





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**

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 <b>Precise Screens (Donny Daugherty)</b>	OWNER <b>Kristie &amp; Jimmie Horton</b>
ADDRESS 1101 Oak Lane, Unit 103 Winter Springs FL 32708	PROJECT ADDRESS <b>5230 St Regis Pl</b>
CONTACT NUMBER 407-221-6367	OWNER'S CONTACT NUMBER <b>321-217-2886</b>
EMAIL <b>precisescreens@gmail.com</b>	OWNER'S EMAIL <b>Khorton994@gmail.com</b>
PARCEL ID# <b>19-23-30-4382-02-320</b>	
LAND USE CLASSIFICATION <b>0130 - Sfr - Lake Front</b>	ZONING DISTRICT <b>BI-R-1-AA</b>
SECTION OF THE CODE VARIANCE REQUESTED ON	<input checked="" type="checkbox"/> <b>Variance Fee \$300</b>
<b>50-102 -Accessory Structures (a)(6)(d)</b>	<input type="checkbox"/> <b>Special Exception \$750</b>
DETAILED VARIANCE REQUEST <b>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'.</b>	
<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 <b>2025-10-055</b> DATE OF HEARING <b>11-25-25</b>

### 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.



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- 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

11/11/25  
 Date Paid

00185855084  
 Check/Cash

[Signature]  
 Rec'd By



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**Variance and Special Exception Application**

### 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. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?</b> <b>WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b>
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. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b>
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. <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>
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. <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>

**\*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.

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)

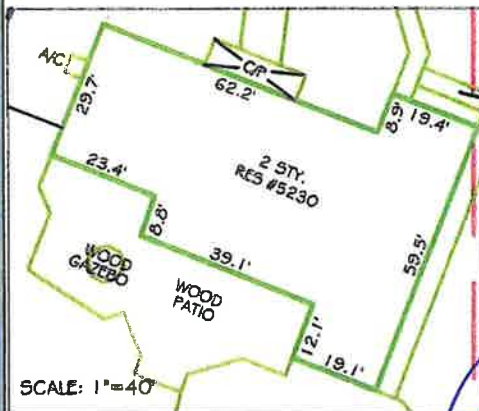
FL1301.0743  
BOUNDARY SURVEY  
ORANGE COUNTY

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:

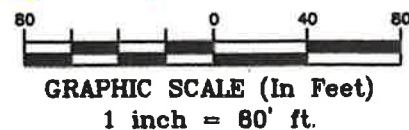
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
FENCE OWNERSHIP NOT DETERMINED



I hereby certify that the Sketch of Survey of the herein 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

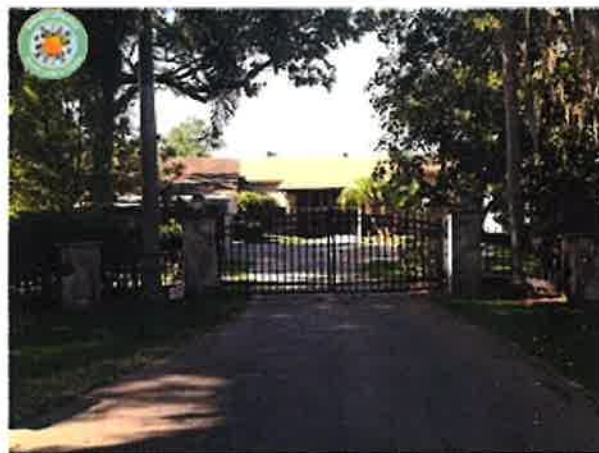
5230 St Regis Pl

Belle Isle, FL 32812

OR  
Code  
For  
Mobile  
Phone



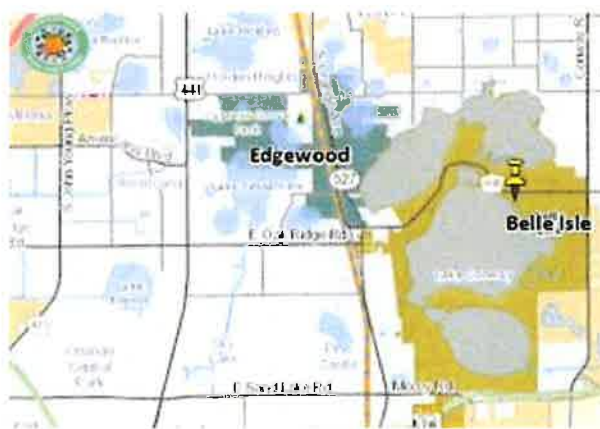
5230 ST REGIS PL, BELLE ISLE, FL 32812 2/6/2023 12:21 PM

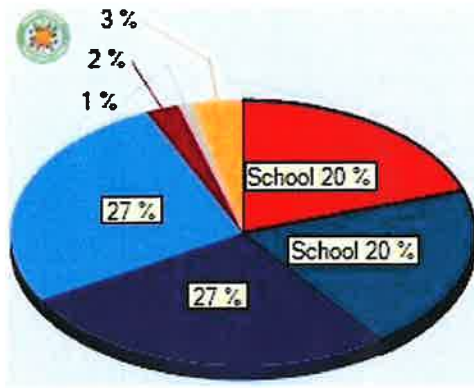


5230 ST REGIS PL, ORLANDO, FL 32812 4/26/2017 9:22 AM



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 %
				<b>16.4296</b>	<b>\$15,743.52</b>	

### 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
				<b>\$445.40</b>



**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**

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**Property Description**

LAKE CONWAY ESTATES SECTION 4 Y/36 LOT 232

**Total Land Area**

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

**Land**

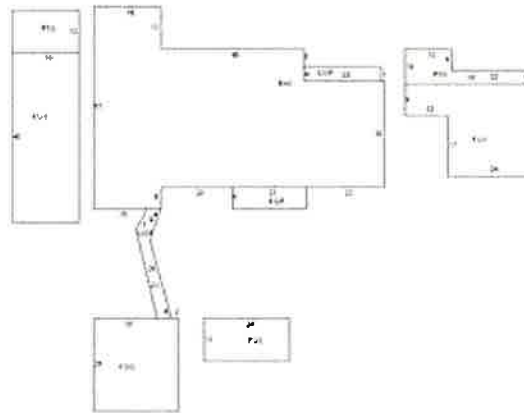
Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	BI-R-1-AA	1 Units	working...	working...	working...	working...

