



CITY OF BELLE ISLE, FL

1600 NELA AVENUE, BELLE ISLE, FL 32809 * TEL 407-851-7730

MEMORANDUM

From the Desk of Bob Francis, City Manager

To: Mayor and Council
Date: February 17, 2020
Re: Dock at 2820 Nela Ave.

The property owner of 2820 Nela Avenue, Angela Rosselot, requested a hearing before the council to show that her partially built dock is not a public nuisance (Exhibit A). The initial complaint on the dock was received from Vance Dawson on the dilapidated boat house in March 2018 (Exhibit B). The complaint was investigated and at that time, the property owner applied for and received a permit to rebuild the boathouse (Exhibit C).

The permit that was issued for 2820 Nela Ave. was to rebuild the existing boat house that collapsed a few years ago (prior to 2016). Construction on the boat house started and the framing for the boathouse is in place. Since that time, no work was done on the boat house and the framing is still up (Exhibit D – Photos taken 10/19). In July 2018, the property owner contacted Universal Engineering regarding new plans (Exhibit E). Universal Engineering responded that same day (Exhibit F). Frequent attempts by Universal Engineering to contact the property owner to renew the permits or to request information on the status of construction went unanswered by the property owner until July 2018. Nothing was submitted as requested by Universal Engineering and in April 2019, the City asked Universal if there was any movement on this project. Universal responded that the permits for this project expired in October 2018 (Exhibit G). I tried to contact the property owner in September 2019 and also her architect, Sheila Cichra informing them that the permits are expired and that they have to apply for a new permit and that since the permit expired on the “grandfathered” boat house, she now has to conform to the BIMC (Exhibit H and I); specifically that 48-32(C) states no structure will have enclosed walls (Exhibit J).

In accordance with BIMC Section 10-31(b), the boat house was declared a nuisance (Exhibit K): *“The existence of a primary or accessory structure, swimming pool, boat dock, fence, wall or other building, structure or improvement which is in disrepair, deteriorated, or dilapidated; or may reasonably cause disease; or threatens or endangers the public health, safety or welfare; or adversely affects or impairs the economic welfare of properties in the area is hereby prohibited and declared to be a public nuisance.”*

The Code Enforcement Officer provided the proper Notice of Violation (Exhibit L and M) and sufficient time to correct the problem. In accordance with the Notice of Violation, Section 10-33(c), *the owner of the property may make written request to the city council for a hearing before that body to show that the condition does not constitute a public nuisance.* Ms. Rosselot made that request.

The initial permit expired October 2018. Section 48-31(c) *“The approved permit is valid for one year from the date of the application.”* Since the permit expired on the “grandfathered” dock, any new permit would require the dock being brought into compliance with the current regulations under Article II – Docks of the BIMC.

The Florida Building Code (FBC) (2017), section 105.4.1.1 (Exhibit N) states *“If work has commenced and the [permit](#) is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new [permit](#) covering the proposed construction shall be obtained before proceeding with the work.”* Additionally, the FBC, section 105.4.1.2 states *“If a new [permit](#) is not obtained within 180 days from the date the initial [permit](#) became null and void, the [building official](#) is authorized to require that any work which has been commenced or completed be **removed from the building site**. Alternately, a new [permit](#) may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial [permit](#) became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new [permit](#).”*

The City and Universal Engineering have tried many times to contact the property owner but those attempts went unanswered until the final Notice of Violation was sent on January 8, 2020. The City has been tolerant with the property owner’s lack of communication and the lack of active construction on the project. More than enough time was given to the property owner to comply with the permit issued over a year ago.

Recommendation: That the City Council deny the appeal of Angela Rosselot and direct that the current boat house structure is to be dismantled and the materials removed from dock area within thirty (30) days of this hearing. If the boat house is not removed by the property owner within this 30-day period, the City will remove the boat house under BIMC Section 10-34 (Exhibit O). The dock may remain; however if the property owner wants to construct a boat house, a new permit needs to be applied for according to the criteria listed in Section 48-31(a) and (c) of the BIMC.

Attachments
Exhibits A-O

EXHIBIT A

January 15, 2020

Belle Isle City Council

1600 Nela Ave.

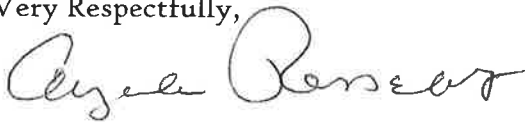
Belle Isle, FL 32809

RE: Notice of Public Nuisance, January 8, 2020

Dear Sir/Madam,

I am writing to request a hearing to show that the condition of my boat dock located at 2820 Nela Avenue, Belle Isle, 32809 does not constitute a public nuisance, in that it is safe, in sound condition, useable, adequately supported, in good repair, and does not create debris or obstructions.

Very Respectfully,



Angela Rosselot

407-252-8656

Sec. 10-33. - Notice to remove nuisance; hearings.

- (a) If the city manager finds and determines that a public nuisance as described and declared in sections 10-31(a) or (b) and 10-32 exists, the city manager shall so notify the record owner of the offending property in writing and demand that such owner cause the condition to be remedied. The notice shall be given by both physical posting on the property in the title of "property owner" and by delivery to the owner or owners as their names and addresses are shown upon the records of the county property appraiser. Notice shall be deemed complete and sufficient when so physically posted and deposited by certified United States mail delivery addressed as described above with proper postage prepaid. In the event that certified mail delivery to the owner or owners of the property cannot be accomplished, after reasonable search for the owner of the property, the physical posting of the notice of the property will be deemed sufficient. The notice shall be in substantially the following form:

NOTICE OF PUBLIC NUISANCE

NAME OF OWNER _____

ADDRESS OF OWNER _____

Our records indicate that you are the owner(s) of the following property in the City of Belle Isle, Florida;

(description of property)

An inspection of this property discloses, and I have found and determined, that a public nuisance exists thereon so as to constitute a violation of Sections 10-31(a) or (b) and 10-32 of the Code of the City of Belle Isle in that:

(description of the conditions which places the property in violation)

You are hereby notified that unless the condition above described is remedied within ten days from the date hereof the City will remedy this condition and the cost of the work plus a charge equal to 100 percent of the cost of the work to cover City administrative expenses will be assessed to the property owner. If not paid within 30 days after receipt of billings, the invoice amount, plus advertising costs, will be imposed as a lien on the property.

AND IMMEDIATE THREAT TO THE PUBLIC HEALTH SAFETY AND WELFARE.

You are hereby notified that unless the condition above described is remedied within three days from the date hereof the City will remedy this condition and the cost of the work plus a charge equal to 100 percent of the cost of the work to cover City administrative expenses will be assessed to the property owner. If not paid within 30 days after receipt of billings, the invoice amount, plus advertising costs, will be imposed as a lien on the property.

Within three days from the date hereof, you may make a written request to the City Council of the City of Belle Isle for a hearing before that body for the purpose of showing that the above listed condition does not constitute a public nuisance.

CITY OF BELLE ISLE

City Code Inspector

- (c) Within the time provided by the notice after the mailing, servicing or posting of notice to him, the owner of the property may make written request to the city council for a hearing before that body to show that the condition does not constitute a public nuisance. At the hearing the city and the property owner may introduce such evidence as is deemed necessary.
- (d) The city may charge an administrative fee of \$25.00 for posting and processing any notices of subsequent violations to any property owner, tenant, lessee or occupant. This administrative cost is in addition to any other administrative costs and expenses the city may incur in remedying the condition. The term "subsequent violations" is defined as another similar or same violation of the city's Code occurring on the property owned by the same owner who owned the property at the time of the previous violation.

