



# Board of Adjustments Regular Meeting

## Agenda

**June 16, 2026 @ 5:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

**1. Call to Order**

**2. Consent Agenda**

- a. Minutes of May 19, 2026. 1 minute

**3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. BOA #26-06. Request of Ellison Pools for variance approval from Sec 58-65(f)(7), to allow a 9-foot first-floor side setback in lieu of the required first-floor side setback of 11 feet, in conjunction with the proposed rear porch addition to the existing single-family home, located at 1640 Cypress Point Lane, zoned R-1A. 10 minutes

**5. Non-Action Items**

**6. Staff Updates**

**7. Board Comments**

**8. Upcoming Agenda Items**

**9. Adjournment**



# Board of Adjustments

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

June 16, 2026

**prepared by**

Mary Jean, Administrative Coordinator IV

**approved by****subject**

Minutes of May 19, 2026.

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Board of Adjustments Regular Meeting Minutes



# Board of Adjustments Regular Meeting Minutes

**May 19, 2026 at 5:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Michael Clary, Frank Pruitt, Jim Fitch, Christopher Morrison, Aimee Hitchner, Robert Trompke

## **Absent**

Jeanne Reynaud

## **Staff Present**

City Attorney Katherine Ruiz, Assist. Director of Planning & Zoning John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

### **1. Call to Order**

Chairman Trompke called the meeting to order at 5:01 p.m.

### **2. Consent Agenda**

- a. Minutes of April 21, 2026.

No one from the public wished to speak. The public hearing was closed.

Motion made by Michael Clary, seconded by Chris Morrison, to approve the April 21, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Jeanne Reynaud was absent from the meeting.)

### **3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

No one from the public wished to speak. The public hearing was closed.

### **4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. BOA #26-05. Request of Jason Lee with MJS Designers Group for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A.

Mr. Lewis provided a summary of the request. He noted that the existing home has a setback of 36 feet and the current city's code requires a setback of 35 feet. He indicated that the property was the only home of the 14 homes along the same side of Mulbry Drive that has a required setback of over 30 feet. He then indicated that the applicant's proposal met all side, rear, and pool setback requirements. He went on to note that the home was unique in the fact that it is the only home required to be around 10 feet back from most of the properties along the block structure. He added that the lot and the applicant's request were consistent with the character of the neighborhood, where single-family homes have a setback around 26 feet. He also noted that staff did not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district.

Staff recommendation was for approval.

Discussion ensued about the 10-foot rule for the required setbacks.

The applicant, Jason Lee of MJS Designers Group at 815 Orienta Avenue, Ste. 1040, Altamonte Springs, FL 32701 addressed the Board and indicated that he was available to answer any questions.

The Board heard public comment from the following residents:

Did not confirm their favor for or opposition to the request:

Cindy Smith of 2909 Parkland Drive, Winter Park, FL 32789.

No one else from the public wished to speak. The public hearing was closed.

**Motion made by Michael Clary, seconded by Aimee Hitchner, for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A.**

**The motion carried unanimously by a 6-0 vote. (Jeanne Reynaud was absent from the meeting.)**

## **5. Non-Action Items**

## **6. Staff Updates**

Mr. Lewis noted that the meeting was the last one for Board member Robert Trompke. Mr. Lewis expressed gratitude for Chairman Trompke's years of service on the Board.

## **7. Board Comments**

## **8. Upcoming Agenda Items**

**9. Adjournment**

The meeting adjourned at 5:20 p.m.

ATTEST:

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/s/ Mary Jean, Board Secretary



# Board of Adjustments

# agenda item 4.a

**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

June 16, 2026

**prepared by**

Nicholas Lewis, Planner II

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

BOA #26-06. Request of Ellison Pools for variance approval from Sec 58-65(f)(7), to allow a 9-foot first-floor side setback in lieu of the required first-floor side setback of 11 feet, in conjunction with the proposed rear porch addition to the existing single-family home, located at 1640 Cypress Point Lane, zoned R-1A.

**motion | recommendation**

Staff recommendation is for approval of the variance requested.

**background**

The applicant, Kyle Ellison of Ellison Pools, on behalf of the homeowners, is requesting variance approval to allow a 9-foot side setback for the covered patio addition to the existing single-family home in lieu of the required side setback of 11 feet.

**Variance Review Criteria:****Special Conditions and Circumstances**

For a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure, or buildings involved and are not applicable to other lands, structures, or buildings in the same zoning district.

The subject property is a standard rectangular lot with a width of 75 feet backing up to the greens of the Winter Park Pines Golf Course. The existing structure currently does not have a rear porch area, and based on the existing locations of the structure, mechanical equipment, pool, and deck, the only place to put a covered lanai is in the southwest corner of the structure.

The applicant's proposal includes two pieces. The first is the proposed pool screen enclosure, which does not require a variance and meets all applicable requirements, including setbacks. The relevant portion of the variance request is the proposed covered lanai. Because the roof is

solid and attached to the principal structure, it must meet the required setback of 11 feet.

The screen enclosure is allowed to have a minimum 7.5-foot side setback. The applicant is proposing a 9-foot setback so that the screen enclosure wall aligns with the existing layout of the pool deck. The issue comes from the two-foot difference between the existing setbacks of the deck and pool, as well as the proposed screen enclosure, which all meet code requirements, and where the covered porch must cease.

### **Deprivation of Rights**

The second requirement for granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

A literal interpretation of Section 58-65(f)(7) requires an 11-foot side setback based on the lot width.

Meeting the 11-foot side setback creates specific design challenges with the existing conditions and proposed screen enclosure. The applicant cannot narrow the screen enclosure to similarly meet the 11-foot setback because of the location of the existing pool and deck. The applicant could also attach a two-foot-wide, straight piece of screen from the proposed screen enclosure wall to the end of the covered roof, but this too would be architecturally and functionally awkward.

### **Actions of the Applicant**

The special conditions and circumstances must not result from the actions of the applicant.

The existing structure and swimming pool were constructed in 1980, well before the homeowners purchased the property in 2025. Therefore, the existing site conditions were not caused by any action taken by the applicant.