**Buildings**

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



Total Area: 6754  
 PTO = 448  
 FUS = 1414  
 FOP = 818  
 BAS = 3333



## 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/Imp
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

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### TPP Accounts At Location

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

### Schools

#### Conway (Middle School)

<b>Principal</b>	Joshua Jaron Bing
<b>Office Phone</b>	407.249.6420
<b>Grades</b>	2023:

#### Shenandoah (Elementary)

<b>Principal</b>	Desiree Hitchmon-Houghton
<b>Office Phone</b>	407.858.3180
<b>Grades</b>	2023:

#### Oak Ridge (High School)

<b>Principal</b>	Dennis Gonzalez
<b>Office Phone</b>	407.852.3200
<b>Grades</b>	2023:

### Community/Neighborhood Association

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

### Utilities/Services

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



## **Elected Officials**

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 =1

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

## HOLLOW SECTIONS

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"

## OPEN BACK SECTIONS

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

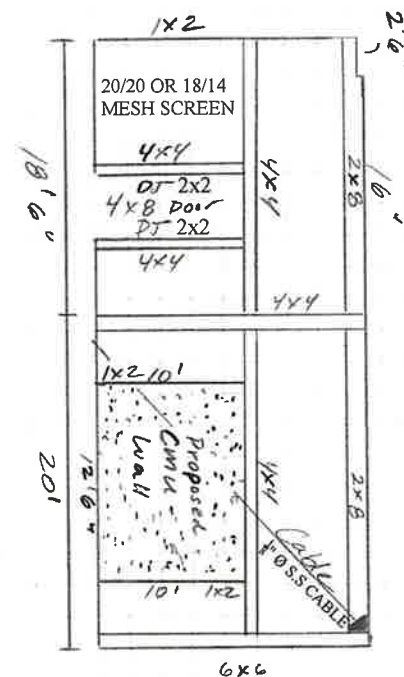
## SNAP SECTIONS

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

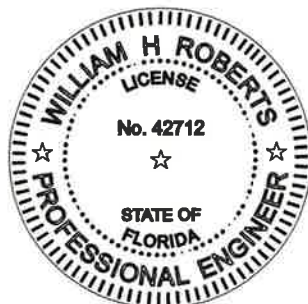
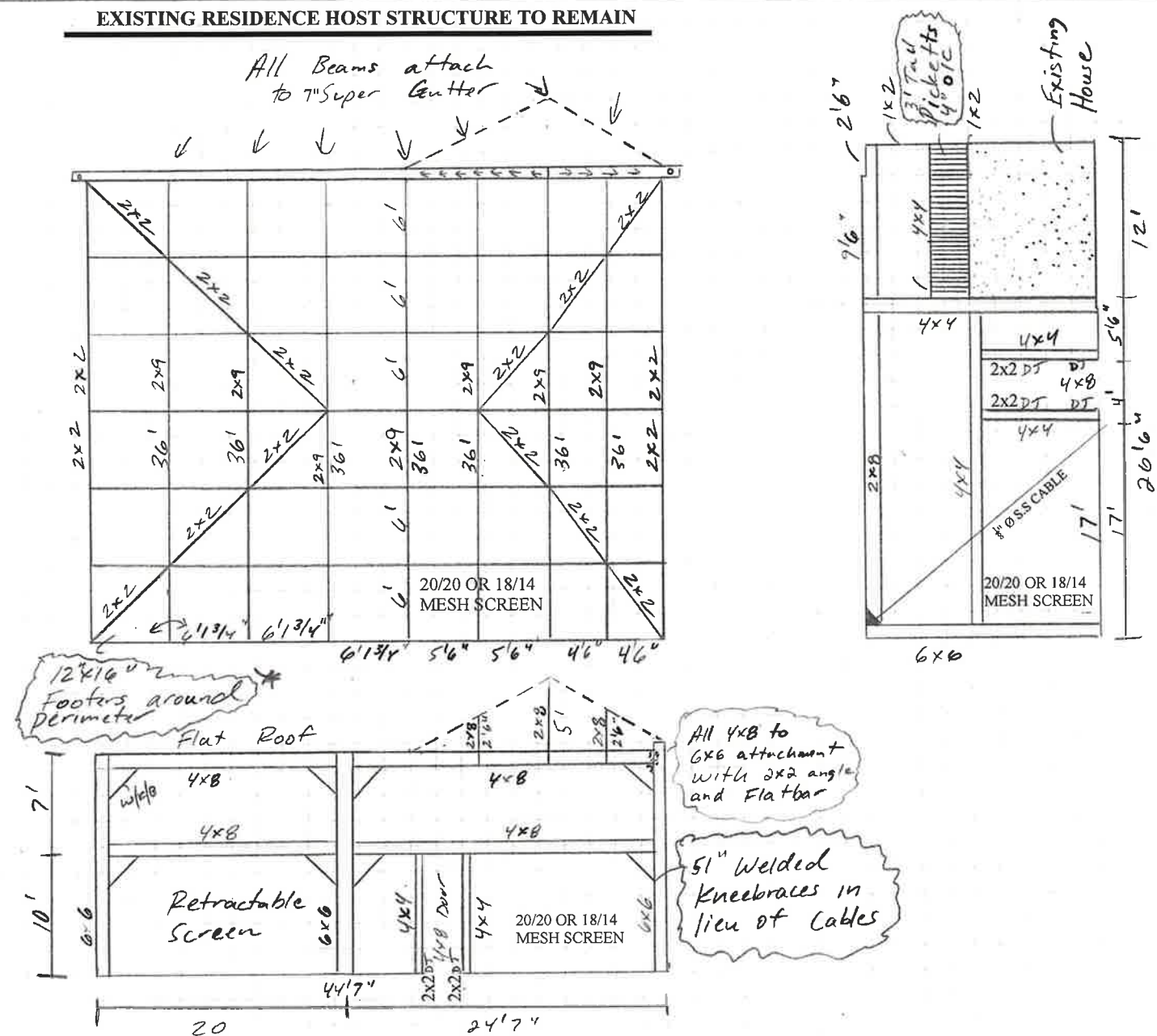
### SELF MATING (SMB)

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.