(Code 1980, § 6-3; Ord. No. 88-2, § 6.3, 1-19-1988; Ord. No. 94-1, 4-5-1994; Code 1991, § 6-3; Ord. No. 03-06, § 2, 3-4-2003)

EXHIBIT B



Bob Francis <bfrancis@belleislefl.gov>

Fwd: 2820 Nela

Vance Dawson <vancedawson62@outlook.com>

Fri, Mar 23, 2018 at 11:56 AM

To: Bob Frances <bfrancis@belleislefl.gov>

FYI

Vance R. Dawson

Partner

AV® Preeminent™ Rating by Martindale-Hubbell

Rissman, Barrett, Hurt,

Donahue, McLain & Mangan, P.A.

201 E. Pine St.

15th Floor

P.O. Box 4940

Orlando, FL 32802 - 4940

O: 407 - 839 - 0120

F: 407 - 841 - 9726

E: Vance.Dawson@rissman.com

Begin forwarded message:

From: Vance Dawson <vancedawson62@outlook.com>

Date: March 23, 2018 at 09:42:54 EDT

To: "rwinters@belleislefl.gov" <rwinters@belleislefl.gov>

Cc: "BFrances@Belleisle.gov" <BFrances@Belleisle.gov>, Lydia Pisano <lydiapisano@yahoo.com>

Subject: 2820 Nela

Robyn thank you for talking with me this morning and perhaps Mr. Frances can tell me when we are going to have the boathouse removed from the back of this property.

When you when I last spoke I calendared April 20, 2018 as the date by which this was supposed to be done and today you told me that the project was supposed to commence in March and nothing has happened. I walk by this property and boat by this property regularly

This boat house is a health hazard and it's my understanding that volunteers* have even offered to help her remove it so there is really no excuse for it to be there any longer. When is it going to be removed?

This is something that should have a firm deadline unlike the three multicolored samples of paint on the side of her house for the last three years which is also an abomination.

I don't know this lady and have no axe to grind but I do like the rules to be followed and if there is anything such as code enforcement in Belle Isle these are two items which would fall into that category.

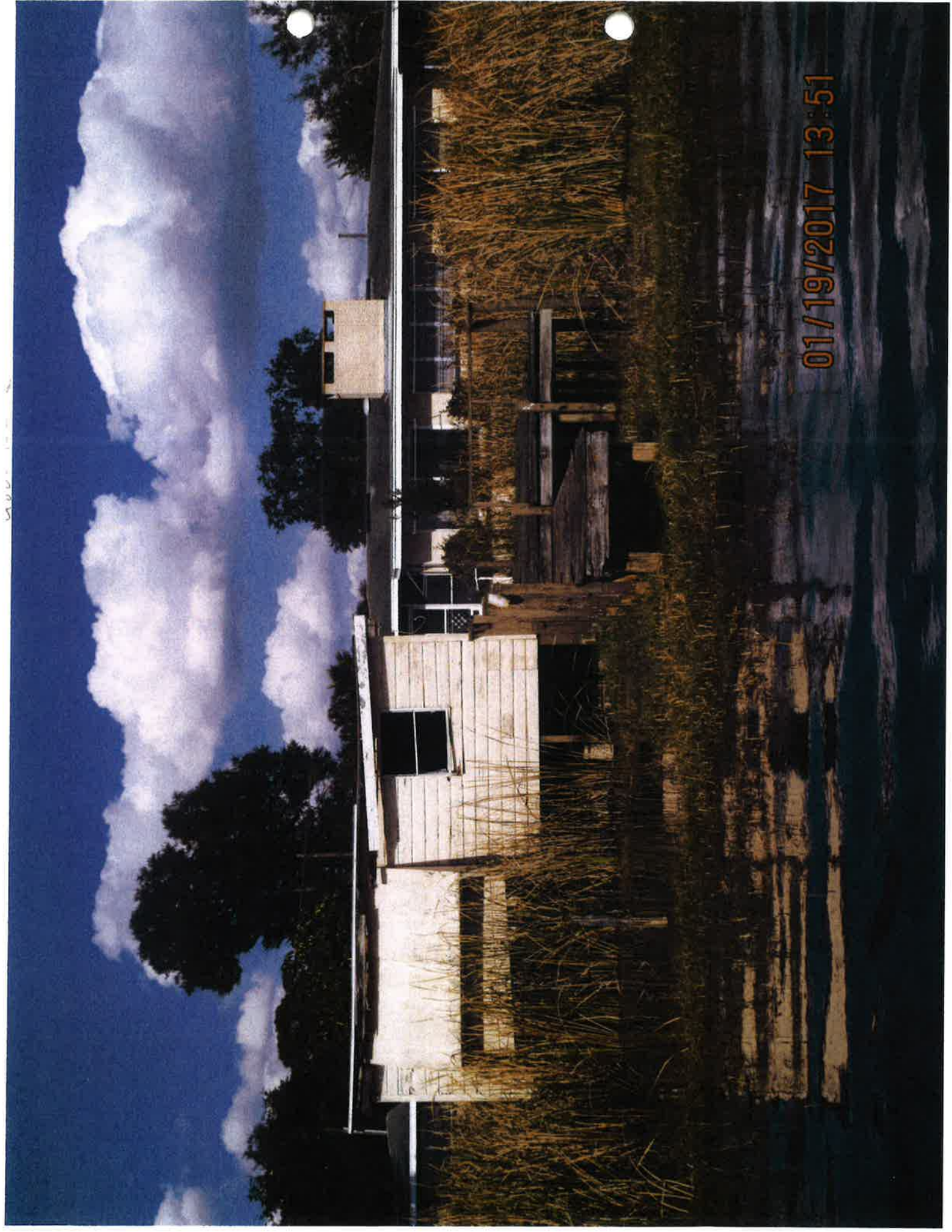
Thank you and have a great weekend

* I will be a volunteer as well.

Vance R. Dawson
Partner
AV® Preeminent™ Rating by Martindale-Hubbell
Rissman, Barrett, Hurt,
Donahue, McLain & Mangan, P.A.
201 E. Pine St.
15th Floor
P.O. Box 4940
Orlando, FL 32802 - 4940
O: 407 - 839 - 0120
F: 407 - 841 - 9726
E: Vance.Dawson@rissman.com



01/19/2017 13:50



01/19/2017 13:51

EXHIBIT C



City of Belle Isle BUILDING PERMIT 2018-03-074

PERMIT MUST BE POSTED ON SITE

Permit Number: 2018-03-074

Issue Date: 05/03/2018

Site Address: 2820 Nela Avenue - 32809

Parcel Number: 19-23-30-5892-00-141

Subdivision: na

Class: Residential

Description of Work: Rebuild boat dock and boat house to approved plans

Issued To: HOMEOWNER

Homeowner Phone: 407 252 8656

Name: Rosselot, Angela

Contractor License N/A

Payment Date & Method: 5 / 3 / 2018

check 2637

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

BUILDING	INSPECTOR	DATE	COMMENTS
100 Demo Final			
110 Footing			
120 Stem Wall			
130 Slab			
140 Lintel/Tie Beam			
150 Down Pour			
160 Tilt Panel			
170 Window In-progress			
180 Sheathing (wall)			
190 Sheathing (roof)			
195 Dry-in (roof/walls)			
200 Framing			
205 Drywall Nail/Screw			
210 Fire Rated Assembly			
220 Above-Ceiling			
230 Insulation			
240 Lathe			
250 Final			
260 Other			

Universal Engineering Sciences - 3532 Maggie Blvd., Orlando, FL 32811
Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

Inspection requests are to be emailed to BIDScheduling@UniversalEngineering.com; a confirmation email will be sent back to you upon scheduling. Next-Day Inspection requests must be made by 4pm. Please include the following in your request: Permit #, project address, type of inspection, date of the requested inspection, a contact name & a contact phone number. AM or PM may be requested but cannot be guaranteed. Inspection results will be sent out the following business day.



