



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle

Held the 4th Tuesday of Every Month

Tuesday, November 25, 2025 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – Robert Agrusa | District 2 member – Todd Zimmerman | District 5 member – Rainey Conduff | District 6 member – Andrew Thompson | District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all supporting backup material for each agenda item are available at the City Clerk's office or on the city's website at www.belleislefl.gov.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Hobbs
3. **Approval of Minutes** - na
4. **Public Hearings**
 - a. Planning and Zoning Case Number 2025-010-043: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(5)(G) TO ALLOW AN DETACHED GARAGE TO BE LOCATED 18 FEET FROM THE RIGHT-OF-WAY INSTEAD OF THE REQUIRED 20 FEET, SUBMITTED BY APPLICANT CARLOS ERIC SANCHEZ, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 1508 DELIA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-0600-05-010.
 - b. Planning and Zoning Case Number 2025-10-055: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A) (6) (D) TO ALLOW A SCREEN ENCLOSURE HIGHER THAN 20 FEET, AND A VARIANCE FROM SECTION 50-74 (C) TO ALLOW THE IMPERVIOUS SURFACE RATIO TO EXCEED SIXTY-FIVE PERCENT, SUBMITTED BY APPLICANT DONNY DAUGHERTY, ON BEHALF OF THE PROPERTY OWNERS JIMMIE AND KRISTIE HORTON, FOR THE PROPERTY LOCATED AT 5230 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-320.
5. **Other Business**
6. **Adjournment**

MEMORANDUM

TO: Planning and Zoning Board

DATE: November 25, 2025

RE: Variance Application 1508 Delia Avenue

Planning and Zoning Case Number 2025-010-043: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(5)(G) TO ALLOW AN DETACHED GARAGE TO BE LOCATED 18 FEET FROM THE RIGHT-OF-WAY INSTEAD OF THE REQUIRED 20 FEET, SUBMITTED BY APPLICANT CARLOS ERIC SANCHEZ, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 1508 DELIA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-0600-05-010.

Background:

1. In October 2025, the applicant submitted a Variance application and the paperwork.
2. On October 13, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 15, 2025.

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

SAMPLE MOTION TO APPROVE: "I MOVE, PURSUANT TO BELLE ISLE CODE 42—64 and, SECTION 50-102 (A)(5)(G) TO APPROVE AN DETACHED GARAGE TO BE LOCATED 18 FEET FROM THE RIGHT-OF-WAY INSTEAD OF THE REQUIRED 20 FEET, SUBMITTED BY APPLICANT CARLOS ERIC SANCHEZ, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 1508 DELIA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-0600-05-010.

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

- SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
- SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
- SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



City of Belle Isle

1600 Nela Avenue, Belle Isle, FL 32809

Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov

OCT 27 '25 PM 2:05

a.

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT	Carlos Eric Sanchez	OWNER	Carlos Eric Sanchez
ADDRESS	1508 Delia Ave. Belle Isle FL 32809	PROJECT ADDRESS	1508 Delia Ave. Belle Isle FL 32809
CONTACT NUMBER	407 967 7488	OWNER'S CONTACT NUMBER	407 967 7488
EMAIL	cesanchez@live.com	OWNER'S EMAIL	cesanchez@live.com
PARCEL ID#	24-23-29-0600-05-010		
LAND USE CLASSIFICATION	Residential	ZONING DISTRICT	R-1-A
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 (a)(5)(g)			
DETAILED VARIANCE REQUEST Sec.50-102(a)(5)(g) Requesting a variance on the detached garage set back on the south west corner of the building from 20 Ft to 18 Ft from property lot line to aling detached garage front with the west side of the existing residence building.			
- 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 deed restriction of the property. - By applying, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. - The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.			
APPLICANT'S SIGNATURE		OWNER'S SIGNATURE	
☒ VARIANCE		P&Z CASE NUMBER	
☐ SPECIAL EXCEPTION		2025-10-043	
☐ OTHER		DATE OF HEARING	

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 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.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- 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.
- 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.
- 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



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

a.

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.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) Violations of conditions.

- 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.

Applications submitted must meet all of the above criteria before the Board can grant a variance. The burden of proof is on the applicant to 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 utilization of 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: \$300

10/27/25
 Date Paid

CK118
 Check/Cash

Rec'd By

SEE VARIANCE 2025-03-015



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

a.

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. Please familiarize yourself with the process by visiting

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:

- the \$300 filing fee,
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- 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.
- For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- A narrative addressing how the variance complies with the following:**

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

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

Carlos Eric Sanchez
1508 Delia Ave.
Belle Isle, FL, 32809
Cesanchez@Live.com
407-967-7488

October 27th, 2025

Belle Isle City Hall
1600 Nela Ave.
Orlando, FL, 32809

Board Members of City of Belle Isle,

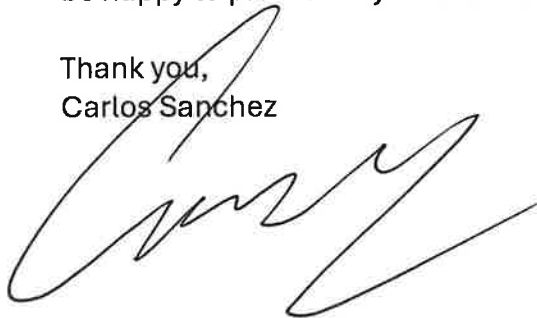
I am writing to formally request a variance for the planned construction of a detached garage on my property located at 1508 Delia Ave. Parcel ID# 24-23-29-0600-05-010. The current city code allows for a maximum detached garage size of 600 square feet which we are in need to maximize since our current home is only about 1300 sf and we own 3 vehicles.

The proposed garage dimensions are 22 feet in width, 27 feet in length and 14.2 feet in height, maintaining architectural consistency with the existing structure on our property. Our goal is to ensure that the detached garage visually integrates with our main building, appearing as though it was always part of the property's original architectural design.

Additionally, due to the shape of our lot and the positioning of existing structures, We are requesting a variance regarding the southwest corner setback of the detached garage. The current code requires a 20 foot setback from property line, but our planned layout places this corner 18 feet. This adjustment is necessary to properly align the new garage while maintaining appropriate distance from the existing structures. Our plans also include a small addition to the existing garage, located north of the future detached garage, Which further influences the optimal placement of the new structure.

We have carefully considered the layout to ensure the detached garage remains within the proper location while respecting property lines, setbacks, and aesthetic continuity with the main house. I appreciate your time in reviewing this request and would be happy to provide any additional information or meet to discuss the proposal further.

Thank you,
Carlos Sanchez









a.

a.



BOUNDARY SURVEY

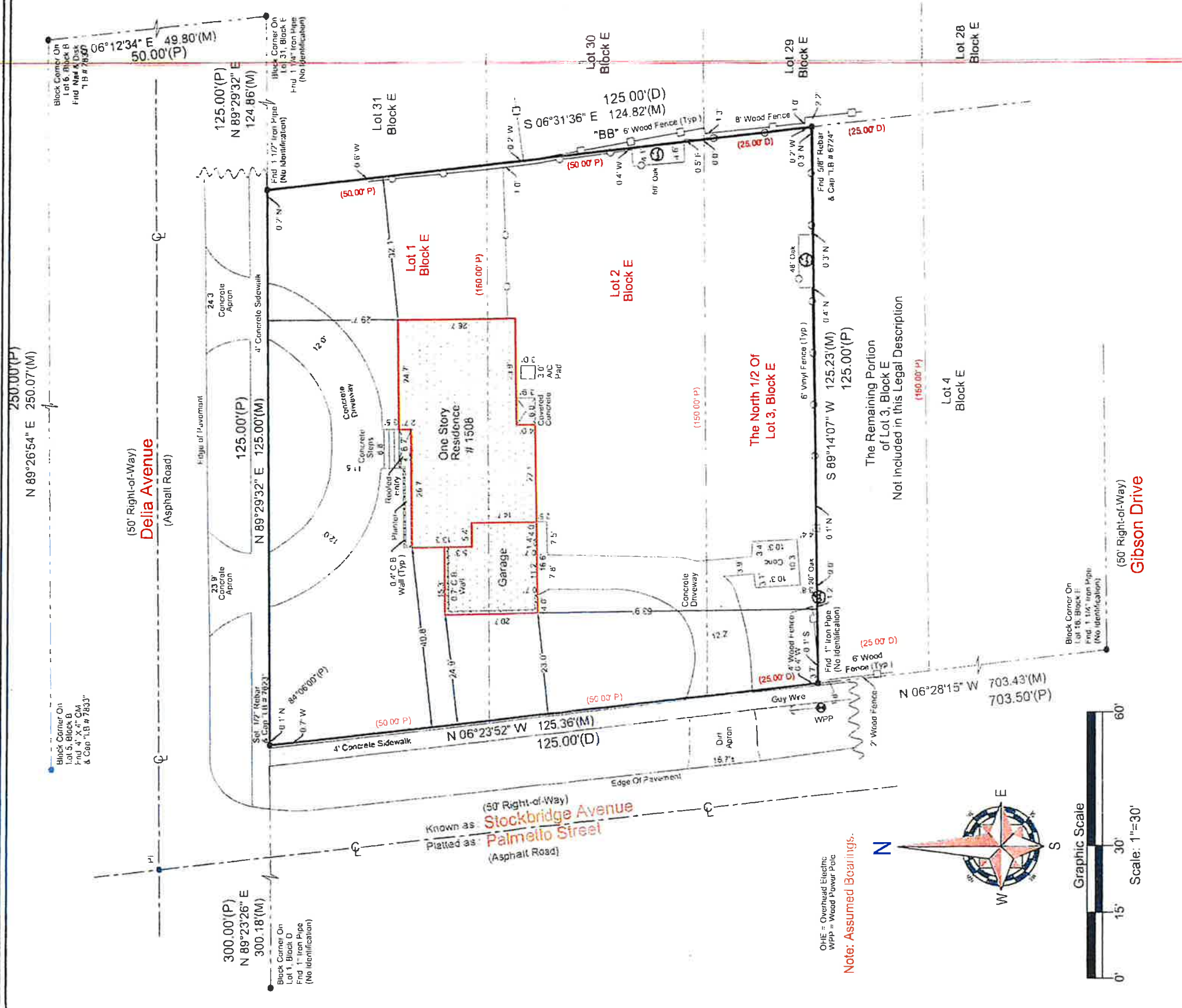
LEGAL DESCRIPTION:

LOT 1 AND 2 AND THE NORTH 1/2 OF LOT 3, BLOCK E, BELLE ISLE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

CERTIFIED TO:



Field Date:	3/3/2023	Date Completed:	03/02/23
Drawn By:	G.S.	File Number:	S-115360
Legend:			
Calculated	PC	Point of Curvature	
Centerline Block	PI	Point of Intersection	
Concrete Monument	POB	Point of Beginning	
Concrete	POL	Point of Line	
Description	PP	Power Pole	
Drainage Easement	PRM	Permanent Monument	
Easement	PI	Point of Tangency	
FEMA	R	Radius	
Management Agency	Rad.	Radial	
Finished Floor Elevation	R&C	Rebar & Cap	
Found	R&C	Recovered	
Iron Pipe	Rid	Roofed	
Length (Arc)	Set	Set 1/2" Rebar & Cap	
Measured	UL	Utility L&S	
Non-Radial	WM	Water Meter	
Official Records Book	WM	Delta (Central Angle)	
Plat	WM	Plat Book	
Plat Book	WM	Plat Book	
Wood Fence	WM	Wood Fence	

NOTES:

- Survey is based upon the Legal Description Supplied by Client
- Abutting Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hints
- Subject to any Easements and/or Restrictions of Record
- Sealing basis shown herein, is Assumed and based upon the Line Denoted with a "UB"
- Building Ties are NOT to be used to reconstruct Property Lines
- Fence Ownership is NOT determined
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified

POINTS OF INTEREST:

Patrick K. Ireland
FOR THE FIRM
Patrick K. Ireland
21000 PS 6637
LB 7623
This Survey is intended only for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

