



City of Belle Isle  
 1600 Nela Avenue, Belle Isle, FL 32809  
 Tel 407-851-7730 \* Fax 407-240-2222 \* [www.belleislefl.gov](http://www.belleislefl.gov)  
**Variance and Special Exception Application**

# 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 <a href="mailto:pablo.rosemberg@yahoo.com">pablo.rosemberg@yahoo.com</a>	OWNER'S EMAIL <a href="mailto:pablo.rosemberg@yahoo.com">pablo.rosemberg@yahoo.com</a>			
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"> <li>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.</li> <li>By applying, I authorize the City of Belle Isle employees and members of the P&amp;Z Board to enter my property during reasonable hours to inspect the area to which the application applies.</li> <li>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.</li> </ul>				
APPLICANTS SIGNATURE		OWNER'S SIGNATURE		
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER <span style="font-size: 1.2em; color: blue;">2026-02-023</span>	DATE OF HEARING <span style="font-size: 1.2em; color: blue;">3-24-2026</span>

## 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.



- 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  
Belle Isle Police Department**

**407-851-7730  
407-240-2473**

[www.belleislefl.gov](http://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:**

<p>*Standards of Variance Justification</p>	<p>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.</p>
<p>Special Conditions and/or Circumstances Section 42-64 (1) d</p>	<p>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. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?</b> <b>WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b></p>
<p>Not-Self- Created Section 42-64 (1) e</p>	<p>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. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b></p>
<p>Minimum Possible Variance Section 42-64 (1) f</p>	<p>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. <b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?</b> <b>LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</b></p>
<p>Purpose and Intent Section 42-64 (1) g</p>	<p>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. <b>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).</b></p>

**\*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**

**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	
				<b>Total Millage:</b> 16.7973	<b>Subtotal:</b> \$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				
					<b>Subtotal:</b> \$445.40	
<b>Combined Total of Ad Valorem Taxes &amp; Non-Ad Valorem Assessments:</b>					<b>\$6,297.19</b>	

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
<b>Nov 30, 2025</b>	\$6,045.30
<b>Dec 31, 2025</b>	\$6,108.27
<b>Jan 31, 2026</b>	\$6,171.25
<b>Feb 28, 2026</b>	\$6,234.22
<b>Mar 31, 2026</b>	\$6,297.19

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

**NOTICE ONLY - DO NOT PAY**



6-108800

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



Name

3714 Quanda Cir Belle Isle Fl

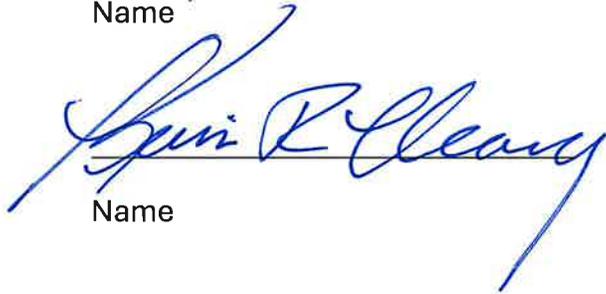
Address



Name

3633 Waters Edge Dr  
Belle Isle 32812

Address



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**

<b>Description</b>	<b>Date Built</b>	<b>Units</b>	<b>Unit Price</b>	<b>XFOB Value</b>
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 (ft) x 57.44 ft (littoral length) = 574.4 sq-ft

Allowable Sq-footage of deck = 574.4 sq-ft

Total square footage of dock including boat slip area = 24.33' x 27.5' = 669.2 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)