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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

EGI  
ENGINEERING GREAT IDEAS, INC.  
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098  
1003 SOUTH ALEXANDER STREET SUITE #5  
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA 33563  
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:

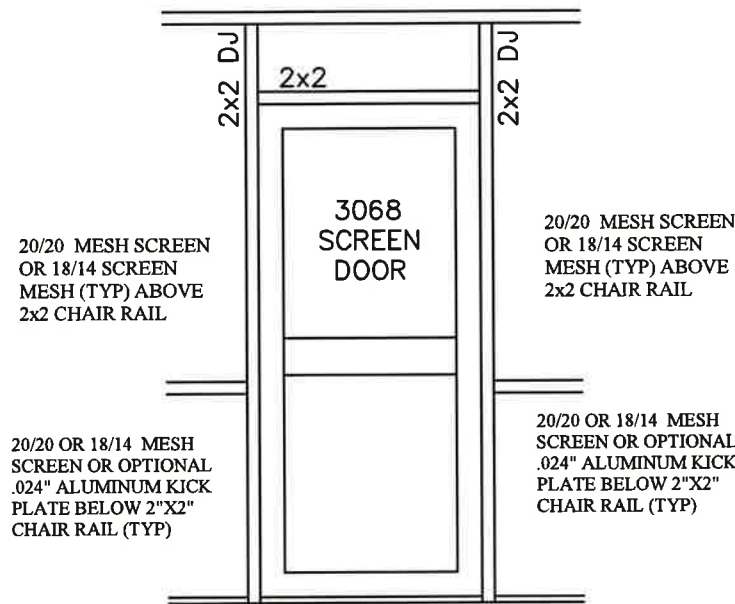
DWH

SHEET:

1 OF 6



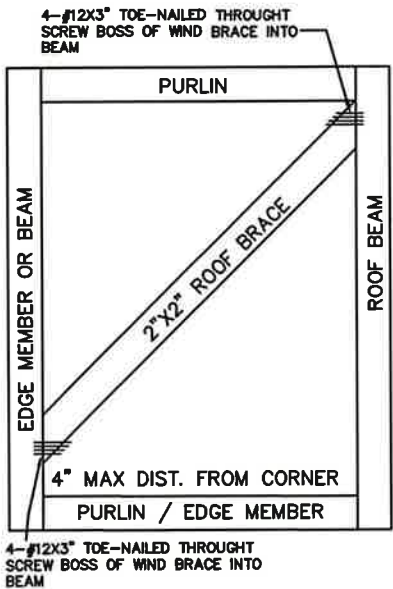




SCREEN DOOR DETAIL

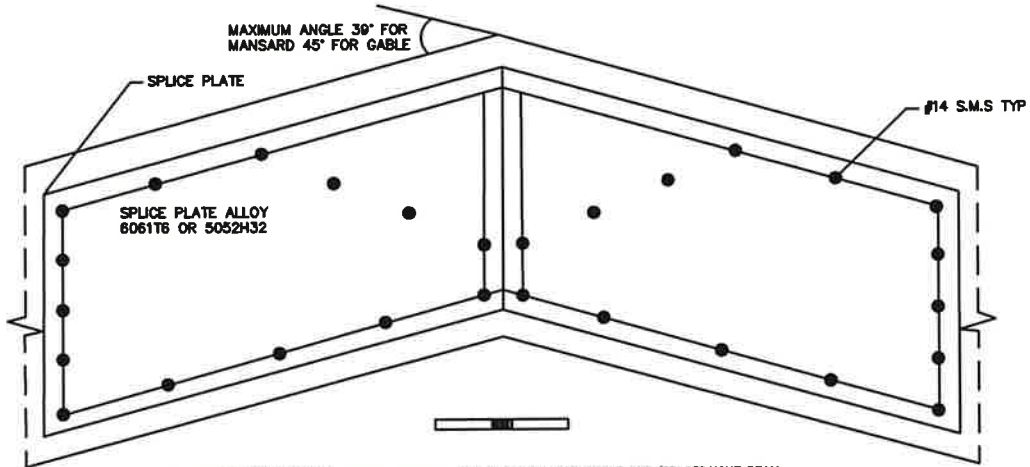
SCALE: NTS

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.

