CLASSIFICATION Residential	ZONING DISTRICT BI-R1-AA		
SECTION OF THE CODE VARIANCE REQUESTED ON	<input checked="" type="checkbox"/> Variance Fee \$300 <input type="checkbox"/> Special Exception \$750		
DETAILED VARIANCE REQUEST			
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction. By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 			
APPLICANTS SIGNATURE		OWNER'S SIGNATURE	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2026-02-023
			DATE OF HEARING 3-24-2026

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city

- manager's designee shall refer the application to the board.
- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

7



- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.
 (2) *Violations of conditions.*

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: <input checked="" type="checkbox"/> \$300 VARIANCE <input type="checkbox"/> \$750 SPECIAL EXCEPTION	<u>2/23/26</u> Date Paid	<u>1304</u> Check/Cash	 Rec'd By
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CITY SERVICES UPDATE

SCAM ALERT

City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809

**SCAM ALERT -
PERMIT
APPLICATIONS
WIRE
TRANSFERS**

**Phishing Emails
Targeting Permit
Applicants
March 4, 2026**

The City of Belle Isle is alerting the community to phishing scams targeting individuals who have recently submitted or interacted with Building, Planning, or Zoning permit applications. These fraudulent emails may appear to come from a City planning or development department and often request payment or personal information. Their goal is to trick recipients into clicking on malicious links or providing financial details. Please note: The City of Belle Isle does not request payments or sensitive information through unsolicited emails.

✘ What to Do If You Receive a Suspicious Email

- Do not reply to the email
- Do not click on any links
- Do not open any attachments
- Do not wire money or submit payment

Report the email as spam or phishing, then delete it immediately

🔍 How to Spot a Phishing Email

Check the sender's email address. Official City of Belle Isle permit communications come from email addresses ending in @belleislefl.gov.

Watch for urgent or threatening language. Scammers often pressure you to act quickly.

Hover over links before clicking. The displayed text may look legitimate, but the actual link may not be.

Be cautious of requests for personal information. The City of Belle Isle will never ask for your Social

Security number, bank account details, wire transfer information, or passwords via email.

📞 Questions About a Permit Invoice?

The City of Belle Isle will never request wire transfers, money transfers, or payments sent to any bank account through email. **The City will never ask you to send proof of payment to any address that does not end with an official City domain.** All legitimate communication from the City will come only from the following email domains: @belleislefl.gov.

If you receive a message asking you to wire money, transfer funds, or send payment details to an unfamiliar email address, it is a scam. Do not respond or send any money. Contact City Hall immediately. Applicants should know the City does not use wire transfers for any permit or variance fees. All payments are processed in person at City Hall or via approved digital payment links, which are issued only after direct contact with staff.

If you receive anything suspicious or confusing, please call City Hall Staff or contact the Belle Isle Police Department before taking any action. Thank you for helping us protect our residents from fraudulent activity.

Belle Isle City Hall	407-851-7730
Belle Isle Police Department	407-240-2473

www.belleislefl.gov



ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month.** The application **MUST** include:

- a. _____\$300 filing fee for a Variance: _____\$750 filing fee for a Special Exception
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- f. **A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

2025 REAL ESTATE

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

a.

Account Number: 349742
Assessed Value: 389,224
Millage Code: 20 BI
Parcel Number: 20-23-30-1678-00370
Address: 3625 WATERS EDGE DR
Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

PABLO ROSEMBERG REVOCABLE TRUST
 3625 WATERS EDGE DR
 BELLE ISLE, FL 32812-3513 32812-3513

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	389,224	25,000	364,224	3.2010	\$1,165.88	
CAPITAL OUTLAY	389,224	25,000	364,224	1.5000	\$546.34	
CRITICAL OPERATING	389,224	25,000	364,224	1.0000	\$364.22	
DISCRETIONARY OPERATING	389,224	25,000	364,224	0.7480	\$272.44	
CNTY-CAPITAL PROJECT	389,224	50,722	338,502	0.2250	\$76.16	
CNTY-GENERAL REVENUE	389,224	50,722	338,502	4.0441	\$1,368.93	
CNTY-PARKS & RECREAT	389,224	50,722	338,502	0.1656	\$56.06	
CITY OF BELLE ISLE	389,224	50,722	338,502	4.7845	\$1,619.56	
LIBRARY	389,224	50,722	338,502	0.3748	\$126.87	
ST JOHNS RIVER WTR MGMT DIST	389,224	50,722	338,502	0.1793	\$60.69	
LAKE CONWAY	389,224	50,722	338,502	0.5750	\$194.64	
				Total Millage: 16.7973	Subtotal: \$5,851.79	

NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone Number	Amount	Levying Authority	Phone Number	Amount
BELLE ISLE STORMWATER	407-851-7730	\$140.00			
BELLE ISLE GARBAGE	407-851-7730	\$305.40			
					Subtotal: \$445.40
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$6,297.19

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT

349742
 3625 WATERS EDGE DR Belle Isle 32812
 20-23-30-1678-00370
 CONWAY LAKES 8/3 LOT 37

Bill requested by REGIONS MORTGAGE.

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$6,045.30
Dec 31, 2025	\$6,108.27
Jan 31, 2026	\$6,171.25
Feb 28, 2026	\$6,234.22
Mar 31, 2026	\$6,297.19

Make checks payable to:
 Scott Randolph or Orange County Tax Collector

NOTICE ONLY - DO NOT PAY



6-108809

PABLO ROSEMBERG REVOCABLE TRUST
 3625 WATERS EDGE DR
 BELLE ISLE FL 32812-3513



2025 REAL ESTATE

February 23, 2026

I am in support of the proposed variance for 3625 Watersedge Drive to install a roof on the existing boat dock

Matthew Zuck

Name

3714 Quanda Cir Belle Isle Fl

Address

Lee Rubin

Name

3633 Waters Edge Dr
Belle Isle 32812

Address

Spencer Cleary

Name

3617 Waters Edge Dr.
Belle Isle FL 32812

Address

February 6, 2026
City of Belle Isle's Planning and Zoning Board
City of Belle Isle 1600 Nela Avenue,
Belle Isle, FL 32809

Dear Belle Isle's Planning and Zoning Board

This letter is to petition the board to look favorably upon my petition for a variance to how the building code will be applied to a proposed roof I have planned for an existing dock on my property. This dock has been on the property for more than fifteen years (15), it has not caused any encumbrances on my neighbors or the navigable canal or its easement that borders my property. This dock has been properly designed, inspected and permitted by the City of Belle Isle and had been paying property tax since 2010

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Fireplace 2	01/01/1979	1 Unit(s)	\$2,500.00	\$2,500
PT1 - Patio 1	01/01/2000	1 Unit(s)	\$1,000.00	\$1,000
GZB2 - Gazebo 2	01/01/2010	1 Unit(s)	\$2,000.00	\$2,000
BD3 - Boat Dock 3	01/01/2010	1 Unit(s)	\$10,000.00	\$10,000

My petition is the following and substantiated by the documentation below with regard to Ordinance sections: Sec. 48-32, Sec. 48-33.

- 1.) It is my understanding that the board shall conclude that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions. These special conditions are that the dock has been in place for more than 15 years and effectively grandfathered.

2.) It is my understanding that the board shall be able to determine that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure. I arrive at this conclusion because the dock is existing, permitted and taxed and providing a roof on it will bring up the property value of the lot, and this project will not cause hardship to the adjoining lots or the neighbors that navigate the canal.

3.) In addition, the board shall be able to determine that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest

4.) Finally, the board shall be able to determine that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

These conditions and circumstances were not created by me but are a manifestation of the configuration of the lot and the dock that has been properly permitted, my intention is to place a roof on it , and when I acquire a boat it can be protected from the inclement weather.

The following is a step-by-step analysis and justification for the petition of variance so I can place a roof on my existing dock.

Sec. 48-32. - Design criteria.

(a) Dock applications shall be reviewed under the following design criteria:

(1)Setbacks. Private docks shall have a minimum side setback of five feet from the projected property lines of all abutting waterfront properties. Public and semi-private docks shall have a minimum side setback of 25 feet from the projected property lines of all abutting waterfront properties. For purposes of setback, the terminal platform includes any moored boats or intended boat mooring area. Any reduction from the minimum side setback will require a variance.

Acknowledged, these requirements have been met with existing boat deck (15 years old).

(2) Length. The lakeward end of the terminal platform shall be allowed to project to the greater of:

a. Where the lake bottom has an elevation of 79.5 (NAVD 88);

This has been met by the existing dock (15 years old.)

b. 15 feet lakeward of the point where the lake bottom has an elevation of 80 (NAVD 88); or

This has been met by the existing dock (15 years old.)

c. 40 feet from the NHWC (Normal high-water contour)

This has been met by the existing dock (15 years old.)

(3) Total area. The terminal platform of the dock collectively may not exceed the square footage of ten times the linear shoreline frontage for the first 75 feet of linear shoreline frontage and then five times the linear shoreline frontage for each foot in excess of 75 feet thereafter, and the total of each when combined shall not to exceed a maximum of 1,000 square feet. A maximum terminal platform area of 400 square feet shall be allowed for properties with less than 40 feet of linear shoreline frontage. The area for the docking and mooring of boats and other appurtenances is included in the terminal platform area calculation



Calculation for allowable deck Square Footage:

$$10 \text{ (ft)} \times 57.44 \text{ ft (littoral length)} = 574.4 \text{ sq-ft}$$

Allowable Sq-footage of deck = 574.4 sq-ft

$$\text{Total square footage of dock including boat slip area} = 24.33' \times 27.5' = 669.2 \text{ Sq-ft}$$

The excess square footage is 94.8 Sq FT (about 4'x 24')

(4) Height. Except for floating docks, the minimum height of dock decks shall place them one foot above the NHWE (Normal high water elevation) of Lake Conway. The maximum height, which is to be measured from the top of the structure, shall be 14 feet above the NHWE of Lake Conway.

The total height of the structure is 11'-4" above the NHWE

(5) Access walkway. Access walkways shall be a minimum of four and a maximum of five feet in width. The area for a walkway shall not be included as part of the total area for the dock.

The access walkway is 4'-0"

(6) Number and location of docks:

a. No dock shall be allowed to extend greater than 15 feet lakeward of an existing dock within 300 feet of the proposed location for the dock or dock addition without a variance.

The existing dock is 12.66 from the opposite Canal Easement. In other words, the navigable portion of the canal is 12'-8" wide.