### **Special Privilege**

The last requirement necessary to grant a variance request is that the variance will not confer onto the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Due to the unique layout of the existing improvements on this property, including the house, pool, and pool deck, which all meet code requirements, and the unique challenge they present to create any meaningful covered patio space in the rear of the lot, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

### **Summary**

Staff believes that the applicants meet the four criteria required to grant the variance requested.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. 1640 Cypress Point Ln - Maps
2. 1640 Cypress Point Ln - Survey
3. 1640 Cypress Point Ln - Site Plan
4. 1640 Cypress Point Ln - Floor Plan
5. 1640 Cypress Point Ln - Applicant Submittal
6. 1640 Cypress Point Ln - Screen Enclosure Drawings

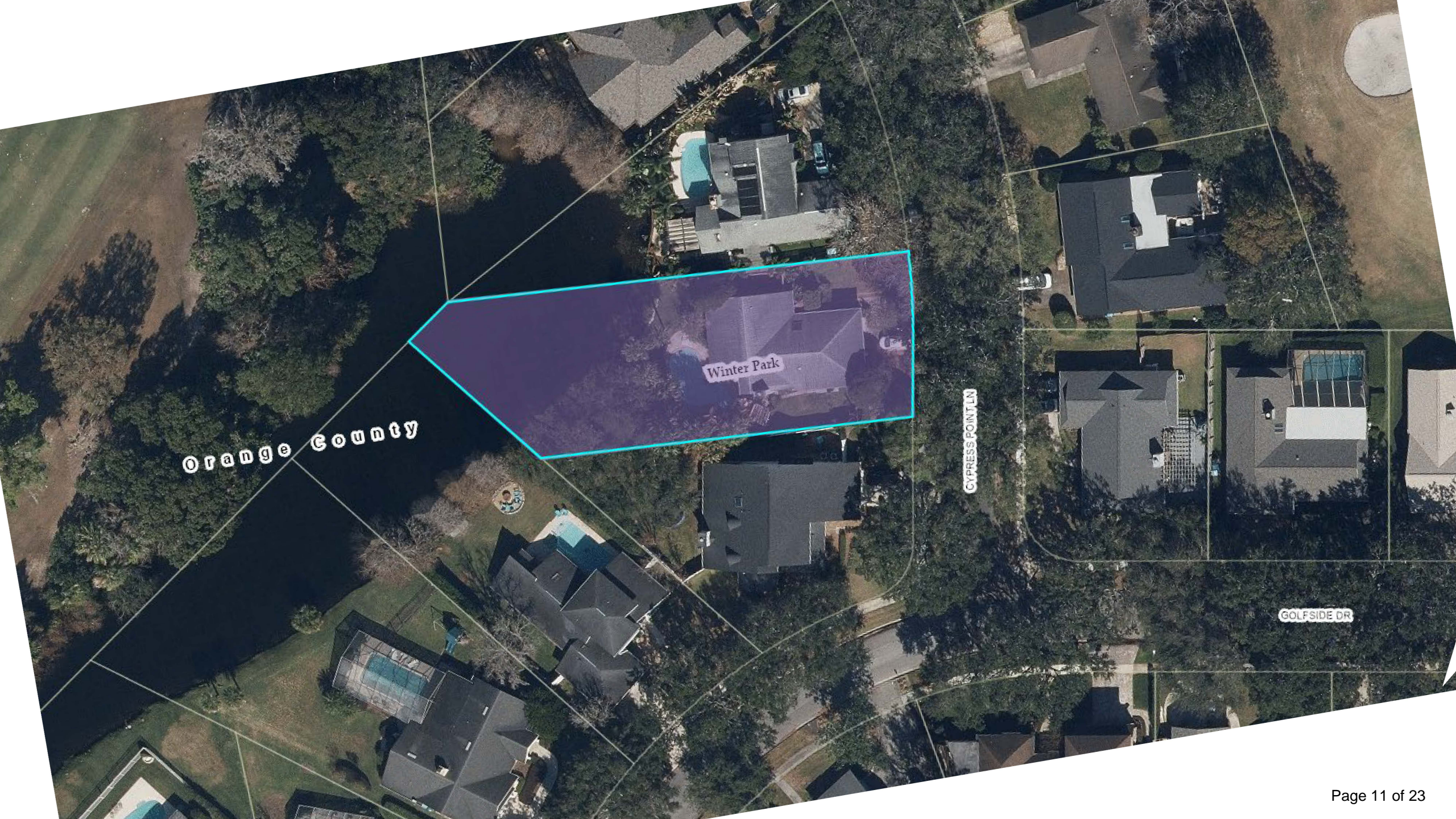


Winter Park  
Pines Golf  
Course

Winter Park

Unincorporated

Winter Park  
Pines Golf  
Course



Orange County

Winter Park

CYPRESS POINT LN

GOLFSIDE DR

# Boundary Survey



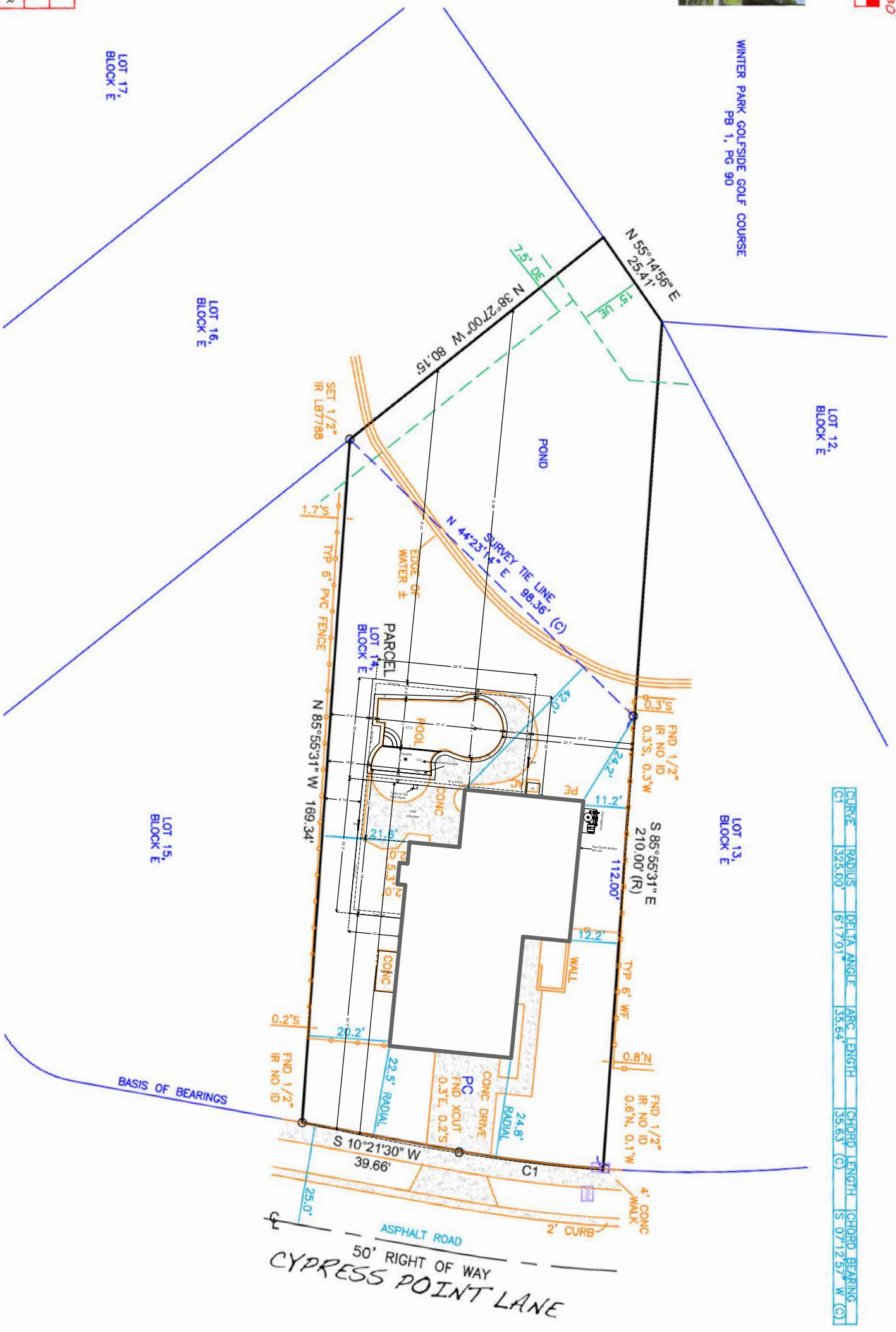
ADDRESS  
1640 CYPRESS POINT LANE  
WINTER PARK, FL 32792

WINTER PARK GOLFSIDE GOLF COURSE  
Pg 1, Pg 90

COPYRIGHT 2011

JOB #:	VS.R25-77519
CLIENT #:	
FIELD DATE:	09-04-25
DRAFTER:	ER
APPROVED:	EWD
SCALE:	1" = 30'

- LEGEND**
- O = Iron Rod & Cap (IR)
  - OR Book = Official Record Book
  - PC = Point of Curvature
  - FND = Found
  - ID = Identification
  - LB = Licensed Business
  - EB = Electric Box
  - TR = Transformer
  - WM = Water Meter
  - (C) = Calculated Distance
  - (R) = Radial
  - WVF = Wood Fence
  - PVC = Polyvinyl Chloride
  - TYP = Typical
  - CONC = Concrete
  - PE = Pool Equipment



**EASEMENT NOTE:**  
THERE IS A 7.5' DRAINAGE EASEMENT (DE) ON THE WESTERLY SIDE OF LOT AS SHOWN. THERE IS A 15' UTILITY EASEMENT (UE) ON THE NORTHWESTERLY SIDE OF LOT AS SHOWN.