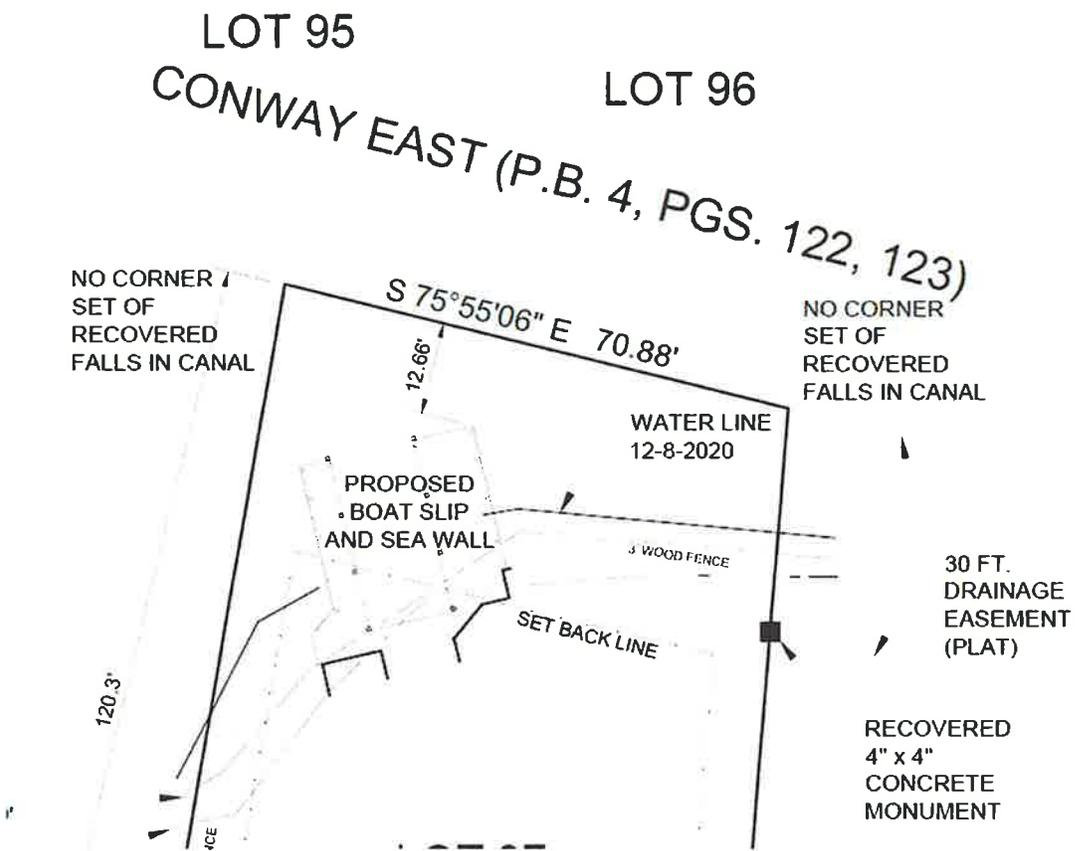


Figure: 1

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

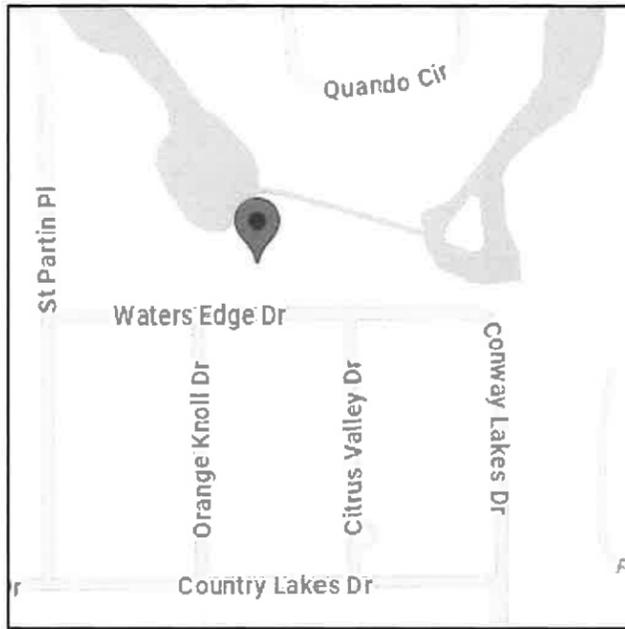
Acknowledged.

- 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.	

REVISIONS	



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**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**

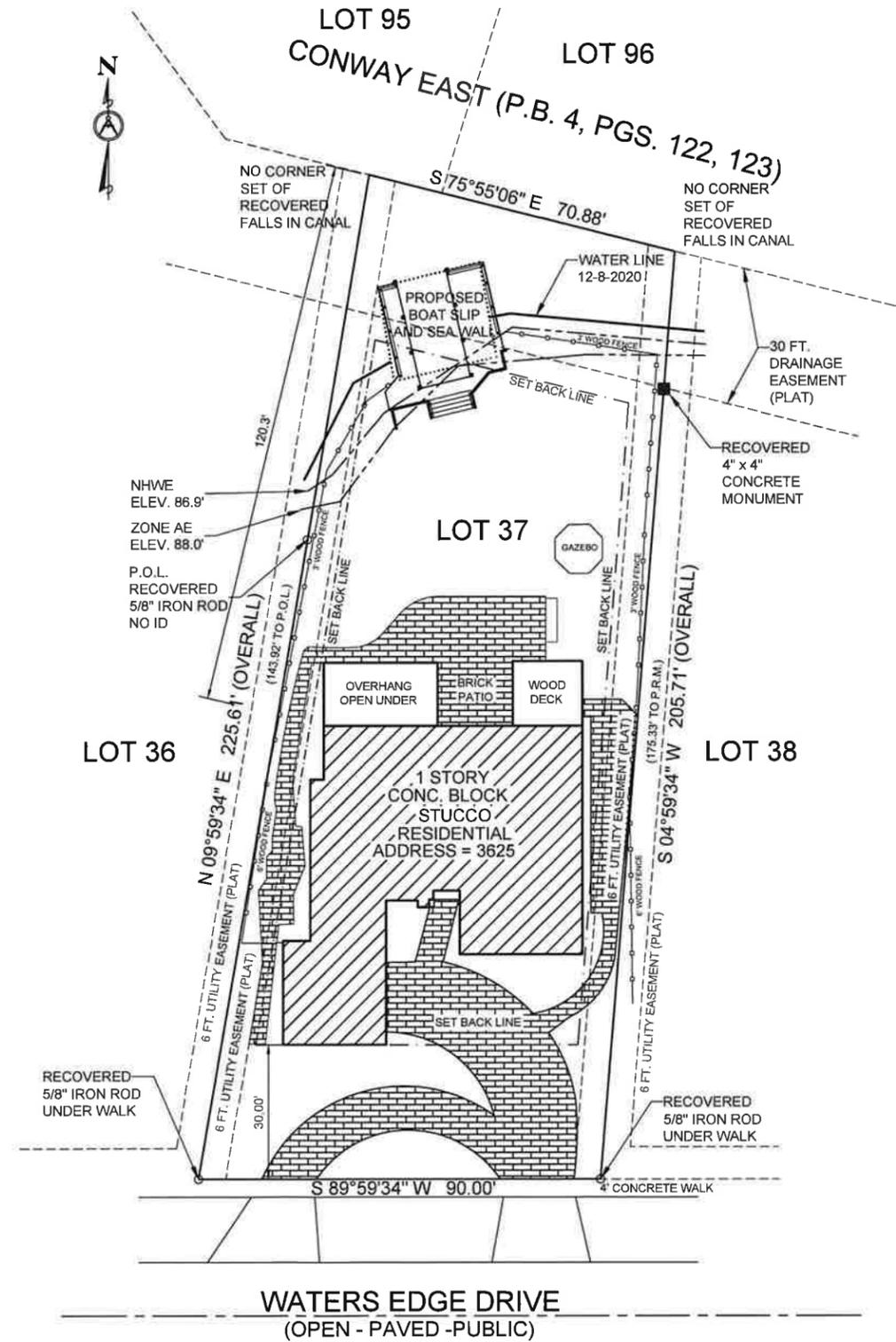
THE BUILDING DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL.