1508 DELIA AVE. LOCATION

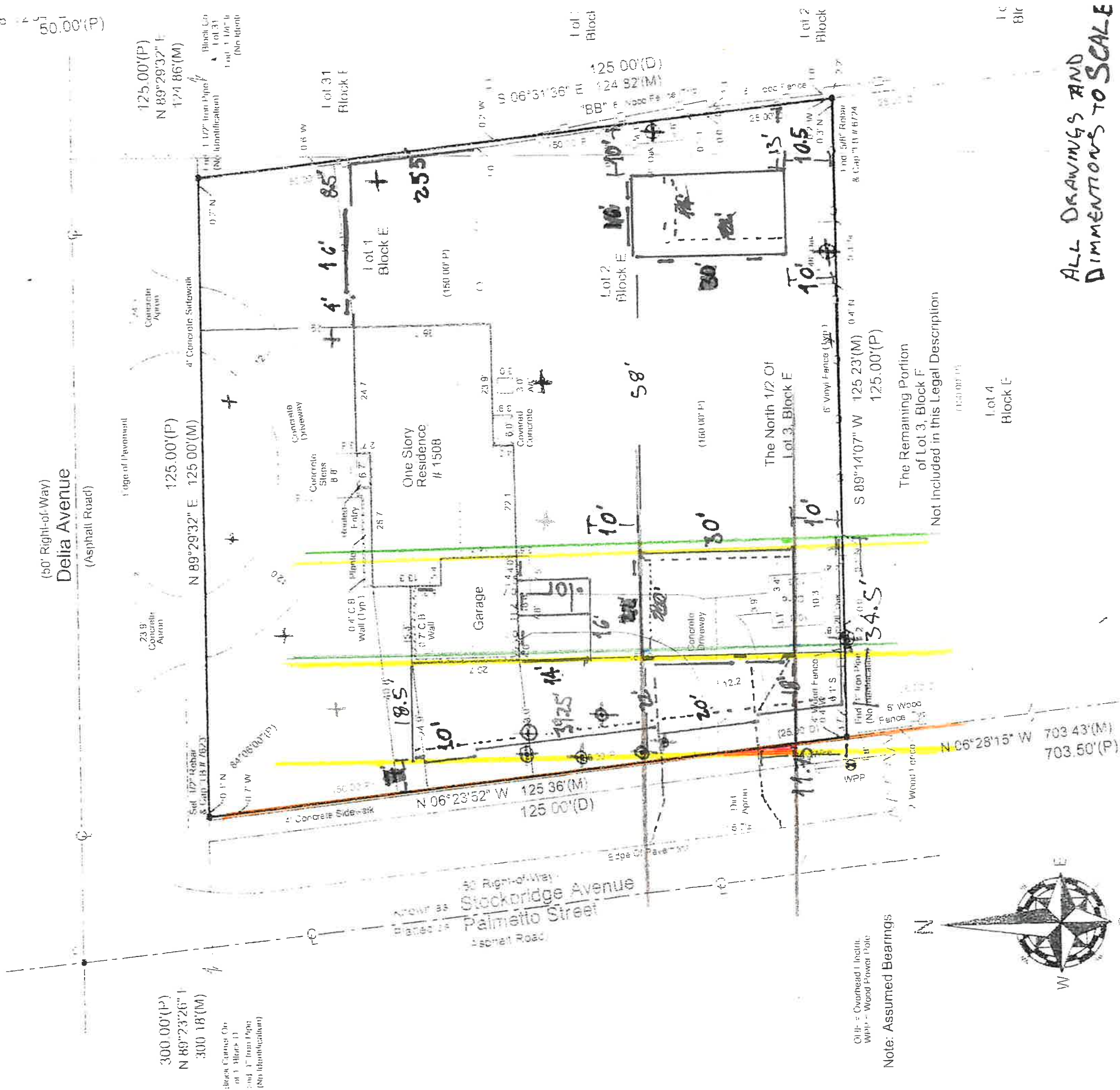
REFERENCE SHEET

Black Corner On Lot 5, Block 1 End 4" X 4" CM & Cap T10 # 7813" 300.00'(P) N 89°23'26" E 300.18'(M)

Black Corner On Lot 16, Block 1 End 1 1/4" Iron Pipe (No Identification) 125.00'(P) N 89°29'32" E 124.86'(M)

Black Corner On Lot 16, Block 1 End 1 1/4" Iron Pipe (No Identification) 125.00'(P) N 89°29'32" E 124.86'(M)

Black Corner On Lot 16, Block 1 End 1 1/4" Iron Pipe (No Identification) 125.00'(P) N 89°29'32" E 124.86'(M)



Graphic Scale
Scale 1.5" = 30'

Delia Avenue
(50' Right-of-Way)
(Asphalt Road)

Stockbridge Avenue
Palmetto Street
(Asphalt Road)

Gibson Drive
(50' Right-of-Way)

ALL DRAWINGS AND DIMENSIONS TO SCALE

+ APPROXIMATE TREE LOCATION

⊙ EXACT TREE LOCATION

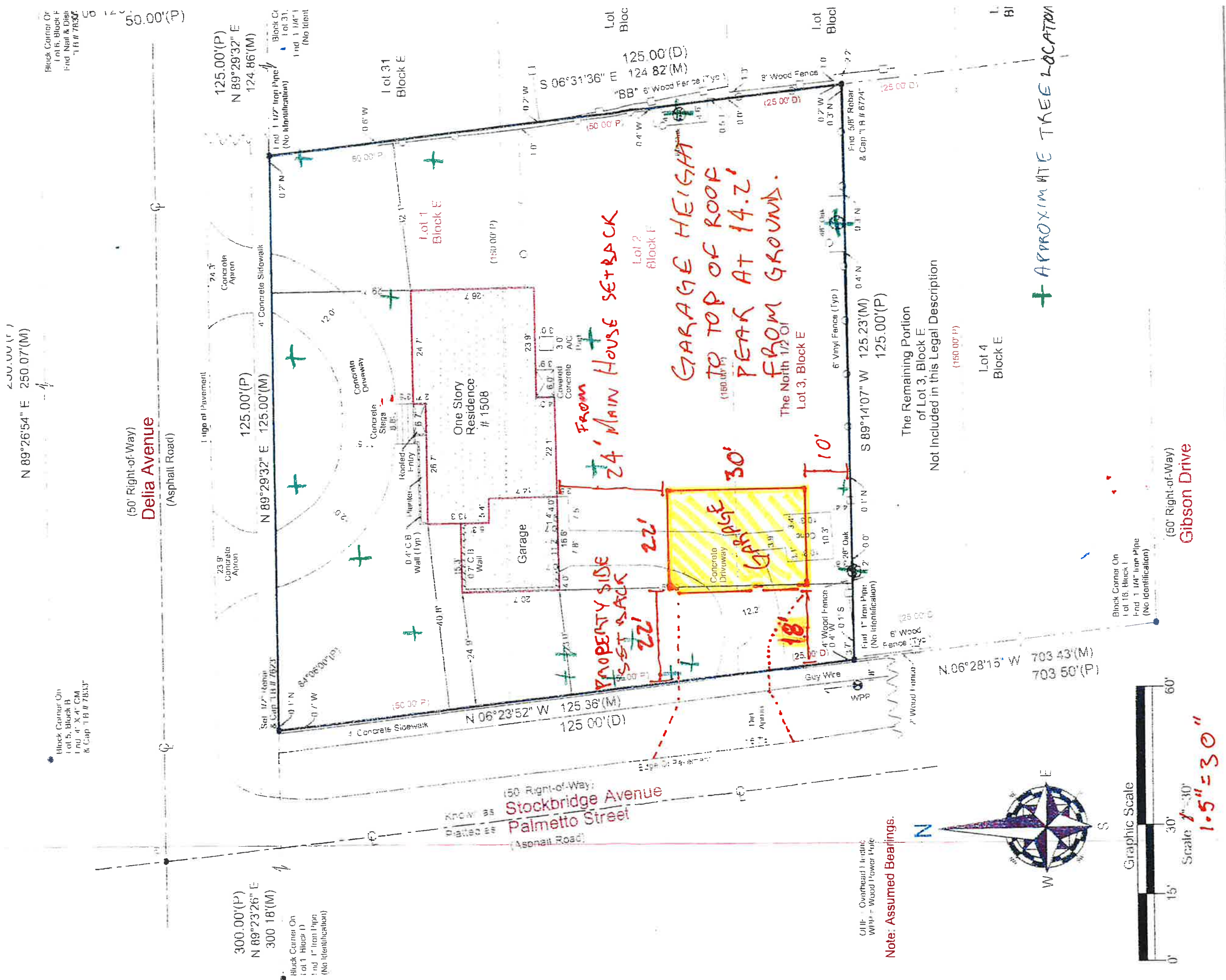
— PROPOSED OUTLINE

--- ALLOWING DIMENSION TO CO

REQUESTED DIMENSION

— GATES

1508 DELIA AVE. GARAGE



MEMORANDUM

TO: Planning and Zoning Board

DATE: November 25, 2025

RE: Variance Application 5230 St Regis Place

Planning and Zoning Case Number 2025-10-055: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A) (6) (D) TO ALLOW A SCREEN ENCLOSURE HIGHER THAN 20 FEET, AND A VARIANCE FROM SECTION 50-74 (C) TO ALLOW THE IMPERVIOUS SURFACE RATIO TO EXCEED SIXTY-FIVE PERCENT, SUBMITTED BY APPLICANT DONNY DAUGHERTY, ON BEHALF OF THE PROPERTY OWNERS JIMMIE AND KRISTIE HORTON, FOR THE PROPERTY LOCATED AT 5230 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-320.

Background:

1. In October 2025, the applicant submitted a Variance application and the paperwork.
2. On October 13, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 15, 2025.

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

SAMPLE MOTION TO APPROVE:

I MOVE, PURSUANT TO BELLE ISLE CODE 42—64 and, SECTION 50-102 (A)(6)(D) TO APPROVE A SCREEN ENCLOSURE HIGHER THAN 20 FEET, AND A VARIANCE FROM SECTION 50-74 (C) TO ALLOW THE IMPERVIOUS SURFACE RATIO TO EXCEED SIXTY-FIVE PERCENT, SUBMITTED BY APPLICANT DONNY DAUGHERTY, ON BEHALF OF THE PROPERTY OWNERS JIMMIE AND KRISTIE HORTON, FOR THE PROPERTY LOCATED AT 5230 ST. REGIS PLACE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 19-23-30-4382-02-320.

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

- SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.
- SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.
- SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



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

b.

NOV 11 '25 AM 10:24

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 Precise Screens (Donny Daugherty)	OWNER Kristie & Jimmie Horton
ADDRESS 1101 Oak Lane, Unit 103 Winter Springs FL 32708	PROJECT ADDRESS 5230 St Regis Pl
CONTACT NUMBER 407-221-6367	OWNER'S CONTACT NUMBER 321-217-2886
EMAIL precisescreens@gmail.com	OWNER'S EMAIL Khorton994@gmail.com
PARCEL ID# 19-23-30-4382-02-320	
LAND USE CLASSIFICATION 0130 - Sfr - Lake Front	ZONING DISTRICT BI-R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON	☒ Variance Fee \$300
50-102 -Accessory Structures (a)(6)(d)	☐ Special Exception \$750
DETAILED VARIANCE REQUEST We are requesting a variance to allow the screen enclosure to extend beyond 20' for a span of about 6'. The screen enclosure will follow the roof line of the house and not extend above the roof line. The majority of the screen enclosure is below 20', the only section is the gable section that extends the enclosure beyond 20'. - The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction. - By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. - The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.	
APPLICANTS SIGNATURE	OWNER'S SIGNATURE
	
☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER	P&Z CASE NUMBER 2025-10-055 DATE OF HEARING 11-25-25

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 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.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- 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.
- 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.



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

- 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: ☒ \$300 VARIANCE
☐ \$750 SPECIAL EXCEPTION

Date Paid

11/11/25

Check/Cash

00185855084

Rec'd By

[Signature]



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:

- ☒ \$300 filing fee for a Variance: _____ \$750 filing fee for a Special Exception
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- 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.
- For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- A narrative addressing how the variance complies with the following:**

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

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

Thank you for your payment!

This service has been provided by City of Belle Isle, FL and Point & Pay. We value your business. Please keep this receipt for future reference.