**ADDITIONAL NOTES:**  
6. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location. Any distances and/or measurements are based purely on visible location and no measurements can be inputted as exact.

**CERTIFIED TO: (AS FURNISHED)**  
ANN AHRENS  
UNITED WHOLESALE MORTGAGE, LLC  
PINEAPPLE TREE TITLE GROUP, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**FLOOD ZONE**

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". AREAS DETERMINED TO BE WITHIN 100-YEAR FLOODPLAIN, AND FLOOD ZONE "X". AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER F.L.R.M. PANEL NUMBER 12096C0280F, LAST REVISION DATE 08-08-14, PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**LIST OF POSSIBLE ENCROACHMENTS:**  
FENCES AND CONC DRIVE CROSS PROPERTY LINE  
OWNERSHIP OF FENCES NOT DETERMINED

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF CYPRESS POINT LANE WHICH HAS A BEARING OF S 10°21'30" W PER PLAT.

*Legal Description*  
(per OR Book 9818, Page 238d)  
Lot 14, Block E, GREENVIEW AT WINTER PINES, according to the map or plat thereof as recorded in Plat Book 7, Pages 31-32, Public Records of Orange County, Florida.

**NOTES**

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of this county, the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB7788

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

**VISION LAND**  
S U R V E Y O R S

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Ernest W. Duncan, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION #5182  
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

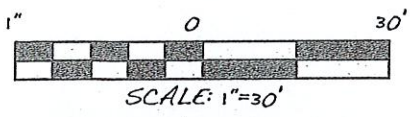
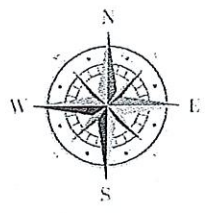
DATED: 09-05-25

DATE	REVISION	DATE	REVISION

X  
Borrower's Acknowledgment and Acceptance

X  
Borrower's Acknowledgment and Acceptance

# Boundary Survey



**EASEMENT NOTE:**  
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	325.00'	6°17'01"	35.64'	35.63' (C)	S 07°12'57" W (C)