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

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

NO.	DATE	DESCRIPTION
1	November 21, 2025	



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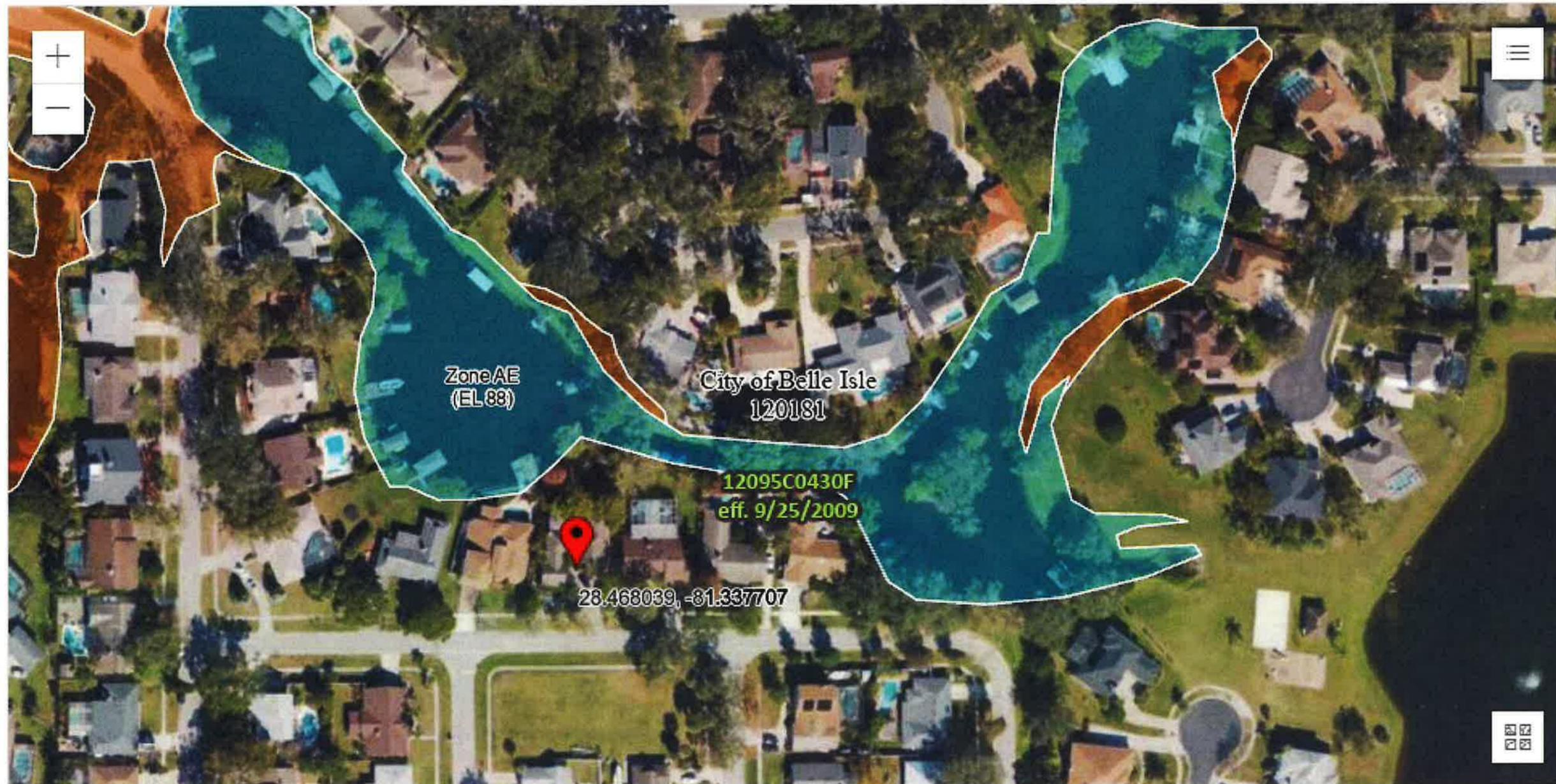
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 BELLE ISLE, FL 32812  
 BOAT SLIP AND SEA WALL

DRAWN	MAC
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SHEET  
**SP**

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

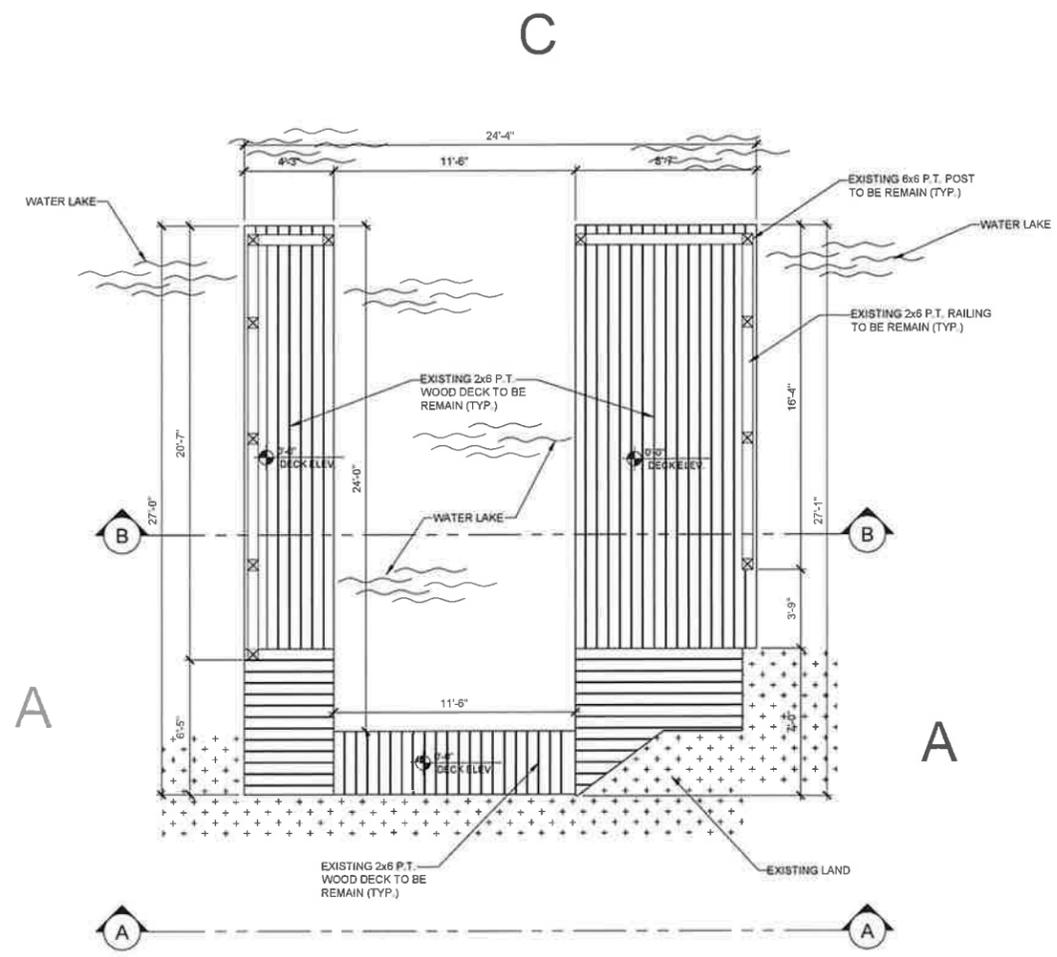
You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. [Go To NFHL Viewer »](#)