City of Belle Isle
 Universal Engineering Sciences 3632 Maggle Blvd., Orlando, FL 32811
 Tel 407-581-8161 * Fax 407-581-0313 * www.universalengineering.com

Building / Land Use Permit Application

DATE: 3/26/18

PERMIT # 20802-074

PROJECT ADDRESS 2820 Nela Avenue, Belle Isle, FL X 32812 32812

PROPERTY OWNER Angela Rosselot PHONE 407-252-8656 VALUE OF WORK (Labor & Material) \$ 11,000

PLEASE LIST THE NATURE OF YOUR PROPOSED IMPROVEMENTS

Renovate existing boathouse & completely replace roof system
Revised Plans Submitted 4-18-18 / wall, doors, siding to be removed, load bearing posts to be retained

IS = 38,624

Please provide information, if applicable.

SINGLE FAMILY RESIDENCE: 8.5"x11" Plat Survey, Plat Plan of Home and Floor Plans of New Construction/Revision

BOAT DOCK: DEP Clearance Required with Application (Call 407-897-4100); please provide a copy of their

SEPTIC SYSTEM (RESIDENTIAL): -- Provide verification of OC Health Dept approval for on-site septic tank system, per FAC Chap. 64E-Homeowners will be required to have a contractor on record for homes that are rented and/or not

Please Complete for the City of Belle Isle Zoning Review: Parcel Id Number: 19-23-30-5892-00-141

To obtain this information, please visit <http://www.ocsaflors/Searches/ParcelSearch.aspx>

SPECIAL CONDITIONS: STRUCTURES MAY NOT ENCRoACH INTO ANY EASEMENT OR REQUIRED SETBACK. Survey specific foundation plan required to show compliance with zoning setbacks. Note: this Zoning Approval **DOES NOT** comply with your Deed Restrictions. For New Single Family Residence, a Traffic Impact Plan and Seismic Impact will be assessed.

ZONING APPROVED

Date: 4/26/18 By: [Signature]

PLANNING & ZONING APPROVAL:

DATE City of Belle Isle

Wind Exposure Category: B C D X

SPRINKLERS REQ'D	Y	N	
If Required - SUBMIT COPY OF PLANS FOR FIRE			
REVIEW	Date: Sent	REQ'D	
ZONING	<input checked="" type="checkbox"/>	N	165-
CERT OF OCC	<input type="checkbox"/>	N	\$
TRAFFIC	<input type="checkbox"/>	N	\$
SCHOOL	<input type="checkbox"/>	N	\$
FIRE	<input type="checkbox"/>	N	\$
SWIMMING POOL	<input type="checkbox"/>	N	\$
SCREEN ENCLOSURE	<input type="checkbox"/>	N	\$
ROOFING	<input type="checkbox"/>	N	\$
BOAT DOCK	<input type="checkbox"/>	N	\$
BUILDING	<input checked="" type="checkbox"/>	N	265.50
WINDOW(S)	<input type="checkbox"/>	N	\$
DOOR(S)	<input type="checkbox"/>	N	\$
FENCE	<input type="checkbox"/>	N	\$
SHED	<input type="checkbox"/>	N	\$
DRIVEWAY	<input type="checkbox"/>	N	\$
OTHER	<input type="checkbox"/>	N	\$

PLEASE COMPLETE for Building Review (min. of 2 sets of signed/sealed plans required)

CONSTRUCTION TYPE R2
 OCCUPANCY GROUP Comm Res: X Single Fam Multi Fam
 #BLDG. 1 #UNITS - #STORIES 1 TOTAL SQ. FT. 1136
 MAX. FLOOR LOAD - MAX. OCCUPANCY -
 MIN. FLOOD ELEV. - LOW FLOOR ELEV. -
 WATER SERVICE - WELL - SEPTIC -

BUILDING REVIEWER zoning approval only DATE changes

VERIFIED CONTRACTOR'S LICENSE & INSURANCE ARE ON FILE 3-27-18
O/B disclosure NDCV

Per FSS 105.3.3:

An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

Republic Services is by legal contract the sole authorized provider of garbage, recycling, yard waste, and commercial garbage and construction debris collection and disposal services with the city limits of the City. Contractors, homeowners and commercial businesses may contact Republic Services at 407-293-8000 to setup accounts for Commercial, Construction Roll Off, or other services needed. Rates are fixed by contract and are available at City Hall or from Republic Services. The City enforces the contract through its code enforcement office. Failure to comply will result in a stop work order.

SEPARATE PERMITS ARE REQUIRED FOR ROOFING, ELECTRICAL, PLUMBING, GAS, MECHANICAL, SIGNS, POOLS, ENCLOSURES ETC

Case 1 of 2

157 IK
 38x4
 25
 152
 177
 68.50
 265.50

PAID

1% BC&B FEE 2.66
 1.5% DCA FEE 3.98
 TOTAL 437.14

OTHER PERMITS REQUIRED:
 ELECTRICAL Y NA
 PREPOWER Y NA
 MECHANICAL V NA
 PLUMBING V NA
 ROOFING Y NA
 GAS Y NA

check 2637
PAID
5-3-2018



Building Permit (Land Use) Application
 To be completed as required by State Statute Section 713 and other applicable sections.

PERMIT # 2018-03074

Owner's Name Angela Rosselot

Owner's Address 2820 Nela Avenue, Belle Isle, Fl. 32809

Contractor Name <u>Angela Rosselot</u>	Company Name <u>Homeowner</u>
License #	Company Address
Contact Phone/Cell <u>407-252-8656</u>	City, State, ZIP
Contact Email <u>amrhealth@aol.com</u>	Contact Fax

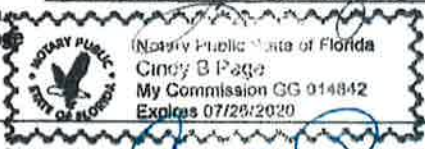
WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A notice of commencement must be recorded if job is \$2500(+) or if A/C Replacement \$7500(+) and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations (www.floridabuilding.org) and City Ordinances (www.municode.com) regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable City and/or State of Florida codes and for ordinances. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all other construction including ROOFING, ELECTRICAL, MECHANICAL, PLUMBING, GAS, SIGNS, POOLS, SCREEN ENCLOSURES, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

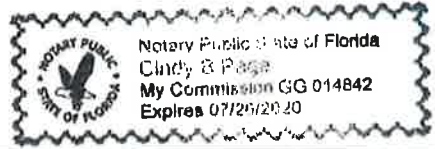
Owner Signature Angela Rosselot
 The foregoing instrument was acknowledged before me this 3/19/18
 by Angela Rosselot who is personally known to me
 and who produced _____
 as identification and who did not take an oath.

Notary as to Owner Cindy B Page
 State of Florida _____
 County of Orange _____



Contractor Signature Angela Rosselot
 COMPANY NAME _____
 The foregoing instrument was acknowledged before me this 3/19/18
 by Angela Rosselot who is personally known to me
 and who produced _____
 as identification and who did not take an oath.

Notary as to Owner Cindy B Page
 State of Florida _____
 County of Orange _____



Impervious Surface Ratio Worksheet
 Development Zoned A-1, A-2, R-1-AAA, R-1-AA, R-1-A, R-1 per
 City Code, Section 50-74: Impervious Surface Ratio

- Total Lot Area (sqft) X 0.35 = Allowable Impervious Area (BASE).
 Total Lot Area _____ X 0.35 = _____
 Allowable Impervious Area (BASE) _____
- Calculate the "proposed" impervious area on the lot. This includes the sum of all areas that do not allow direct percolation of rainwater. *Examples include house, pool, deck, driveway, accessory building, etc*
 - House _____
 - Driveway _____
 - Walkway _____
 - Accessory Buildings _____
 - Pool & Spa _____
 - Deck & Patio _____
 - Other _____
 Actual Impervious Area (AIA) _____
- If AIA is less than BASE, subtract AIA from BASE to determine the amount of impervious area that may be added without providing onsite retention.
- If AIA is greater than BASE, then onsite retention must be provided.