The existing dock has been located approximately 2/3 into the canal (see drawing below)

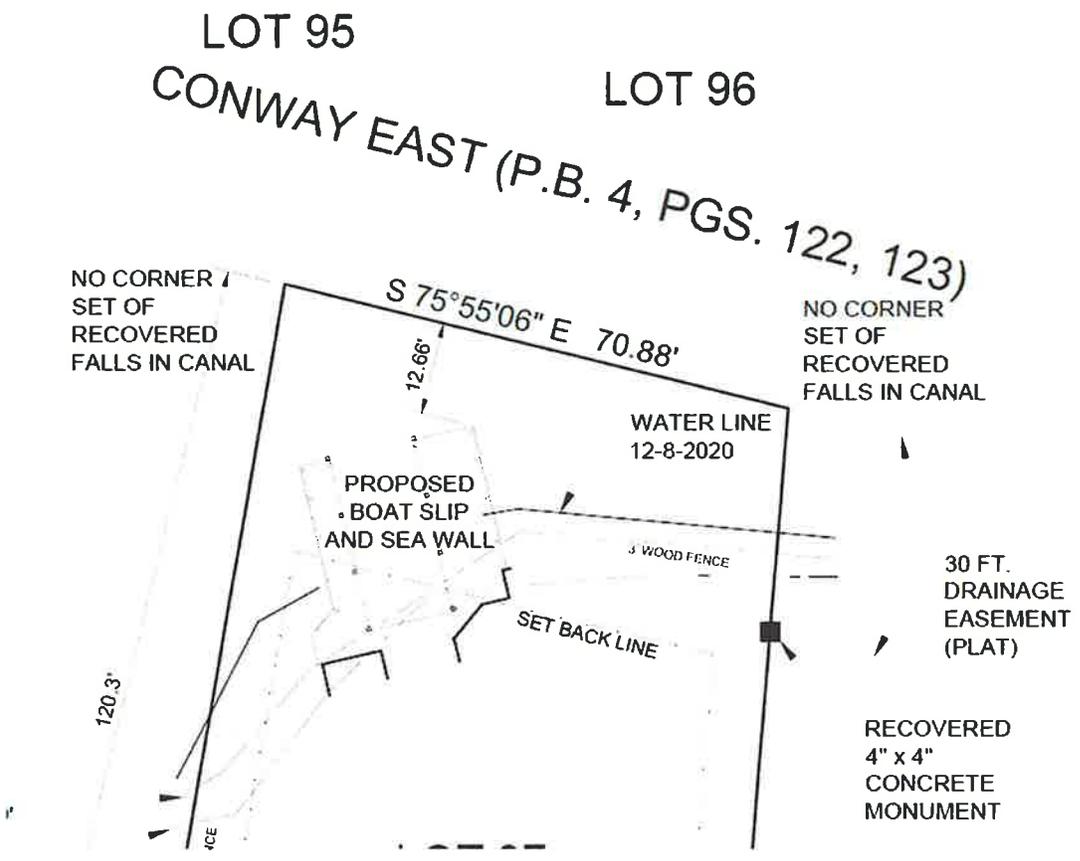


Figure: 1

This condition has existed since more than 2011 as you can see from the Google Earth satellite photograph 1/03/2012, this existing dock has not caused any of the neighboring home hardship in transiting through the canal, and in the past 15 year no complaints have been filed by any of the residents that use the canal to navigate to Lake Conway.

(See Below)



b. No dock construction permit shall be issued on a lot or combination of lots that does not have a principal structure first located thereon.

NOT APPLICABLE TO THE REQUEST FOR VARIANCE

c. Only one dock per principal structure that is located on a lot or combination of lots shall be allowed on any such lot or combination of lots.

This dock is complying.

d. Dock(s) that are privately owned or attached to private property shall only be permitted on lots or combinations of lots zoned or used for residential purposes, and no docks shall be permitted on any lot or combination of lots used for agricultural, commercial, professional-office and/or industrial purposes. If the permit is for a combination of lots, the dock shall be built on the lot where the principal building is located.

THIS IN NOT APPLICABLE

e. Dock(s) that are semi-private or owned by a homeowners association (HOA) or governmental agency shall be adjacent to and attached to upland property that is semi-private or owned by the HOA or public agency. These docks shall be exempt from the provisions of subsection (a)(6)b. of this section so long as the HOA, public agency, or other relevant owner owns the attached upland property and is the applicant. Only one dock per parcel may be located on the property. The term "parcel" as used in this subsection (v) shall mean all contiguous property owned by a HOA or by a public entity.

THIS IN NOT APPLICABLE

f. All dock(s) shall be permanently affixed to the lake bottom, and shall be subject to the provisions of this article.

The dock complies.

g. A floating structure, unless it is associated with a permanent dock, shall be considered a separate dock subject to all provisions of this article.

THIS IN NOT APPLICABLE

h. A floating structure shall be considered to be associated with a dock, if it is installed within the boat slip area, is attached to the dock, or is immediately adjacent to a side of the dock. In no case shall any floating structure extend the permitted length of a dock or extend into the side yard setback or violate other relevant restrictions.

THIS IN NOT APPLICABLE

i. Notwithstanding any other regulation to the contrary, no dock shall extend across more than 50 percent of the linear shoreline frontage. The linear shoreline frontage shall be measured in a straight line between the two outermost property corners at the NHWC.

The dock complies.

(b) Dock or boathouse on canal lot:

(1) Boathouses and docks on canal lots are subject to this article and the additional requirements of this subsection (b), notwithstanding that the lots along the canals interconnecting with Lake Conway within the city were plated and accepted by the city under the premise that these lots would serve as lake access for the residents of the associated parcel.

Acknowledged

(2) Docks on canals are limited to the edge of the canal, and only if the proposed dock does not impede or restrict the boat traffic in the canal.

This is subject of the variance.

(3) The length, size and location of a dock on a canal are further limited to no more than a width of 14 feet along the canal frontage if boat traffic in the canal is not impeded or restricted by the proposed dock

This is subject of the variance.

4) A navigable travel way of 15 feet width along the axis (center) of the canal shall be maintained between all docks and potential docks.

This is the subject of the variance.

(c)Restrictions. All docks are subject to the additional restrictions below:

(1) No dock or work for or on a dock shall be within areas which constitute easements for ingress or egress, or for drainage held by individuals or the general public

Acknowledged

2) No flat roofs. Minimum roof pitch (slope) is 2:12; maximum roof pitch (slope) is 5:12.

The pitch of the proposed roof is 4:12.

(3) No structure having enclosed sidewalls shall be permitted on any dock. The term "enclosed" shall include, by way of example but not by limitation, plastic, canvas and other screening enclosures, chain link and lattice fencing, or any form of paneling. For the purposes of this section, a power curtain canvas, boat lift canopy skirt, retractable canopy curtain, or any other similar product made for the protection of a boat will not be considered as a dock enclosure.

Acknowledged.

(4) Under no circumstances shall a dock be used, permitted or occupied as living quarters, or as a bunk house, enclosed recreational use, or for any other non-water related use.

Acknowledged.

(5) Storage lockers shall not exceed 30 inches in height above the deck and 67 cubic feet of volume. Storage lockers on a dock shall not be used to store boat maintenance and/or repair equipment and materials, fuel, fueling equipment, and hazardous materials or hazardous wastes. Storage lockers are prohibited on semi-private or publicly owned docks.

Acknowledged.

(6) Any permit to place, locate, extend, expand, use or otherwise construct a dock, whether along Lake Conway or any canal or any other water body within the city, is subject to and shall not be construed as inconsistent with any law or regulation of the state or the United States. In addition, in granting or denying any application under this article the city may consider whether the proposed construction or activities would create unreasonable interference with the riparian or littoral rights of one or more nearby property owners, or the general public, as determined by the city in its discretion. As used in this subsection (a)(6), "unreasonable interference" shall include but not be limited to situations in which a proposed structure or activity would impede access to, ingress to, or egress from the relevant body of water by boaters, swimmers, and others with a right to utilize the water body; encroaches upon, intersects, or otherwise interferes with commonly traveled boat routes or established watercraft channels; creates an unusual configuration of the shoreline that restricts boating access within navigable sections of the waterway; unreasonably impairs the view of the water body from one or more other waterfront properties; or otherwise unreasonably impairs or encroaches upon a riparian or littoral right held by one or more property owners or the general public under the law.

Notwithstanding the foregoing, the city does not represent or guarantee that a dock or other permitted activity under this article will not affect a riparian or littoral right held by a property owner or the public, which rights are by law subject to local government regulations such as those contained in this article, and the city disclaims to the extent consistent with the law any liability for claims related to such.

This is the subject of the application for the variance, and the location of the proposed dock improvements are REASONABLE.

Sec. 48-33. - Dock variances.

(a) In the event the applicant wishes to construct, expand, extend, or repair a dock, or conduct any other activity not meeting one or more of the criteria or requirements described in section 48-32, a variance application must be made for hearing by the city planning and zoning board. Application fees shall be in accordance with the city fee schedule

Acknowledged.

(b) The board shall not approve an application for a variance unless and until each of the following criteria have been met:

(1) The dock shall not create conditions hazardous to navigation nor any safety hazards;

The existing Dock has been in the same location for 15 years and has not caused a hazard or impeded the navigation of the neighbors or caused any user of the canal to place a complaint to code enforcement.

(2)The location and placement of the dock shall be compatible with other docks in the area, and the NHWC of the lake.

The proposed roof for the existing dock meets this requirement.

(3)The current level of the lake shall not be a factor in deciding whether to approve or deny a variance

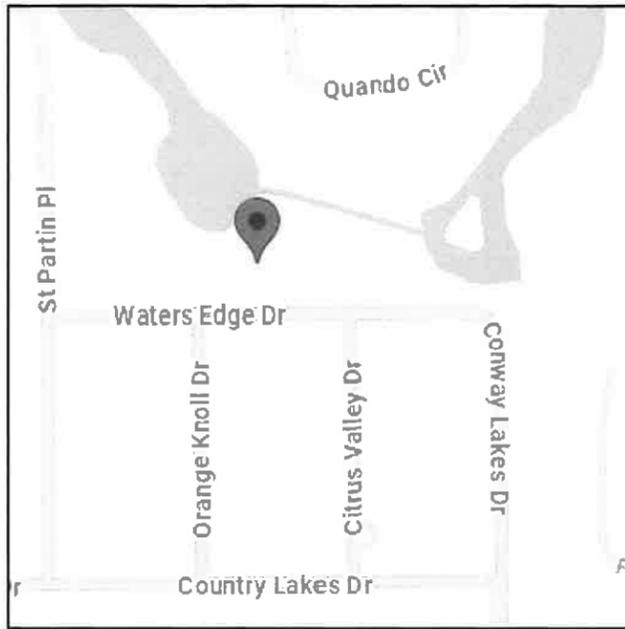
Acknowledged.

4)The application does not confer a special benefit to the landowner over and above the adjoining landowners and does not interfere with the rights of the adjoining property owner to enjoy reasonable use of their property; and

Acknowledged.

(5) The requirements of subsection 42-64(1), except for subsection 42-64(1)d. (Ord. No. 18-04, § 2, 6-5-2018)

In compliance see above.



LOCATION AREA

MR. PABLO ROSEMBEG

BOAT SLIP AND SEA WALL

3625 WATERS EDGE DR.
 BELLE ISLE, FLORIDA 32812



AERIAL AREA

PARCEL ID: 20-23-30-1678-00-370

ZONING: BI-R1-AA

LEGAL DESCRIPTION
 LOT 37, CONWAY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DRAWING INDEX	
CO	COVER
SP	PROPOSED SITE LAYOUT PLAN
1A	EXISTING WOOD DECK
2A	PROPOSED - WOOD DECK PLAN
3A	EXTERIOR ELEVATIONS A & B
3B	EXTERIOR ELEVATIONS C & D
3C	SECTION A & B
4A	PROPOSED - ROOF PLAN
S1	PROPOSED - ROOF FRAMING PLAN

APPLICABLE CODES	
•	FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.
•	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
•	FLORIDA BUILDING CODE ACCESSIBILITY 8th EDITION (2023) RESIDENTIAL
•	FLORIDA BUILDING CODE PLUMBING 8th EDITION (2023)
•	NFPA 70-20 NATIONAL ELECTRICAL CODES (NEC 2020) & 8TH FBCR 2023 Ch. 34-43
•	BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-19)
•	SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-20)
•	BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13)
•	NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
•	WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
•	APA PLYWOOD DESIGN SPECIFICATION E30-19
•	AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22
•	ALUMINUM DESIGN MANUAL - AAF-20 (AA AMD-2020)

CODE REFERENCES ARE SUMMARIES OF CODE SECTIONS SEE FBCR (CURRENT VERSION) FOR COMPLETE INFORMATION.

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

REVISIONS	
a.	