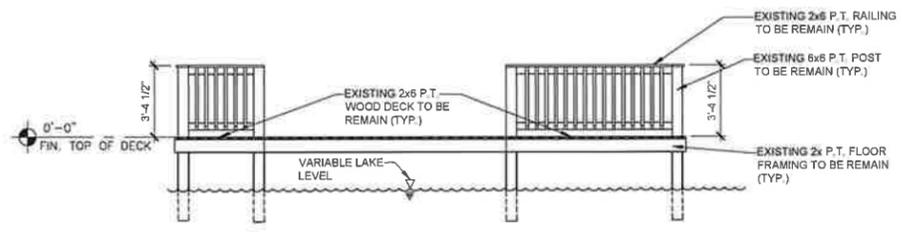
USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

Powered by Esri

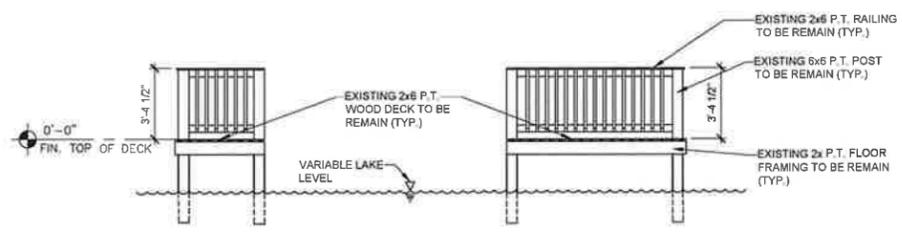
<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li>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



**EXISTING - WOOD DOCK PLAN**  
1/4" = 1'-0"



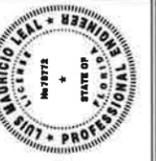
**EXISTING ELEVATION "A-A"**  
1/4" = 1'-0"



**EXISTING SECTION "B-B"**  
1/4" = 1'-0"

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

REVISIONS	



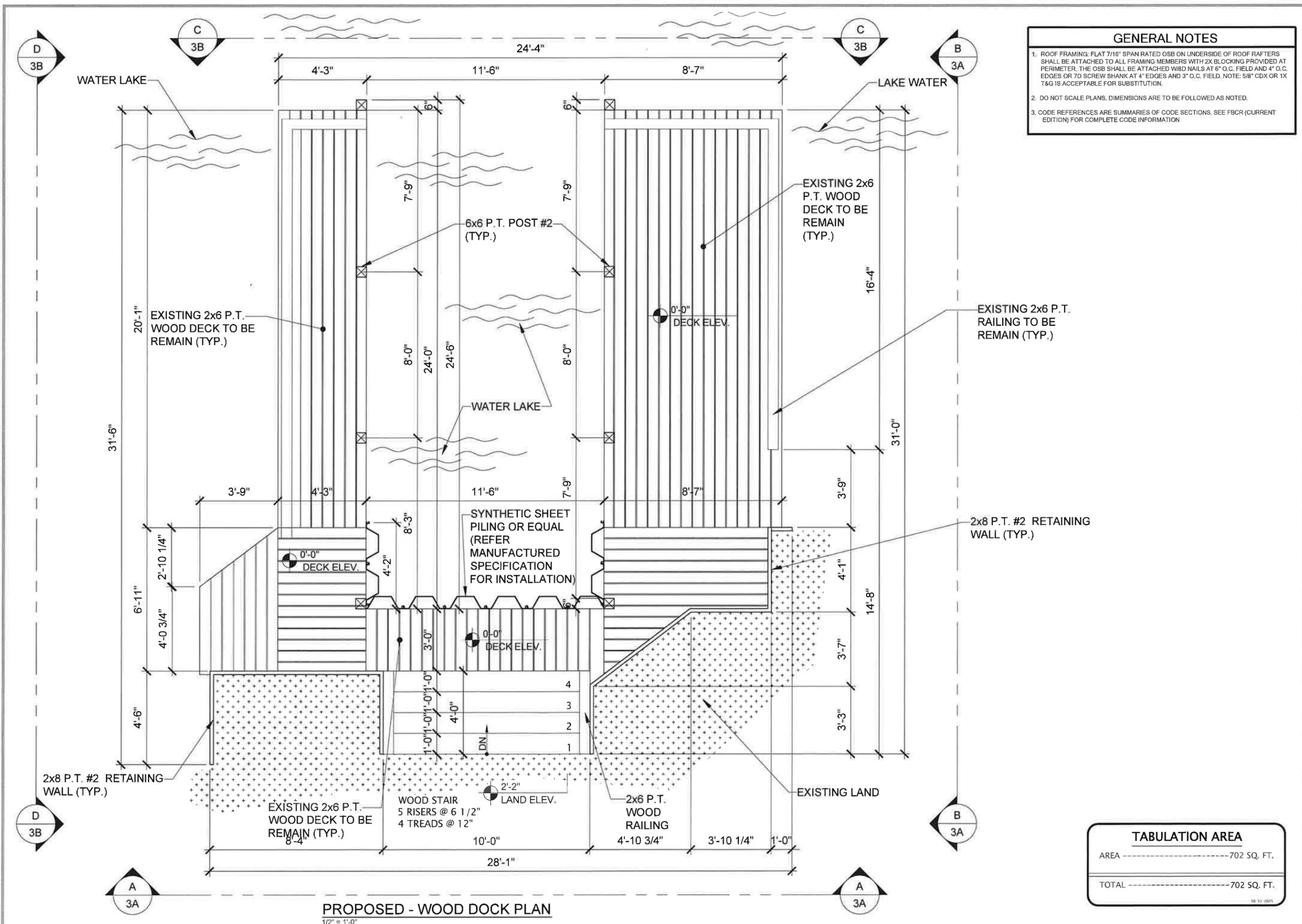
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BOAT SLIP AND SEA WALL

