

MEMORANDUM

TO: Planning and Zoning Board

DATE: January 28, 2025

RE: Variance Application – 4228 Kezar Court

P&Z Case Number 2024-12-024:

PURSUANT TO SECTIONS 50-73 (A) AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

Background:

1. On December 16, 2024, the applicant submitted a Variance application and the required paperwork.
2. On January 16, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a Notice of Public Hearing legal advertisement was placed in the Orlando Sentinel on January 18, 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 50-73 (A) AND 42-64, TO APPROVE A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

SAMPLE MOTION TO DENY:

"I MOVE, PURSUANT TO BELLE ISLE CODE 50-73 (A) AND 42-64, **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met]* the requirements of, *Subsections: [state only the subsections below that are not satisfied]* having **NOT** been met; *[may be used in addition to above or alone]* A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

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, Florida

Planning and Zoning: Staff Report

January 15, 2025

Variance Request: 4228 Kezar Court

Application Request: PURSUANT TO SECTION 50-73 (A), AND 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE TO ALLOW A 30-FOOT REAR BUILDING SETBACK FOR A RESIDENTIAL BUILDING, INSTEAD OF THE REQUIRED 35-FOOT REAR BUILDING SETBACK, SUBMITTED BY APPLICANT WILLIAM E CARR, C/O JOHN CARR WITH JPC CONSTRUCTION, LOCATED AT 4228 KEZAR COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID #20-23-30-1661-00-900.

Existing Zoning/Use: R-1-AA / Single-Family Home

Background

City records show that the initial development of the Conway Groves subdivision received a Special Exception approval from the City's Planning and Zoning Board on January 23, 1996. The board approval granted single-family residential buildings within the gated community a reduced front and rear setback by five to ten feet, as permitted per section 54-75 (C).

The applicant seeks to expand the existing residence to provide a 30-foot rear building setback, as the submitted site plan shows, contrary to the required 35-foot rear building setback for an R-1-AA zoning district. A portion of the residential structure currently encroaches five feet into the required 35-foot rear building setback. The city code prescribes time limits for the validity of Special Exceptions, which does not allow further modifications to the principal building without the Board's approval.

Staff Recommendation

Staff provides an evaluation based on the variance criteria for the application below.

1. Special Conditions and/or Circumstances (Section 42-64 (1) d):

The requested variance qualifies as a special condition/circumstance due to the Board-approved decision to allow the residential development of the Conway Groves subdivision plan to encroach within the required building setbacks for an R-1-AA zoning district in which this property is located.

2. Not Self-Created (Section 42-64 (1) e):

The requested variance to modify the principal building setback is self-created, as the applicant seeks to attach a pool and spa room to the principal building for personal use. A personal hardship is not grounds for a variance approval.

3. Minimum Possible Variance (Section 42-64 (1) f):

The requested variance seeks the minimal possible variance to make reasonable use of the applicant's intended objective for the homeowner/client. The proposed rear setback encroachment does not exceed the established rear setback for the existing structure.

4. Purpose and Intent (Section 42-64 (1) g):

The requested variance to encroach five feet within the required 35-foot rear building setback does not negatively impact the adjacent properties or neighborhood. The project proposal is compatible with the surrounding land uses as other residences provide similar rear setback encroachments.

Based on consideration of these review criteria, staff recommends approval of the requested variance application.

Additional Notes

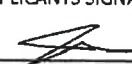
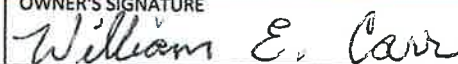
Please note that the Board may approve the proposed variance application as it is presented to them, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application, citing which variance criteria are not met. A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Code Sec. 42-71.