Assuming 7.5 inches of rainfall based on a 24hr 10 year Rain Event (TP40), the formula is: (7.5 inches rainfall/12 inches p/foot) X (result from line 4) = cubic feet of storage volume needed

EXHIBIT D







EXHIBIT E



9

Bob Francis <bfrancis@belleislefl.gov>

2820 Nela Ave - boat dock permit 2018-03-074 needs revision form submitted - By Owner Angela Rosselot

Angela Rosselot <amrhealth@aol.com>
To: SManchester@universalengineering.com
Cc: aprilfisher73@gmail.com, bfrancis@belleislefl.gov

Tue, Jul 10, 2018 at 3:03 PM

Hello Susan,
I know you are busy, so I'll make this brief.

I would like to be clear before I proceed.
It appears you are saying a revised permit application **is** necessary, I'm assuming because the inspector is going to want whatever is built to be on the plans.

Is what is required for the revision is to change the wording on the pages of the drawings where it says the walls, posts, and beams are to be retained, to reflect that walls, posts, and beams are **not** to be retained, but are to be removed and replaced, since they were not able to be salvaged?

Do those pages where changes are made need to be resealed by the engineer?

Do I only need to submit the changed pages of the plans, or all the pages?

I just want to get it right the first time, so if you could instruct me as to how the plans need to be changed and submitted, I will get it done as soon as possible.

Thank you in advance,
Angela

[Quoted text hidden]

EXHIBIT F



Bob Francis <bfrancis@belleislefl.gov>

**2820 Nela Ave - boat dock permit 2018-03-074 needs revision form submitted -
By Owner Angela Rosselot**

Susan Manchester <SManchester@universalengineering.com>

Tue, Jul 10, 2018 at 4:06 PM

To: Angela Rosselot <amrhealth@aol.com>

Cc: "aprilfisher73@gmail.com" <aprilfisher73@gmail.com>, "bfrancis@belleislefl.gov" <bfrancis@belleislefl.gov>

Hi Angela,

Seeing as this is a major change in the building structure - we need a new set of signed/sealed plans or professionally revised plans that fit the scope of work that is to be done.

[Quoted text hidden]

EXHIBIT G

Bob Francis

From: Susan Manchester <SManchester@universalengineering.com>
Sent: Tuesday, April 30, 2019 12:19 PM
To: Angela Rosselot
Cc: CobiPermits; Robyn Winters; Heidi Peacock (hpeacock@belleislefl.gov)
Subject: 2820 Nela Avenue - dock permit 2018-03-074 is expired - new permit must be applied for
Attachments: COBI Building - Land Use Permit Application.pdf; COBI Product Approval Form.pdf; COBI Roofing Permit Application.pdf; COBI Electrical Permit Application.pdf; Notice Of Commencement Form.pdf; 2820 Nela Ave - boat dock permit 2018-03-074 needs revision form submitte... (148 KB)

Hello Angela,

As per the attached email I contacted you last July to advise that your dock permit 2018-03-074 needed a revision applied for since the remaining three walls proved to be unsalvageable. This in turn required that new plans be drawn and a revision applied for before we could start the inspection process. No revision has been applied for and therefore this permit expired in October 2018.

Please find the app attached to apply for a new building permit for the dock. I have also attached the necessary roof permit app and the product approval form for the shingles. You will also need to apply for a new NOC as the one originally submitted is expired as well. This dock will also need an electrical permit. I have attached the electrical permit application.

Thank you,

Susan Manchester

Permit Administration for the City of Belle Isle
Building Inspections and
Code Compliance Department
407-423-0504 X23309 or 407-581-8161 option permits
E-mail: smanchester@universalengineering.com
Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.

3532 Maggie Blvd. | Orlando, FL 32811
Tel: (407) 423-0504 | Fax: (407)-423-3106

Bob Francis

From: Susan Manchester <SManchester@universalengineering.com>
Sent: Tuesday, April 30, 2019 12:06 PM
To: Robyn Winters; Heidi Peacock
Cc: CobiPermits
Subject: RE: 2820 Nela Avenue - dock permit 2018-03-074
Attachments: COBI Building - Land Use Permit Application.pdf; COBI Product Approval Form.pdf; COBI Roofing Permit Application.pdf; COBI Electrical Permit Application.pdf; Notice Of Commencement Form.pdf

Thank you Robyn! She needs to re-apply with the new plans and then once the permit is paid for and issued we can come out to do the final inspections if the work is completed. She also needs an electrical permit and a roof permit as well as the building permit. She will also need a new NOC as her other one is expired.

I can forward this info to Angela directly if you like. I have her email address.

Thank you,

Susan Manchester

Permit Administration for the City of Belle Isle
Building Inspections and
Code Compliance Department
407-423-0504 X23309 or 407-581-8161 option permits
E-mail: smanchester@universalengineering.com
Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.
3532 Maggie Blvd. | Orlando, FL 32811
Tel: (407) 423-0504 | Fax: (407) 423-3106

From: Robyn Winters [<mailto:rwinters@belleislefl.gov>]
Sent: Tuesday, April 30, 2019 12:00 PM
To: Heidi Peacock <hpeacock@belleislefl.gov>
Cc: Susan Manchester <SManchester@universalengineering.com>
Subject: Re: 2820 Nela Avenue - dock permit 2018-03-074

I knew she had a permit, but when I drove by all I could see (limited view) is framing and no other work being done. I was wondering where she is in the process because we've had a resident call and is concerned it's not getting finished. I've put a call into Angela for status.
Thanks.

On Tue, Apr 30, 2019 at 10:44 AM Heidi Peacock <hpeacock@belleislefl.gov> wrote:

----- Forwarded message -----

From: **Susan Manchester** <SManchester@universalengineering.com>

Date: Tue, Apr 30, 2019 at 10:03 AM

Subject: RE: 2820 Nela Avenue - dock permit 2018-03-074

To: Heidi Peacock <hpeacock@belleislefl.gov>

Cc: CobiPermits <CobiPermits@universalengineering.com>

Hello Heidi,

FYI – this is Angela Rosselot’s dock. If you recall – she has an old enclosed boat house on the dock which are no longer allowed in Belle Isle. She submitted an app to rehab the boat house along with product approvals for new windows and doors back in 2017 and April denied it. She then re-applied in 2018. The permit packet is attached. As you can see – she was supposed to remove the walls, doors and siding on one side of the structure as part of the contingency of the revised approval. This is probably why she has not had any inspections because the structure is probably still fully enclosed on all sides. The plans still show an enclosed structure at the end but it is noted that one side will be removed. I think they allowed three sides to stay up as long as one side came down so technically it was no longer “enclosed”. Page A4 of the plans (page 16 of the PDF) has it typed in on the page that the wall, doors and siding are to be removed on the **east elevation** and the load bearing posts to be retained. I also wrote this on the app so that the contingencies of the revised approval were clear.

Thank you,

Susan Manchester

Permit Administration for the City of Belle Isle

Building Inspections and

Code Compliance Department

407-423-0504 X23309 or 407-581-8161 option permits

E-mail: smanchester@universalengineering.com

Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.

3532 Maggie Blvd. | Orlando, FL 32811

Tel: (407) 423-0504 | Fax: (407-423-3106

From: Heidi Peacock [mailto:hpeacock@belleislefl.gov]
Sent: Tuesday, April 30, 2019 8:20 AM
To: CobiPermits <CobiPermits@universalengineering.com>
Subject: 2820 Nela Avenue

Good Morning :)

Did this boat dock receive a final inspection and pass?