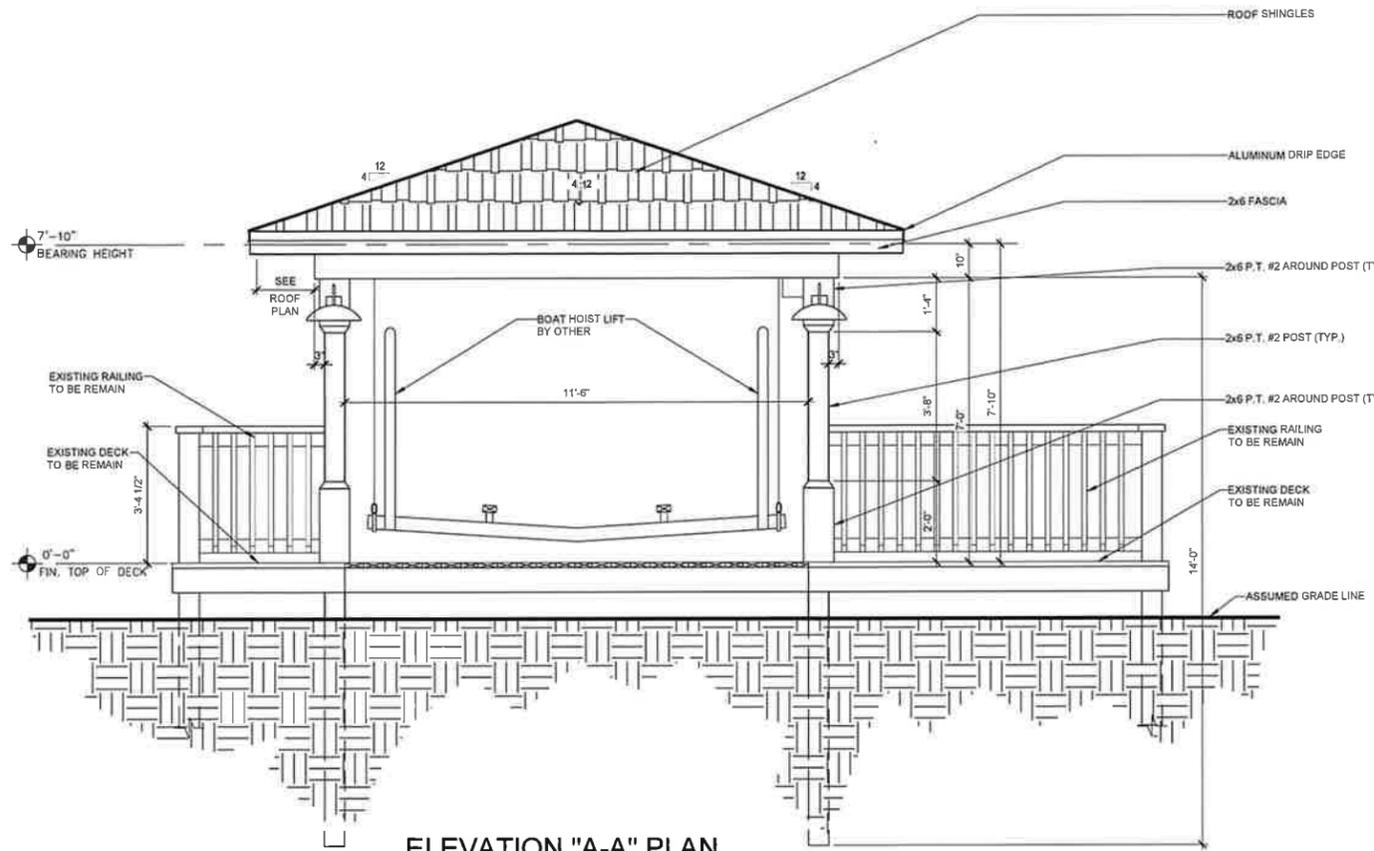
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SHEET  
**1A**

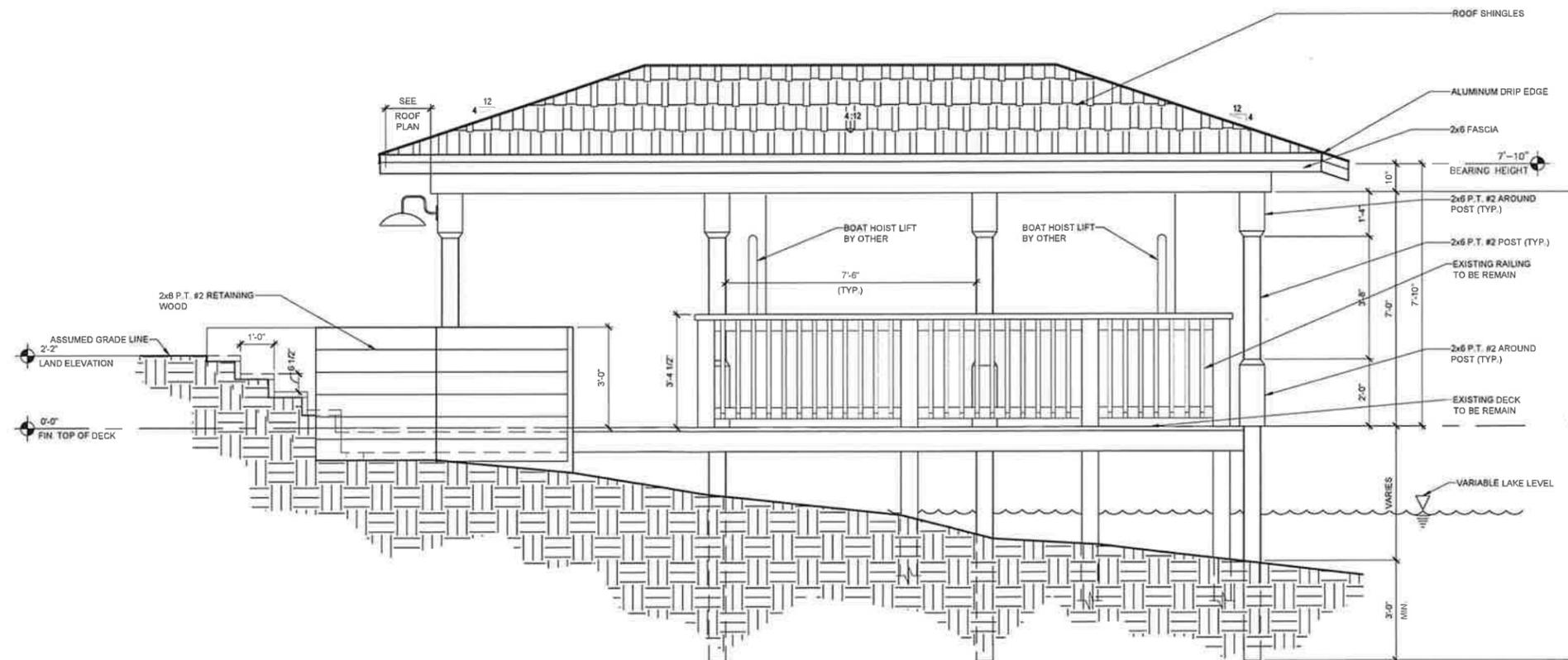
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.