You have made a payment to City of Belle Isle, FL , your payment was processed at Finance office . The City of Belle Isle thanks you for your payment. For questions about your account, please call 407-851-7730

Name: John Wilkes
Address: 1101 Oak Lane , Winter Springs FL, US, 32708
Contact: 4072216337
Comments: 5230 St Regis Place

Payment ID: 185855054
Date: 11/11/25 10:21 AM
Subtotal: \$300.00
Fee: \$9.00
Total: \$309.00
Method: Credit Card(*****1726)

Item Purchased	Transaction Description	Account	Amount
Zoning Fees	City Belle Isle GOV	2025-10-055	\$300.00

Signature:  **Date:** 11.11.2025
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *City Belle Isle GOV* . If you have any questions about the charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)

5230 St Regis Pl Narrative

WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?

The residence on this property has a 17' soffit height at the rear of the main building. This soffit height increase to 22' which runs across a gabled peak. This gabled peak is aligned with windows. The screen enclosure will follow this roof line and not exceed the height of the over house.



WHAT WOULD BE THE UNNECESSARY HARDSHIP?

The unnecessary hardship would be the lack of screen coverage and overall appearance if the enclosure cannot follow the roof line of the house.

HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

This was created when the house was built.

CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.

The objective cannot be accomplished in another way. The windows beneath the gable prevent the screen enclosure from obstructing view and would have a negative impact on the aesthetics of the current architecture of the house.

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).

There will be no effects on any of the adjacent properties.

b.

ORDERED BY:



2425 Pineapple Ave Ste 408 Melbourne, Florida 32935
Phone: (321) 253-6776 Fax: (321) 253-6886



PROPERTY ADDRESS: 5230 SAINT REGIS PLACE BELLE ISLE, FLORIDA 32812

SURVEY NUMBER: FL1301.0743

FIELD WORK DATE: 1/11/2013

REVISION DATE(S): (REV.1 1/14/2013)

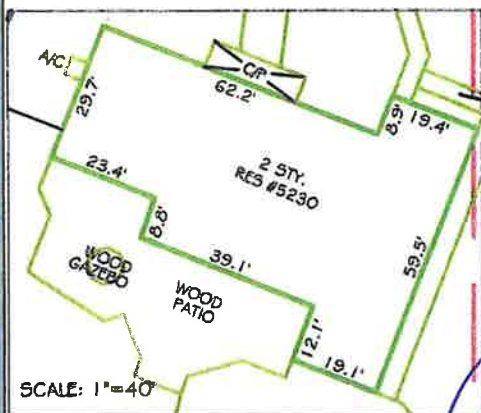
FL1301.0743
BOUNDARY SURVEY
ORANGE COUNTY

TABLE:

L1	S 59°27'00" E 87.34' (P)
	S 59°19'07" E 87.19' (M)
L2	S 59°27'00" E 65.00' (P)
	S 59°41'00" E 65.03' (M)

NOTES:

LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED



I hereby certify that the Sketch of Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.



RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138

Property Record - 19-23-30-4382-02-320

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 07/26/2025

Property Name

5230 St Regis Pl

Names

Horton Jimmie D

Horton Kristie D

Municipality

BI - Belle Isle

Property Use

0103 - Single Fam Class Iii

Mailing Address

5230 Saint Regis Pl

Belle Isle, FL 32812-1033

Physical Address

5230 St Regis Pl

Belle Isle, FL 32812

OR
Code
Code
For
Mobile
Phone



5230 ST REGIS PL, BELLE ISLE, FL 32812 2/6/2023 12:21 PM

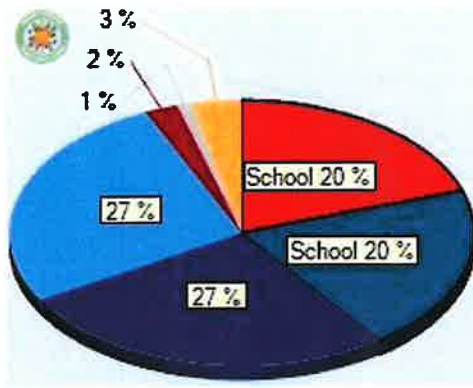


5230 ST REGIS PL, ORLANDO, FL 32812 4/26/2017 9:22 AM



302319438202320 08/25/2006





Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2024	✓ MKT	\$617,100	+	\$727,056	+	\$52,420 =	\$1,396,576 (8.5%)	\$998,406 (3.0%)
2023	✓ MKT	\$561,000	+	\$672,853	+	\$53,180 =	\$1,287,033 (14%)	\$969,326 (4.7%)
2022	✓ MKT	\$510,000	+	\$565,550	+	\$53,940 =	\$1,129,490 (10%)	\$925,559 (3.0%)
2021	✓ MKT	\$425,000	+	\$545,609	+	\$54,700 =	\$1,025,309	\$898,601

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024	✓ \$ HX CAP	\$25,000	\$25,000	\$0	\$398,170	\$7,202
2023	✓ \$ HX CAP	\$25,000	\$25,000	\$0	\$317,707	\$5,865
2022	✓ \$ HX CAP	\$25,000	\$25,000	\$0	\$203,931	\$3,973
2021	✓ \$ HX CAP	\$25,000	\$25,000	\$0	\$126,708	\$2,761

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$998,406	\$25,000	\$973,406	3.2160 (1.36%)	\$3,130.47	20 %
Public Schools: By Local Board	\$998,406	\$25,000	\$973,406	3.2480 (0.00%)	\$3,161.62	20 %
Orange County (General)	\$998,406	\$50,000	\$948,406	4.4347 (0.00%)	\$4,205.90	27 %
City Of Belle Isle	\$998,406	\$50,000	\$948,406	4.4018 (0.00%)	\$4,174.69	27 %
Library - Operating Budget	\$998,406	\$50,000	\$948,406	0.3748 (0.00%)	\$355.46	2 %
St Johns Water Management District	\$998,406	\$50,000	\$948,406	0.1793 (0.00%)	\$170.05	1 %
Lake Conway Mstu	\$998,406	\$50,000	\$948,406	0.5750 (0.00%)	\$545.33	3 %
				16.4296	\$15,743.52	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
CITY OF BELLE ISLE	BELLE ISLE STRM - DRAINAGE - (407)851-7730	1.00	\$140.00	\$140.00
CITY OF BELLE ISLE	BELLE ISLE RES - GARBAGE - (407)851-7730	1.00	\$305.40	\$305.40
				\$445.40

Tax Savings

2025 Estimated Gross Tax Total:	\$16,657.45
Your property taxes without exemptions would be	\$23,541.15
Your ad-valorem property tax with exemptions is	– \$16,212.05
Providing You A Savings Of	= \$7,329.10

Property Features

Property Description

LAKE CONWAY ESTATES SECTION 4 Y/36 LOT 232

Total Land Area

33,355 sqft (+/-) | 0.77 acres (+/-) GIS Calculated

Land

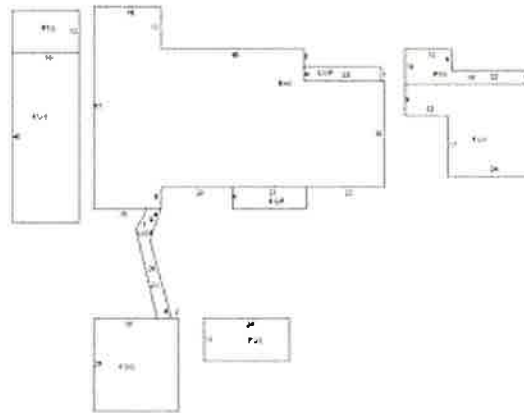
Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	BI-R-1-AA	1 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	BAS - Base Area	3333	working...
Building Value	working...	UOP - Unfinished	88	working...
Estimated New Cost	working...	PTO - Patio	218	working...
Actual Year Built	1978	FOP - Finished O	126	working...
Beds	5	PTO - Patio	228	working...
Baths	5.0	FUS - Finished U	732	working...
Floors	2	UOP - Unfinished	120	working...
Gross Area	6754 sqft	FUS - Finished U	912	working...
Living Area	5265 sqft	FDG - Finished D	624	working...
Exterior Wall	Cedar/Redw	FUS - Finished U	288	working...
Interior Wall	Drywall	FOP - Finished O	85	working...



Total Area: 6754 sqft
 UOP = 88
 PTO = 218
 FOP = 126
 FUS = 732
 FDG = 624
 FUS = 288
 FOP = 85



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL3 - Fireplace 3	01/01/1978	2 Unit(s)	working...	working...
PL3 - Pool 3	01/01/1990	1 Unit(s)	working...	working...
PT2 - Patio 2	01/01/1988	1 Unit(s)	working...	working...
PT3 - Patio 3	01/01/1988	1 Unit(s)	working...	working...
SHED - Shed	01/01/1990	1 Unit(s)	working...	working...
PT1 - Patio 1	01/01/1990	1 Unit(s)	working...	working...
SKT1 - Summer Kitchen 1	01/01/1988	1 Unit(s)	working...	working...
GZB1 - Gazebo 1	01/01/2008	1 Unit(s)	working...	working...
BC3 - Boat Cover 3	01/01/2022	1 Unit(s)	working...	working...
BD3 - Boat Dock 3	01/01/2022	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Im	b.
01/25/2013	\$777,000	20130051923	10511 / 7324	Warranty Deed			Improved	
10/01/2003	\$700,000	20030581305	07138 / 4691	Warranty Deed			Improved	
01/01/1987	\$17,500	19872706830	03863 / 1605	Quit Claim Deed			Improved	
12/01/1986	\$1,000	19872679894	03852 / 3759	Certificate Of Title			Improved	
03/01/1985	\$475,000	19852289380	03622 / 1593	Warranty Deed			Improved	
06/01/1975	\$31,500	19750906408	02632 / 0168	Warranty Deed			Improved	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Conway (Middle School)

Principal	Joshua Jaron Bing
Office Phone	407.249.6420
Grades	2023:

Shenandoah (Elementary)

Principal	Desiree Hitchmon-Houghton
Office Phone	407.858.3180
Grades	2023:

Oak Ridge (High School)

Principal	Dennis Gonzalez
Office Phone	407.852.3200
Grades	2023:

Community/Neighborhood Association

Name	Lake Conway Estates Residents' Association, Inc.
Gated?	No
Number Of Households	448

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Friday, Tuesday)	Belle Isle
Trash (Friday, Tuesday)	Belle Isle
Yard Waste (Monday)	Belle Isle

Elected Officials

b.

County Commissioner	Mayra Uribe
State Senate	Carlos Guillermo Smith
School Board Representative	Alicia Farrant
State Representative	Anna Eskamani
US Representative	Darren Soto
Orange County Property Appraiser	Amy Mercado

Rec Fee: \$10.00

Deed Doc Tax: \$5,439.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

PREPARED BY & RETURN TO:

Name: Bill, an employee of

Foundation Title & Settlement Services LLC

Address: 2425 Pineapple Ave., Suite 408

Melbourne FL 32935

File No. 12-1098

Parcel No.: 19-23-30-4382-02320

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 25th day of January, 2013, by GARY E DAVIS and MELISSA D DAVIS, husband and wife hereinafter called the Grantors, to JIMMIE D HORTON and KRISTIE D HORTON, husband and wife, whose post office address is 5230 Saint Regis Place, Belle Isle, FL 32812, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in City of Belle Isle, County of Orange, State of Florida, viz:

Lot 232, Lake Conway Estates Section Four, according to the map or plat thereof, as recorded in Plat Book Y, Page(s) 36, of the Public Records of Orange County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature [Signature]
Printed Name: G. W. MAY III

Name: GARY E DAVIS
Address: 4908 Oak Island Road, Belle Isle, FL 32809
L.S.

Witness Signature [Signature]
Printed Name: I. Katherine Hiley

Name: Melissa D DAVIS
Address: 4908 Oak Island Road, Belle Isle, FL 32809
L.S.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of January, 2013, by Gary E DAVIS and Melissa D DAVIS, who are personally known to me or who have produced FL license as identification.