--

Heidi Peacock

City of Belle Isle

1600 Nela Avenue

Belle Isle, FL 32809

Office 407-851-7730

Fax 407-240-2222

hpeacock@belleislefl.gov

--

Heidi Peacock

City of Belle Isle

1600 Nela Avenue

Belle Isle, FL 32809

Office 407-851-7730

Fax 407-240-2222

hpeacock@belleislefl.gov

EXHIBIT H



Bob Francis <bfrancis@belleislefl.gov>

Boat House

Bob Francis <bfrancis@belleislefl.gov>
To: Angela Rosselot <amrhealth@aol.com>

Tue, Sep 17, 2019 at 11:39 AM

Angela - Good Morning. The permit for your boat house has expired. I know that Susan Manchester from Universal tried many times to contact you regarding the expiration of your dock permit. She has yet to receive an answer. Since your permit expired, a new permit will not be issued for the same project as the boat house cannot be rebuilt as it was. The boat house is a non-conforming structure according to the Belle Isle Municipal Code. As such, Section 48-34 (c) of the code states, in part: "However, when a grandfathered dock is damaged or requires any maintenance or repairs, the costs of which equal or exceed 75 percent of the then current cost to reconstruct the dock, such maintenance or repair shall not be permitted unless the dock is brought into compliance with the current regulations under this article and any other relevant city regulation."

The City has made the determination that your boat house falls within this parameter and therefore, based on the condition of the sides of the boat house in the pictures, it appears that the degree of damage/disrepair would fall into the 75% or more of assessed value. Because it is a repair and not maintenance, the provisions of Sec. 48-34 (c) apply which means sides can not be added to the structure. The repair is required to be in compliance with current code requirements, which do not allow sides or walls on docks. Section 48-32 (c) (3) states, in part, that: "No structure having enclosed sidewalls shall be permitted on any dock."

You may apply for a variance through the Planning & Zoning Board under the guidance outlined in Section 48-33 of the municipal code.

Also you will be receiving a letter stating that you must remove the current structure as it is considered in violation of the municipal code for a nuisance. Once you receive this letter, there will be instructions for you to review if you want to appeal this decision.

If you have any questions, please do not hesitate to contact me. Thank you.
Sincerely,

Bob

Bob Francis, ICMA-CM
City Manager
City of Belle Isle, FL

1600 Nela Ave.
Belle Isle, FL 32809
(407) 851-7730 (O)
(407) 450-6272 (C)
bfrancis@belleislefl.gov

EXHIBIT I



Bob Francis <bfrancis@belleislefl.gov>

Docks at 2495 Trentwood and 2820 Nela

Sheila Cichra <sheilacichra@gmail.com>

Tue, Sep 17, 2019 at 11:42 AM

To: Bob Francis <bfrancis@belleislefl.gov>, Marc Ady <mady@sfwmd.gov>

Sheila - Good Morning. It has been some time since we last were in contact. Since you are doing, or have done, work on these two docks, I wanted to contact you directly. Both docks had expired permits on them. At least one, 2495 Trentwood, renewed his permit, but it was only for the roof and dock. There was no permit issued for the boat house. It has been determined that the property owner cannot put the boat house back the way it was because the costs of which equal or exceed 75 percent of the then current cost to reconstruct the dock; therefore the dock must be brought into compliance with the current regulations under this article and any other relevant city regulation. The current regulation does not allow for the boat house to have sides.

We applied for a permit to replace the boathouse *roof only* and to re-deck the dock. To my knowledge, Marc Ady is not planning to replace the boathouse walls, but I have CC'd him here.

Marc, please respond asap?

As for the boat house at 2820 Nela, this permit is expired also and attempts by Universal to contact Angela have gone unanswered. Since the current permit is expired, then this project also must conform to the current regulations and no enclosed boat house will be allowed. The City will be issuing a notice of violation for the shell that is there now to be removed. If it is not complied with, then the City has the right to take down the structure to the dock.

I have lost touch with this client, as well. I will try to email her, but I guess my response to this issue would be ... do what you gotta do.



Again, you may, or may not, have any connection with these two projects, but I did want to reach out to you to let you know that if you did, both have to now be re-built according to the current code. Thank you. Bob

Happy to help in any way that I can!

[Quoted text hidden]

Sec. 48-34. - Dock maintenance and repair and minor modifications.

- (a) *Dock maintenance and repair, responsibility of property owner.* The owner of property on which a dock is located is responsible for maintaining a dock in safe and useable condition. Every dock and associated structures shall remain adequately supported, not create debris or obstructions, and shall be maintained in sound condition and good repair, so as to prevent negative impact on adjacent properties or waterway use and recreation.
- (b) *Maintenance and repair of docks.* When maintenance and repair of docks involves the repair or replacement of pilings or other portions of the dock at or below the water surface, or of any roofed structure, the permit holder shall submit an application for a permit pursuant to section 48-31 of this article. Maintenance or repair of the deck surface of a dock that does not involve activity at or below the water surface, or of any roofed structure, is allowed without notice or permit, except that all such maintenance and repair activities must maintain the original design and original footprint of the dock and structures located on such dock or associated therewith.
- (c) *Nonconforming "grandfathered" docks.* A dock that was duly permitted and authorized by the county when under county jurisdiction, or duly permitted and authorized by the city under and that complied with a previous version of the city's dock regulations, which dock does not conform with the city's current dock regulations under this article, shall be considered a "grandfathered" dock and shall be an authorized legally non-conforming structure. Except for maintenance and repair activities allowed by this article, the expansion or modification of a legally non-conforming (or "grandfathered") dock is not permitted except in situations where: (i) the dock is brought into conformance with the then current dock regulations of this article, or (ii) the city determines that the dock will be modified in such a way as to substantially decrease or mitigate the dock's non-conformity with the current dock regulations of this article. However, when a grandfathered dock is damaged or requires any maintenance or repairs, the costs of which equal or exceed 75 percent of the then current cost to reconstruct the dock, such maintenance or repair shall not be permitted unless the dock is brought into compliance with the current regulations under this article and any other relevant city regulation.
- (d) *Minor modifications to permitted docks.* Minor modifications to all existing docks must be approved by the city. The applicant must submit a request for the proposed deviation change or modification to the original site plan to the city manager for

Sec. 48-31. - Application process.

- (a) *Permit and review.* Any person desiring to construct a new dock, repair an existing non-conforming dock or add to an existing dock, regardless of whether it is made of wood or another material, within the city shall first apply for a permit to the city. The city shall determine for a pre-existing dock, whether a permit for repair is necessary under section 48-34 below. The city shall review the application for completeness and sufficiency as to whether all data, documentation, and materials required herein are provided and shall contact the applicant if the application fails to meet any of the requirements set forth in this section. After an application has been deemed complete and sufficient by the city, the city shall perform a site review of the proposed dock location.
- (1) *City's administrative review fees.* Application fees shall be in accordance with the city fee schedule. The administrative review fee does not include the city building permit's processing fee.
 - (2) *Application.* The applicant shall submit a completed city dock application, a survey and five sets of plans showing the proposed dock. The application shall be available in the city hall office.
 - (3) The survey of the property, performed within the last three years, shall be a boundary survey signed and sealed by a surveyor holding a current license with the state and certifying to the applicant and the city accuracy of the information listed below. A survey greater than three years old may be submitted if it includes an affidavit by the owner stating there is no change to the information in the survey.
 - a. Lot lines or boundaries of the upland area;
 - b. Location, date and elevation of the edge of water;
 - c. Location of any wetlands vegetation both upland or aquatic;
 - d. Any fences, docks, bulkheads, seawalls, ramps, buildings, paths or walkways or any structure on the upland and lake area;
 - e. The NHWC line across the property;
 - f. The location of elevation 79.5 (NAVD 1988) of the lake bottom within ten feet of the proposed dock;
 - g. The location of elevation 80.0 (NAVD 1988) contour of the lake bottom within ten feet of the proposed dock.