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**ELEVATION "A-A" PLAN**  
1/2" = 1'-0"



**ELEVATION "B-B" 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 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



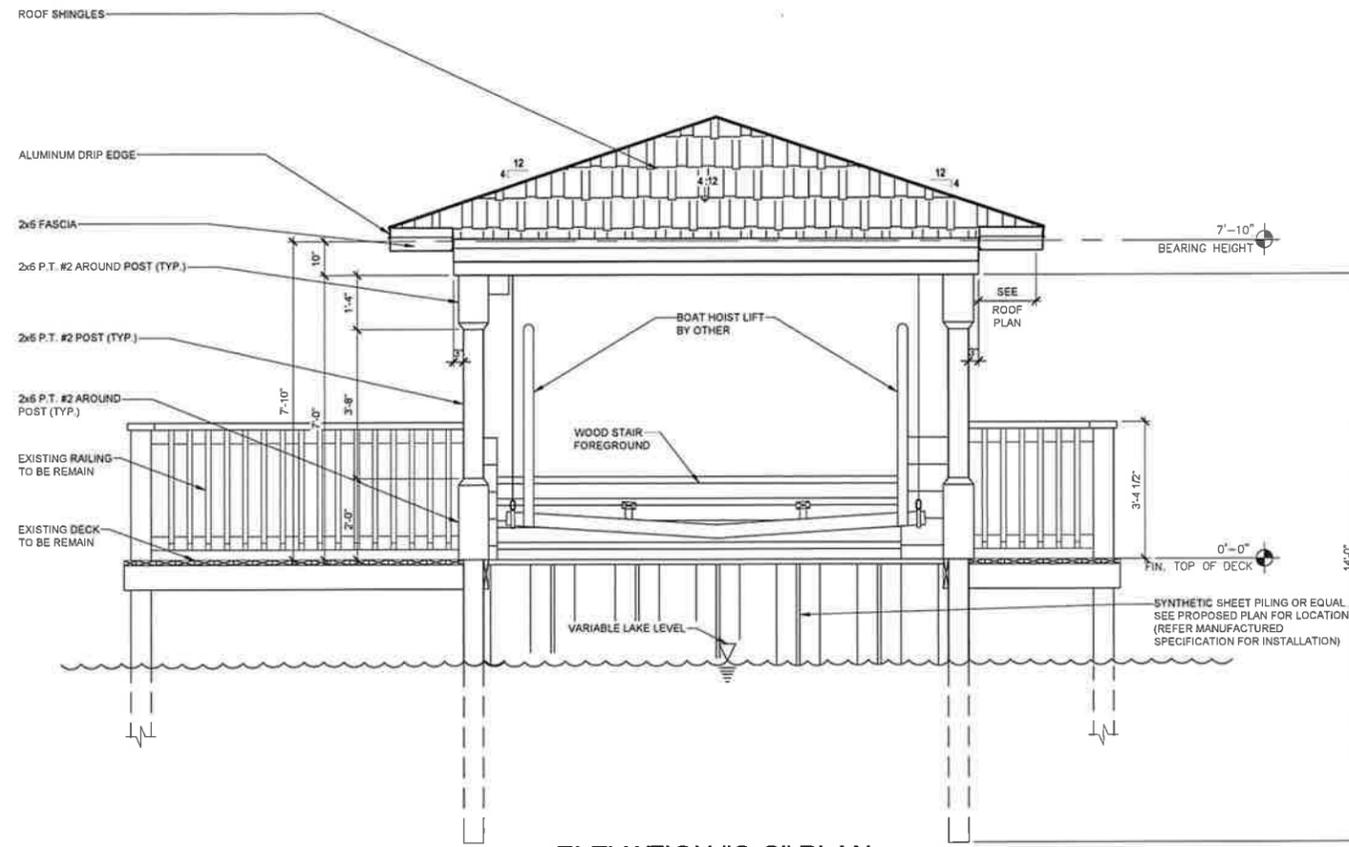

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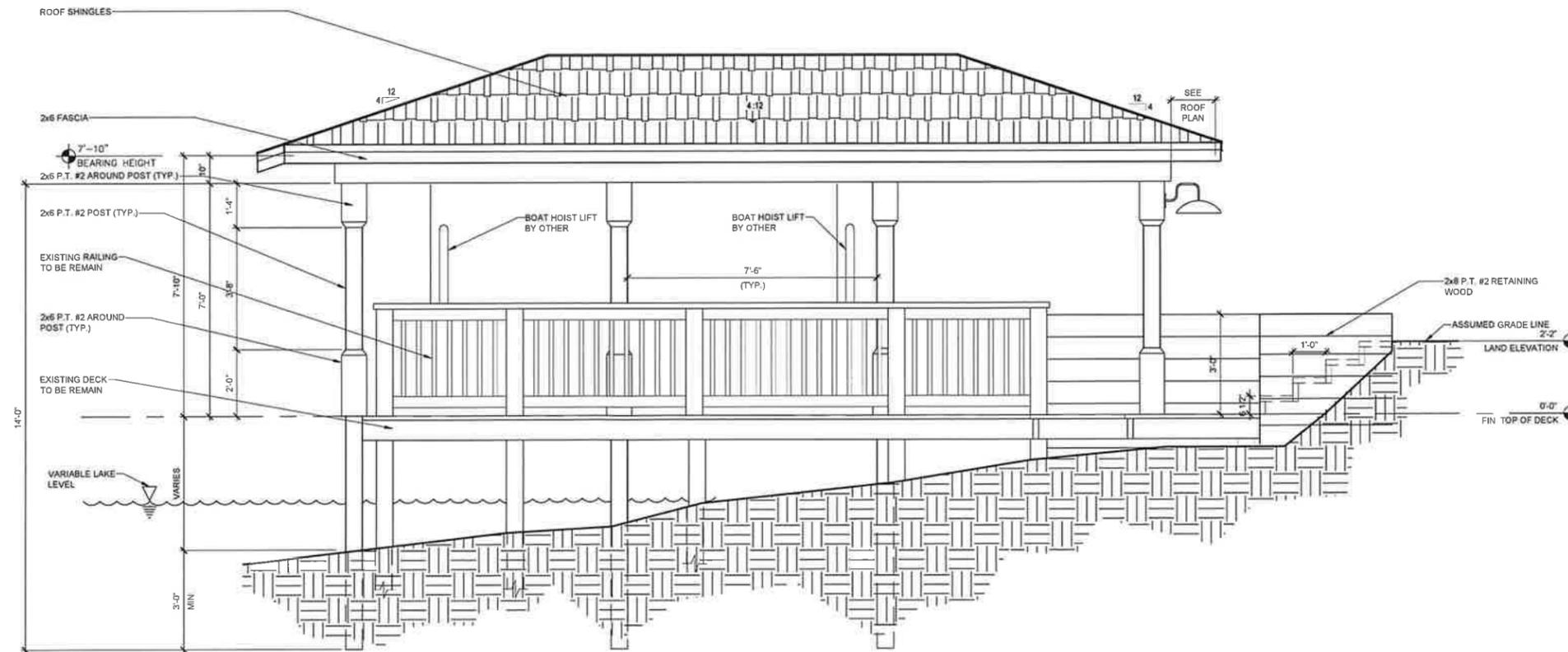
SHEET  
**3A**