LUIS MAURICIO LEAL
 PE-78772
 luis@mauricioleal.com
 (727) 402-3399

MR. PABLO ROSEMBEG
 3625 WATERS EDGE DR.
 BELLE ISLE, FL 32812
 BOAT SLIP AND SEA WALL

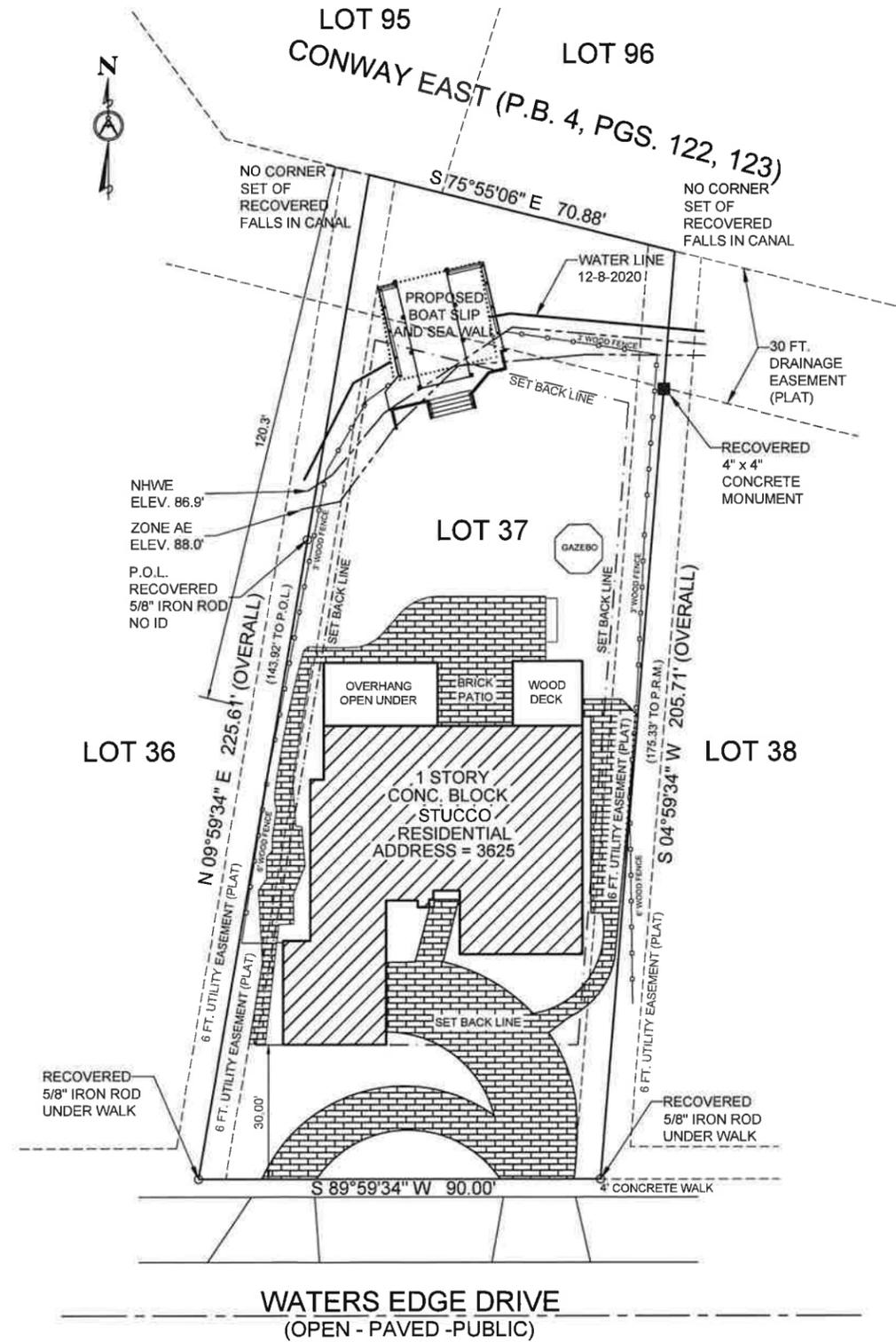
DRAWN	MAC
CHECKED	L.M.L.
DATE	11-21-2025
SCALE	AS SHOWN
JOB NO.	20251001

SHEET
CO

MR. PABLO ROSEMBEG
 BOAT SLIP AND SEA WALL
 3625 WATERS EDGE DR.
 BELLE ISLE, FLORIDA 32812

PARCEL ID: 20-23-30-1678-00-370

ZONING: BI-R1-AA



**PROPOSED SITE LAYOUT
 FOR BOAT SLIP AND SEA WALL LOCATION ONLY**
 SCALE: 1=200

LEGAL DESCRIPTION

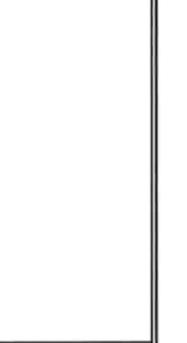
LOT 37, CONWAY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 3, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES:

- SITE PLAN REFLECTS NEW PROPOSE STRUCTURAL.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE COMMENCEMENT OF ANY GENERAL CONTRACTORS.
- GC TO VERIFY ALL FINISH HEIGHTS PRIOR TO COMMENCEMENT OF WORK.

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

REVISIONS
a.



LUIS MAURICIO LEAL
 PE-79772
 luleal@earthlink.net
 (787) 402-2399

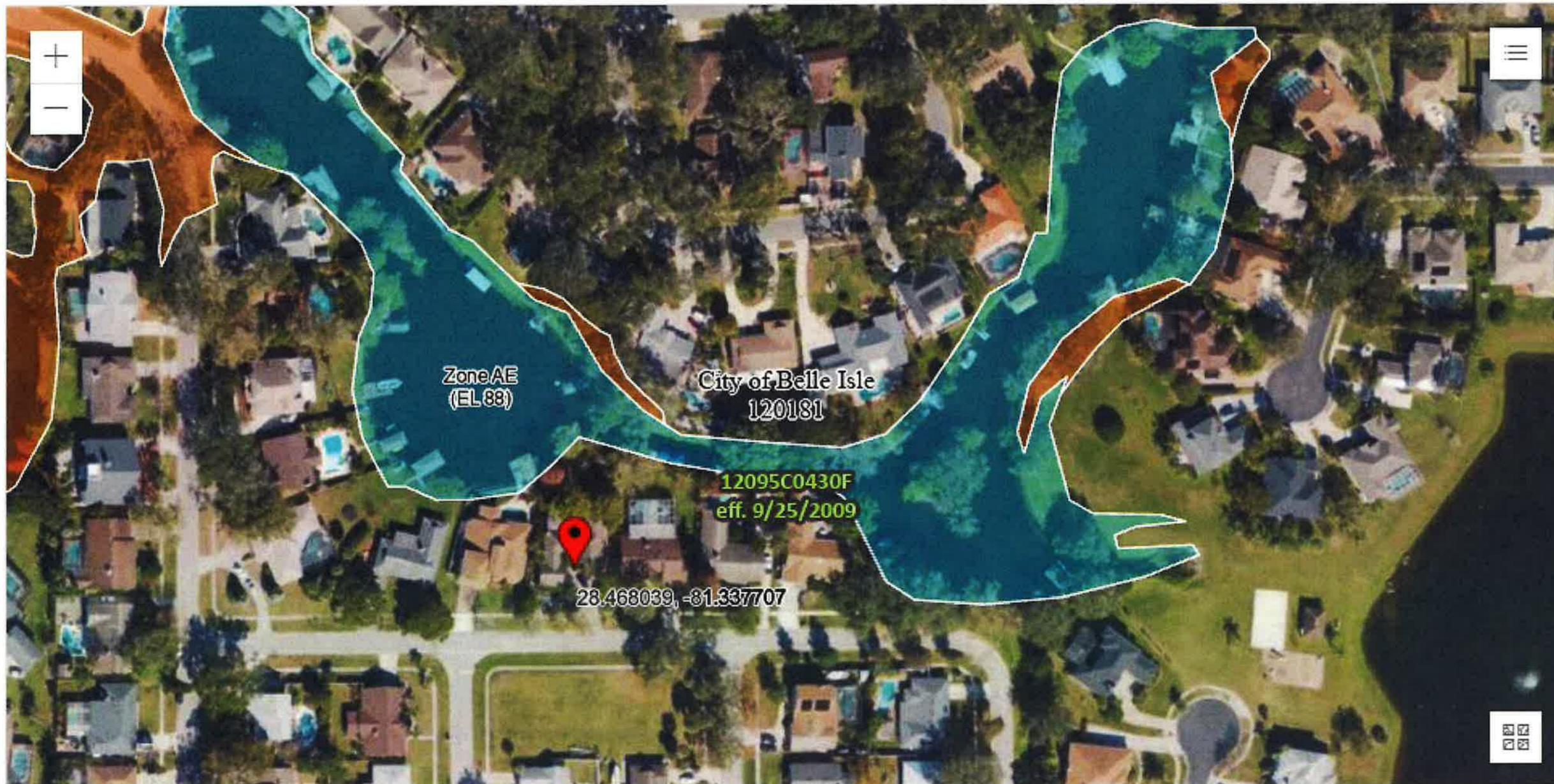
MR. PABLO ROSEMBEG
 3625 WATERS EDGE DR.
 BELLE ISLE, FL 32812
 BOAT SLIP AND SEA WALL

DRAWN	MAC
CHECKED	L.M.L.
DATE	11-21-2025
SCALE	AS SHOWN
JOB NO.	20251001

SHEET
SP

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. [Go To NFHL Viewer »](#)

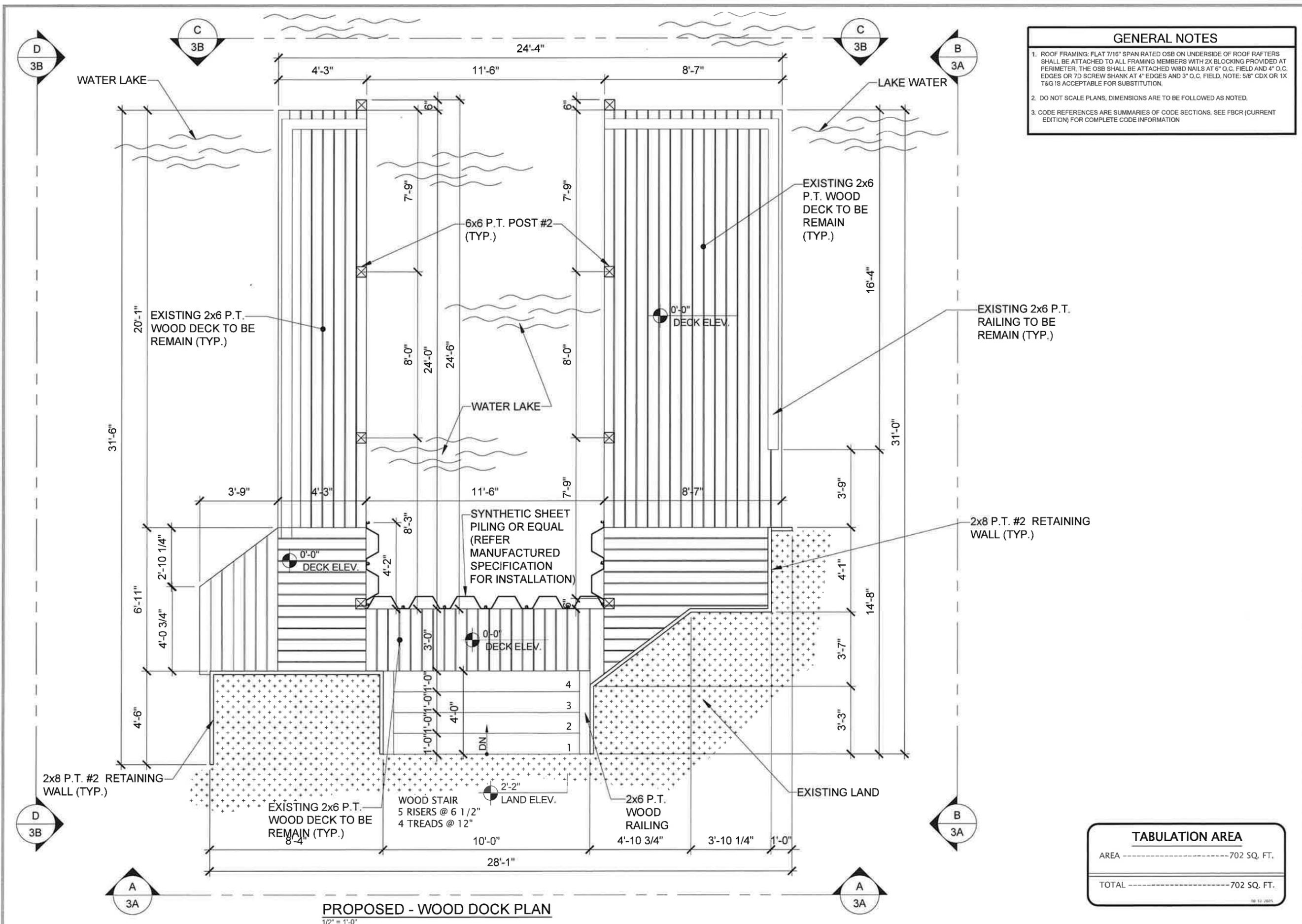
a.



USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>CROSS SECTIONS</p> <ul style="list-style-type: none"> 28.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect 210 Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 		



GENERAL NOTES

1. ROOF FRAMING: FLAT 7/16" SPAN RATED OSB ON UNDERSIDE OF ROOF RAFTERS SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE OSB SHALL BE ATTACHED W/8D NAILS AT 6" O.C. FIELD AND 4" O.C. EDGES OR 7D SCREW SHANK AT 4" EDGES AND 3" O.C. FIELD. NOTE: 5/8" CDX OR 1X T&G IS ACCEPTABLE FOR SUBSTITUTION.
2. DO NOT SCALE PLANS. DIMENSIONS ARE TO BE FOLLOWED AS NOTED.
3. CODE REFERENCES ARE SUMMARIES OF CODE SECTIONS. SEE FBCR (CURRENT EDITION) FOR COMPLETE CODE INFORMATION.

REVISIONS
a.

DATE: November 21, 2025

LUIS MAURICIO LEAL
PE-12577
luleal@orange.com
(887) 402-2399

MR. PABLO ROSEMBERG
3625 WATERS EDGE DR.
BELLE ISLE, FL 32812
BOAT SLIP AND SEA WALL

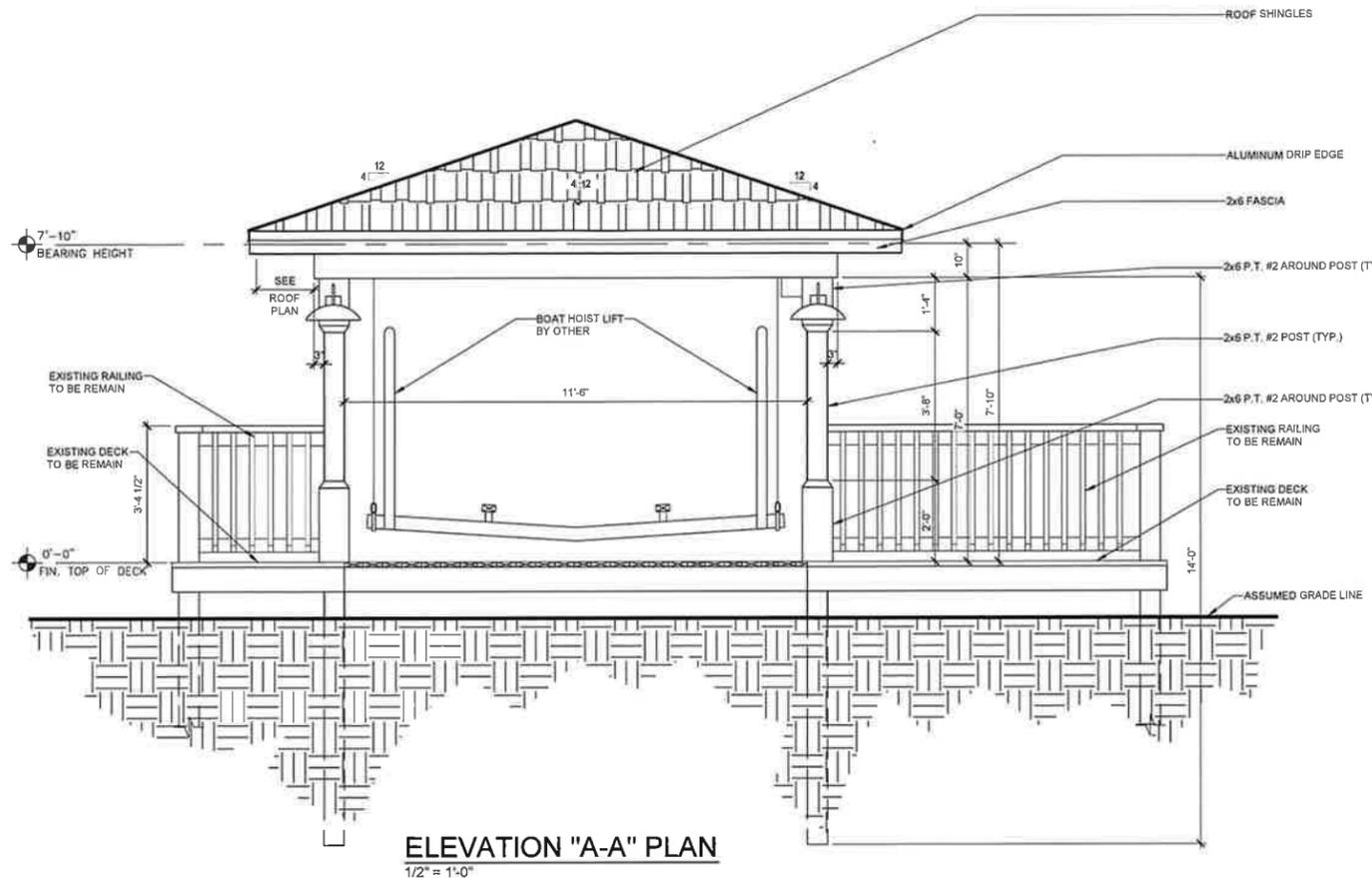
DRAWN	MAC
CHECKED	L.M.L.
DATE	11-21-2025
SCALE	AS SHOWN
JOB NO.	20251001

TABULATION AREA	
AREA	702 SQ. FT.
TOTAL	702 SQ. FT.

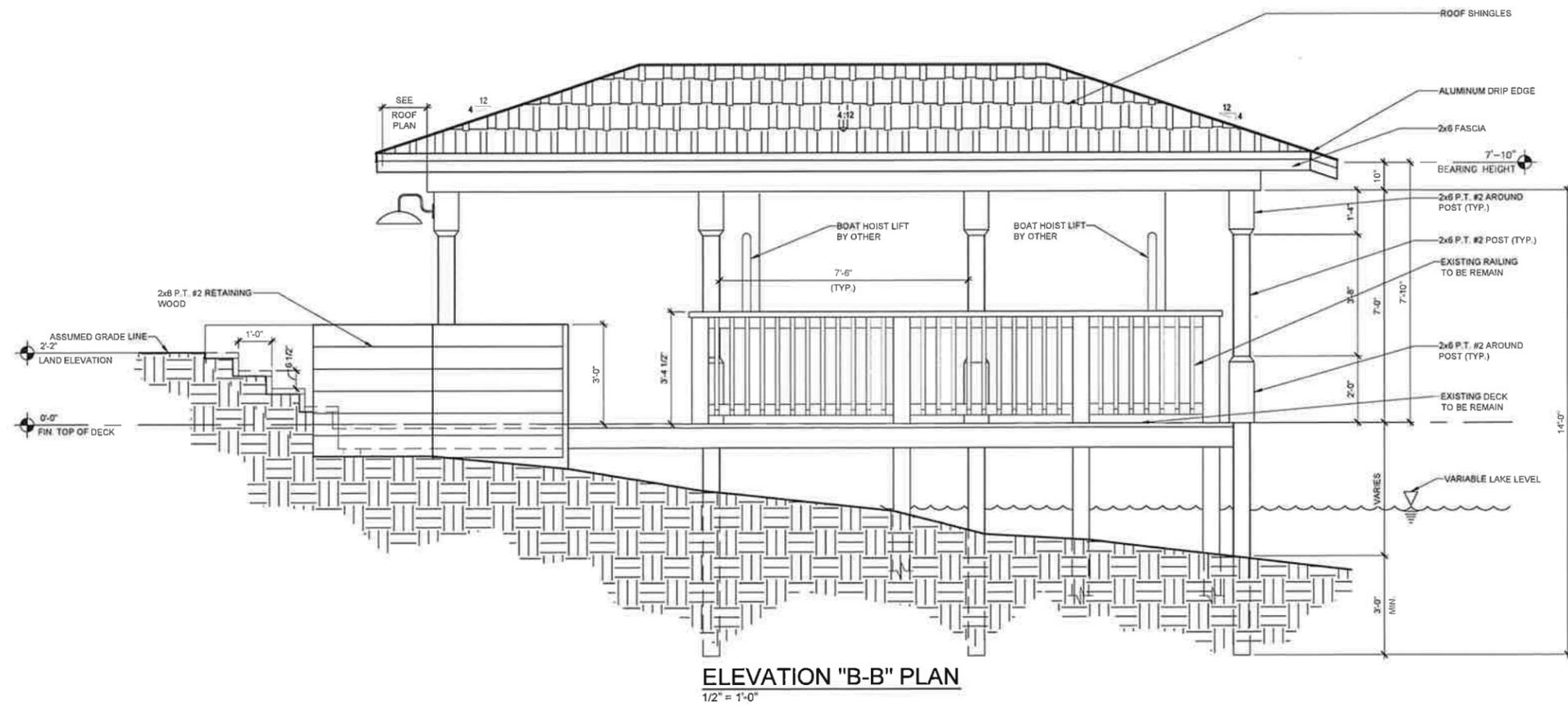
PROPOSED - WOOD DOCK PLAN
1/2" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.



ROOF CRITERIA:
 REFER TO ROOF PLAN OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.
 ROOF PITCH:
 THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.
 FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
 STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.
ASPHALT SHINGLES (IF APPLICABLE):
 1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 3023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.6.1.
 2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), TWO LAYERS OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4889, TYPE III OR TYPE IV OR ASTM D6937 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.1. FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) AND GREATER, TWO LAYER OF UNDERLAYMENT COMPLYING WITH ASTM D226, TYPE II, ASTM D4889, TYPE III OR IV OR ASTM D6937 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.1.
 3. AS AN ALTERNATIVE, THE ENTIRE ROOF DECK SHALL BE COVERED WITH AN APPROVED SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 OR AN APPROVED SELF-ADHERING SYNTHETIC UNDERLAYMENT COMPLYING WITH ASTM D226 TYPE II. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS REFER TO R905.1.1.1.
 4. MATCH SHINGLES IN TYPE AND COLOR TO EXISTING HOUSE.



THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

REVISIONS



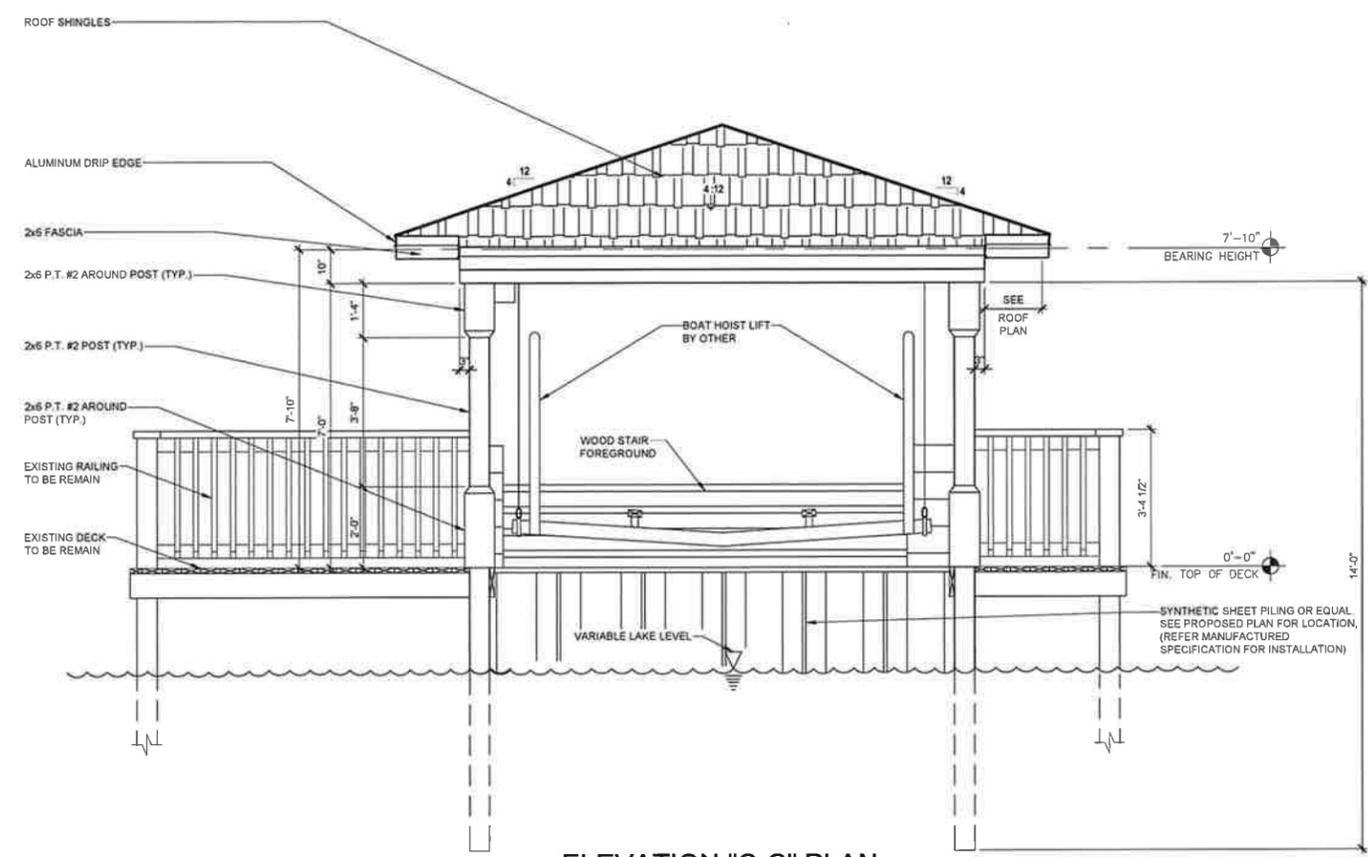
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MR. PABLO ROSEMBERG
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 BOAT SLIP AND SEA WALL

DRAWN	MAC
CHECKED	L.M.L.
DATE	11-21-2025
SCALE	AS SHOWN
JOB NO.	20251001

SHEET
3A

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.



ELEVATION "C-C" PLAN
1/2" = 1'-0"

ROOF CRITERIA:
REFER TO ROOF PLAN OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH:
THE CONTRACTORS RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

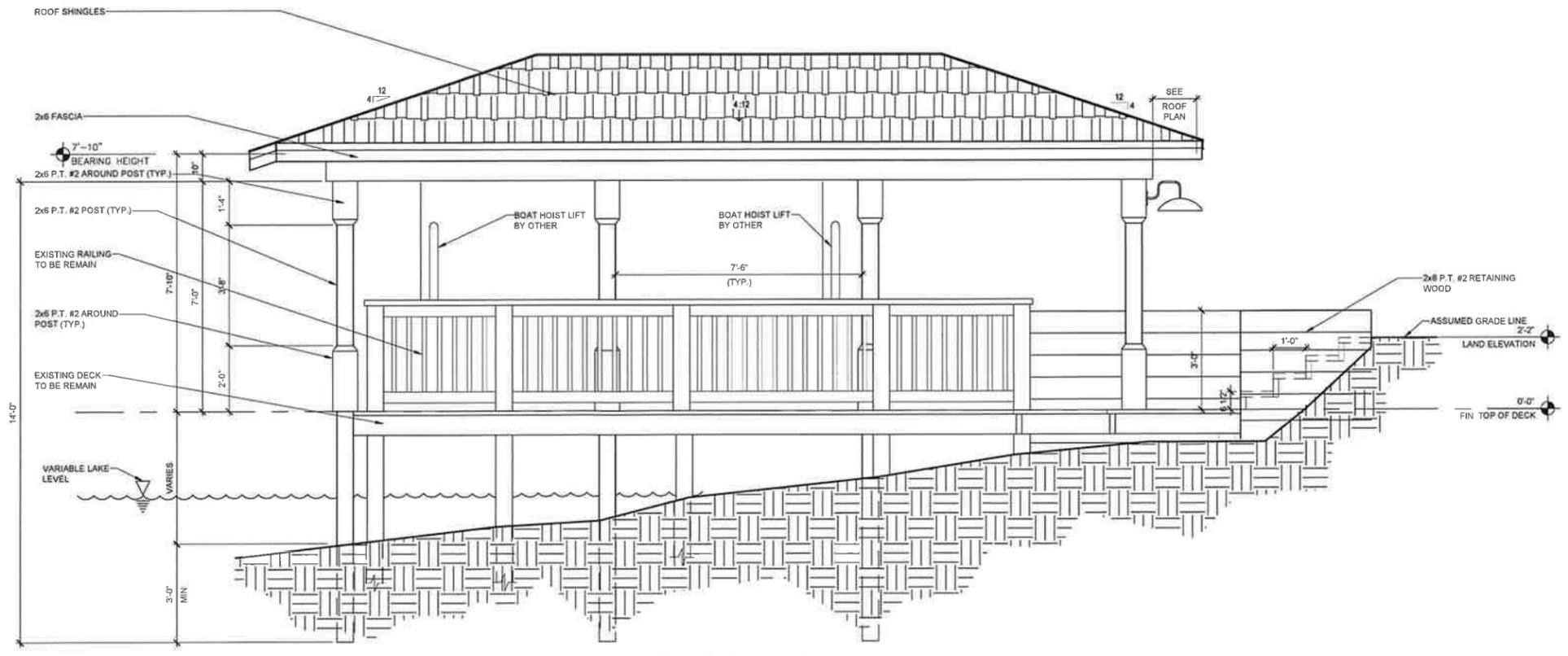
STEP FLASHING SHALL BE USED ON ALL ROOF TO WALL INTERSECTIONS ON RAKES.

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4. MATCH SHINGLES IN TYPE AND COLOR TO EXISTING HOUSE.



ELEVATION "D-D" PLAN
1/2" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: November 21, 2025

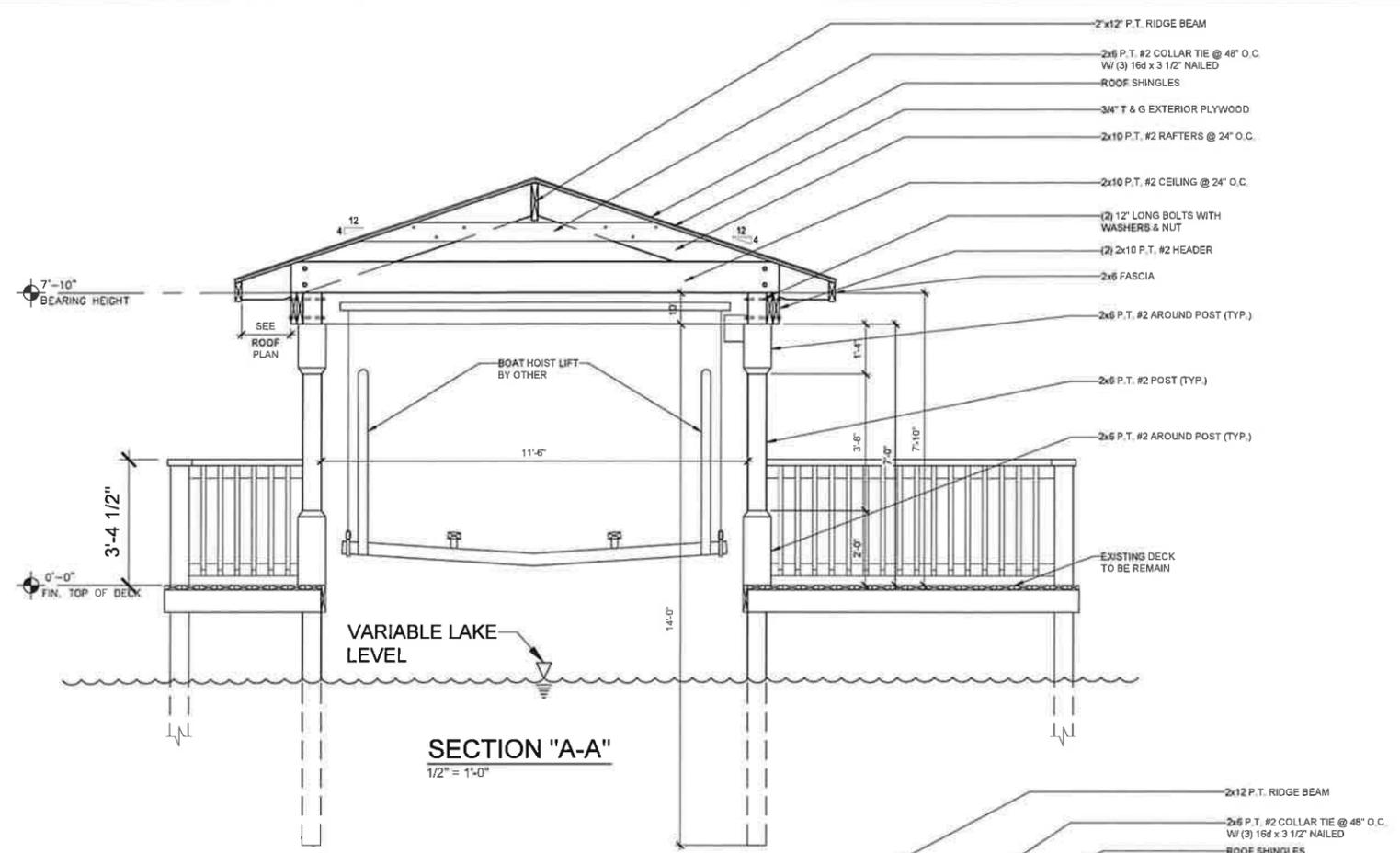


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SHEET
3B



SECTION "A-A"
1/2" = 1'-0"

ROOF CRITERIA:
REFER TO ROOF PLAN OVERHANG U.N.O. / PLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.

ROOF PITCH:
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ROOF SLOPE REQUIREMENTS WITH TRUSS MANUFACTURER.