**CERTIFIED TO: (AS FURNISHED)**  
 ANN AHRENS  
 UNITED WHOLESALE MORTGAGE, LLC  
 PINEAPPLE TREE TITLE GROUP, LLC  
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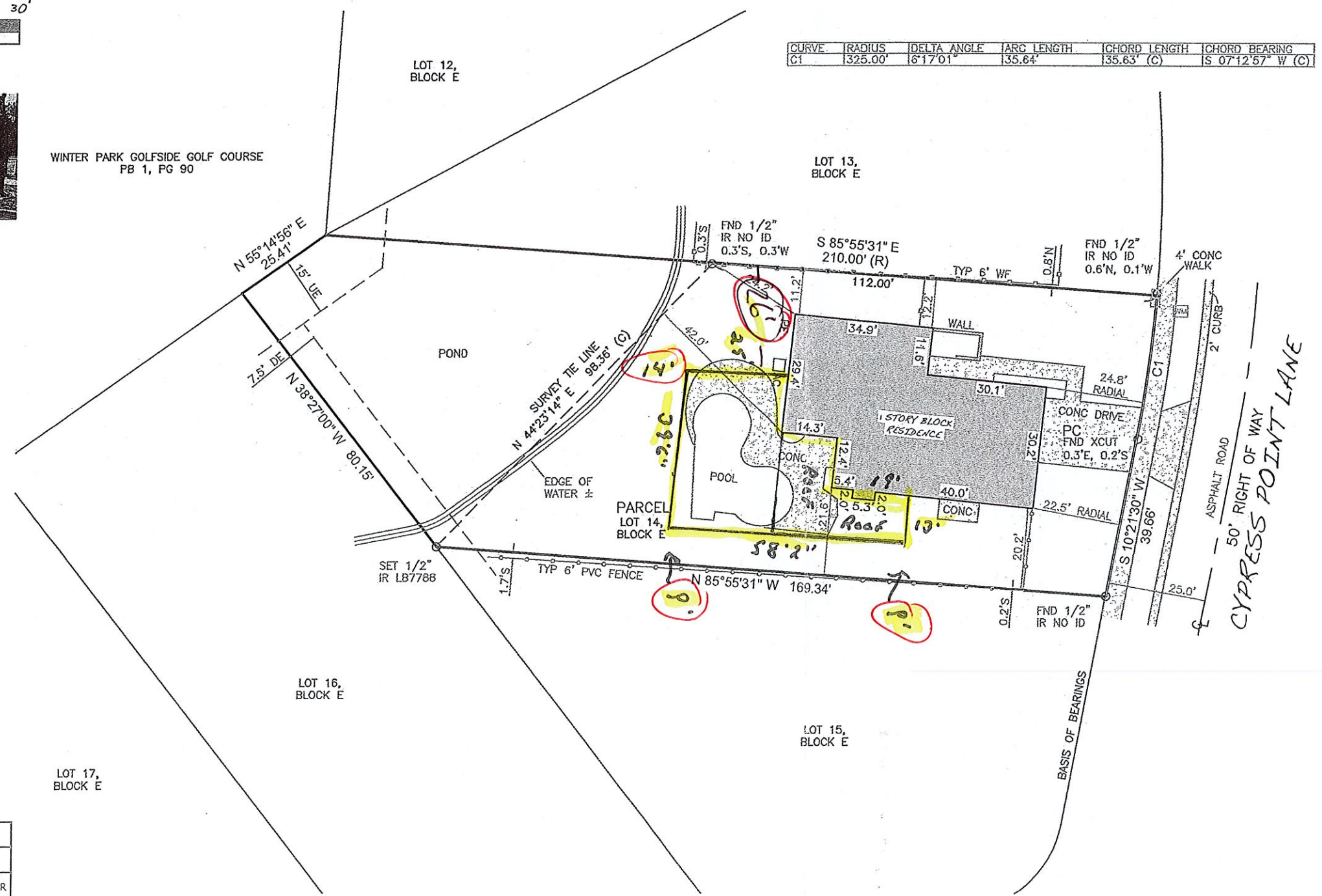
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WINTER PARK GOLFSIDE GOLF COURSE  
 PB 1, PG 90

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LB 7788

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

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 I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Ernest W. Duncan, PSM  
 DATED: 09-05-25

DATE	REVISION	DATE	REVISION

JOB #: VLSR25-77519	
CLIENT #: .	
FIELD DATE: 09-04-25	CREW: SCHOBBER
DRAFTER: ER	
APPROVED: EWD	
SCALE: 1" = 30'	

**ADDITIONAL NOTES:**  
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X  
 Borrower's Acknowledgment and Acceptance

X  
 Borrower's Acknowledgment and Acceptance

**GUNITE POOL STRUCTURE NOTES**

- Pool shell to be cast-in-place shotcrete/gunite construction
- Pool shell designed to resist full hydrostatic loading
- Pool shell thickness, steel reinforcement, and structural details to be designed by Engineer of Record
- Assumed soil bearing capacity: 2000 psf unless verified otherwise
- Subgrade to be properly compacted and completed prior to gunite
- No uncompactable fill or organic material permitted beneath pool shell
- Backfill to be placed, compacted, and finished
- Construction to comply with 2023 Florida Building Code - Residential
- Final structural design and inspection by licensed Professional Engineer
- This plan does not constitute a structural engineering design

**BOND BEAM & COPING NOTES**

- Coping and tile installation per manufacturer requirements
- Bond beam details to be provided by Engineer of Record

**WATERLINE TILE NOTES**

- Waterline tile installed per manufacturer requirements
- The thickness and installation not to reduce required water depth clearances

**EQUIPMENT PAD NOTES**

- Equipment pad location shown for coordination only
- Minimum service clearances per manufacturer requirements
- Equipment to be installed on level concrete pad

**Electrical disconnects and equipment clearances per NEC 2023 and manufacturer requirements.**

Gas heater subject to separate gas permit and inspection where applicable.

**GENERAL CODES**

- Designed per 2023 FBC Residential (8th Edition)
- Plumbing per FBC P
- Electrical per NEC 2023
- Safety barrier per FBC R401.17
- Wind design criteria by Engineer of Record
- This plan does not constitute a boundary survey
- Contractor to verify all field conditions

**RETAINING WALL NOTES**

- RW-1 RW-2
- Engineered retaining wall
- Max exposed height
- Damage required behind wall

Retaining wall design, height, footing, and reinforcement by licensed Professional Engineer.