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			
City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code			
APPLICANT John Carr		OWNER William E Carr	
ADDRESS 4210 Kezar Ct Belle Isle, FL 32812		PROJECT ADDRESS 4228 Kezar Ct Belle Isle, FL 32812	
CONTACT NUMBER 407-947-5400		OWNER'S CONTACT NUMBER 407-284-8977	
EMAIL jpcconstruction@aol.com		OWNER'S EMAIL 1wec1964@gmail.com	
PARCEL ID# 20-23-30-1661-00-900			
LAND USE CLASSIFICATION Single Family Class III		ZONING DISTRICT Belle Isle R-1-AA	
SECTION OF THE CODE VARIANCE REQUESTED ON 42-64(d-g)			
DETAILED VARIANCE REQUEST Requesting to build a swim spa room to the back of the house. The room would stay with in the existing original set backs for the community with is a rear set back of 30 feet and a side set back of 7.5 feet. The roof of this room will not be seen from the front and will not have any impact for the surrounding neighbors.			
<ul style="list-style-type: none"> • 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. 			
APPLICANTS SIGNATURE 		OWNER'S SIGNATURE 	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER 2024-12-024 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. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city manager's designee shall refer the application to the board.

- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.
- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land



City of Belle Isle
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 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

- 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 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.

- 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

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	<u>12-16-24</u> Date Paid	<u>2056</u> Check/Cash	<u>[Signature]</u> Rec'd By
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 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
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. 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:

- a. the \$300 filing fee,
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate the Normal High Water Line elevation (NHWL) of Lake Conway.
- f. **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.**



JPC Construction Inc.

LIC. # CBC1254850

4210 Kezar Court

Belle Isle, FL 32812

Tel: 407-947-5400

John@jpcconstructioninc.com

December 5, 2024

4228 Kezar Court

Belle Isle, FL 32812

NARRATIVE FOR VARIANCE

- Request to build a swim spa room to the back of the house. The room would stay within the existing original setbacks for the community with the rear setback being 30' and the side setback being 7.5'. The roof of this room will not be seen from the front and will not have any impact on the surrounding neighbors.

Thanks,

John P Carr

JPC Construction, Inc.

407-947-5400

Property Record - 20-23-30-1661-00-900

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

Property Summary as of 12/16/2024

Property Name

4228 Kezar Ct

Names

Carr Janette U
Carr William E

Municipality

BI - Belle Isle

Property Use

0103 - Single Fam Class Iii

Mailing Address

4228 Kezar Ct
Belle Isle, FL 32812-3628

Physical Address

4228 Kezar Ct
Belle Isle, FL 32812

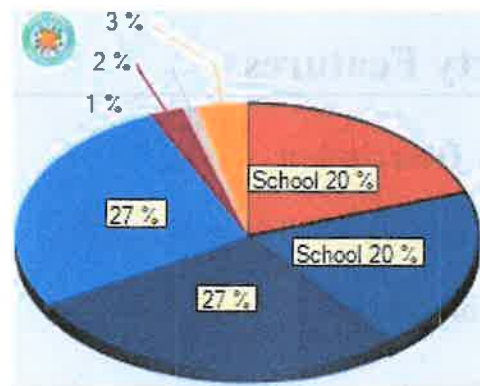
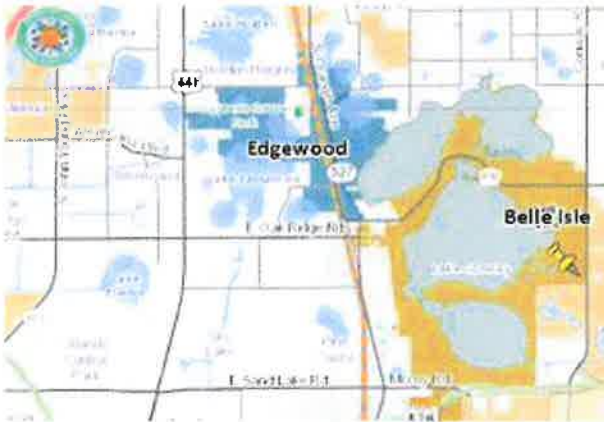
OR
Code
For
Mobile
Phone