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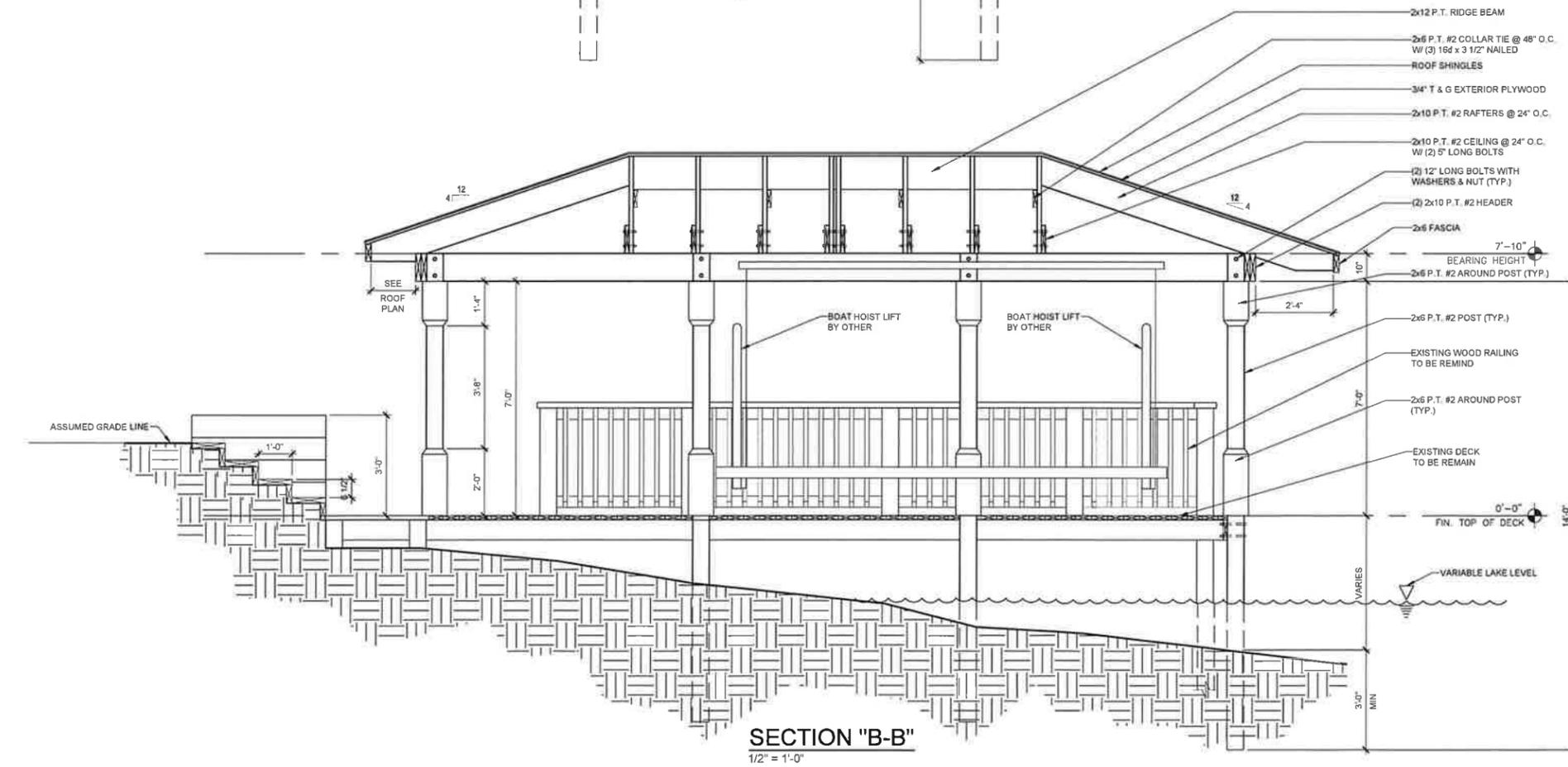
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4. MATCH SHINGLES IN TYPE AND COLOR TO EXISTING HOUSE.



SECTION "B-B"
1/2" = 1'-0"

NO.	REVISIONS



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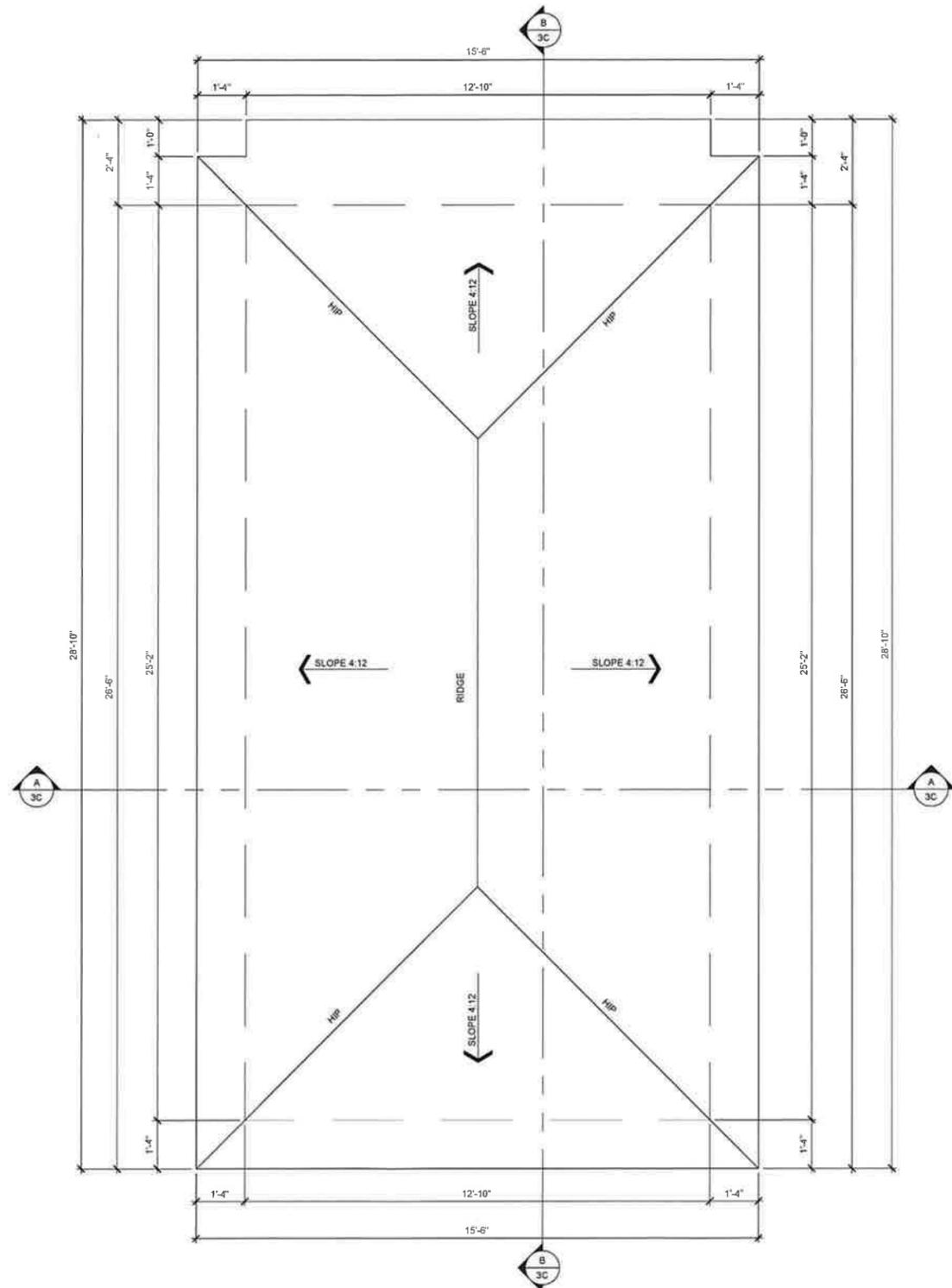
MR. PABLO ROSEMBERG
3625 WATERS EDGE DR.
BELLE ISLE, FL 32812
BOAT SLIP AND SEA WALL

DRAWN: MAC
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SHEET
3C

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.



PROPOSED - ROOF PLAN
 1/2" = 1'-0"

GENERAL NOTES

1. SEE BUILDING SECTIONS, AND ELEVATIONS FOR BEARING HEIGHTS.
2. RAFTERS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
3. REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION REQUIREMENTS OF ALL HARDWARE BEFORE INSTALLATION.

REVISIONS
a.



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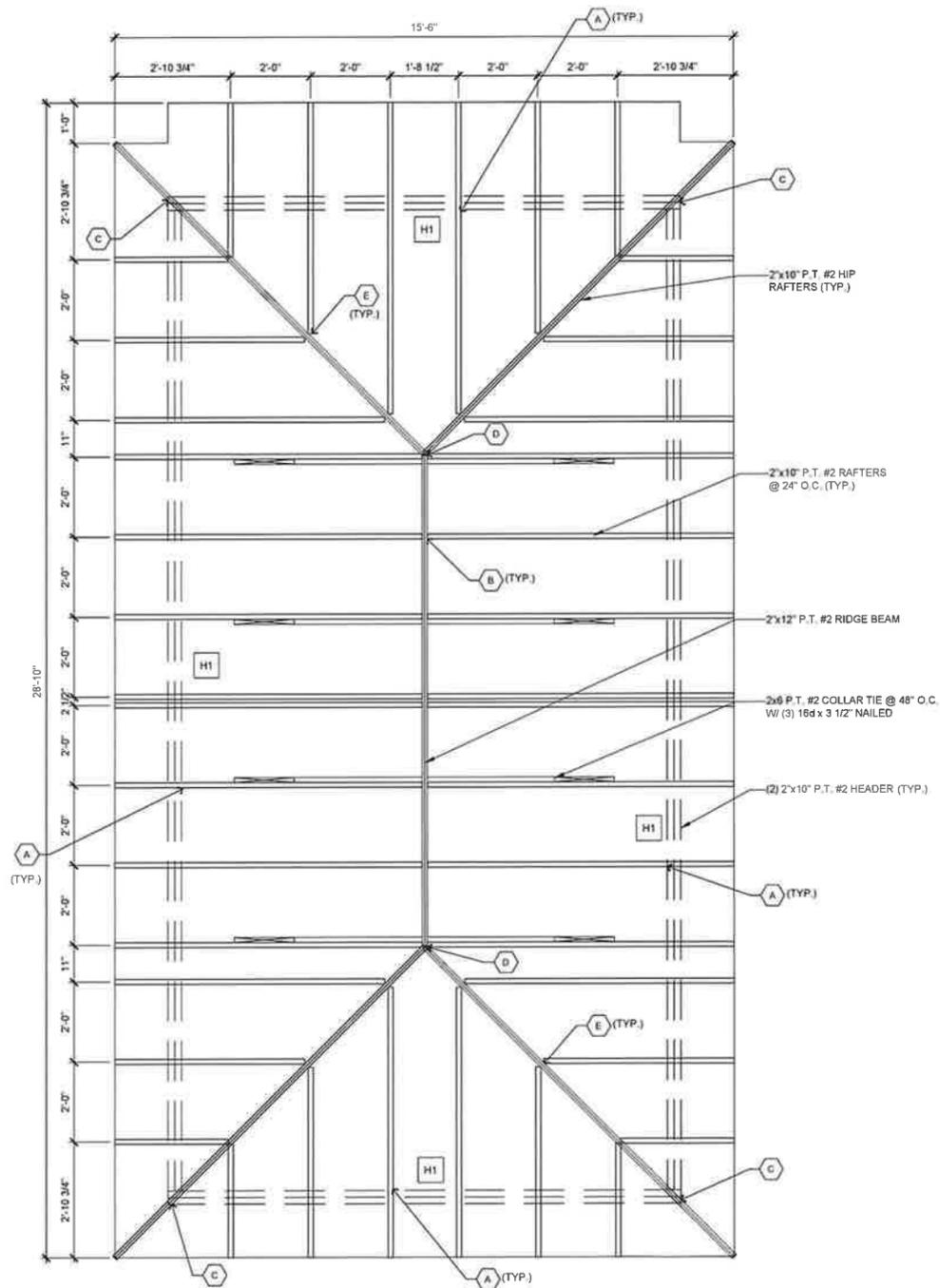
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4A

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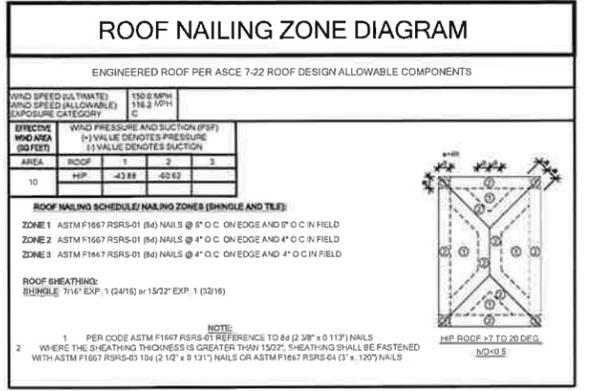
PROPOSED - ROOF FRAMING PLAN
1/2" = 1'-0"

CONNECTOR SCHEDULE				
MKD.	SIMPSON CONNECTOR W/ FASTENERS	TYPE	UPLIFT SYP	UPLIFT SPF
A	H10S W/ (16) 0.131 x 1 1/2"	FRAME TO FRAME	910	785
B	LRU210Z W/ (6) SD #10 x 2 1/2" IN FACE & (7) SD #10 x 2 1/2" IN JOIST (AT INTERIOR LOCATION INCLUDE (3) 12d TOENAILS)	FRAME TO FRAME	1015	875
C	HCP2 W/ (12) 0.148 x 1 1/2"	FRAME TO FRAME	590	510
D	HRC22 W/ 2x OR 1-1/4" WIDE IN RIDGE & (16) 0.148 x 1 1/2" IN CARRYING MEMBER & (2) 0.148 x 1 1/2" IN EACH HIP	FRAME TO FRAME	370	320
E	SUR/L210 W/ (10) 0.162 x 3 1/2" IN FACE & (10) 0.148 x 1 1/2" IN JOIST	FRAME TO FRAME	1250	1075

HEADER SCHEDULE		
MKD.	HEADER SIZE	REFERENCE
H1	(2) 2" X 12" P.T. #2	SEE NOTE # 1

GENERAL HEADER NOTES

1 - VERIFY W/ PLAN CORRECT LENGTH OS HEADER REQUIRED.