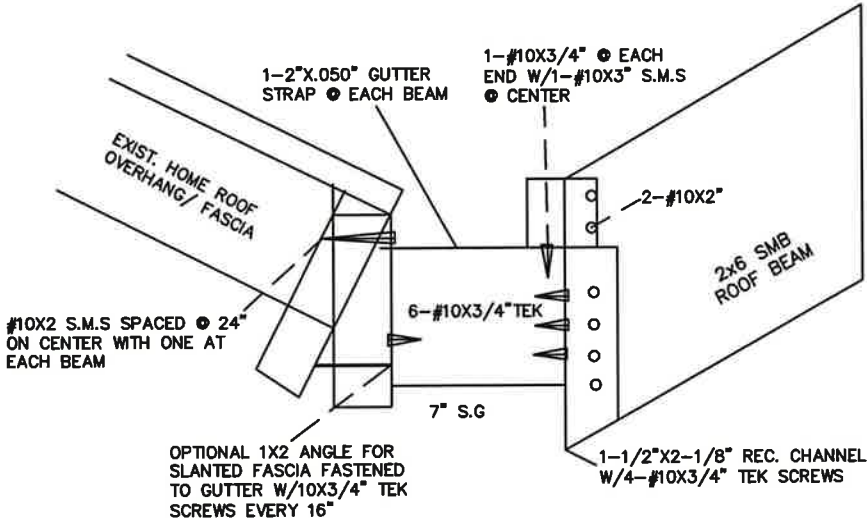


ROOF BRACE DETAIL

SCALE: NTS

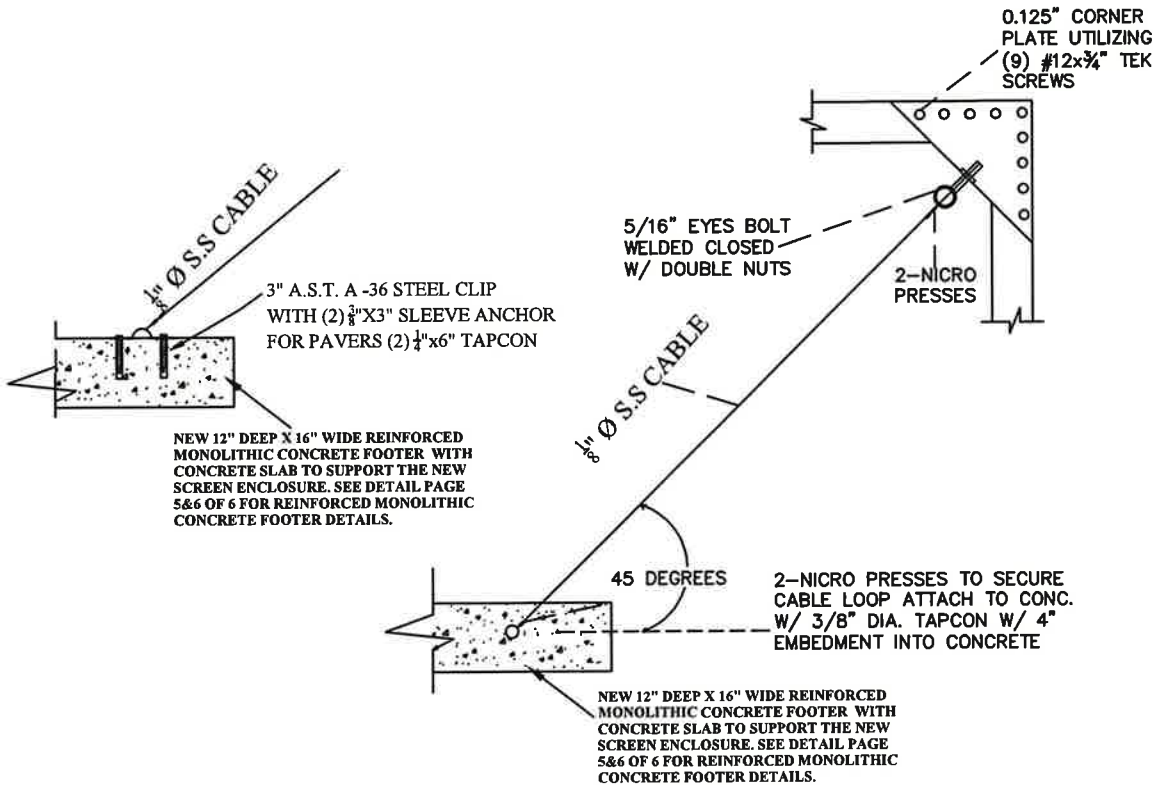


BEAM SIZE	PLATE THICKNESS	PLATE LENGTH	PLATE HEIGHT	TOTAL #14 SMS PER SPLICE	TOTAL #14 SMS PER SPlice	VERTICAL SCREW SPACING	HORIZONTAL SCREW SPACING
2X4X.044 X .100 SMB	.125"	16"	3.25"	44	11	1 5/16"	1 5/8"
2X5X.050 X .116 SMB	.125"	16"	4.25"	44	11	1 5/16"	1 5/8"
2X6X.050 X .120 SMB	.125"	16"	5.25"	52	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

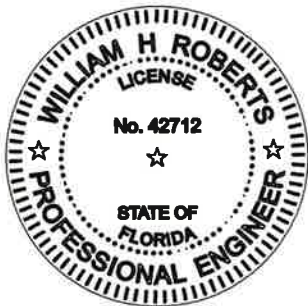
SCALE: NTS

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William H  
Roberts

Digitally signed by William H Roberts  
DN:  
0.9.2342.19200300.100.1.1=A01410C0  
0000183481081BA0006F4B5,  
cn=William H Roberts, o=EGI-  
Engineering Great Ideas Inc., c=US  
Date: 2025.09.04 08:17:12 -04'00'  
09/04/2025

WILLIAM H. ROBERTS, P.E. # 42712



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FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098  
1003 SOUTH ALEXANDER STREET SUITE #5  
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA 33563  
PHONE NO.: (813) 752-7078 — EMAIL: [roboberts.egi@gmail.com](mailto: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:  
3 OF 6