Signature of Notary [Signature]
Printed Name:
My commission expires:



8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16,
SECTION 1609 & THE 8TH EDITION, 2023 FBC,
RESIDENTIAL CODE, SECTION R301

WIND DESIGN STRUCTURAL DESIGN CRITERIA:

ULTIMATE DESIGN WIND SPEED
(3 SECOND GUST) - 130 MPH = (VASD=100.7 MPH)

BUILDING EXPOSURE - C

BUILDING IMPORTANCE FACTOR = 1.0

MEAN HEIGHT 30' OR LESS

HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0

RISK CATEGORY = I

WIND LOADS:

SCREEN ROOF: _____ +4.4/-17.2 PSF

3" COMPOSITE ROOF: _____ NA

SCREEN WALLS: _____ +10.8/-11.7 PSF

1. FACTOR APPLIED TO SCREEN WIND LOADS
FOR 20/20 OR 18/14 OR EQUIVALENT DENSITY SCREEN MESH:
2. FACTOR APPLIED TO SCREEN WIND LOADS FOR
ALLOWABLE STRESS DESIGN: 0.6
3. LIVE LOAD:
300lb. VERTICAL DOWNLOAD ON PRIMARY SCREEN
ENCLOSURE MEMBERS.
200lb. VERTICAL DOWNLOAD ON SCREEN ENCLOSURE
PURLINS.
4. SCREEN ROOF TYPE: MANSARD STYLE
5. SOLID ROOF TYPE: NA
6. FOR ALL MEMBER SIZING REFER TO PAGE 1 OF 6 THIS
PACKAGE.
7. FOR NEW FOUNDATION AND FOOTER SPECIFICATIONS SEE
FOUNDATION PAGE 5&6 OF 6 IN THIS PACKAGE

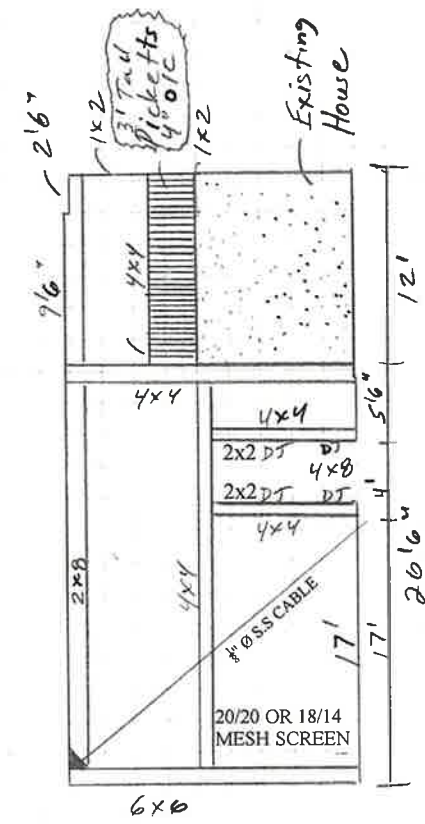
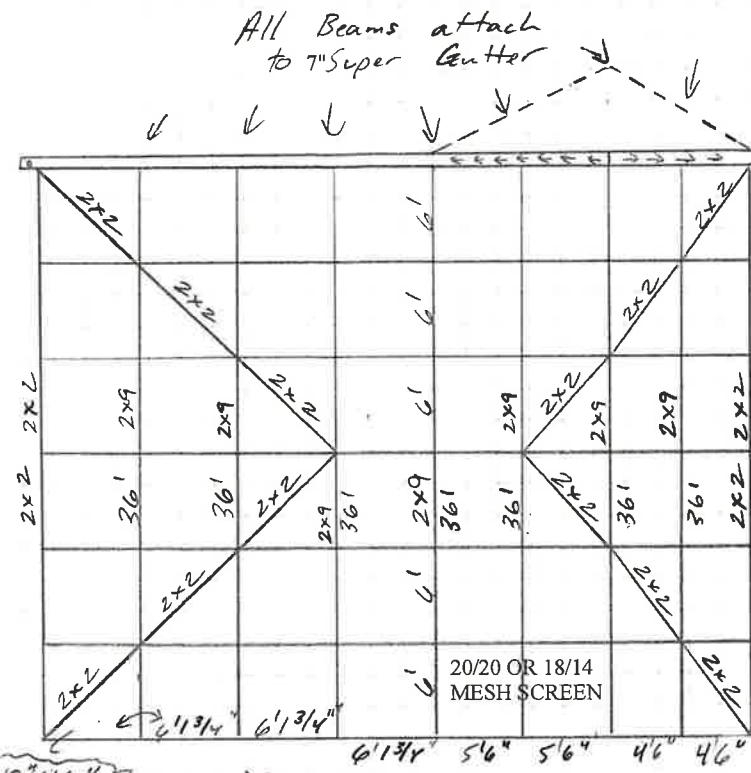
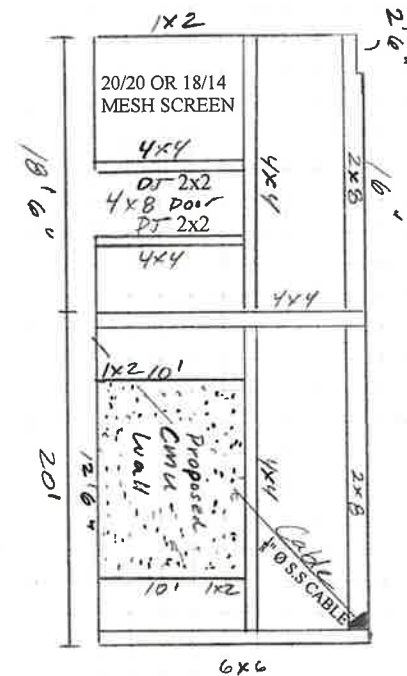
2X2:	2"X2"X0.046"
3X2:	3"X2"X0.050"
2X3:	2"X3"X0.050"
2X3:	2"X3"X0.070"
2X4:	2"X4"X0.050"
2X5:	2"X5"X0.050"

1X2: ----- 1"X2"X0.040"
1X3: ----- 1"X3"X0.045"

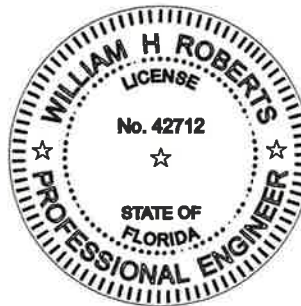
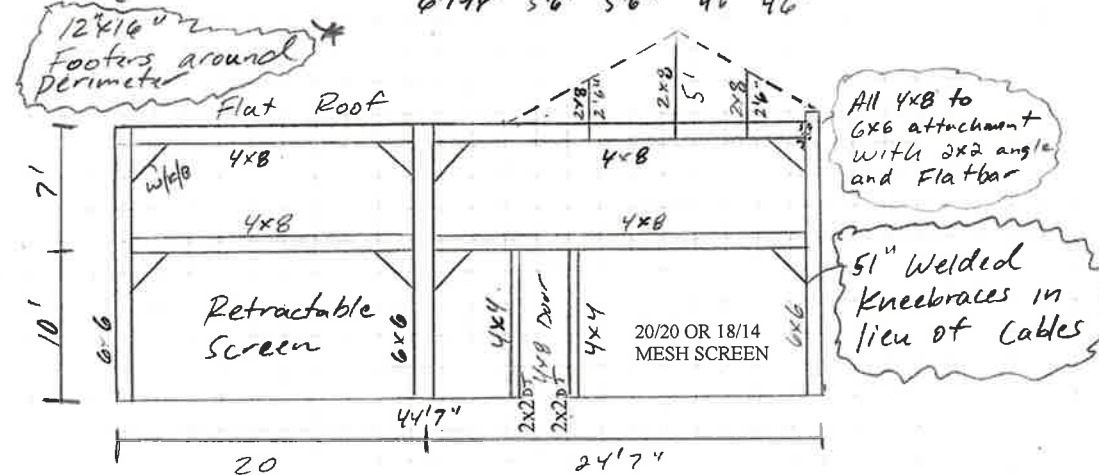
2X2 SNAP:	2"X2"X0.045"
2X3 SNAP:	2"X3"X0.050"
2X4 SNAP:	2"X4"X0.045"

2X4 SMB:	2"X4"X0.044"X0.100"
2X5 SMB:	2"X5"X0.050"X0.118"
2X6 SMB:	2"X6"X0.050"X0.120"
2X7 SMB:	2"X7"X0.057"X0.120"
2X8 SMB:	2"X8"X0.072"X0.224"
2X9 SMB:	2"X9"X0.072"X0.224"
2X10 SMB:	2"X10"X0.092"X0.374"

NOTE: IF ANY CONSTRUCTION IS STARTED BEFORE THE PERMITS FOR THIS JOB ARE RECEIVED ENGINEERING GREAT IDEAS, INC. SHALL NOT & WILL NOT BE HELD RESPONSIBLE FOR ANY FIELD CHANGES THAT ARE REQUIRED BY THE INSPECTOR, COUNTY, CITY, OR ANY OTHER STATE OFFICIAL THAT HAS JURISDICTION TO DICTATE SUCH FIELD CHANGES TO ANY PROJECT.



* Footers Around perimeter
5230 St Regis Place
Bell Isle FL. 32812
Horton Residence
Bronze
Standard Screen



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY WILLIAM H.
ROBERTS, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

PRINTED COPIES OF
THIS DOCUMENT ARE
NOT CONSIDERED SIGNED
AND SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST) WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

William H
Roberts

WILLIAM H. ROBERTS, P.E. # 42712

Digitally signed by William H
Roberts
DN:
0.9.2342.19200300.100.1.1=A01410
C00000183481081BA0006F4B5,
cn=William H Roberts, o=EGI-
Engineering Great Ideas Inc, c=US
Date: 2025.09.04 08:16:33 -0400

EG1
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 752-7078 --- EMAIL: robroberts.egi@gmail.com
William H. Roberts, P.E. # 42712

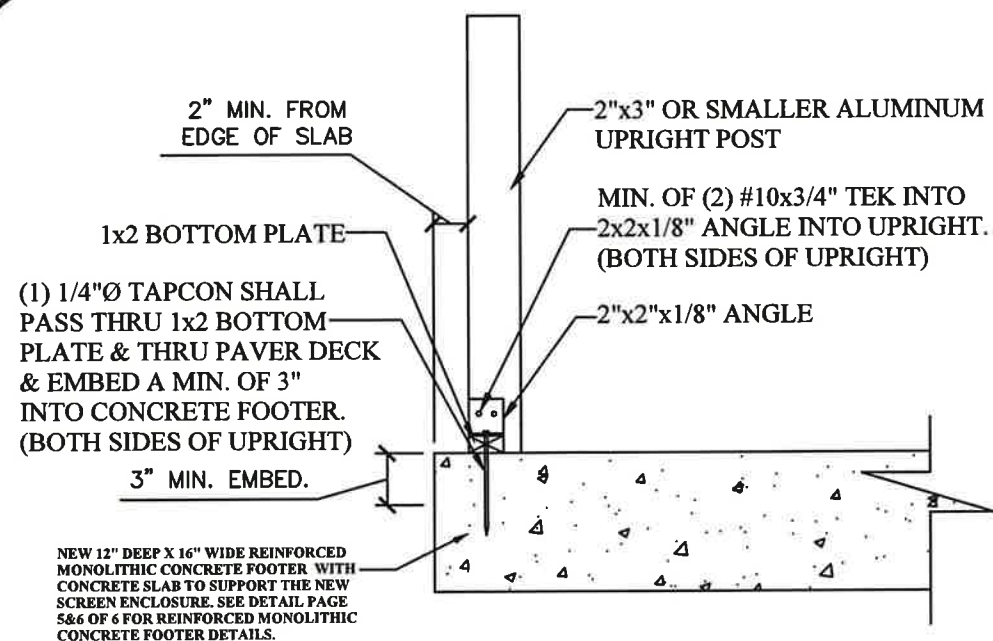
PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

ELEVATION VIEWS

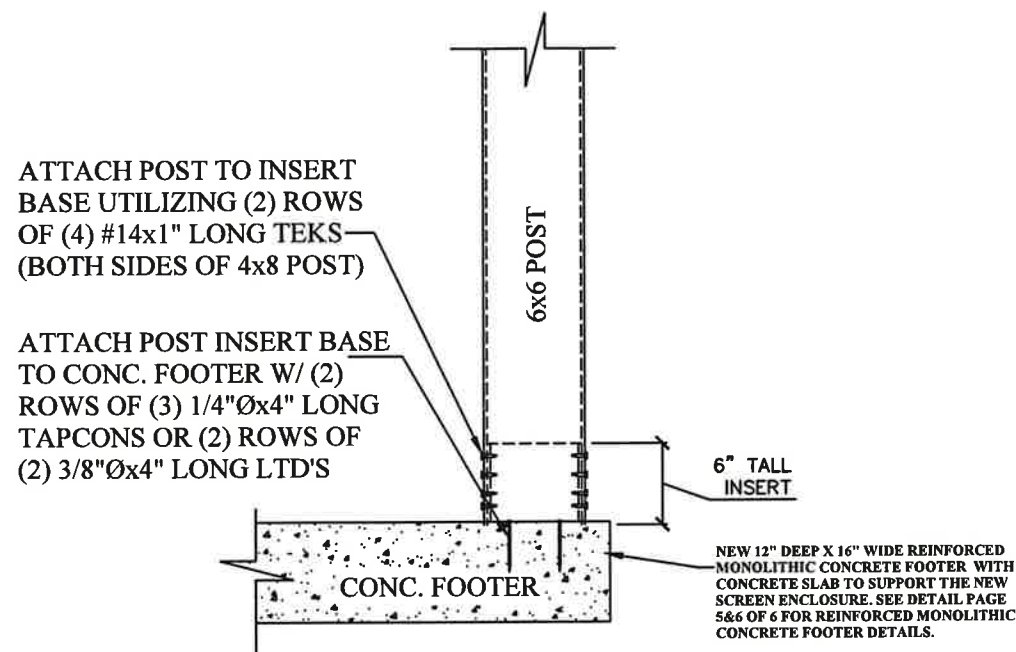
HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