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**ELEVATION "C-C" PLAN**

1/2" = 1'-0"



**ELEVATION "D-D" PLAN**

1/2" = 1'-0"

**ROOF CRITERIA:**  
 REFER TO ROOF PLAN OVERHANG U.N.O. / FLUMB CUT FASCIA / ROOF PITCH PER ELEVATION / SHINGLES U.N.O.  
**ROOF PITCH:**  
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 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 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.8.1.  
 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 D6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1. 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 D6757 IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.  
 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.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: November 21, 2025



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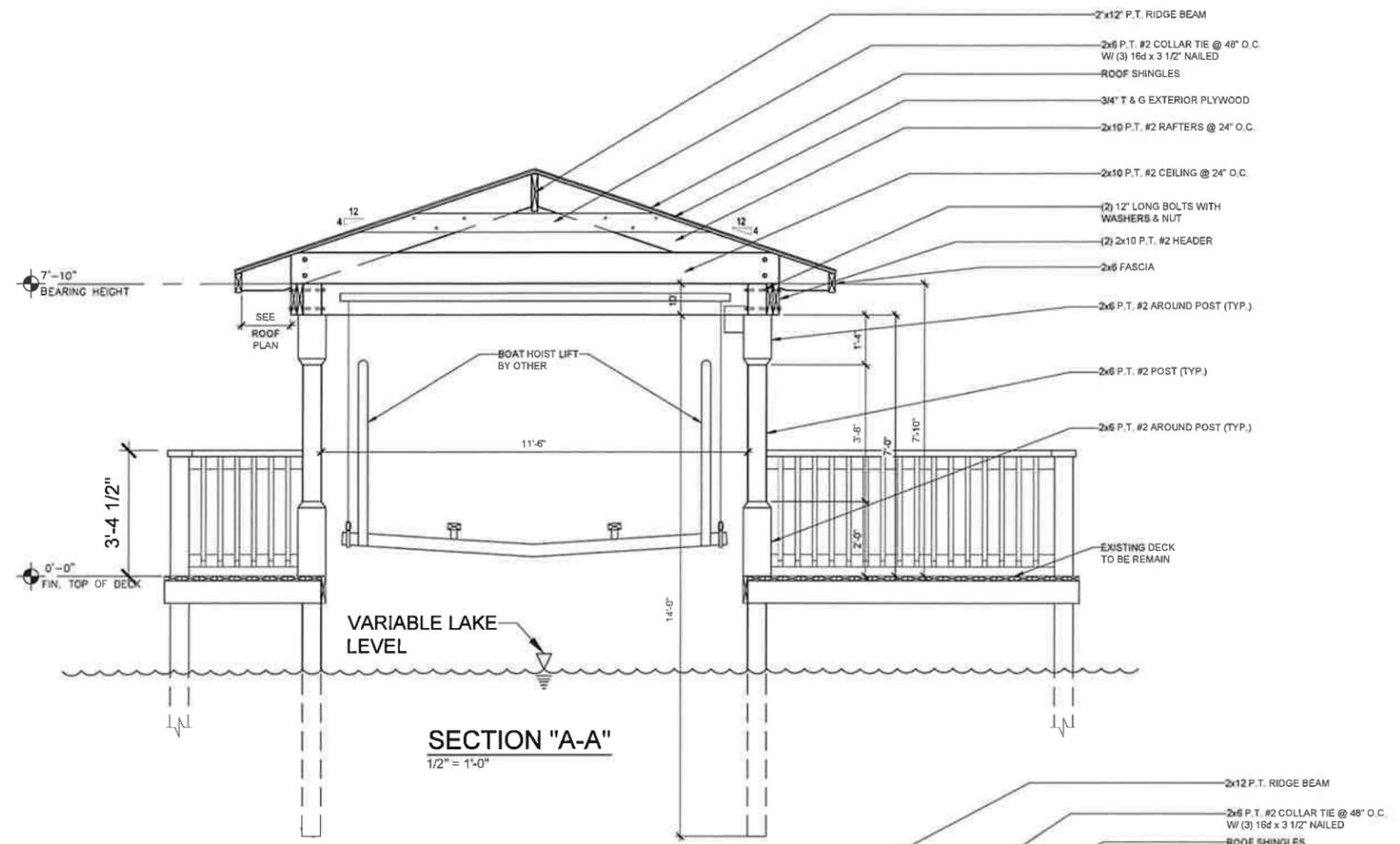
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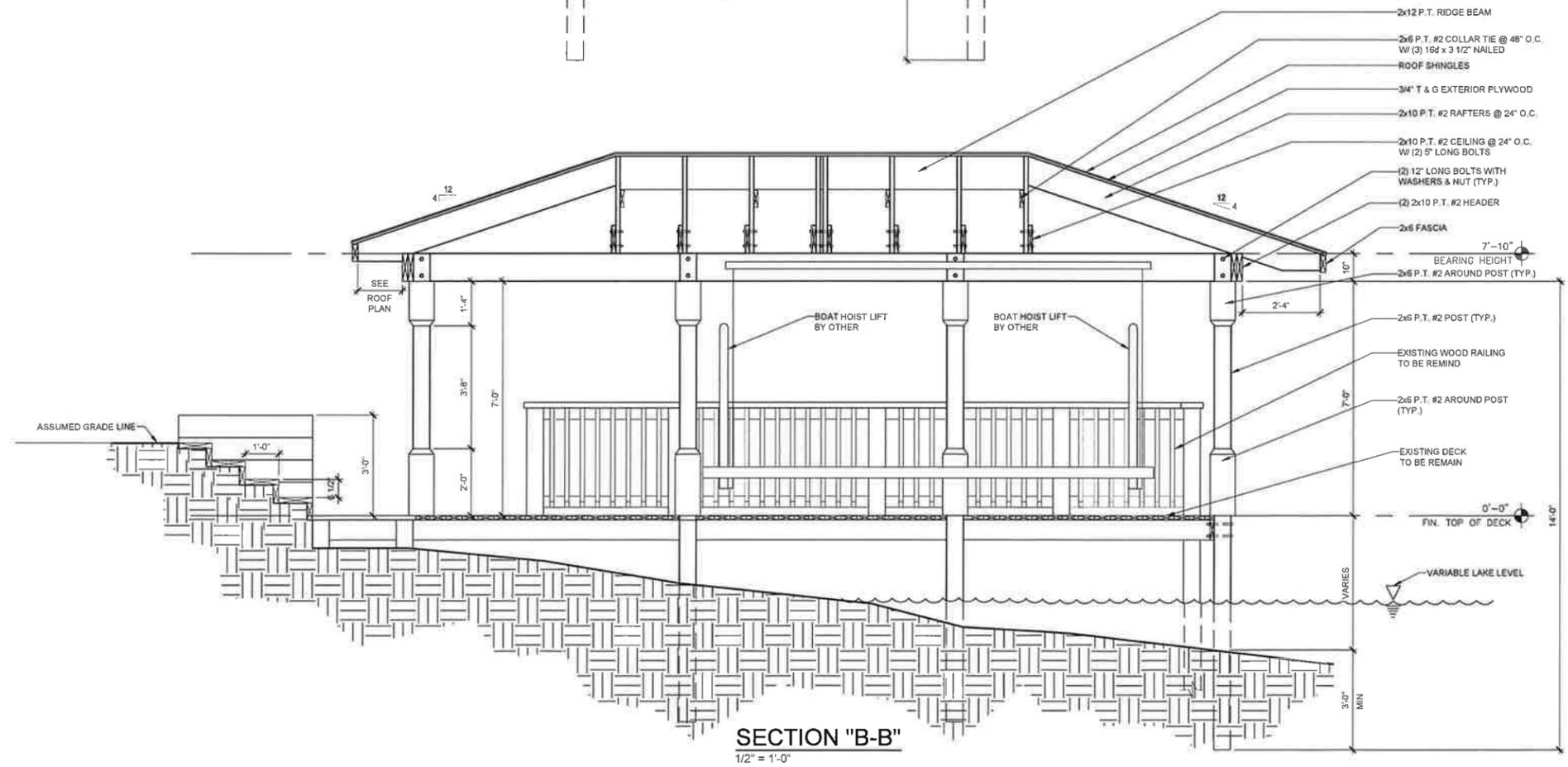
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SHEET  
**3B**