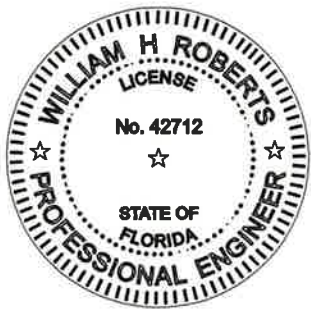
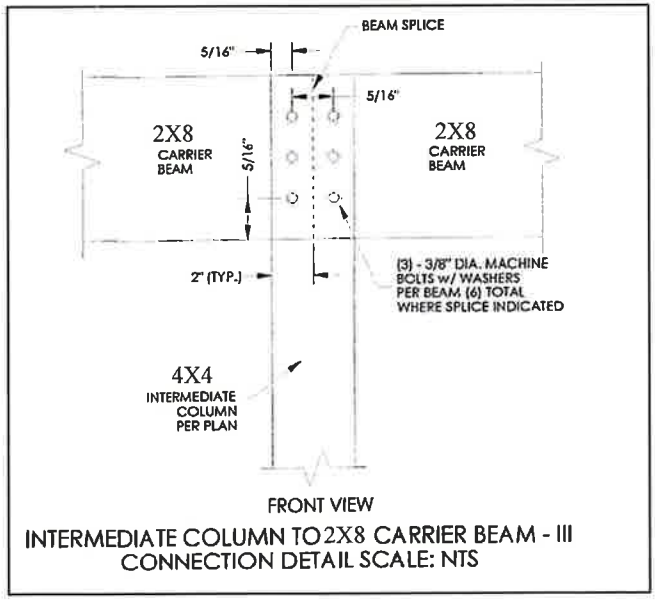
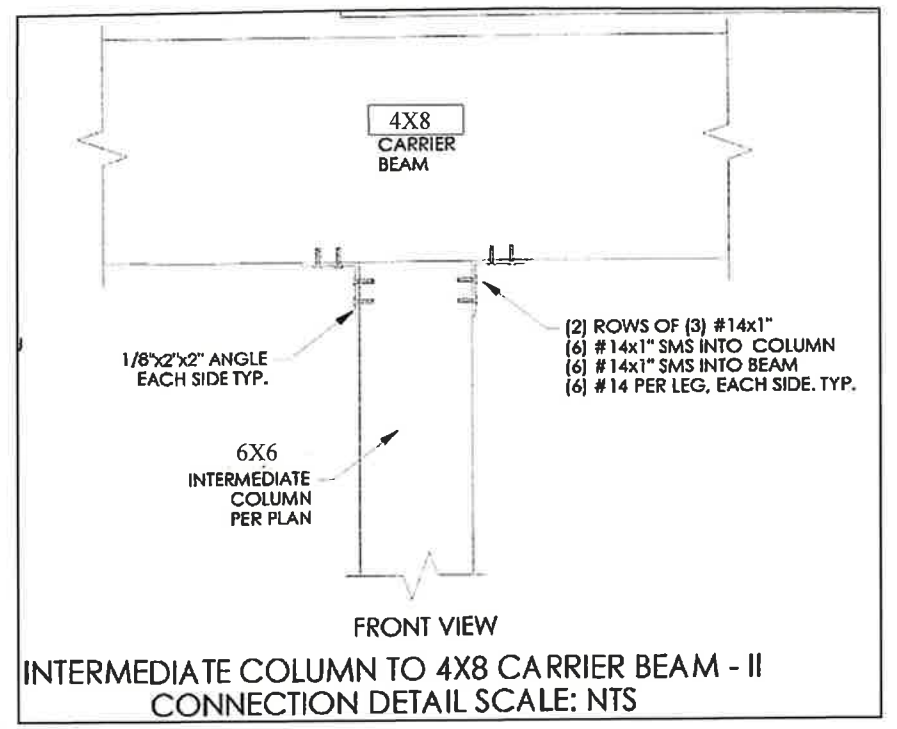
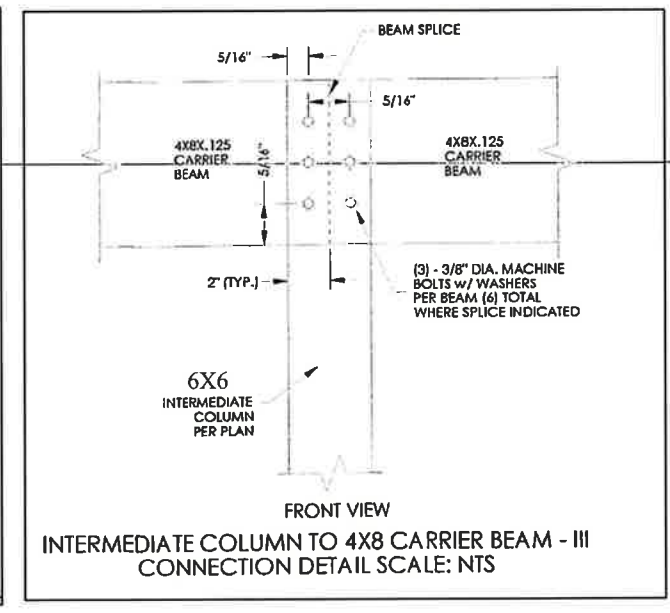
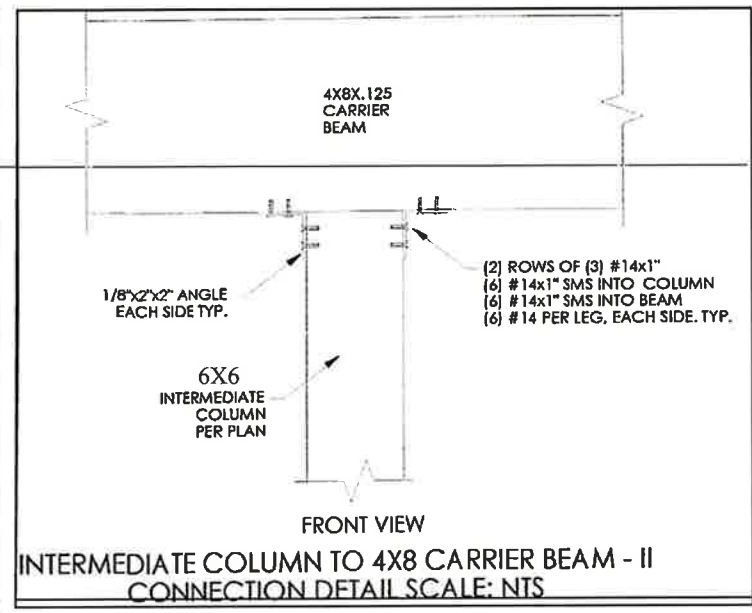
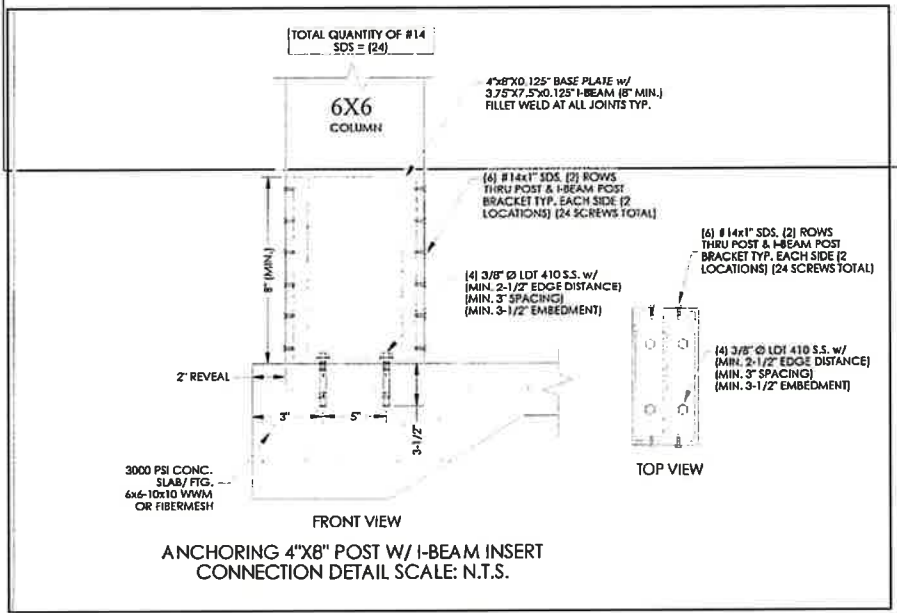
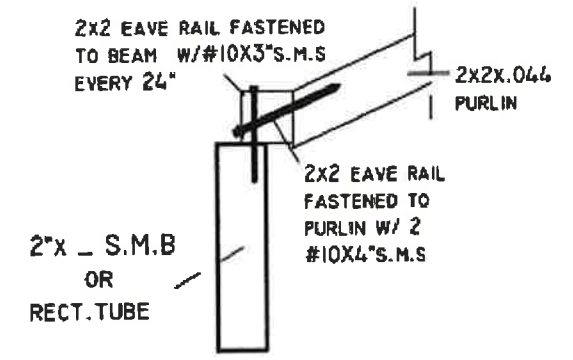
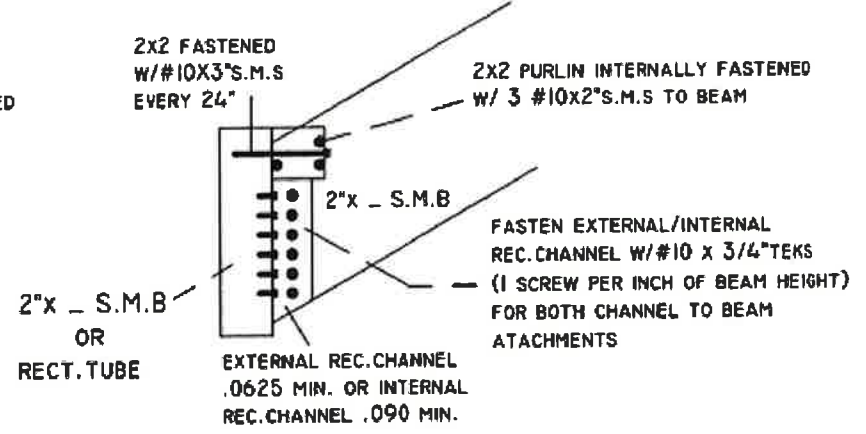
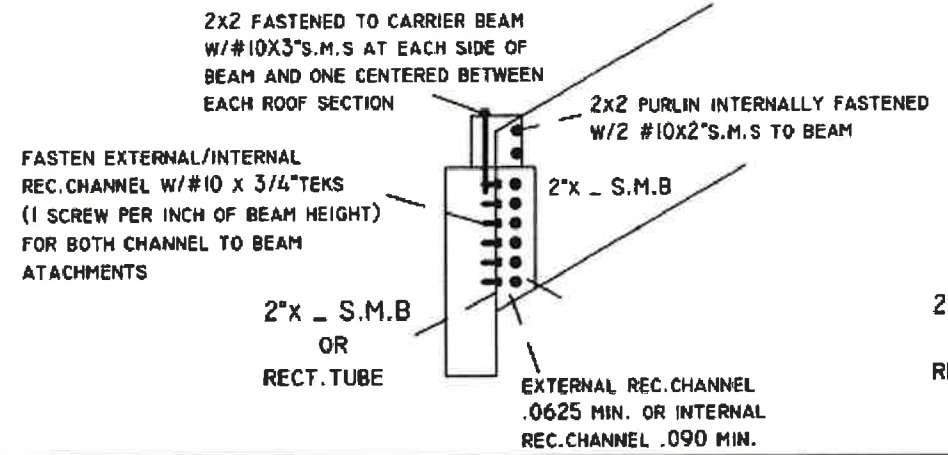
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PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA 33563  
PHONE NO.: (813) 752-7078 --- EMAIL: rroberts.egi@gmail.com  
William H. Roberts, P.E. # 42712