- NOTES:**
1. RAFTERS MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS.
 2. RAFTERS AND BEAM TIE DOWN TO BE SIZED PER MANUFACTURES UPLIFT CALCULATION. ANY QUESTIONS AS TO SIZE, TYPE OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.
 3. RAFTERS AND BEAM TO VERIFY ALL SPAN, SLOPES, BEARING POINTS & DIMENSIONS BEFORE FABRICATION.
 4. VERIFY ALL ROOF PITCHES ARE TO BE SET AS INDICATED ON PLANS AND ELEVATION.
 5. SEE BUILDING SECTION, ELEVATIONS & FLOOR PLAN FOR WALL HEIGHTS.
 6. CONTRACTOR OR SUB-CONTRACTOR VERIFY ALL MANUFACTURES SPECS. FOR INSTALLATION REQ. OF ALL HARDWARE BEFORE INSTALLATION.
 7. ALL FASCIA BOARD TO BE 2"x..."
 8. BEARING WALL NAIL PATTERN:
A. PLYWOOD OR O.S.B.:
FIELD, USE 8d NAILS @ 12" O.C.,
EDGE, USE 8c NAILS @ 6" O.C.
B. GYPSUM:
FIELD, USE 5d NAILS @ 10" O.C.,
EDGE, USE 5d NAILS @ 7" O.C.
 9. 0 1/2" GYPSUM BD. CEILING, USE 5d @ 7" O.C.

NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS SHOP DRAWINGS, CONTRACTORS BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:

GYPSUM BOARD MAY BE INSTALLED USING GWB54 NAILS TO SET IN PLACE. FIELD FASTENING SHOULD BE TYPE "W" 1 1/2" DRYWALL SCREWS AT 12" O.C. FOR CEILINGS AND 1 1/4" DRYWALL SCREWS AT 12" O.C. FOR WALLS. ALL ENDS AND EDGES OF WALLBOARD SHALL OCCUR OVER AND BE SCREWED TO SUPPORTS. MAXIMUM SCREW SPACING AT ENDS (EDGES IN VERTICAL APPLICATION) SHALL BE 6" O.C. AT EACH SUPPORT. MINIMUM SCREW / NAIL DISTANCE FROM EDGE SHALL BE 3/4". THIS SHALL APPLY TO BOTH CEILING AND WALL. INSTALLATION, DRYWALL SHIMS SHALL BE USED ONLY WHERE NECESSARY, OPENINGS CUT FOR OUTLETS, SWITCHES, ETC. SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING OR CAULKING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING.

- APPLICABLE CODES**
- FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.
 - FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)
 - FLORIDA BUILDING CODE ACCESSIBILITY 8th EDITION (2023) RESIDENTIAL
 - FLORIDA BUILDING CODE PLUMBING 8th EDITION (2023)
 - NFPA 70-20 NATIONAL ELECTRICAL CODES (NEC 2020) & 8TH FBCR 2023 Ch. 34-43
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE - (ACI 318-19)
 - SPECIFICATIONS FOR STRUCTURAL CONCRETE - (ACI 301-20)
 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - (ACI 530-13)
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - 2018 EDITION.
 - WOOD FRAMED CONSTRUCTION MANUAL 2018 EDITION.
 - APA PLYWOOD DESIGN SPECIFICATION E30-19
 - AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE/SEI 7-22
 - ALUMINUM DESIGN MANUAL - AAF-20 (AA AMD-2020)
- CODE REFERENCES ARE SUMMARIES OF CODE SECTIONS SEE FBCE (CURRENT VERSION) FOR COMPLETE INFORMATION.

REVISIONS

DATE November 21, 2025

MR. PABLO ROSEMBERG
3625 WATERS EDGE DR.
BELLE ISLE, FL 32812
BOAT SLIP AND SEA WALL

DRAWN: MAC
CHECKED: L.M.L.
DATE: 11-21-2025
SCALE: AS SHOWN
JOB NO.: 20251001

SHEET **S1**

THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

MEMORANDUM

TO: Todd Stickler (Todd@iegroup.net)
Infinity Engineering Group, LLC.

FROM: Paul H. Rhoads, AICP (Paul@Ltec-FL.com)

DATE: March 12, 2026

RE: Proposed Bank of America RATM Site - Belle Isle
Access Analysis

([Ltec #26-0801](#))

This memorandum summarizes the proposed Bank of America RATM site in Belle Isle, Florida. The proposed Bank of America RATM site (“Project”) site location (part of Parcel ID 17-23-30-0000-00-062), northwest of the intersection of Hoffner Avenue (CR 506) and Conway Road (SR 15), is shown in **Figure 1**, which also depicts the adjacent roadway network. This site is serviced primarily by an existing westbound right-in/right-out driveway on Hoffner Avenue approximately 200’ west of southbound Conway Road.

This memorandum includes a summary of the existing property uses and the proposed development plan. It also includes the estimated trip generation for the proposed land use, as well as the traffic operating conditions for the existing westbound right-in/right-out driveway.

Proposed Development & Trip Generation

The Project property / parcel is currently a portion of an existing 80,797 SF shopping center. The proposed Project development is a new remote walk-up ATM in the existing parking lot. The ATM will be situated in a stand-alone kiosk on a new 813 square foot concrete island in an existing grass island in the parking area (see Figure 1 and **Figure 2**). A 1,319 square foot portion of the surrounding parking lot will be re-graded, with no increase nor decrease in parking. The ATM would be accessible via internal access to the existing shopping center, and is anticipated to primarily be accessed externally via the westbound right-in/right-out driveway on Hoffner Avenue. Build-out of the plan is expected to be by 2027.

The 12th Edition of the ITE *Trip Generation Report* was used to estimate the trip generation for the proposed Project Land Use. **Table 1** summarizes the estimated Daily, A.M. and P.M. peak hour trip generation, as available. There is no category or “Land Use Code” (LUC) for stand-

**Proposed Bank of America RATM Site - Belle Isle
Access Analysis**

alone ATM, only “Walk-in Bank” (ITE LUC 911) and Drive-in Bank” (ITE LUC 912). Using the difference between the two for ATM operations, an 813 square foot facility would generate 8 two-way PM Peak Hour trips, with 5 trips entering and 3 trips leaving. Daily and A.M. Peak Hour trip generation is not available for “Walk-in Bank”.

The Project trip generation is limited and would not require a Traffic Impact Analysis based on the adopted Orange County Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP).

Existing Traffic Volumes and Conditions

An intersection traffic count was conducted at the intersection of Hoffner Avenue & the Site right-in/right-out access point over the weekday AM and PM peak hours. This intersection is configured with single lanes for each approach and is currently under minor street STOP control. **Attachment A** contains the existing P.M. peak hour intersection turning movement traffic volumes. AM trip generation for this land use is not available and therefore AM is not reported.

The study intersection was analyzed under existing conditions using the procedures of the *7th Edition Highway Capacity Manual* for unsignalized and unsignalized intersections using the *Synchro 12* software. Based on this analysis, the PM peak hour conditions were determined to be level of service (LOS) A for the minor street (Site Access Right-in/Right-out) turns, with an average 95th percentile queue of approximately one vehicle. AM trip generation for this land use is not available and therefore AM is not analyzed.

Future Traffic Volumes and Conditions

The anticipated traffic for this project was distributed fully to the single site access to produce conservatively high volume conditions (worst case). No reductions were assumed for the traffic being spread out among the various other access points nor for traffic originating within the shopping center.

The intersection of Hoffner Avenue & Site Access Right-in/Right-out was also analyzed for future conditions with build-out of the Project and a default traffic growth (2% per year) to reflect year 2027. Based on the Synchro analysis (reports available upon request), the PM peak hour conditions were determined to continue to be LOS B for the minor street turns with an average 95th percentile queue of approximately one vehicle. AM trip generation for this land use is not available and therefore not analyzed.

In summary, the additional traffic generated by the Project is not expected to alter the traffic conditions at the intersection of Hoffner Avenue & Site Access Right-in/Right-out.

Proposed Bank of America RATM Site - Belle Isle Access Analysis



TABLE 1
Proposed Bank of America RATMS Site - Belle Isle - Traffic Impact Analysis
Estimated Trip Generation | Build-out (2027)