**WIND DESIGN CRITERIA:**

Overlapping Code:  
2023 Florida Building Code (Residential / Building)

Design Standard:  
ASCE 7-22

Risk Category:  
II

Basic Wind Speed (Vult):  
110 MPH (1-second gust)

Wind Exposure Category:  
C

Internal Pressure Coefficient:  
±0.18

Topographic Factor:  
Kzt = 1.0

Directionality Factor:  
Kd = 0.85

Enclosure Classification:  
Enclosed

Applicable To:  
Engineered reinforced concrete swimming pool shell and appurtenant structures.

Wind design criteria provided for permitting reference only.

**ELECTRICAL NOTES**

- Electrical work to comply with NEC 2023, including Article 680
- Pool and spa lights shall be listed and labeled for pool use
- Pool and spa lights to be low-voltage LED type unless noted otherwise
- Light conduct: 1" PVC (typ.)
- All electrical connections within 5 feet of pool to be bonded
- All GFI and AFCI protection to be provided where required by code
- Pool equipment electrical connections per manufacturer requirements
- This plan does not constitute an electrical design

**HYDROSTATIC NOTES**

- Pool shell designed to resist full hydrostatic loading
- Hydrostatic relief system to be provided where groundwater conditions exist
- Contractor to verify groundwater conditions prior to construction

**DECK & DRAINAGE NOTES**

- Deck areas to slope away from pool at minimum 1/8" per foot
- Deck drainage provided to prevent standing water
- Drainage discharge to approved location

**CONCRETE JOINT NOTES**

- Expansion or isolation joints required between pool shell and adjacent deck
- Joint materials and installation per industry standards

**ACCESS NOTES**

- Pool equipment and components to remain accessible for service and maintenance
- No permanent obstructions permitted over equipment or access panels

**DIMENSION NOTES**

- Dimensions shown are to pool shell unless noted otherwise
- Contractor to verify all dimensions in field

**MATERIAL NOTES**

- No substitutions of specified materials without written approval
- All materials to be installed per manufacturer instructions

**PERMIT SCOPE NOTES**

- This plan prepared for pool construction permit purposes
- Separate permits required for electrical, plumbing, screen enclosure, and gas where applicable

**CONCRETE CURING NOTES**

- Concrete curing to be performed per industry standards
- Contractor to protect shell from adverse weather conditions during curing

**GENERAL DISCLAIMER**

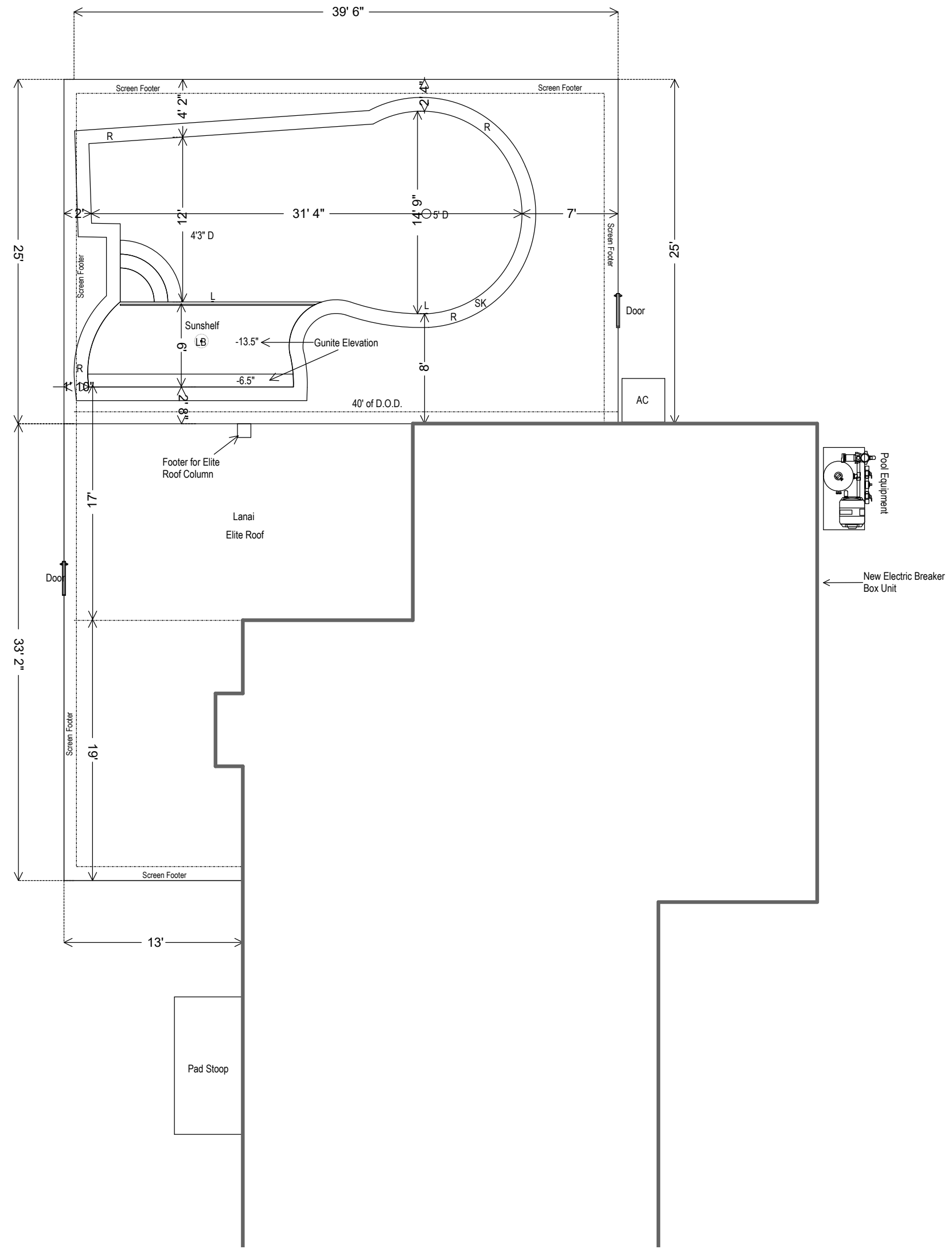
- Contractor to comply with all applicable local, state, and federal requirements
- Any conflicts between drawings and field conditions to be reported prior to construction