DRAWN: DWH

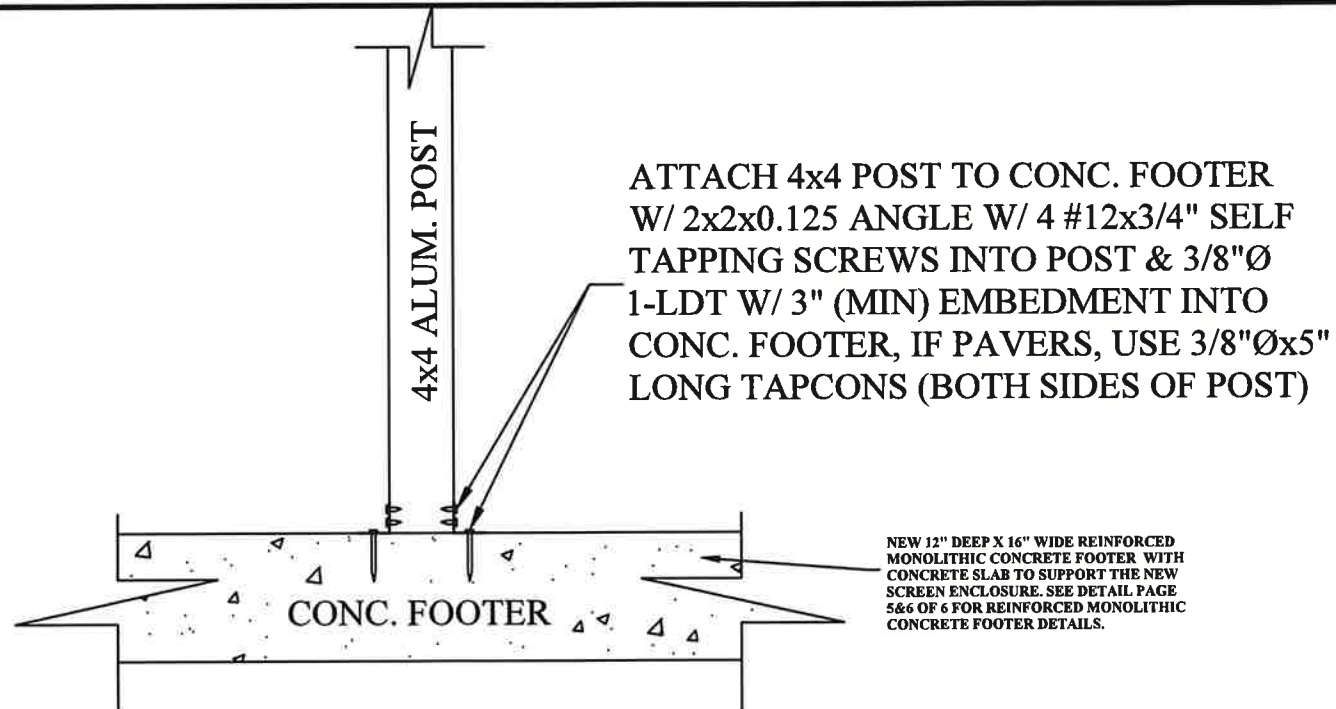
SHEET: 28



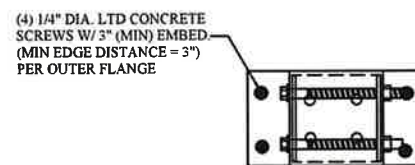
2"x3" OR SMALLER ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT DETAIL (SIDE VIEW)
SCALE: N.T.S.



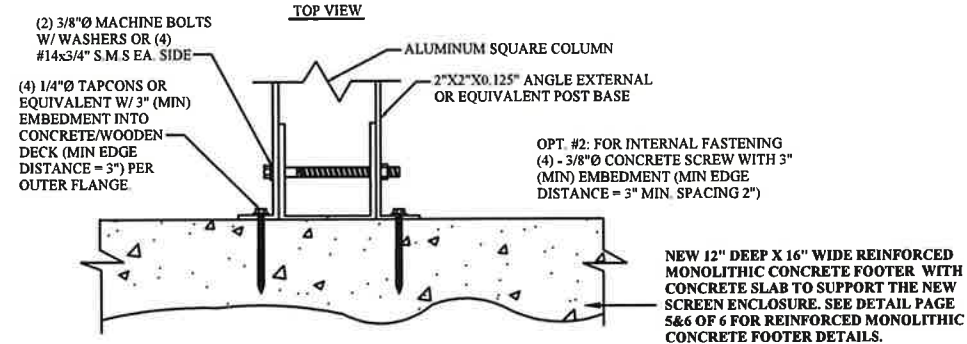
6"x6" ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT DETAIL
SCALE: N.T.S.



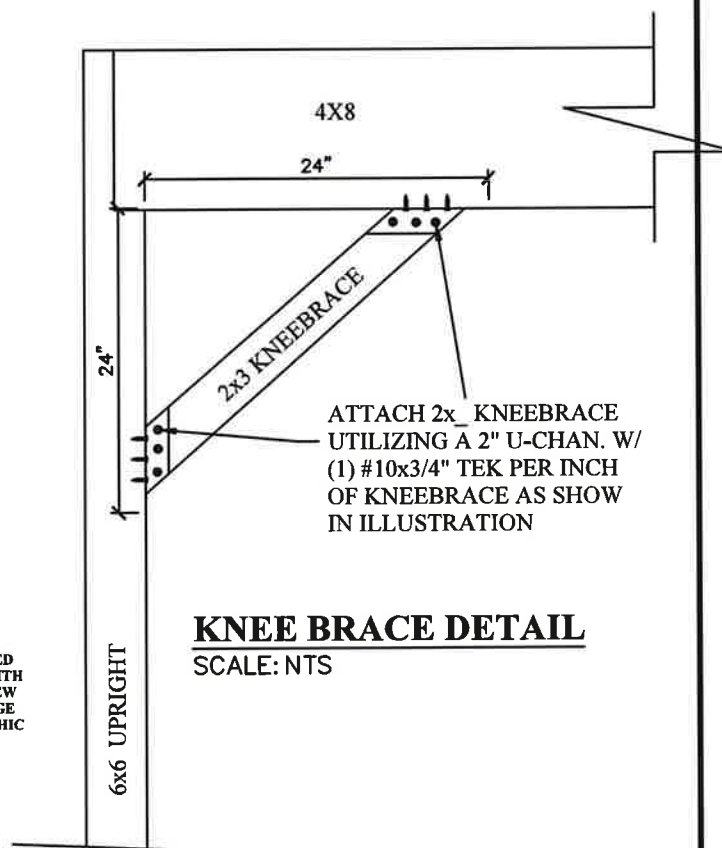
4"x4" ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT DETAIL
SCALE: N.T.S.



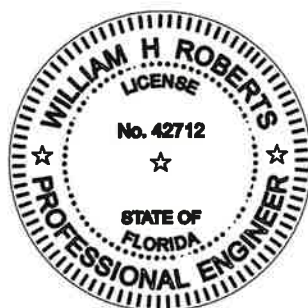
NOTE:
MINIMUM EMBEDMENT OF ANCHORS INTO CONCRETE FOOTING SHALL BE 3" (MIN) AT ALL POST LOCATIONS. ALL SCREW LENGTHS AT POST CONNECTIONS SHALL BE OF SUFFICIENT LENGTH FOR REQUIRED EMBEDMENT INTO CONCRETE FOOTING WHEN A PAVER DECK IS PRESENT.



3"x3" OR LARGER OPTIONAL SQUARE ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT
SCALE: N.T.S.



KNEE BRACE DETAIL
SCALE: NTS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM H. ROBERTS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST) WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

William H Roberts

Digitally signed by William H Roberts
DN: 0.9.2342.19200300.100.1.1=A01410C00000183481081BA0006F4B5, cn=William H Roberts, o=EGI-Engineering Great Ideas Inc., c=US
Date: 2025.09.04 08:16:50 -04'00'
09/04/2025

WILLIAM H. ROBERTS, P.E. # 42712

EGI
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (815) 752-7078 -- EMAIL: rroberts.eg@egi.com
William H. Roberts, P.E. # 42712

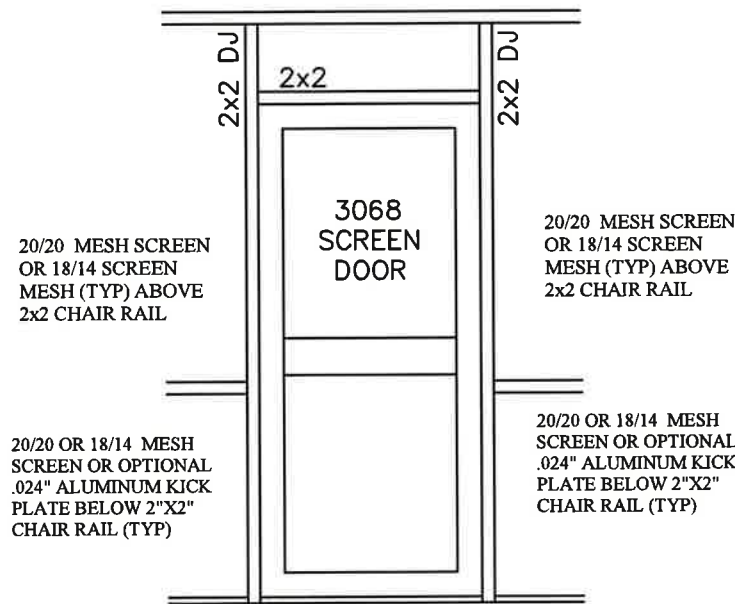
PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

STRUCTURAL DETAILS

HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

DRAWN
DWH

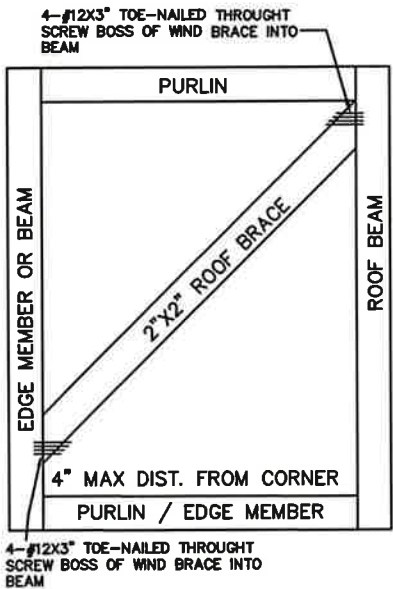
SHEET
29



SCREEN DOOR DETAIL

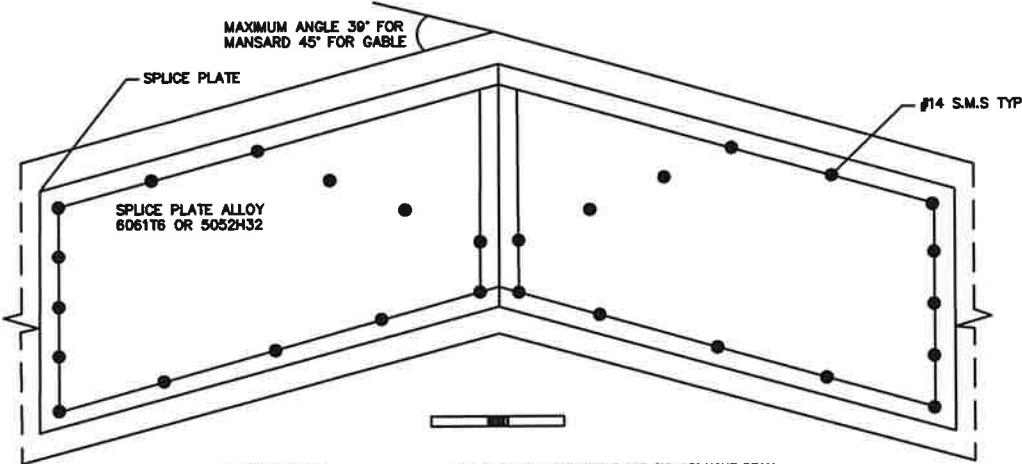
SCALE: NTS

DOOR LOCATION MAY BE CENTERED BETWEEN UPRIGHTS OR ATTACHED TO UPRIGHT.
DOOR MAY BE LOCATED OFF CONCRETE COLUMN/WALL.
DOOR JAM TO BE CONNECTED TO CONCRETE W/ 1/4" X 4" TAPCONS SPACED @ 24" ON CENTER.
DOOR HINGES TO BE LOCATED 5"-8" FROM TOP OR BOTTOM W/ #10X3/4" TEK SCREWS.
DOOR MAY SWING LEFT OR RIGHT AND INWARD OR OUTWARD.
DOORS MAY BE LOCATED ON SITE BY SITE CONTRACTOR.