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:  
4 OF 6



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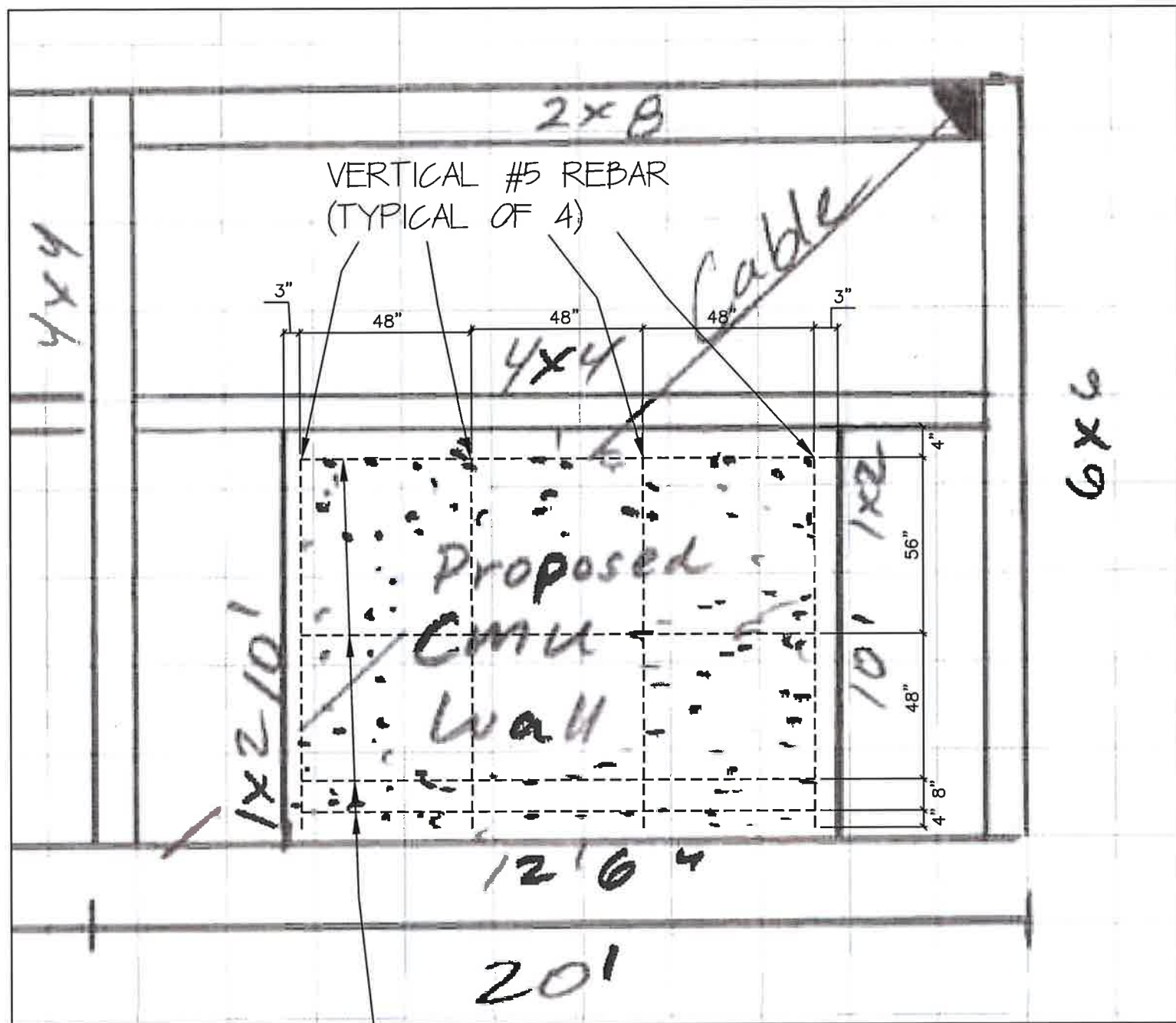
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William H Roberts