**ZONING NOTE**

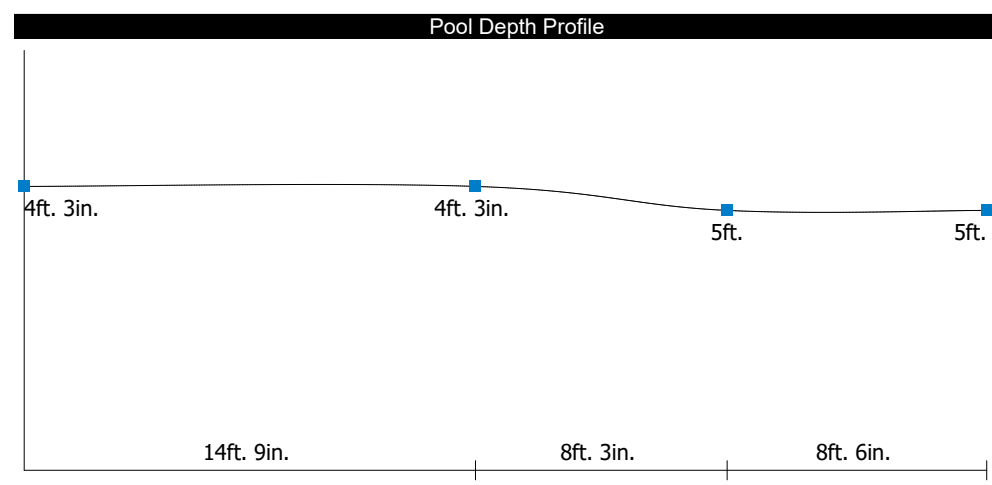
Pool, deck, and equipment locations comply with zoning setbacks per approved boundary survey.

**MASTER PERMIT DISCLAIMER**

This plan is prepared for swimming pool construction permit purposes. This document does not constitute a boundary survey, structural engineering design, electrical design, plumbing engineering design, or gas design. Final engineering, specialty calculations, and ALI-specific requirements shall be provided under separate signed and sealed documents where required.



Scale: 1/8" = 1 ft



Project Info	
Project Name:	1640 Cypress Point Ln
Client Email:	
Client Phone:	
Address:	1640 Cypress Point Ln
City:	Winter Park
State/Province:	FL
Zip/Postal Code:	32792
Scale:	Sheet To Be: 1/8" = 1 ft Paper or PDF and 1/8" = 1 ft
Designer/Consultant:	Kyle Ellison
Company Name:	Ellison Pools

Pools Specifications	
Envelope:	32' 7" x 19' 1"
Perimeter:	97' 4"
Area:	462.75 ft <sup>2</sup>
Int Surface Area:	856.68 ft <sup>2</sup>
Depth:	4' 3" to 4' 8" to 5'
Height:	0"
Volume:	11,754 gallons
Hayward 8" Pot Drains VGB:	1
Led Low Voltage Color Pool Lights Lights:	2
Spillover Length(s):	
Spillover Mtr:	
Interior Finish:	Mini Pebble
Tile Line:	98' 9"
Tile Material:	Glass Tile
Exterior Facing:	0 ft <sup>2</sup>
Coping Area:	101 ft <sup>2</sup>
Coping Interior:	97' 4"
Coping Material:	Marble Deck Coping
Raised Beams:	
Raised Beam Mtr:	
Steps/Benches:	5
Step Linear Ft:	31'
Step Perimeter:	109' 11"
Step Area:	118.78 ft <sup>2</sup>
Excavation:	0 ft <sup>2</sup>
Plumbing and Electrical	
Plumbing Notes:	Electrical Notes:
Pool Design Area:	0 ft <sup>2</sup>
Spillover Length:	0 ft
Excavation:	0 ft <sup>2</sup>

Spas	
Envelope:	N/A
Perimeter:	0"
Dam Wall:	
Area:	0 ft <sup>2</sup>
Int Surface Area:	0 ft <sup>2</sup>
Depth:	
Height:	
Volume:	0 gallons
Hayward 8" Pot Drains VGB:	0
Led Low Voltage Color Spa Lights:	0
Spillover Length(s):	
Spillover Mtr:	
Interior Finish:	
Tile Line:	
Tile Material:	
Exterior Facing:	0 ft <sup>2</sup>
Coping Area:	0 ft <sup>2</sup>
Coping Interior:	0"
Coping Material:	
Raised Beams:	
Raised Beam Mtr:	
Steps/Benches:	0
Step Linear Ft:	0"

Hardscapes Specifications	
Screen Footer:	144'
Height:	0"
Surface Material:	Marble Decking
Riser:	
Riser Material:	
Turn Down:	
Turn Down Mtr:	
Coping Area:	0 ft <sup>2</sup>
Coping Interior:	0"
Coping Material:	Marble Decking Coping
Excavation:	0 ft <sup>2</sup>

Pool Equipment	
Clc Pump:	1 - Jandy FlexPro - 1.85 HP VSD Pool Pump
Feature:	Pump
Filter:	1 - Jandy 200 55 Cartridge Filter
Heater:	1 - Jandy 115,000 BTU Electric Heat & Chiller Pump
Control Automation System:	Standard
Wt Smart Control:	App
Water Chemer:	JSD
Sanitize:	1 - Jandy Tristar
Pool Light:	2 - Jandy Led Color Pool Light
3 Way 2" - 2" Diameter Valve:	Jandy NenetLabs Valves
2 Way 2" - 2" Diameter Valve:	Jandy NenetLabs Valves
Actuator Valve:	Jandy Valve Actuator
Check Valve:	Jandy NenetLabs Check Valve
Auto Fill System:	JSD
Child Safety Fence:	JSD
Child Safety Alarm:	JSD
Deluxe Pool Cleaning Maintenance Kit:	Yes
Water Feature 1:	1 - Jandy Led Color Sunshelr Bubble
Feature 2:	Screen Enclosure has Doors, Gutters, Downspouts and Footers
Feature 3:	
Sunshelr Feature:	PVC Umbrella Holder with Cap