4228 KEZAR CT, ORLANDO, FL 32812 1/29/2018 11:45 AM



























302320166100900 09/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024  	\$110,000	+ \$389,502	+ \$0 = \$499,502 (4.0%)	\$290,847	(3.0%)
2023  	\$120,000	+ \$360,349	+ \$0 = \$480,349 (29%)	\$282,376	(3.0%)
2022  	\$100,000	+ \$273,706	+ \$0 = \$373,706 (13%)	\$274,151	(3.0%)
2021  	\$90,000	+ \$239,972	+ \$0 = \$329,972	\$266,166	

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024    	\$25,000	\$25,000	\$0	\$208,655	\$4,088
2023    	\$25,000	\$25,000	\$0	\$197,973	\$3,903
2022    	\$25,000	\$25,000	\$0	\$99,555	\$2,273
2021    	\$25,000	\$25,000	\$0	\$63,806	\$1,718

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$290,847	\$25,000	\$265,847	3.2160 (1.36%)	\$854.96	21 %
Public Schools: By Local Board	\$290,847	\$25,000	\$265,847	3.2480 (0.00%)	\$863.47	21 %
Orange County (General)	\$290,847	\$50,000	\$240,847	4.4347 (0.00%)	\$1,068.08	26 %
City Of Belle Isle	\$290,847	\$50,000	\$240,847	4.4018 (0.00%)	\$1,060.16	26 %
Library - Operating Budget	\$290,847	\$50,000	\$240,847	0.3748 (0.00%)	\$90.27	2 %
St Johns Water Management District	\$290,847	\$50,000	\$240,847	0.1793 (0.00%)	\$43.18	1 %
Lake Conway Mstu	\$290,847	\$50,000	\$240,847	0.5750 (0.00%)	\$138.49	3 %
				16.4296	\$4,118.61	

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

Property Features

Property Description

CONWAY GROVES UNIT 2 40/4 LOT 90

Total Land Area

11,676 sqft (+/-) | 0.27 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	BI-R-1-AA	1 Units	working...	working...	working...	working...



[Sent from AOL on Android](#)



Pics

From: John Carr (carrj73@aol.com)

To: jpcconstruction@aol.com

Date: Monday, December 16, 2024 at 11:35 AM EST



FOR STUCCO ONLY

EXTERIOR WALL COVERING NOTES

R103.1 Exterior plaster. Installation of these materials shall be in compliance with ASTM C426, ASTM C1063 or ASTM C1181 and the provisions of the code.

R103.1.1 Lath. Lath and lath attachments shall be of corrosion-resistant materials. Expanded metal or woven wire lath shall be attached with 1/2-inch-long (38 mm), 16-gauge nails having a 7/16-inch (11.1 mm) head, or 1/2-inch-long (22.2 mm), 16-gauge staples, spaced in accordance with ASTM C1063 or C1181, or as otherwise approved.

R103.1.2 Plaster. Plastering with cement plaster shall be not less than three coats where applied over any type of code-approved lath and shall be not less than two coats where directly applied over masonry, concrete, clay brick, stone or tile. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R102.1(i).

On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed. Cement plaster shall be in accordance with ASTM C426. Cement materials shall be in accordance with one of the following:

1. Masonry cement conforming to ASTM C91 Type M, S or N.
2. Portland cement conforming to ASTM C150 Type I, II or III.
3. Blended hydraulic cement conforming to ASTM C595 Type IP, IS(S10), IL or IT(S10).
4. Hydraulic cement conforming to ASTM C1157 Type GU, HE, HS, HS or MH.
5. Plaster (stucco) cement conforming to ASTM C1328.

The proportion of aggregate to cementitious materials shall be as set forth in Table R102.1(b).