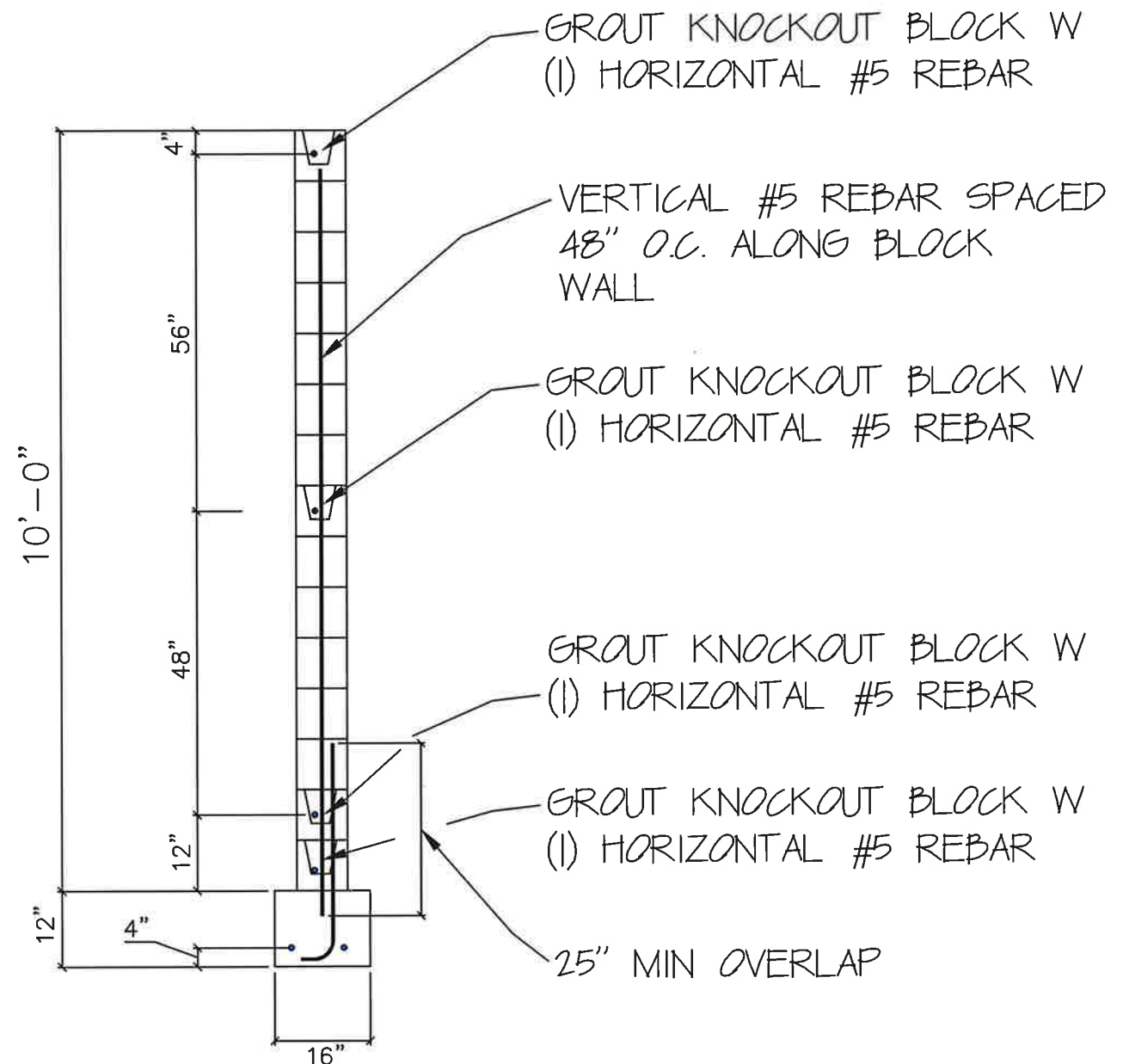
WILLIAM H. ROBERTS, P.E. # 42712

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 09:47:42 -0400

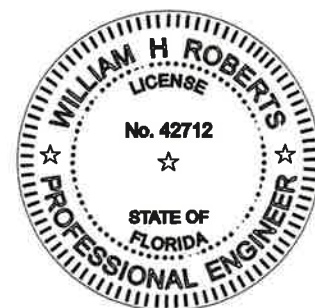




HORIZONTAL #5 REBAR  
(TYPICAL OF 4)



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



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Roberts**

WILLIAM H. ROBERTS, P.E. # 42712

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

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1003 SOUTH ALEXANDER STREET SUITE #5  
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA 33563  
PHONE NO.: (813) 732-7078 --- EMAIL: [roboberts.eg@gmail.com](mailto:roboberts.eg@gmail.com)  
William H. Roberts, P.E. # 42712

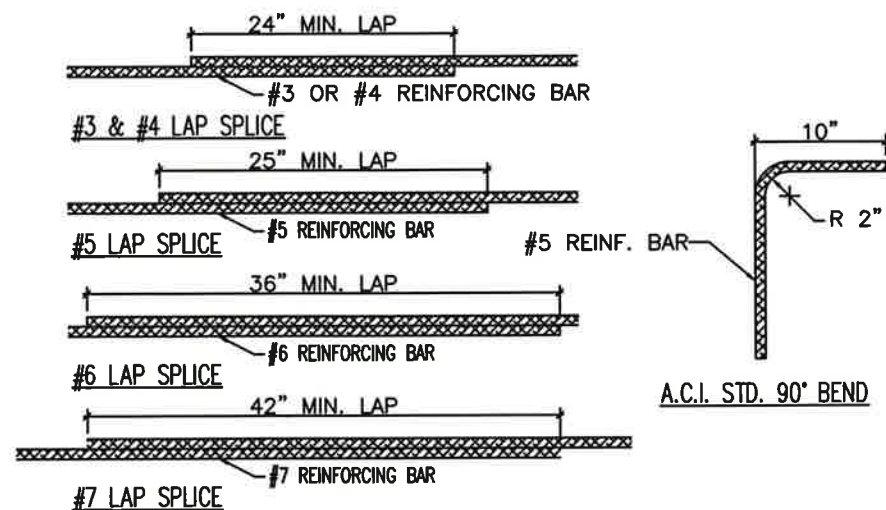
PRECISE SCREENS LLC.  
1101 OAK LANE UNIT 1031  
WINTER SPRINGS FL. 32708