Plumbing Legend	
M Main Drain Pool Suction Lines:	3" PVC
R Pool Return Lines:	2" PVC
M Main Drain Spa Suction Lines:	1" PVC
S Spa Return Jet Lines:	2" PVC
S Spa Jet:	1" PVC
S Skimmer:	2" Outlet
M Hayward 8" Pot Drain VGB Compliant (2 typical):	
L Light Conduit:	1" Conduit
AFCI AFCI Line:	1" Conduit
PC Cleaner Line:	2" PVC
S Sunshelr Bubble:	2" PVC
U Umbrella Holder:	

If groundwater is common:  
 • Hydrostatic relief system to be provided where groundwater conditions exist

Equipment sizes and models shown for layout reference  
 Equipment pad location shown for coordination  
 Final equipment installation per manufacturer requirements





# PLAN SNAPSHOT REPORT BOA-2026-0006 FOR CITY OF WINTER PARK

<b>Plan Type:</b> Board of Adjustments	<b>Project:</b>	<b>App Date:</b> 05/18/2026
<b>Work Class:</b> Board of Adjustments/Variance Application	<b>District:</b> Winter Park	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Paid	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Lewis, Nick	<b>Approval Expire Date:</b>

**Description:** Install 3 inch insulated roof in conjunction with a pool screen in setback. Pool screen conforms with current zoning, 3 inch insulated roof does not conform.

<b>Parcel:</b> 302216319005140	Main	<b>Address:</b> 1640 Cypress Point Ln Winter Park, FL 32792-5124	Main	<b>Zone:</b>
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<b>Owner</b> ANN AHRENS 1640 CYPRESS POINT LN WINTER PARK, FL 32792-5124 Mobile: (954) 682-2870	<b>Applicant</b> Kyle Ellison 803 Cordova Drive Orlando, FL 32804 Home: (407) 951-2474 Business: (407) 951-2474 Mobile: (407) 951-2474
---	--

**Plan Custom Fields**

Is the property on waterfront?	Yes	Section	Subsection
Zoning		Is this property on historic registry or district?	Describe variance
		No	Install 3 inch insulated roof in conjunction with a pool screen in setback. Pool screen conforms with current zoning, 3 inch insulated roof does not conform.
How long have you owned the property?	9.10.2025	How long have you occupied the property?	Special Condition
		0	The special conditions and circumstances associated with this property are related to the existing layout and configuration of the residence, pool and backyard. The project is not new construction but rather a renovation and enhancement of an existing pool and outdoor living area. Due to the existing placement of the pool, residence and surrounding improvements, the proposed screen enclosure and attached insulated roof must be designed within the constraints of the current site conditions and established structures.
			The request is intended to improve the usability, safety and protection of the existing outdoor area while maintaining compatibility with the

# PLAN SNAPSHOT REPORT (BOA-2026-0006)

existing home and neighborhood character. The conditions requiring this request are inherent to the existing property configuration and were not created by the applicant.

### Rights/Priv

Enforcement of the current Zoning Ordinance would deprive the property owner of the ability to reasonably improve and utilize the existing outdoor living area in a manner commonly enjoyed by other similarly zoned residential properties within the area. Without the requested variance, the project would require an abnormal and impractical project footprint and roof configuration in order to comply with current setback and zoning requirements.

Strict application of the ordinance would result in a disjointed and aesthetically inconsistent design that would negatively impact the functionality and appearance of the proposed pool enclosure and covered outdoor area. The variance request is intended to allow for a cohesive, properly engineered structure that is consistent with the character and typical improvements of surrounding residential properties.

### Hardship

We are trying to work around an existing pool. We have designed the entire pool remodel project around the existing pool location by designing the new screen enclosure to be as close as less than 24 inches to waters edge to conform to zoning requirements. The proposed new screen enclosure is with current zoning requirements. However, the proposed attached insulated roof is not, due to classification.

Limited Variance      yes

Attachment File Name	Added On	Added By	Attachment Group	Notes
1640 Cypress Point Ln Revised Plan 01-21-26_v1.pdf	05/18/2026 20:12	Ellison, Kyle		
1640 Cypress Point Ln Survey Plan 01-21-26 (2)_v1.pdf	05/18/2026 20:12	Ellison, Kyle		
Executed Variance Check List Doc - 1640 Cypress Point Ln.pdf	05/18/2026 20:12	Ellison, Kyle		Signed Checklist
Signature_Kyle_Ellison_5/19/2026.jpg	05/18/2026 20:12	Ellison, Kyle		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00073144	Residential Variance Application Fee	\$200.00	\$200.00
<b>Total for Invoice INV-00073144</b>		<b>\$200.00</b>	<b>\$200.00</b>
<b>Grand Total for Plan</b>		<b>\$200.00</b>	<b>\$200.00</b>

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Board of Adjustments Review v.1	Approved	05/18/2026	05/20/2026	05/19/2026	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Review	Planning and Zoning	Lewis, Nick	Approved	05/18/2026	05/20/2026	05/19/2026

# PLAN SNAPSHOT REPORT (BOA-2026-0006)

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Review v.1</b>		05/19/2026 13:55	05/19/2026 13:55
Board of Adjustments Review v.1	Receive Submittal	05/18/2026 0:00	05/19/2026 13:54
Issue Invoice v.1	Generic Action		05/19/2026 13:55
<b>Final Decision v.1</b>			
Board of Adjustments Decision v.1	Generic Action		

APPLICABLE CODE:  
 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: \_\_\_\_\_ +4.4/-17.2 PSF  
 SCREEN WALLS: \_\_\_\_\_ +10.8/-11.7 PSF

- GENERAL NOTES:
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: DOME 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 NA OF NA IN THIS PACKAGE
  8. FOR EXISTING FOUNDATION NOTES REFER TO EXISTING FOUNDATION NOTES BELOW

EXISTING FOUNDATION NOTES:  
 AN EXISTING 12" DEEP X 12" WIDE REINFORCED MONOLITHIC CONCRETE FOOTER WITH EXISTING CONCRETE SLAB TO REMAIN TO SUPPORT THE NEW SCREEN ENCLOSURE AND RESIST THE WIND LOAD UPLIFTS FORCES THAT WILL OCCUR DURING A DESIGN STORM EVENT ON THE NEW SCREEN ENCLOSURE. CONTRACTOR TO FIELD VERIFY EXISTING FOOTER SIZE.