- (4) The plans shall include a scale drawing(s) signed and sealed by a professional licensed professional engineer or architect and accompanied by five copies that provide accurate information as to each of the following elements:
 - a. An arrow indicating the northerly direction and an indication of the scale to which the drawing was prepared. All drawings must be drawn utilizing an industry standard engineering scale;
 - b. The dimensions of the property, and the length and location of the proposed dock, or dock addition, as measured from the NHWC to the point most waterward of the NHWC, and identify the licensed contractor who will be installing or constructing the improvements;
 - c. The exact distance between the shoreward end of the proposed dock and two permanent objects (e.g., house, tree) to be used as reference points;
 - d. The exact distance of setbacks from adjacent property lines and projected property lines to the nearest portion of the proposed dock and mooring area, and an approximation of the distance from the closest dock on each side of the property;
 - e. The deck and roof elevation of the proposed dock, boathouse or other structure connected to the dock;
 - f. Location of any water lines, electrical outlets or sources, hose bibs;
 - g. All items of the survey in subsection (3) above; and
 - h. Location of lifts, hoists, mooring pilings and mooring areas of any boat.
 - (5) *Building permit.* Following the approval by the city of a dock application, the applicant is also required to obtain a building permit from the city building department prior to commencing construction. In the event electricity is run to the dock, the proper electrical permit must also be obtained from the city building department.
 - (6) Each dock length will be measured perpendicularly from the NHWC to the most waterward point on the dock. A distance from two fixed objects or structures on each lot shall be referenced on the dock permit application plans.
- (b) *Commencement and completion of construction.* All construction must be commenced, or completed, or both, within the guidelines established by the city building department. The applicant is responsible for all fees associated with the procurement of the necessary permits.

(c) The approved permit is valid for one year from the date of the application.

(Ord. No. 18-04, § 2, 6-5-2018)

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.
 - (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);
 - b. 15 feet lakeward of the point where the lake bottom has an elevation of 80 (NAVD 88); or
 - c. 40 feet from the NHWC.
 - (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
 - (4) *Height.* Except for floating docks, the minimum height of dock decks shall place them one foot above the NHWE 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.
 - (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.
 - (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.

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

(b) *Dock or boathouse on canal lot :*

EXHIBIT J

- (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 platted and accepted by the city under the premise that these lots would serve as lake access for the residents of the associated parcel.
- (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.
- (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.
- (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.

(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.
- (2) *No flat roofs.* Minimum roof pitch (slope) is 2:12; maximum roof pitch (slope) is 5:12.
- (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.
- (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.
- (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.
- (6)

EXHIBIT K

Sec. 10-31. - Declaration of a public nuisance.

- (a) *Property maintenance.* The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life, or stagnant water, rubbish, debris, trash and all other unsanitary matter upon any lot, tract or parcel of land within this city to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare or may reasonably cause disease, or adversely affects or impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance and unlawful.
- (b) *Structure maintenance.* The existence of a primary or accessory structure, swimming pool, boat dock, fence, wall or other building, structure or improvement which is in disrepair, deteriorated, or dilapidated; or may reasonably cause disease; or threatens or endangers the public health, safety or welfare; or adversely affects or impairs the economic welfare of properties in the area is hereby prohibited and declared to be a public nuisance.
- (c) *Serious and immediate threats.* The following conditions are deemed to be serious and immediate threats to the public health, safety or welfare and are hereby prohibited and declared to be a public nuisance, requiring correction within 48 hours:
- (1) The existence of dead or damaged trees or of any building, structure or other improvement in a state of such disrepair, deterioration or dilapidation so as to pose a serious and immediate threat of injury or damage to persons or property in the near vicinity of such tree, building, structure or improvement is hereby prohibited and declared to be a public nuisance.
 - (2) The existence of graffiti on any public or private property, real or personal. "Graffiti" means the unauthorized writing, painting, marking, marring, drawing, defacing or etching of any inscription that has been placed upon any surface through the use of paint, ink, dye, indelible marker, or any other substance capable of marking property which is not water soluble or through the use of any implement that can be used to deface, mar or etch on property.
 - (3) The existence of any commercial dumpster left uncovered or unscreened as required by section 24-42 of this Code.

(Code 1980, § 6-1; Ord. No. 92-3, 1-21-1992; Ord. No. 94-1, 4-5-1994; Code 1991, § 6-1; Ord. No. 03-

EXHIBIT L



CITY OF BELLE ISLE FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 15, 2019

Certified Receipt: 7018-1130-0001-3808-6001

Property Address: 2820 Nela Avenue
Belle Isle, FL 32809-6175

Property Owner: Angela M. Rosselot
2820 Nela Avenue
Belle Isle, FL 32809-6175

Parcel I.D.: 19-23-30-5892-00-141

Violation(s)

LDC Chap 48, ART II, Sec 48-34(a) – Boat Docks – Dock maintenance & repair – the owner of the property on which a dock is located in responsible for maintaining a dock in safe and useable condition. Every dock and associated structures shall remain adequately supported, not create debris or obstructions, and shall be maintained in sound condition and good repair, so as to prevent negative impact on adjacent properties or waterway use and recreation.

Existing boat dock is incomplete and is not in usable, sound condition and not maintained in good repair. Building permits have expired and need to be renewed and work completed on boat dock by compliance date in order to avoid further code enforcement action.

Compliance Date: December 15, 2019

Dear Property Owner:

The property listed above has been issued a Notice of Violation of one or more city ordinances. Tax records show that you are the owner of record of this property. Florida statutes state that the property owner is responsible for violation(s) that occur on their property. The violation(s) and date for compliance are stated on the attached notice. If the violation(s) are not in compliance by the specified date, it will be necessary to schedule this matter to be heard by the City of Belle Isle Code Enforcement Special Magistrate.

Florida Statute 162.09 states that "fines imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation. If the Special Magistrate finds the violation to be irreparable or irreversible in nature it may impose a fine not to exceed \$5,000 per violation."

In all cases presented to the Code Enforcement Special Magistrate, the City will request the Special Magistrate impose an administrative cost of \$ 100.00. It is in your best interest to resolve this violation(s) prior to being summoned to the meeting.

Please contact me with any questions or concerns you may have.

Sincerely,

Robyn Winters
Code Enforcement Officer
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809
407-851-7730



NOTICE OF VIOLATION CERTIFIED RECEIPT

7018 1130 0001 3808 6001

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.08
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Postmark: PINE CASTLE FL NOV 15 2015
USPS 32809-9998

Service
Street **Angel M. Rosselot**
City **2820 Nela Avenue**
City **Belle Isle, FL 32809-6175**

PS See Reverse for Instructions

2820 Nela - NOV - Boat Deck

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: Angel M. Rosselot 2820 Nela Avenue Belle Isle, FL 32809-6175	B. Received by (Printed Name) Angela Rosselot
2. Article Number (Transfer from service label) 7018 1130 0001 3808 6001	C. Date of Delivery 11-26-19
	D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No
	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)
	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



CITY OF BELLE ISLE FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: November 15, 2019

Property Address: 2820 Nela Avenue
Belle Isle, FL 32809-6175

Property Owner: Angela M. Rosselot
2820 Nela Avenue
Belle Isle, FL 32809-6175

Parcel I.D.: 19-23-30-5892-00-141

Violation(s)

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In all cases presented to the Code Enforcement Special Magistrate, the City will request the Special Magistrate impose an administrative cost of \$ 100.00. It is in your best interest to resolve this violation(s) prior to being summoned to the meeting.

Please contact me with any questions or concerns you may have.

Sincerely,

A handwritten signature in cursive script that reads "Robyn Winters".