STRUCTURAL DETAILS

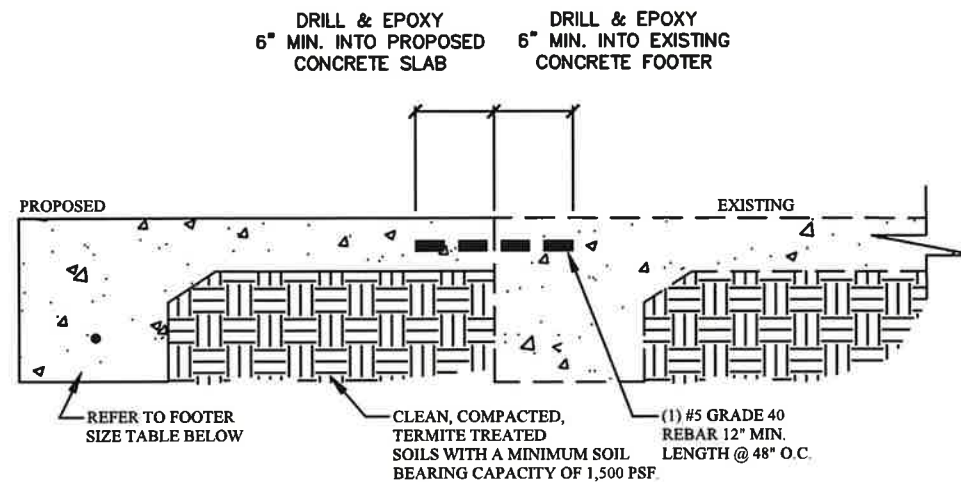
HORTON RESIDENCE  
5230 ST REGIS PLACE  
BELL ISLE FL. 32812  
130 MPH EXP. "C"

DRAWN:  
DWH

SHEET:  
5 OF 6



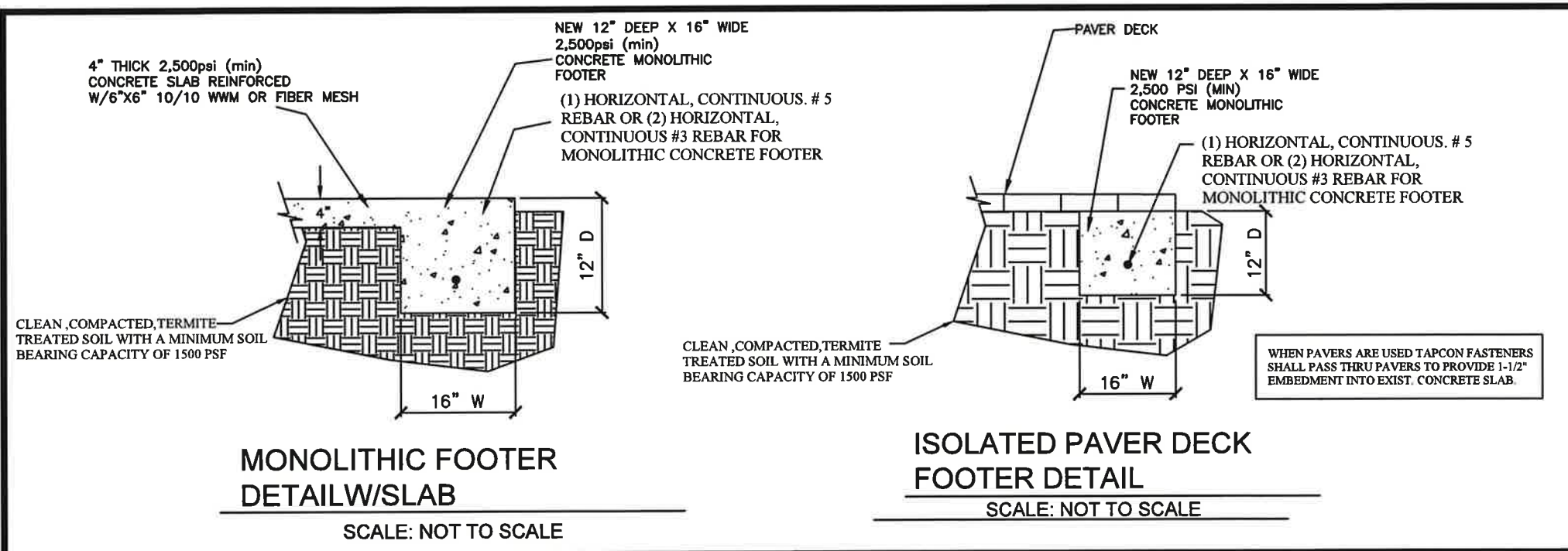
REBAR LAP & BENDING DETAILS  
SCALE: N.T.S.



FOUNDATION TIE-IN DETAIL  
SCALE: N.T.S.

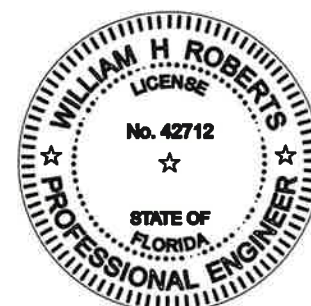
FOOTER SIZE TABLE 130 MPH EXP B&C		
D	W	SPAN
8"	8"	UP TO 16'
8"	12"	>16' TO 28'
12"	12"	>28' TO 40'
12"	16"	>40' TO 52'

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



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Roberts

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0C00000183481081BA0006F4B5,  
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Engineering Great Ideas Inc., c=US  
Date: 2025.09.04 08:18:27 -0400'

EGI  
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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:  
6 OF 6