R103.1.2.1 Weep screeds. A minimum 0.014-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/12 inches (24 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C426. The weep screed shall be placed not less than 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

R103.1.3 Water-resistant barriers. Water-resistant barriers shall be installed as required in Section R103.2 and, where applied over wood-based sheathing, shall include a water-resistant vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing installed in accordance with Section R103.4 intended to drain to the water-resistant barrier is directed between the layers.

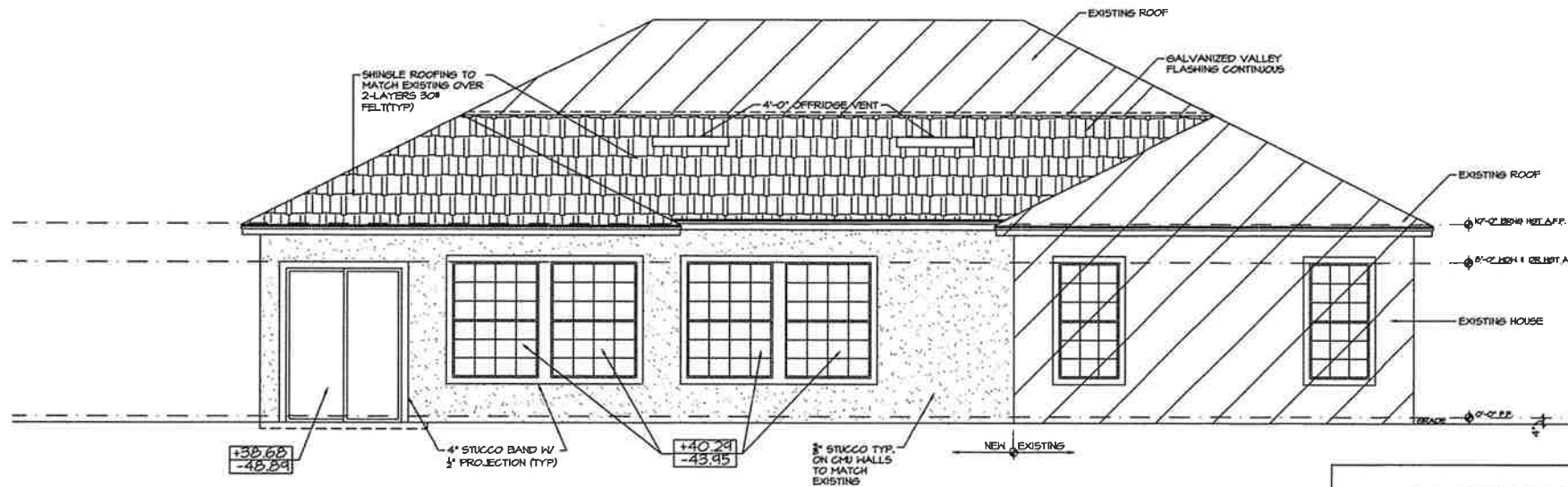
Exception: Where the water-resistant barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially non-water-absorbing layer or designed drainage space.

R103.1.4 Application. Each coat shall be kept in a moist condition for at least 48 hours prior to application of the next coat.