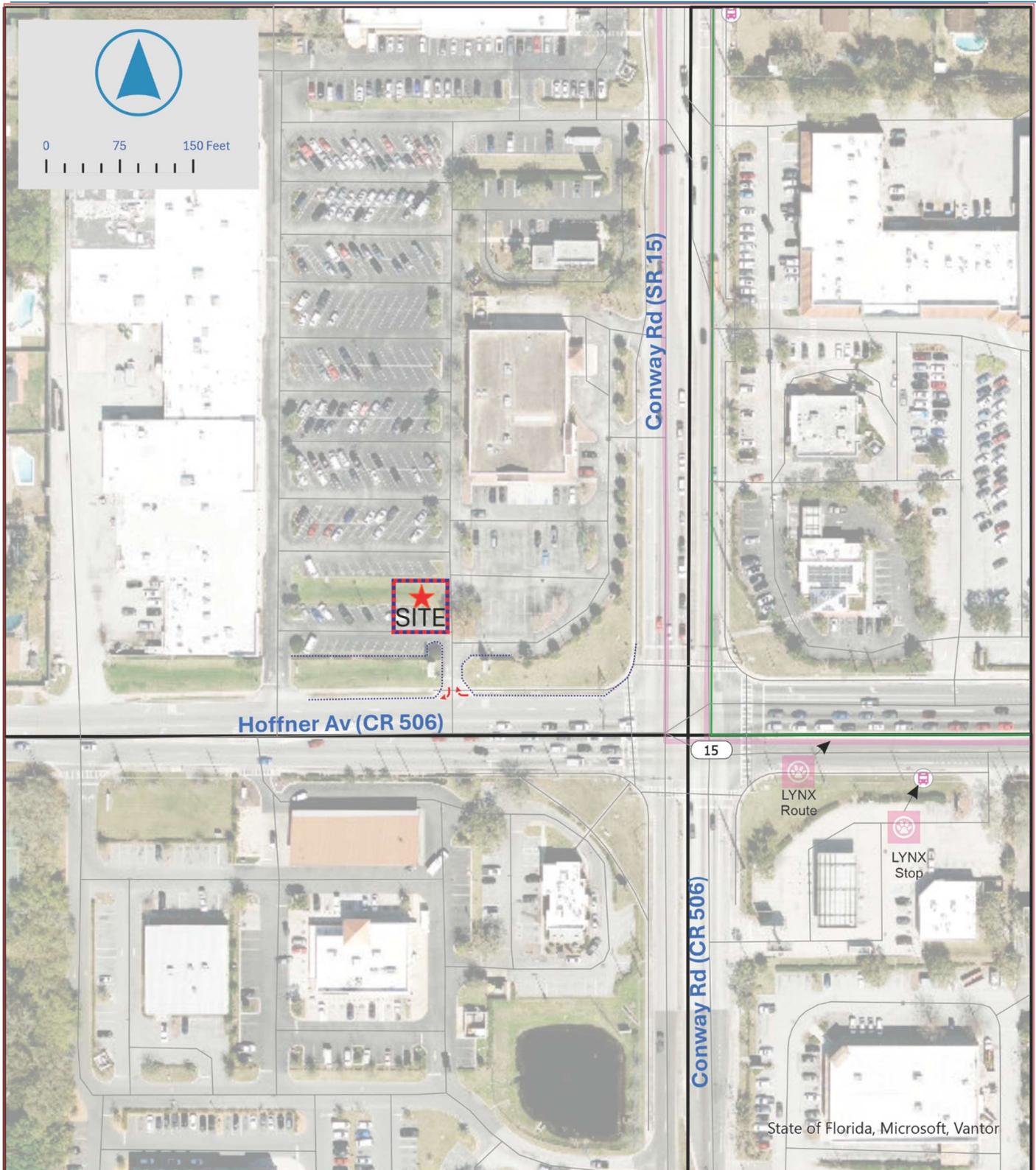
Land Use	ITE Code ²	Size	Trip Generation Rates ¹						Trips Generated							
			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit		Total	Enter	Exit	Total	Enter	Exit
Walk-in Bank	911 / R	0.813 x 1000 Sq Ft					12.130	5.337	6.793					10	4	6
Drive-in Bank	912 / R	0.813 x 1000 Sq Ft	98.850	9.950	5.771	4.179	21.030	10.515	10.515	80	8	5	3	18	9	9
Drive-in Bank minus Walk-in Bank:														8	5	3

¹ - Trip Generation Rates from 12th Edition of ITE Trip Generation Report, 2025, updated per errata sheets through January 8, 2025.

² - **E** = Fitted Curve Equation ($R^2 \geq 0.75$) or **R** = average Rate

Proposed Bank of America RATM Site - Belle Isle Access Analysis

March 12, 2026



PROPOSED BANK OF AMERICA RATM SITE

Traffic Access Analysis

City of Belle Isle, Orange County, Florida

Site Location

Figure

37

**Proposed Bank of America RATM Site - Belle Isle
Access Analysis**

March 12, 2026



Attachment A: Turning Movement Calculations

1: Plaza Right-in/Right-out at Hoffner Av	Eastbound Hoffner Av			Westbound Hoffner Av			Southbound Plaza Right-in/Right-out		
		Thru		Thru	Right			Right	
PM Existing Traffic		2		2	<			1	
Observed Volumes (03/03/26)		994		650	56			41	
Seasonal Factor		0.99		0.99	0.99			0.99	
Existing 2026 Total Volumes		984		644	55			41	
Existing 2026 Truck Volumes		0		0	0			1	
% Trucks		0%		0%	0%			2%	
PHE: 0.96 PM									
Adjacent Segment ID (blank if none):		
Annual Growth Rate (see approp. Seg.)		2.0%		2.0%	2.0%			2.0%	
Background growth from 2026 to 2027		2.0%		2.0%	2.0%			2.0%	
2027 Background Growth Using Annual Growth Rate above		20		13	1			1	
2027 Total Background Traffic		1,004		657	56			42	
Outline:		.		.	∅			∅	
Percent Project Distribution:		.		.	100.0%			100.0%	
Project direction:		.		.	InB			OutB	
PM Project Trips -		0		0	5			3	
2027 Total Build-out Traffic		1,004		657	61			45	

March 13, 2026

Site Plan Application: 5120 Conway Road

Planning and Zoning Case Number 2025-12-001: 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.

Project Description and Background:

This application was continued to the March Planning and Zoning Board meeting pending a traffic study being completed by the applicant. This traffic study is provided to the Board with the agenda item. It reveals that there is no increased traffic generation over the trips currently accounted for the applicable roadway and intersecting streets and curb cuts.

The site plan approval request to allow a walk-up ATM machine, with an ADA ramp, parking space, access aisle, bollards and electrical service and lighting to be installed. The Land Development Code requires in Sec. 54-79 (f) (4) that building permit application for new commercial uses received site plan approval prior to receiving a building permit.

Staff Recommendation: Approve the requested site plan based on the results of the traffic study. The proposed is consistent with the Land Development Code (LDC), subject to addressing the City engineering consultant's request on volumetric data for new impervious area, and subject to an impact fee payment of \$3,852 required pursuant to LDC Sec. 46-193.

An evaluation of the proposed site plan is provided below.

- 1. Setback Requirements:** The proposed ATM kiosk meets the required building setbacks for the C-1 Zoning District in which it sits (front- 25 feet, rear- 20 feet, side- 5 feet). It is proposed to be located internally to the site and will not negatively impact existing site layout.
- 2. Parking:** The ATM kiosk is proposed to be located within an internal greenspace area. The parking lot is existing, but the applicant is seeking to minimize reductions in parking. The applicant will be restriping the parking spaces abutting the kiosk as they are converting one space into an ADA compliant space. Because of this, one space is being completely removed. Due to an ADA space being incorporated into the parking lot, staff finds the removal of one space being de minimis.

3. Open Space and Storm Water Mitigation:

Since the kiosk will be located in the existing drainage open space area, staff requested that the applicant prepare a drainage study to analyze potential impacts. The City’s engineering consultant has reviewed this study with the applicant and asked that they reevaluate some volumetric data for the new impervious area. If the applicant addresses these concerns, demonstrating compliance, at or before the Planning and Zoning Board meeting, staff recommends approval.

4. Lighting and Landscaping:

The photometric plan provided as part of the construction plan set ensures that there is no light trespass on abutting residential properties compliant with City Code Sec. 10-65. Landscaping is not required for this specific type of use since it is internal in the parking lot. Landscaping such as a hedge could impede site visibility and impede potential safety if it provided a place for criminals to hide while someone is accessing the kiosk. For these reasons, staff is not recommending landscaping.

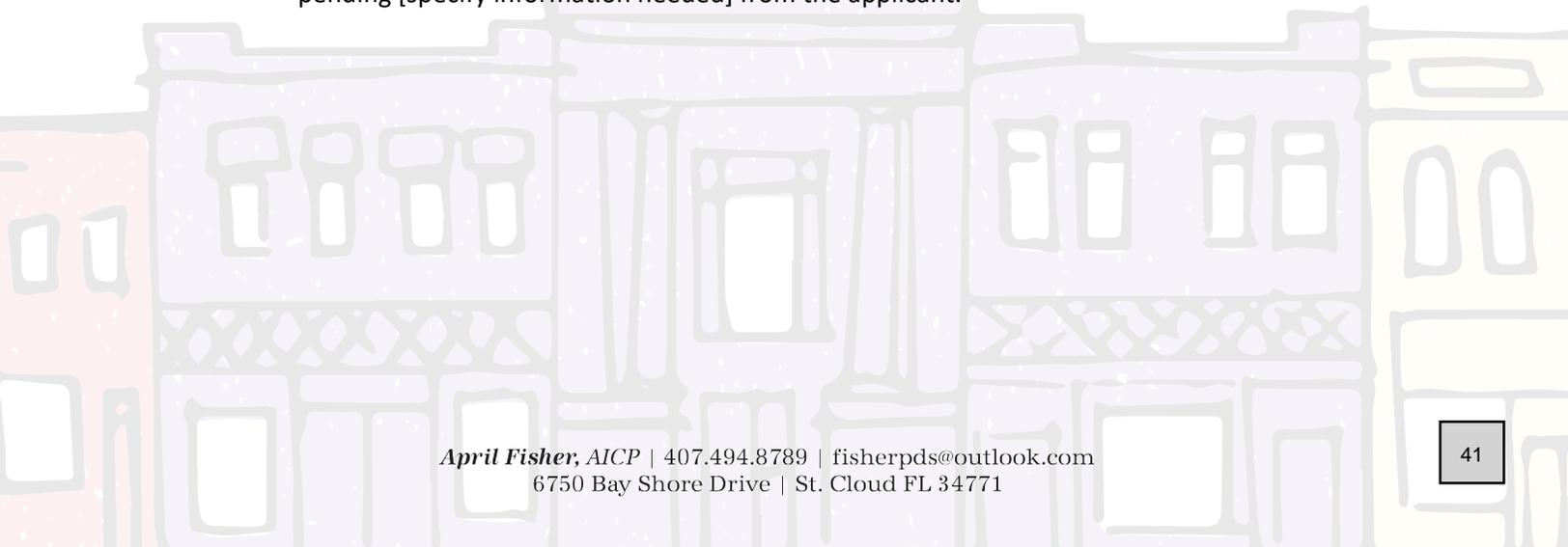
Next Steps

The Board may approve the site plan application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

Motion Examples:

1. Approve the requested variance to allow a walk-up ATM machine, with an ADA ramp, parking space, access aisle, bollards and electrical service and lighting to be installed, subject to the applicant satisfactorily addressing the City engineering consultant’s request on revised volumetric data for new impervious area, and subject to an impact fee payment of \$3,852 required pursuant to LDC Sec. 46-193.
2. Deny the requested variance to allow a walk-up ATM machine, with an ADA ramp, parking space, access aisle, bollards and electrical service and lighting to be installed [specify which standards are not met] or,
3. Continue the requested variance to allow a walk-up ATM machine, with an ADA ramp, parking space, access aisle, bollards and electrical service and lighting to be installed, pending [specify information needed] from the applicant.



March 13, 2026

Re: McCoy Road Overlay for Beautification, Revitalization and Maintenance

At the last Board meeting, the Board asked staff to start researching the possibility of creating an overlay district for McCoy Road. The overlay district could provide mechanisms for beautification, revitalization, and continued maintenance of properties within the corridor.

Below, we have put together an outline of strengths and weaknesses, opportunities and threats for establishing such an overlay district. Staff propose that these be analyzed in detail for further discussion with the Board, bringing forward recommendations for developing an overlay district.

With this briefing, staff seeks the Board's input on identifying strengths, weaknesses, opportunities, and threats that we should analyze as we bring recommendations back to the Board.

Strengths

- Major corridor with active businesses within the City
- Direct access to SR528 with high visibility to the character of the City
- Encourage new business development and end users within the corridor
- March 23, 2021- The Planning and Zoning Board approved the Wallace Field Park Site Plan

Weaknesses

- Existing businesses that may not be operated by the property owner- there may be no authority for the business owner to make improvements to the property and there could be difficulty getting property owner buy-in
- Corridor in multiple jurisdictions- Belle Isle, City of Orlando, Orange County- affects enforcement ability for properties not within Belle Isle's jurisdiction
- Time- positive effects of such an overlay can take time to realize
- Limited funding opportunities to assist with property improvements

Opportunities

- Improve the visibility, character, and attractiveness of Belle Isle as a community
- Develop positive relationships with property owners and businesses within the corridor

- Reinforce code enforcement efforts to encourage property maintenance
- Create a desirable corridor for economic development
- Develop grant or other funding programs to assist property owners and businesses within the corridor

Threats

- Lack of interest in program participation
- Limited funding assistance opportunities
- Business turnover or use limitations
- Code requirements that discourage reinvestment
- Infrastructure or easement locations limiting redevelopment