Robyn Winters
Code Enforcement Officer
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809
407-851-7730



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

AFFIDAVIT OF FIRST CLASS MAIL

CITY OF BELLE ISLE, FLORIDA
(Petitioner),

vs **Angel M. Rosselot**
2820 Nela Avenue
Belle Isle, FL 32809-6175

(Respondent)

Re: Code Violation(s) at 2820 Nela Avenue, Belle Isle, FL 32809-6175

Parcel ID: 19-23-30-5892-00-141

I, **Robyn Winters**, Code Enforcement Officer for the City of Belle Isle, Florida, being duly sworn and deposed say:

- 1) That I am employed by the City of Belle Isle Code Enforcement Department.
- 2) That pursuant to Florida Statute 162.12(1)(a), on November 15, 2019, an letter, notice of violation and pictures, were sent to the property owner at:

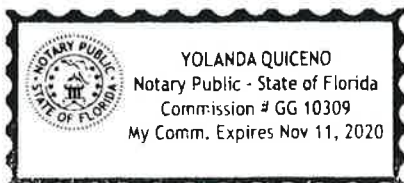
Angel M. Rosselot
2820 Nela Avenue
Belle Isle, FL 32809-6175

DATED this 15th day of November 2019


Robyn Winters - Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of November 2019, by Robyn Winters, Code Enforcement Officer for the City of Belle Isle, Florida and who is personally known to me.



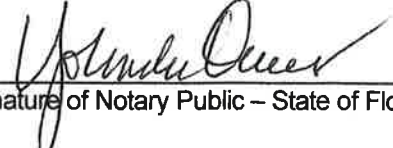

Signature of Notary Public – State of Florida

EXHIBIT M



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

Date: January 8, 2020

NOTICE OF PUBLIC NUISANCE

NAME OF OWNER: Angela M. Rosselot
ADDRESS OF OWNER: 2820 Nela Avenue
Belle Isle, FL 32809-6175

Our records indicate that you are the owner(s) of the following property in the City of Belle Isle, Florida:

2820 Nela Avenue
Belle Isle, FL 32809-6175
Parcel I.D. – 19-23-30-5892-00-141


An inspection of this property discloses, and it has been found and determined, that a public nuisance exists thereon so as to constitute a violation of the Code of the City of Belle Isle (LDC Chap 48, ART II, Sec 48-34(a)) in that:

- **Dock maintenance & repair – the owner of the property on which a dock is located is responsible for maintaining a dock in safe and useable condition. Every dock and associated structures shall remain adequately supported, not create debris or obstructions, and shall be maintained in sound condition and good repair, so as to prevent negative impact on adjacent properties or waterway use and recreation. Construction of boat dock has not been completed and permits are now expired.**

You are hereby notified that unless the condition above described is remedied within thee (10) days from the date hereof the City will remedy this condition Which may include, **but is not limited to, demolition of boat dock**, and the cost of the work plus a charge equal to 10 percent of the cost of the work to cover city administrative expenses will be assessed to the property owner. If not paid within 30 days after receipt of billings, the invoice amount, plus advertising costs, will be imposed as a lien on the property.

Within ten (10) days of the date hereof, you may make a written request to the City Council of the City of Belle Isle for a hearing before that body for the purpose of showing that the above listed condition does not constitute a public nuisance.

CITY OF BELLE ISLE


Robyn Winters
City of Belle Isle, Code Enforcement Officer


Bob Francis
City Manager



NOTICE OF PUBLIC NUISANCE CERTIFIED RECEIPT

701A 1130 0001 3808 8043

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fees appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.40
Total Postage and Fees	\$ 4.90
Sent to: Street Angela M. Rosselot City 2820 Nela Avenue Belle Isle, FL 32809-6175	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

PINE CASTLE
ORLANDO FL
JAN 08 2008
USPS 32809-9998



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

AFFIDAVIT OF FIRST CLASS MAIL

CITY OF BELLE ISLE, FLORIDA
(Petitioner),

vs

(Respondent)

**Angela M. Rosselot
2820 Nela Avenue
Belle Isle, FL 32809-6175**

Re: Code Violation(s) at 2820 Nela Avenue, Belle Isle, FL 32809-6175

Parcel ID: 19-23-30-5892-00-141

I, **Robyn Winters**, Code Enforcement Officer for the City of Belle Isle, Florida, being duly sworn and deposed say:

- 1) That I am employed by the City of Belle Isle Code Enforcement Department.
- 2) That pursuant to Florida Statute 162.12(1)(a), on January 8, 2020, an Notice of Public Nuisance pictures was sent to the property owner at:

**Angela M. Rosselot
2820 Nela Avenue
Belle Isle, FL 32809-6175**

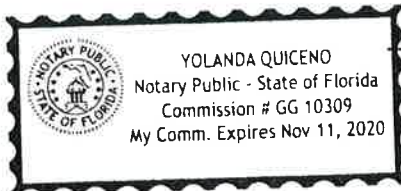
DATED this 8th day of January 2020

Robyn Winters

Robyn Winters - Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8th day of January 2020, by Robyn Winters, Code Enforcement Officer for the City of Belle Isle, Florida and who is personally known to me.



Yolanda Quiceno

Signature of Notary Public – State of Florida

01/08/2020 13:54

 **CITY OF BELLE ISLE,
FLORIDA**
10000 N. W. 10th Avenue
Miami, Florida 33150
Phone: 305.457.1234
Fax: 305.457.1235

URGENT NOTICE

DATE: January 8, 2020

TO: ALL CITY EMPLOYEES

FROM: JIM BROWN, Mayor

SUBJECT: COVID-19

The following information is for your information. As of January 8, 2020, the City of Belle Isle has received information from the Florida Department of Health regarding the COVID-19 outbreak. The Florida Department of Health has advised that the COVID-19 outbreak is a public health emergency and that the City of Belle Isle should take immediate action to protect the health and safety of its employees and the community.

The City of Belle Isle has implemented the following measures to protect the health and safety of its employees and the community:

- All City employees are required to wear face masks in public places.
- All City employees are required to avoid close contact with others.
- All City employees are required to avoid public places.
- All City employees are required to avoid public places.

The City of Belle Isle is committed to the health and safety of its employees and the community. We will continue to monitor the situation and take additional measures as needed.

Jim Brown
Mayor

John A. Brown
City Manager





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2820 Nela Ave < 19-23-30-5892-00-141 >

Name(s)	Physical Street Address
Rosselot Angela M	2820 Nela Ave
Mailing Address On File	Postal City and Zipcode
2820 Nela Ave	Orlando, Fl 32809
Belle Isle, FL 32809-6175	Property Use
Incorrect Mailing Address?	0130 - Sfr - Lake Front
	Municipality
	Belle Isle



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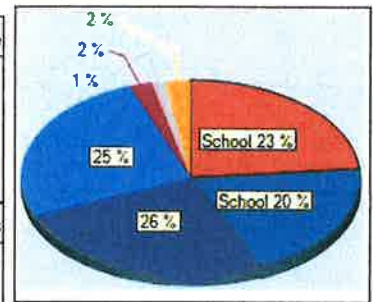
Historical Value and Tax Benefits

Has Homestead in 2020

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2019	\$315,000	+ \$318,081	+ \$15,200 =	\$648,281 (5.1%)	\$508,111 (1.9%)
2018	\$315,000	+ \$261,490	+ \$40,200 =	\$616,690 (6.4%)	\$498,637 (2.1%)
2017	\$315,000	+ \$257,572	+ \$40,200 =	\$612,772 (3.4%)	\$488,381 (2.1%)
2016	\$300,000	+ \$252,578	+ \$40,200 =	\$592,778	\$478,336

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2019	\$25,000	\$25,000	\$0	\$140,170	\$3,050
2018	\$25,000	\$25,000	\$0	\$118,053	\$2,704
2017	\$25,000	\$25,000	\$0	\$124,391	\$2,841
2016	\$25,000	\$25,000	\$0	\$114,442	\$2,719

2019 Tax Breakdown



2019 Taxable Value and Certified Taxes

TAX YEAR | 2019 • 2018 • 2017 • 2016

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$508,111	\$25,000	\$483,111	3.8610 (-4.69%)	\$1,865.29 23 %
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Lake Conway Mstu	\$508,111	\$50,000	\$458,111	0.4107 (0.00%)	\$188.15 2 %
			16.9724		\$7,952.96