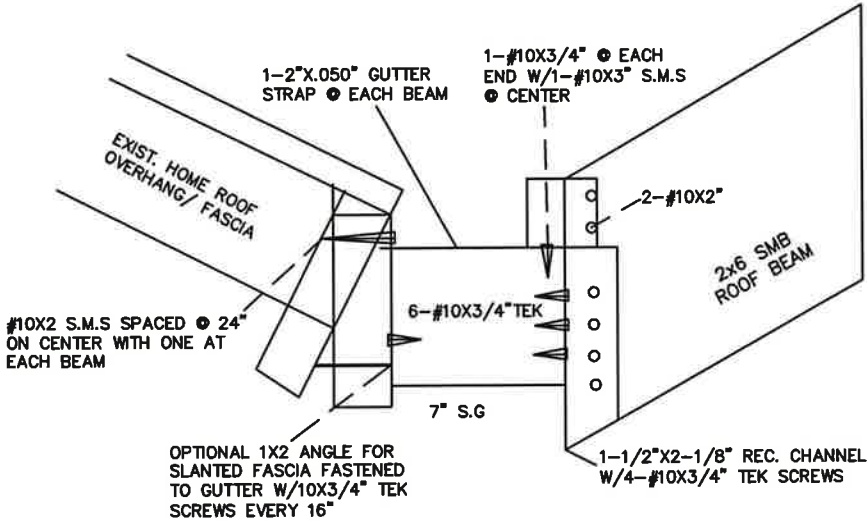


ROOF BRACE DETAIL

SCALE: NTS

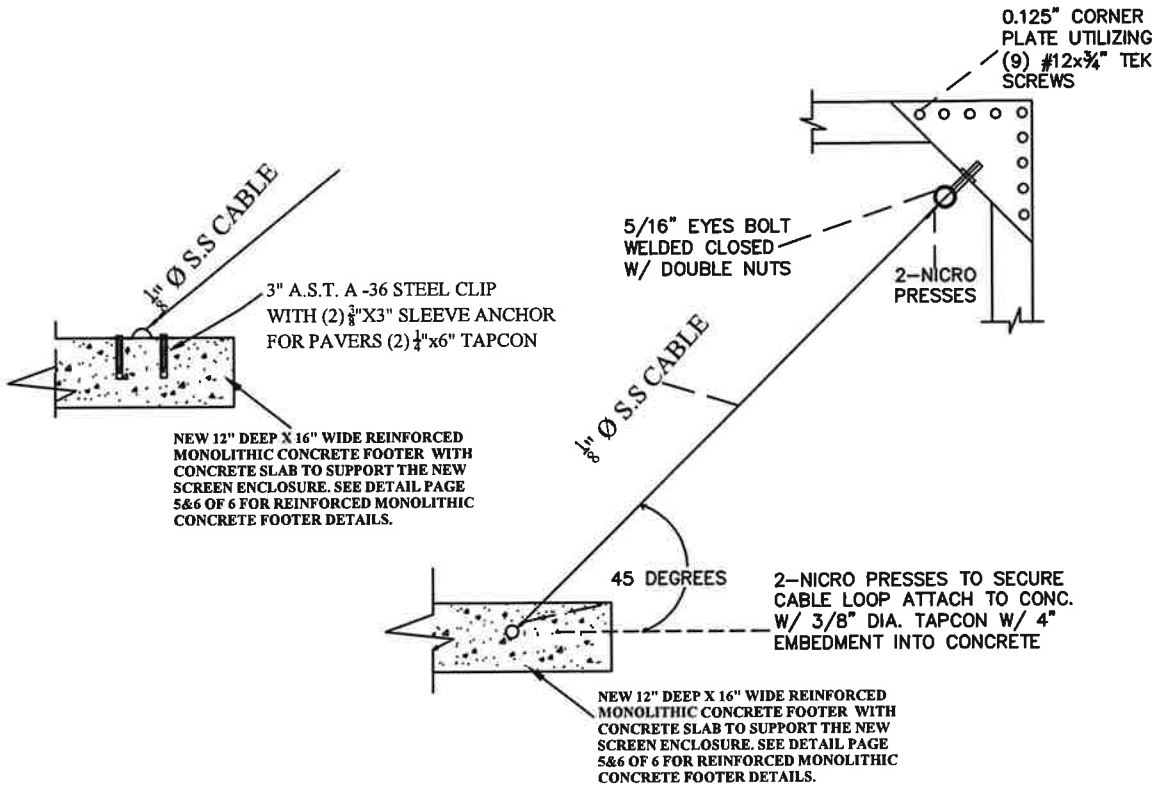


BEAM SIZE	PLATE THICKNESS	PLATE LENGTH	PLATE HEIGHT	TOTAL #14 SMS PER SPLICE	TOTAL #14 SMS PER SP	VERTICAL SCREW SPACING	HORIZONTAL SCREW SPACING
2X4X.044 X .100 SMB	.125"	16"	3.25"	44	11	1 5/16"	1 5/8"
2X5X.050 X .116 SMB	.125"	16"	4.25"	44	11	1 5/16"	1 5/8"
2X6X.050 X .120 SMB	.125"	16"	5.25"	52	13	1 3/16"	1 5/8"
2X7X.055 X .120 SMB	.125"	16"	6.25"	56	14	1 3/16"	1 5/8"
2X8X.072 X .224 SMB	.125"	16"	7.25"	64	15	1 7/16"	1 5/8"
2X9X.072 X .224 SMB	.125"	18"	8.25"	68	17	1 11/16"	1 7/8"
2X10X.092 X .374 SMB	.1875"	18"	9.25"	84	21	1 13/16"	1 15/16"



BEAM TO GUTTER DETAIL

SCALE: NTS



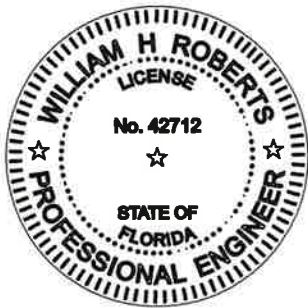
CABLE CONNECTION

SCALE: NTS

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST) WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

William H Roberts

WILLIAM H. ROBERTS, P.E. # 42712



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM H. ROBERTS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by William H Roberts
DN:
0.9.2342.19200300.100.1.1=A01410C0
0000183481081BA0006F485,
cn=William H Roberts, o=EGI-
Engineering Great Ideas Inc., c=US
Date: 2025.09.04 08:17:12 -04'00'
09/04/2025

EGI
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 752-7078 -- EMAIL: roboberts.egi@gmail.com
William H. Roberts, P.E. # 42712