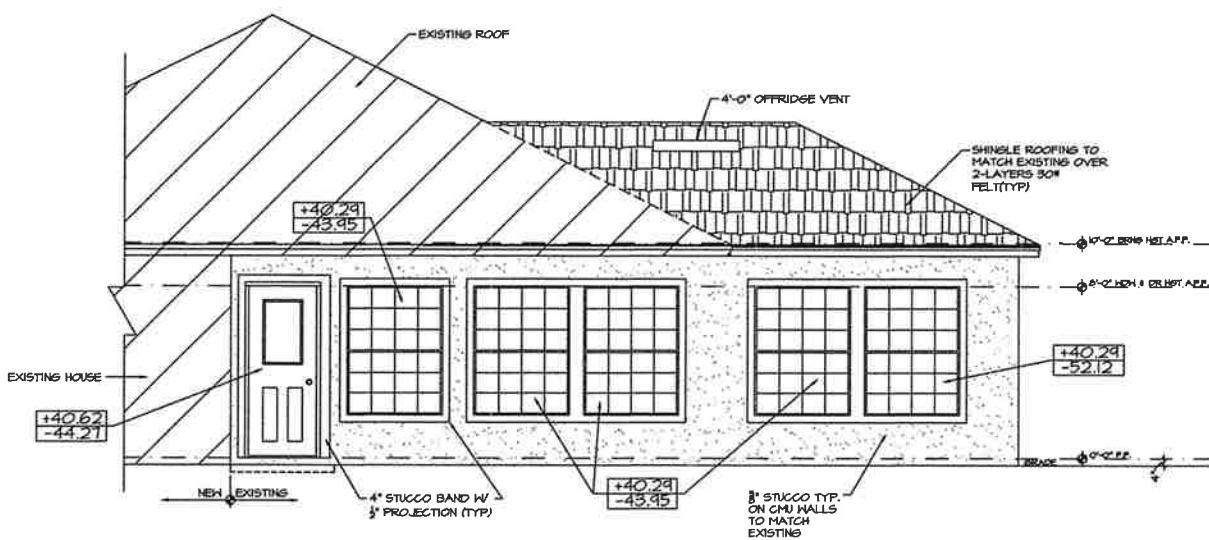
Exception: Applications installed in accordance with ASTM C426 including the reference in ASTM C426 Section 6 to Section A0.4.2 of the Appendix.

R103.1.5 Curing. The finish coat for two-coat cement plaster shall not be applied sooner than seven days after application of the first coat. For three-coat cement plaster, the second coat shall not be applied sooner than 48 hours after application of the first coat. The finish coat for three-coat cement plaster shall not be applied sooner than seven days after application of the second coat.

Exception: Applications installed in accordance with ASTM C426 including the reference in ASTM C426 Section 6 to Section A0.4.2 of the Appendix.



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Components and Glazing (CAG) Wind Loads per Ch. 16 Part 3 Roof & Wall

Wind Resistance per Ch. 16 Part 3 Roof & Wall
All wind pressures include a load factor (LF) of 1.0

Description	Face	Width	Depth	Area	1/2	Exposure	Qp	Qp	P	P
	ft	ft	ft ²	ft ²	Rate	Hz	Hz	Hz	Hz	Hz
Roof										
Wall										
Window										
Door										

WIND LOADING PER 8TH ED FLORIDA BUILDING CODE 2023, REF ASCE1-22

ULTIMATE DESIGN WIND SPEED: $V_{ult} = 138$ MPH (3 SECOND GUST)
 NOMINAL DESIGN WIND SPEED: $V_{nom} = 128$ MPH (3 SECOND GUST)
 RISK CATEGORY = "II"
 EXPOSURE CATEGORY = "C"
 INTERNAL PRESSURE COEFFICIENTS = +/- 0.18 (ENCLOSED)
 COMPONENT & GLAZING PRESSURES:
 PRESSURES LISTED ARE V_{ult} . TO CALCULATE V_{nom}
 MULTIPLY PRESSURE BY 0.6

ROB WASSUM, P.E. No. 43438
 R3 ASSOCIATES, LLC CDA No. 31177

Civil Engineering
 Architectural Design
 Land Development
 Surveying
 2177 Meloy Circle
 Jacksonville, FL 32216
 www.r3a.com

R3
 Associates, LLC

DATE: 10/23/24
 DESCRIPTION: HOUSE ADDITION
 4228 KEZAR CT., BELLE ISLE, FL 32809

JPC CONSTRUCTION, INC.
WILLIAM CARR

HOUSE ADDITION
 4228 KEZAR CT., BELLE ISLE, FL 32809

ELEVATIONS

SCALE: AS-NOTED
 DATE: 10/23/24
 DESIGN: RW
 DRAWN: FW
 CHECKED: RW
 CADD: C-1.DWG
 JOB NO. SHEET
 24099 A-3
 4 of 9