2019 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$245.64	\$245.64
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$110.00	\$110.00
				\$355.64

2019 Gross Tax Total: \$8,308.60

2019 Tax Savings Tax Savings

Your property taxes without exemptions would be: \$11,002.88
 Your ad-valorem property tax with exemptions is: - \$7,952.96
Providing You A Savings Of: = \$3,049.92



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Owner(s)	Property Address	Homestead	Parcel ID
ROSSELOT ANGELA M	2820 NELA AVE	Yes	19-23-30-5892-00-141

NOTICE OF VIOLATION

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

ADDRESS: 2820 Nela Ave

N.O.V. ISSUE DATE: 11-15-2019

COMPLIANCE DATE: 12-15-2019

(And must thereafter remain in compliance)

ISSUED BY: J. Hinters

PHONE #: 407-851-7730

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

Landscaping - CC Chap 10, ART V, Sec 10-153(a)(1)

The accumulation of rank growth of weeds, grass, invasive species, trees, plants or undergrowth in the condition that may serve to communicate fire or serve as a breeding place or harbor insects, rodents, snakes, vermin or other pests is prohibited.

Trash & Debris - CC Chap 10, ART V, Sec 10-152(a)

All exterior property and premises must be maintained in a clean, safe, and sanitary condition. All exterior property shall be free from any accumulation or rubbish or garbage.

Outdoor Storage - CC Chap 10, ART V, Sec 10-158

No outdoor storage will be permitted on any residential property. Items considered outdoor storage are materials not customarily stored outdoors and are visible from any public street, sidewalk, alley or from the ground level of abutting properties.

Fences - CC Chap, ART V, Sec 10-152(h)

Fences shall be kept in good repair, free from holes, cracks, breaks, loose or rotting material mildew, mold or rust.

Exterior Structures - CC Chap 10, ART V, Sec 10-154(b)(1)

All exterior surfaces, including, but not limited to, doors, door & window frames, porches, trim, fences, and walls shall be maintained in good condition.

Swimming Pools

- **CC Chap 10, ART V, Sec 10-156** - Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, in good repair, and shall be kept free of discoloration of the water, algae growth and insect infestation.
- **LDC Chap 50, ART IV, Sec 50-102(d)(2)** - Enclosure requirements - each pool shall be enclosed by a barrier fence at least four feet in height. A screen enclosure pursuant to subsection (a)(6) of this section may be substituted for the barrier fence.

Stormwater - CC Chap 10, ART IV, Sec 10-91(3)

Dumping of lawn clippings, leaves, branches, silt, construction material, direct dumping of soil that obstruct storm water flow is prohibited.

Building Permits - LDC Chap 54, ART I, Sec 54-1

Building permits shall be required for all construction work within the city and obtained from city hall prior to commencing work.

Tree Removal - LDC Chap 48, ART III, Sec 48-63(d)

No tree shall be removed from any developed property and no land clearing for development shall occur in the city without the owner first obtaining a permit from the city. All commercial tree removal services must be registered with the city before commencing work.

Boat Docks - LDC Chap 48, ART II, Sec 48-34(a)

Dock maintenance & repair - The owner of property on which a dock is located is responsible for maintaining a dock in safe and useable condition.

Vehicle Parking - CC Chap 30, ART III, Sec 30-73

Any motor vehicle when parked in the front yard of a residential property shall be parked on the driveway or on a surface specifically prepared for parking. No vehicle shall be permitted to be parked on the right-of-way between the edge of the street and private property lines within residential areas.

Vehicle Sales - CC Chap 30, ART III, Sec 30-79

No motor vehicle, RV, watercraft or utility trailer shall be parked on any residential property within the city for the purpose of displaying the vehicle for sale without a permit issued by the city. A city issued "for sale" sign shall be displayed on vehicle being sold.

Abandoned/Wrecked/Junked Vehicles - CC Chap 30, ART II, Sec 30-31

No person shall park, store, leave, or permit the parking, storing or leaving of any vehicle of any kind which is an abandoned, wrecked, dismantled, partially dismantled, severely rusted, inoperative, derelict or junked condition upon any public or private property within the city unless enclosed within a building or parked inside a carport. No vehicle can be parked or stored without a valid registration/tag.

Trailers, Rv's, Watercraft - CC Chap 30, ART III, Div 2, Sec 30-133

No recreational vehicle or utility trailer shall be parked, stored or kept in the front yard of any property. Watercraft may be stored in front of property and are subject to the following restrictions: not to exceed 25 feet in length, must be on a watercraft trailer and parked on a prepared surface constructed of concrete pavers, asphalt, gravel or mulch. Only 1 watercraft unit/trailer may be kept in the front yard.

Commercial Vehicles - CC Chap 30, ART III, Div 2, Sec 30-102

The parking of commercial vehicles or construction equipment on private or public property is prohibited within the city, except in the case of deliveries or labor services being performed, or a public utility vehicle that is kept by an employee of such utility for emergency purposes; this includes electric power, gas, water, sewer, telephone and cable television. A commercial vehicle is defined as having total signage exceeding 4 square feet, length greater than 21 feet, height exceeding 10 feet, gross weight more than 10,000 lbs, external tool or equipment racks, vehicles marked and used for transporting passengers such as taxi cabs, limousines or shuttle vans.

Occupational License - CC Chap 28, ART IV, Sec 28-91

Occupational license is required to engage in business within the city limits.

Numbering of Buildings - CC Chap 6, ART II, Sec 6-31

All buildings within the city shall have address number affixed to building or structure visible from the street.

Rental Registrations - CC Chap 7, Sec 7-26

An annual license issued by the city clerk shall be required for any owner of residential property to rent or lease, or offer to rent or lease, any residential dwelling in the city.

Portable Storage Units (PODS) - LDC Chap 50, ART IV, Sec 50-102(e)

A permit is required for the placement of a portable storage unit on residential property. (after 72 hours of placement)

Watering - CC Chap 32, ART II, Sec 32-31(c)

Watering permitted only on designated days per St. Johns River Water Management
Daylight Savings Time:

Odd Number Addresses - Wed & Sat/Even Number Addresses - Thur & Sunday

Eastern Standard Time:

Odd Number Addresses - Saturday only/Even number addresses-Sunday only

OTHER/DETAILS

Boat dock needs to be completed construction. Permits to be required prior to commencing work. All work needs to be completed by compliance date (12/15/19)



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2820 Nela Ave < 19-23-30-5892-00-141 >

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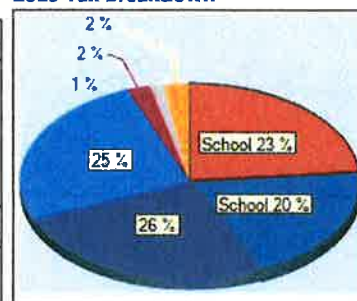
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Owner(s)	Property Address	Homestead	Parcel ID
ROSSELOT ANGELA M	2820 NELA AVE	Yes	19-23-30-5892-00-141

EXHIBIT N

105.4 Conditions of the permit

105.4.1 Permit intent

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1

If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2

If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3

Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4

The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

EXHIBIT O

Sec. 10-34. - Removal of nuisance by city.

If within the time provided by the notice after the mailing, servicing or posting of the notice no hearing has been requested and the condition described in the notice has not been remedied, the city manager shall cause the condition to be remedied by the city at the expense of the property owner. If a hearing has been held and has concluded adversely to the property owner, the city manager may cause the condition to be remedied by the city at the expense of the property owner unless the city council otherwise directs.

(Code 1980, § 6-4; Ord. No. 88-2, § 6.4, 1-19-1988; Code 1991, § 6-4; Ord. No. 03-06, § 2, 3-4-2003)