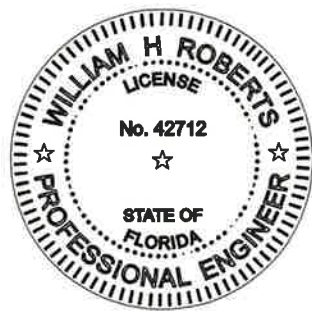
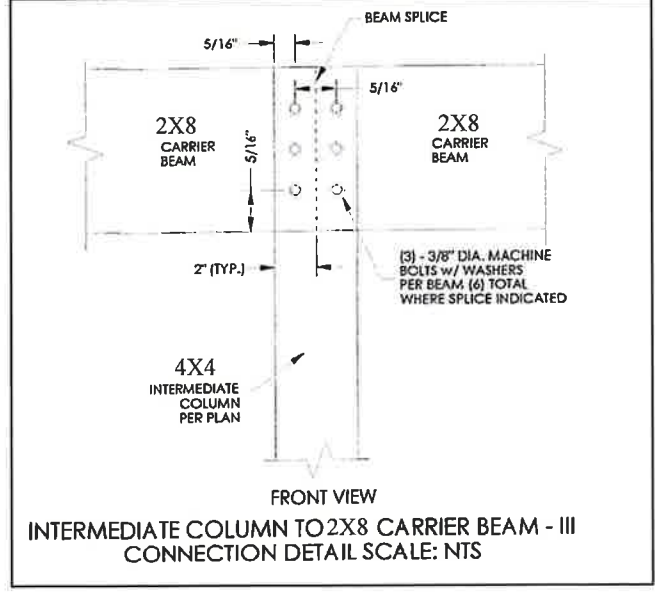
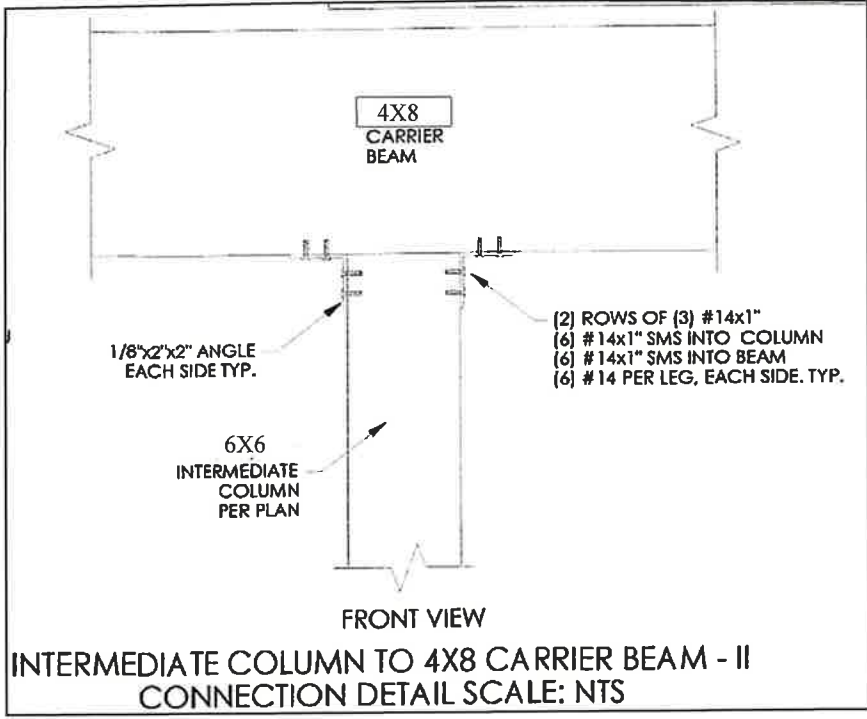
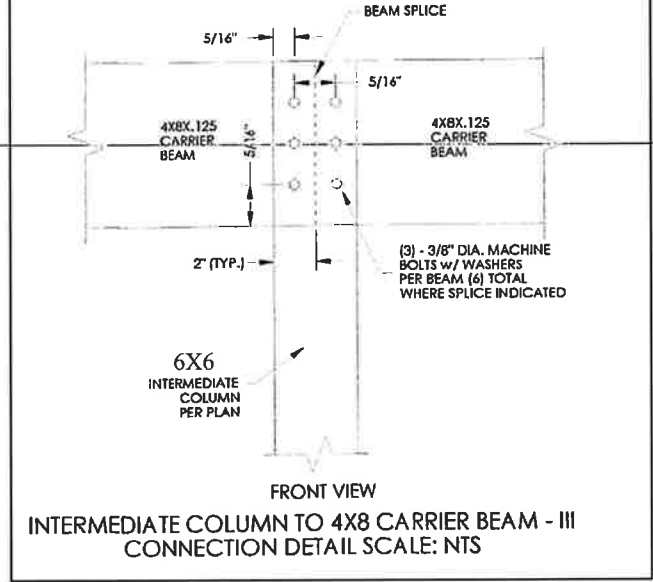
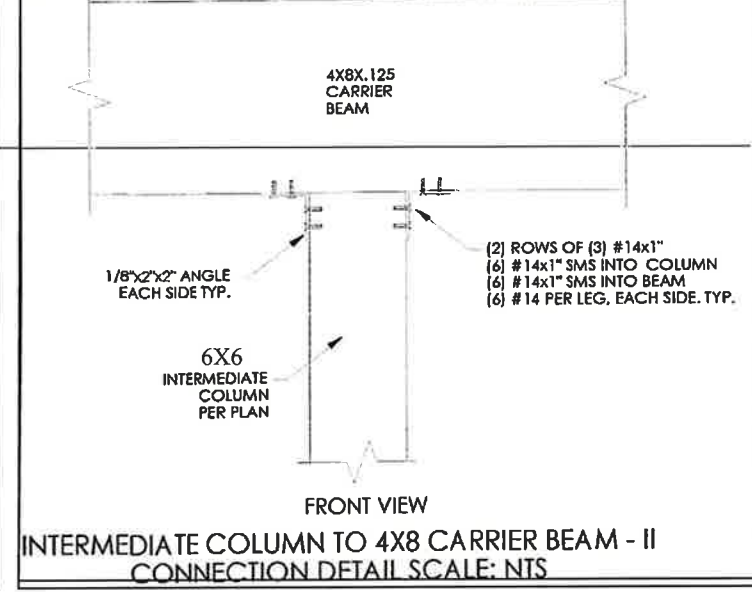
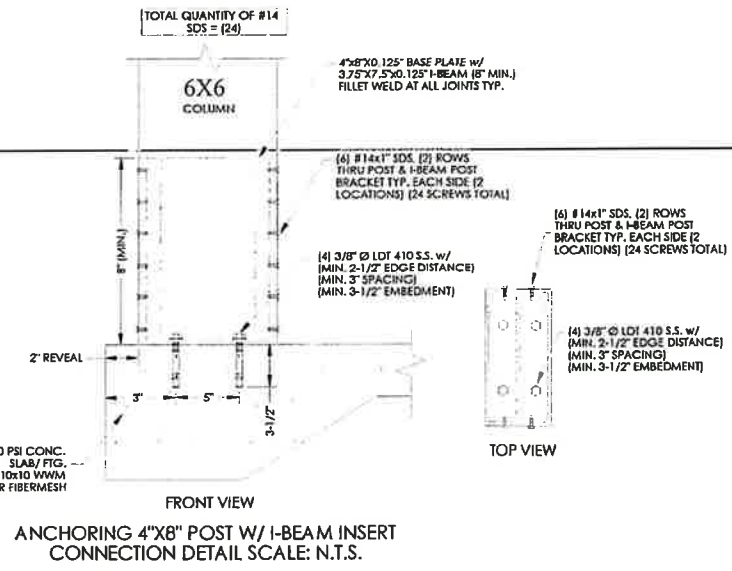
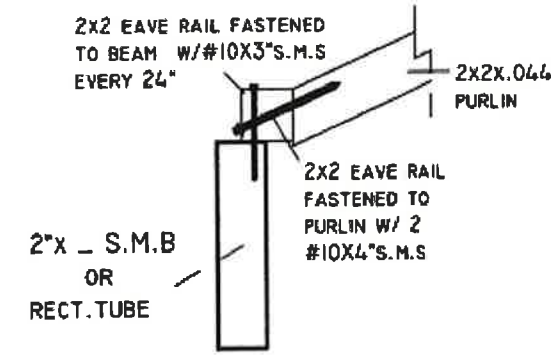
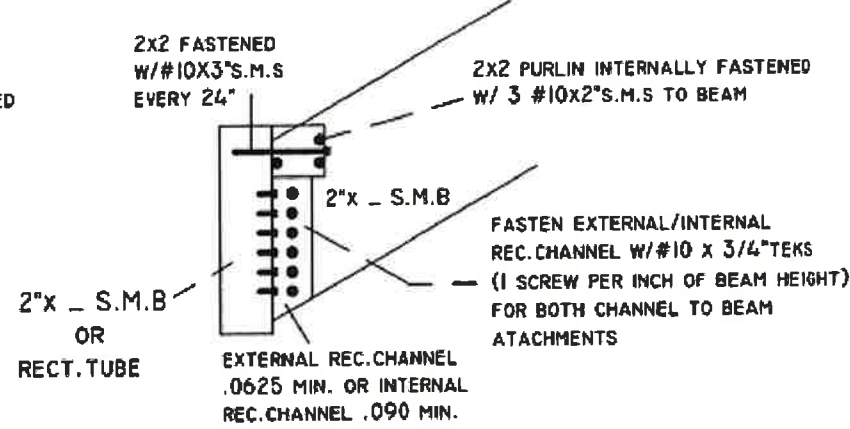
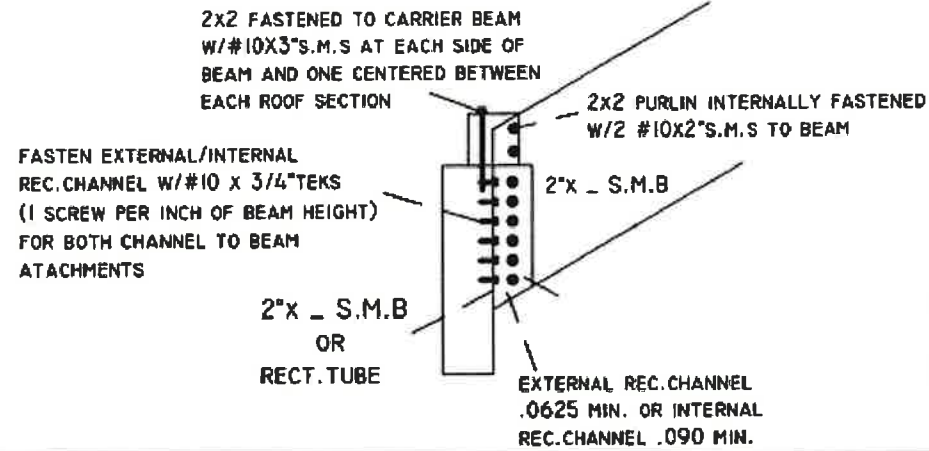
PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

STRUCTURAL DETAILS

HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

DRAWN:
DWH

SHEET:
30



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM H. ROBERTS, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST) WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

Digitally signed by William H Roberts
DN:
0.9.2342.19200300.100.1.1=A01410C00000183481081BA0006F4B5, cn=William H Roberts, o=EGI-Engineering Great Ideas Inc., c=US
Date: 2025.09.04 09:47:42 -0400

WILLIAM H. ROBERTS, P.E. # 42712

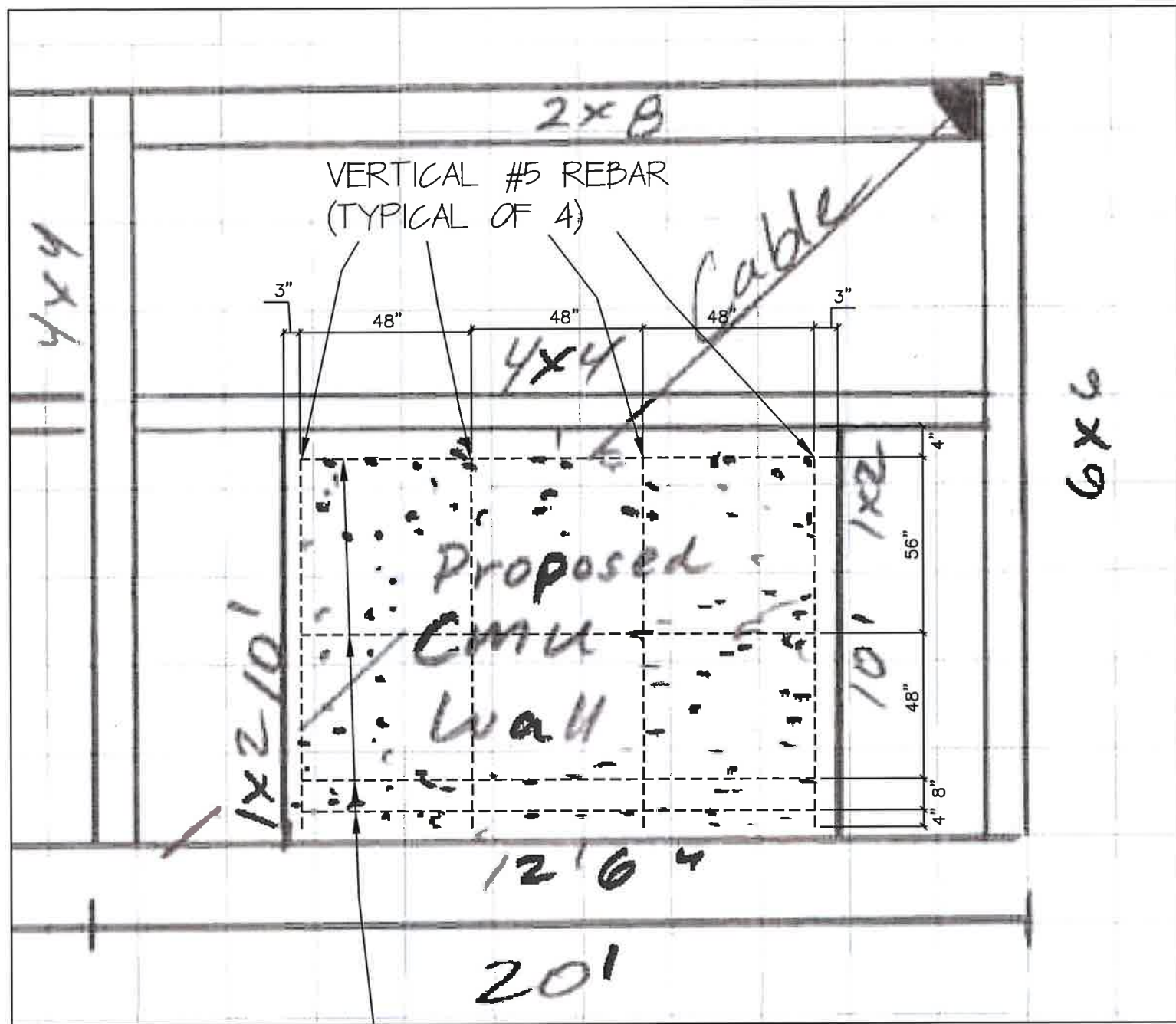
EGI
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #100
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 752-7078 --- EMAIL: rroberts@egi.com
William H. Roberts, P.E. # 42712

PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

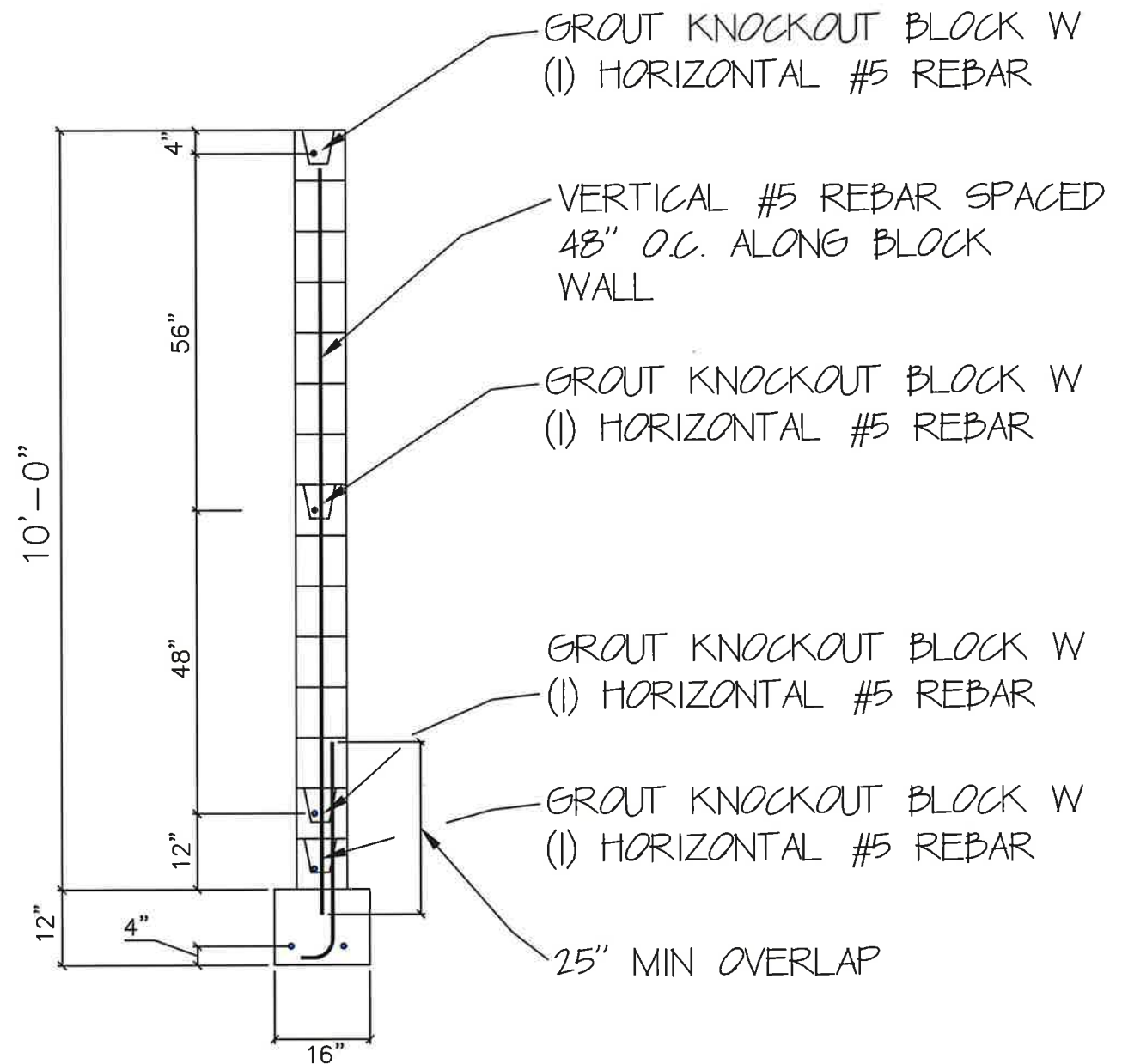
STRUCTURAL DETAILS

HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

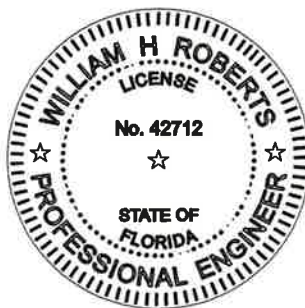
DRAWN:
DWH
SHEET:
4 31



HORIZONTAL #5 REBAR
(TYPICAL OF 4)



12" DEEP x 16" WIDE 2500 PSI (MIN)
CONCRETE FOOTER REINFORCED w/(2)
HORIZONTAL CONTINUOUS #5 REBAR.
CONTRACTOR SHALL ENSURE MIN OF 3"
CONCRETE OVER TOP OF #5 STEEL
REINFORCEMENT



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY WILLIAM H.
ROBERTS, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

PRINTED COPIES OF
THIS DOCUMENT ARE
NOT CONSIDERED SIGNED
AND SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

**William H
Roberts**

WILLIAM H. ROBERTS, P.E. # 42712

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST)
WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND
EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL
REQUIREMENTS OF THE 8TH EDITION, 2023 FBC,
BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH
EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

Digitally signed by William H
Roberts
DN:
0.9.2342.19200300.100.1.1=A0141
0C00000183481081BA0006F4B5,
cn=William H Roberts, o=EGI-
Engineering Great Ideas Inc., c=US
Date: 2025.09.04 08:17:59 -0400

EGI
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 732-7078 -- EMAIL: roboberts.eg@gmail.com
William H. Roberts, P.E. # 42712

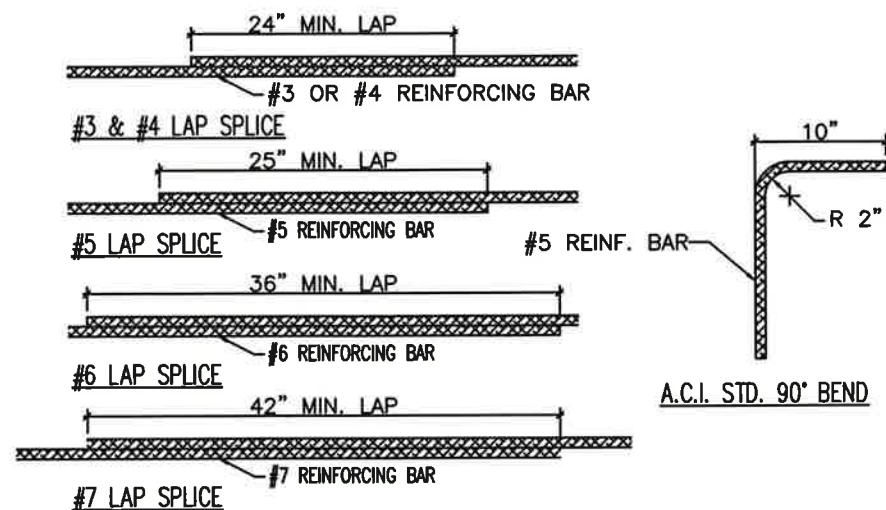
PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

STRUCTURAL DETAILS

HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

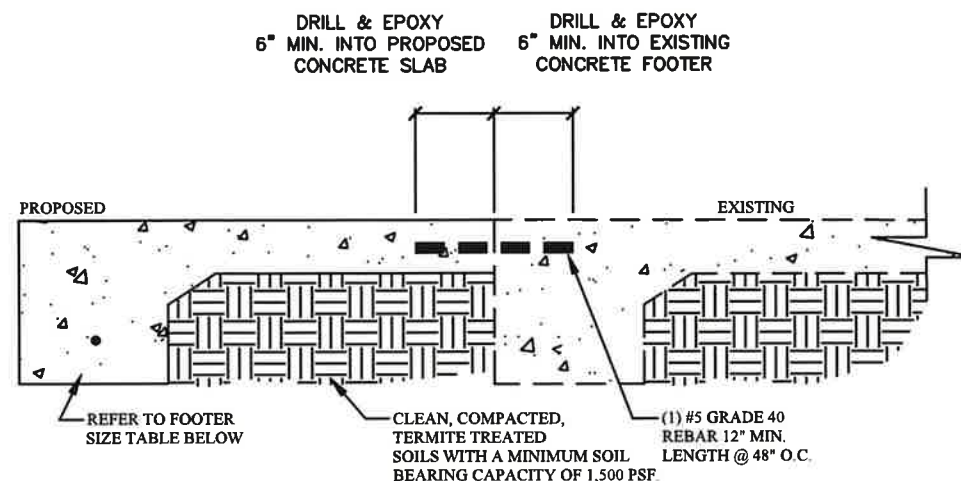
DRAWN:
DWH

SHEET:
32



REBAR LAP & BENDING DETAILS

SCALE: N.T.S.

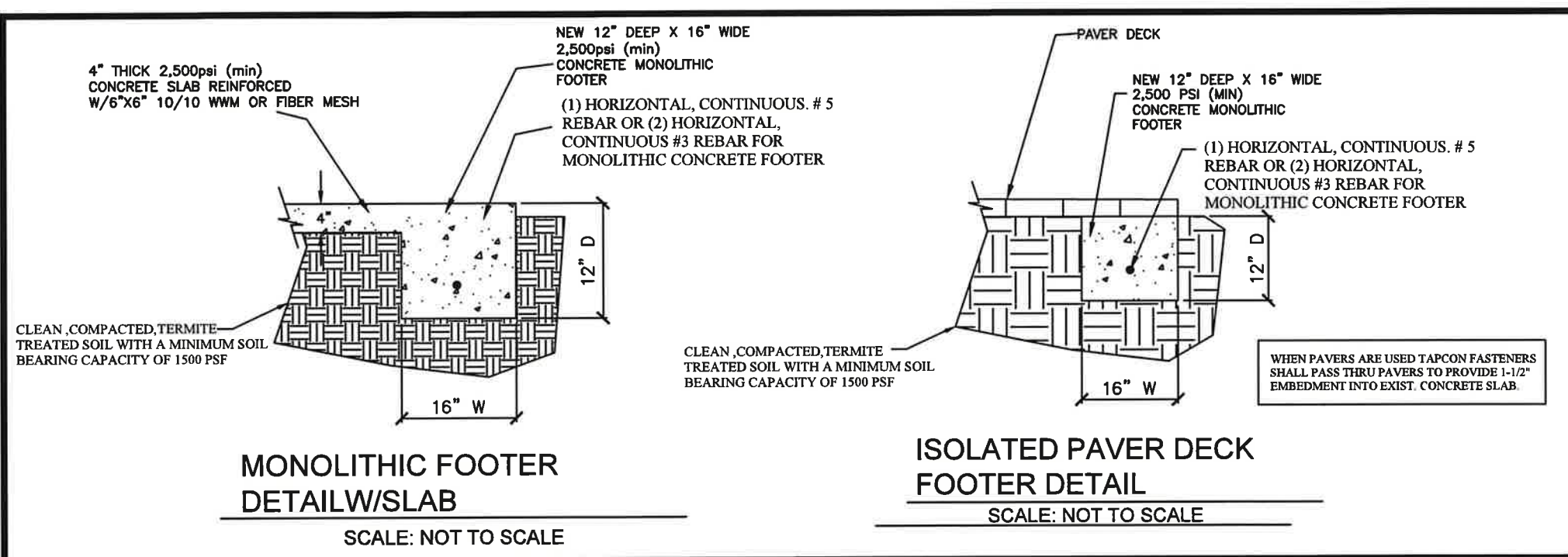


FOUNDATION TIE-IN DETAIL

SCALE: N.T.S

FOOTER SIZE TABLE 130 MPH EXP B&C		
D	W	SPAN
8"	8"	UP TO 16'
8"	12"	>16' TO 28'
12"	12"	>28' TO 40'
12"	16"	>40' TO 52'

THIS SIZE FOOTER IS
REQUIRED FOR THIS
PROJECT

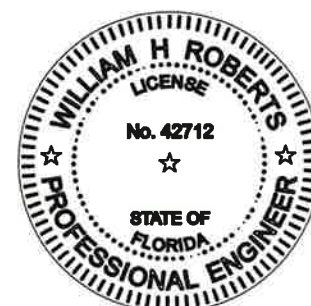


MONOLITHIC FOOTER
DETAIL W/SLAB

SCALE: NOT TO SCALE

ISOLATED PAVER DECK
FOOTER DETAIL

SCALE: NOT TO SCALE



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY WILLIAM H.
ROBERTS, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

PRINTED COPIES OF
THIS DOCUMENT ARE
NOT CONSIDERED SIGNED
AND SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
DESIGNED FOR AN ULTIMATE DESIGN (3 SECOND GUST)
WIND SPEED OF 130 MPH (RISK CATEGORY I) (WIND
EXPOSURE C) IN ACCORDANCE WITH THE STRUCTURAL
REQUIREMENTS OF THE 8TH EDITION, 2023 FBC,
BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH
EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

William H
Roberts

WILLIAM H. ROBERTS, P.E. # 42712

Digitally signed by William H
Roberts
DN:
0.9.2342.19200300.100.1.1=A0141
0C00000183481081BA0006F4B5,
cn=William H Roberts, o=EGI-
Engineering Great Ideas Inc., c=US
Date: 2025.09.04 08:18:27 -0400'

EGI
ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 752-7078 — EMAIL: roberts.eg@egi.com
William H. Roberts, P.E. # 42712

PRECISE SCREENS LLC.
1101 OAK LANE UNIT 1031
WINTER SPRINGS FL. 32708

CONCRETE FOOTER
DETAIL PAGE

HORTON RESIDENCE
5230 ST REGIS PLACE
BELL ISLE FL. 32812
130 MPH EXP. "C"

DRAWN:
DWH

SHEET:
33