



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

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

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

Present was:

Board member Squires
Board member Agrusa
Board member Conduff
Board member Hobbs

Absent was:

District 2 - OPEN
Chairman Randy Holihan
Board member Thompson

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

1. Call to Order and Confirmation of Quorum

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

2. Invocation and Pledge to Flag – Board Member Hobbs, District 7

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

3. Approval of Minutes

a. Approval of P&Z Board Meeting Minutes – February 24, 2026

Board member Agrusa moved to approve the minutes as presented.

Board member Conduff seconded the motion, which passed unanimously 4:0.

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.

Vice Chairman Squires opened the public hearing.

CM Rudometkin read the P&Z Board Case Number 2026-02-023 by title.

April Fisher, City Planner, presented her staff report and said the variance is a request to change an existing dock. The existing dock did not have a roof, so the applicant is seeking approval to install one. They're adding some square footage to the terminal platform on the landward side. They're not looking to extend the dock into the existing canal, so it won't create any additional encroachment into the waterway. However, the code does not allow a roof or certain structural changes unless the applicant goes through the variance process. So, based on that, the staff finds it meets the requirements for a variance. For docks, they have a slightly different purview, so, given that it is the minimum required, they're not looking to extend it further into the waterway. Staff recommends approval, subject to the property owner entering into an easement agreement with the city as a condition of approval.

Board member Conduff asked how many feet the distance is on the easement. City Planner Fisher said the required travel way within the canal is 15 feet. The existing structure provides approximately 12.86 feet, which falls short of the requirement. However, it appears this condition likely predates the current code section, as the dock was constructed

prior to the regulation. Regarding easements, the property has a 30-foot drainage easement. Based on the site plan, the existing dock extends more than halfway into this easement.

Additionally, the property owner has submitted letters of support from adjacent property owners. This suggests that the reduced travel way has not created any significant navigational issues.

Luis Leal, representing the property owner Pablo Rosemberg residing at 1791 Amboy Drive, Deltona, Florida, presented the power of attorney for the file to represent the applicant.

There being no public comment, **Board member Squires moved to approve the variance to allow the existing dock to add a roof, retaining wall, and deck as shown in the accompanying plans, subject to the property owner executing an easement agreement with the city. Pursuant to Section 42-64 and 48-33 the City of Belle Isle Planning and Zoning Board shall approve the and take action on the requested variance for Section 48-34 to allow the existing dock, to add a roof over the dock and modify the existing dock that is not in compliance with a Section 48-32(a)(3) and (b)(2-4), with respect to the terminal platform size, encroachment into a travel waterway and encroachment into the dedicated drainage easement Section, 48-32 (c)(1) submitted by applicant Pablo Rosenberg, the property owner, also for the property located at 3625 Water's Edge Drive Belle Isle, Florida, 32812, also known as Parcel ID 20-23-30-1678-00-370. Board member Conduff seconded the motion, which passed unanimously 4:0.**

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

- a. **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.

Vice Chairman Squires opened the public hearing.

CM Rudometkin read the P&Z Board Case Number 2026--12-001 by title.

April Fisher, City Planner, noted that this application previously came before the board a few months ago and was continued to a date certain in order for the applicant to provide additional information. At that time, the board requested a traffic study to evaluate trip generation and potential impacts to the shopping center entrance. Since then, the applicant has completed and submitted the traffic study to the City, and it has been included in the materials for this meeting. The study concluded that the proposed use will not generate additional trips beyond what would normally be expected for the site. Based on these findings, the staff is recommending approval of the application. It is important to note that this request is for site plan approval, not a variance. The proposed use is permitted within the zoning district; however, the Land Development Code requires site plan approval by this board prior to the issuance of a building permit. The applicant has demonstrated compliance with all applicable setback and development standards. Additionally, stormwater management requirements have been reviewed and addressed in coordination with the City's engineering department and consultants. Based on the information provided and the application's compliance with all relevant requirements, the staff recommends approval.

Richard Hernandez from Infinity Engineering Group, with officers at 1208 East Kennedy Boulevard, Tampa, Florida, was present to answer any questions.

Board member Agrusa asked staff whether the previously discussed issue regarding volumetric data for impervious surface area, as reviewed by the City's engineering consultants, had been addressed. Staff confirmed that the matter had been addressed. Board member Agrusa thanked the applicant for completing and submitting the traffic study. He noted that the study indicates the proposed use is expected to generate a relatively low number of trips. Based on that finding, he asked for clarification on the anticipated value or benefit of the project, particularly given the limited increase in traffic associated with the proposed use. Mr. Hernandez explained that the primary purpose of the proposed bank facility is to provide convenient service access to its clients. The success of the location is not dependent on generating high traffic volumes or long customer lines. Instead, the bank's goal is to expand its network through smaller locations like this one, improving customers' access to financial services. By increasing accessibility and convenience, the bank aims to enhance overall customer satisfaction.

There being no further discussion, Board member Conduff said pursuant to Section 54-79(f)(4) moved to approve the 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 property located at 5120 Conway Road, Belle Isle, Florida, 32812, also known as Parcel ID 17-23-30-0000-00-062. Board member Squires seconded the motion, which passed 3:1, with Board Member Agrusa nay.

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

5. Other Business

CM Rudometkin referenced materials included in the board's packet from a previous meeting regarding potential zoning changes along McCoy Road. He noted that the area under consideration extends from Daetwyler Road west to just before the SR 528 overpass and includes a corridor with multiple existing businesses. The Chairman had previously suggested exploring the creation of an overlay district for this section of McCoy Road to enhance aesthetics and encourage improvements. This could include establishing additional standards or stipulations for property owners to improve the overall appearance of the corridor. Staff provided a SWOT analysis for the area and asked the Board to review the analysis, consider the information, and develop notes or ideas. He noted that this will be an agenda item at the next Planning & Zoning meeting to allow for further discussion and direction on how the board would like to proceed. CM Rudometkin noted that Board members, if unfamiliar with the area, were also encouraged to visit the area to better understand existing conditions.

Discussion ensued regarding the area around Orange Avenue and Jetport Drive, as well as possible annexation and beautification.

6. Adjournment

There being no further business, Vice Chairman Squires called for a motion to adjourn, motion passed unanimously at 6:50 pm.