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



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



**SECTION "B-B"**  
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.

**ASPHALT SHINGLES IF APPLICABLE:**  
1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FBCR (8TH EDITION), SECTION R905.2.6 AND R905.2.8.1.

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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.

REVISIONS



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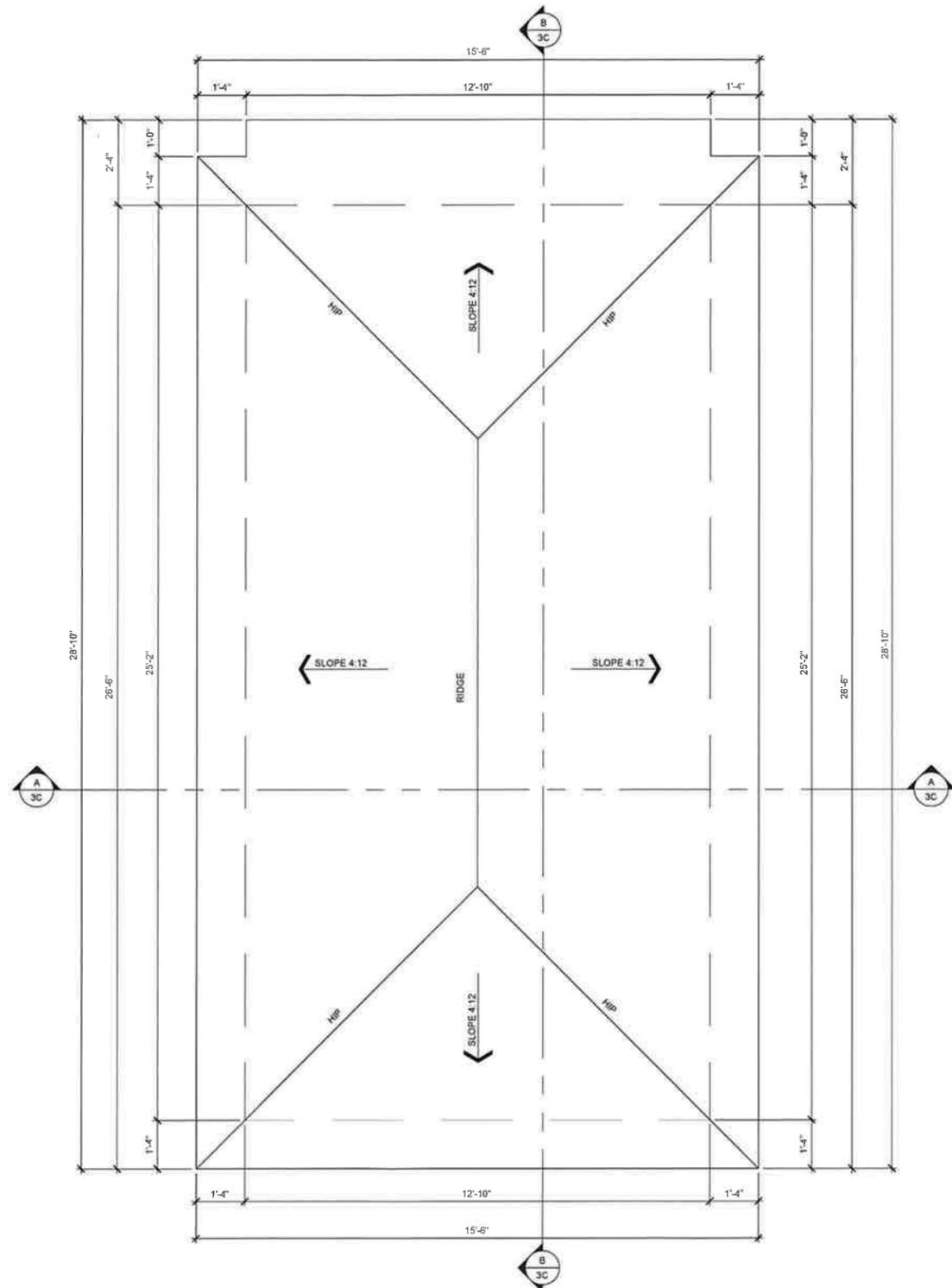
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BOAT SLIP AND SEA WALL

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SHEET  
**3C**

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**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.

NO.	REVISIONS



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SHEET  
**4A**

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