

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.