ALUMINUM STRUCTURAL MEMBERS  
 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"
3X3:	3"X3"X0.125"
4X4:	4"X4"X0.125"
6X6:	6"X6"X0.125"
4X7:	4"X7"X0.125"
4X8:	4"X8"X0.125"

OPEN BACK SECTIONS

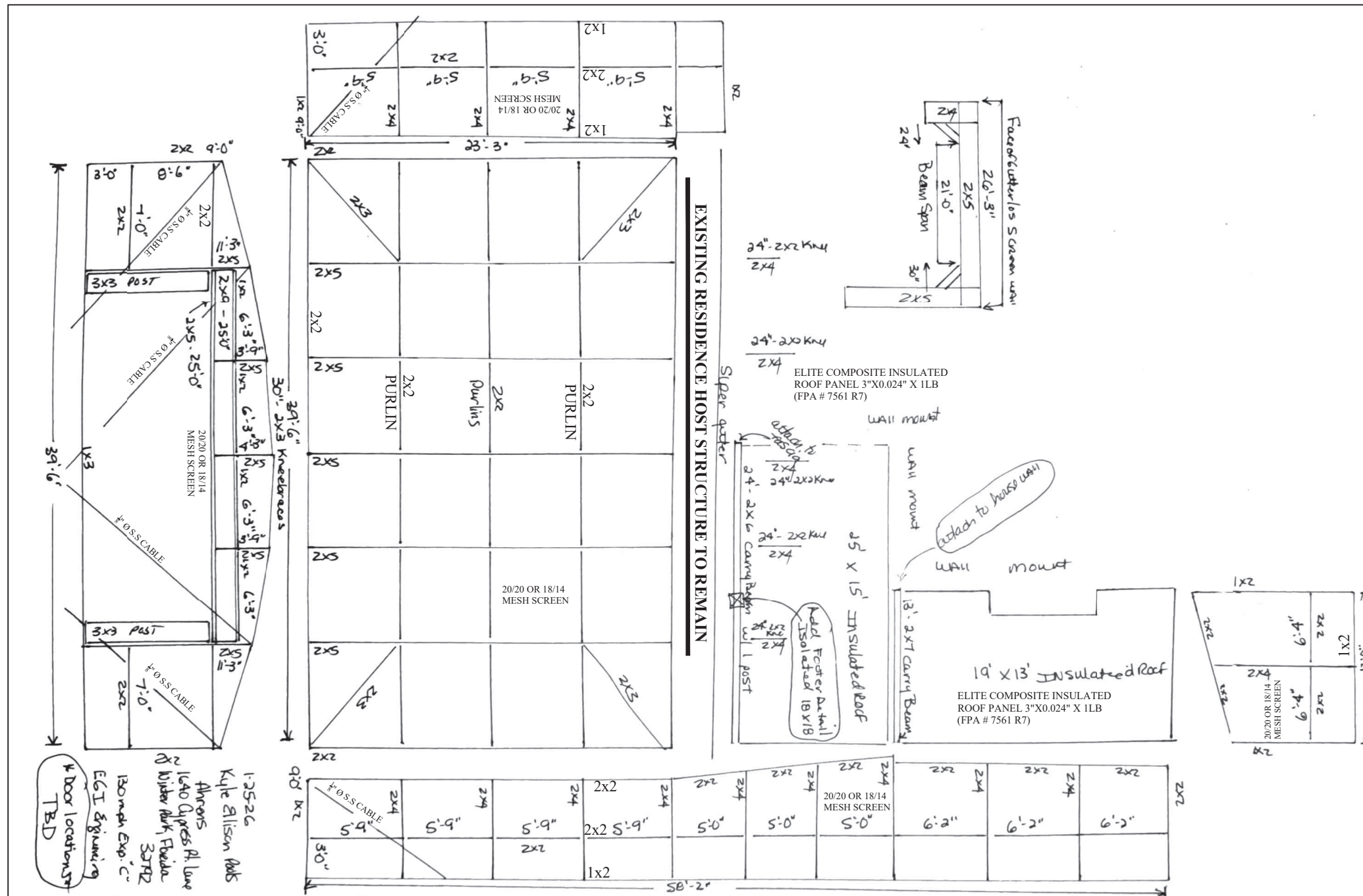
1X2:	1"X2"X0.040"
1X3:	1"X3"X0.045"

SNAP SECTIONS

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

SELF MATING (SMB)

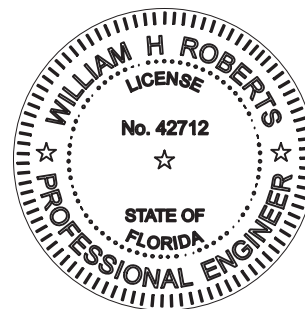
2X4 SMB:	2"X4"X0.044"X0.100"
2X5 SMB:	2"X5"X0.050"X0.118"
2X6 SMB:	2"X6"X0.050"X0.120"
2X7 SMB:	2"X7"X0.057"X0.120"
2X8 SMB:	2"X8"X0.072"X0.224"
2X9 SMB:	2"X9"X0.072"X0.224"
2X10 SMB:	2"X10"X0.092"X0.374"



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'

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.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM H. ROBERTS, P.E. ON THE DATE ADJACENT TO THE SEAL. 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, P.E. # 42712

02/09/2026

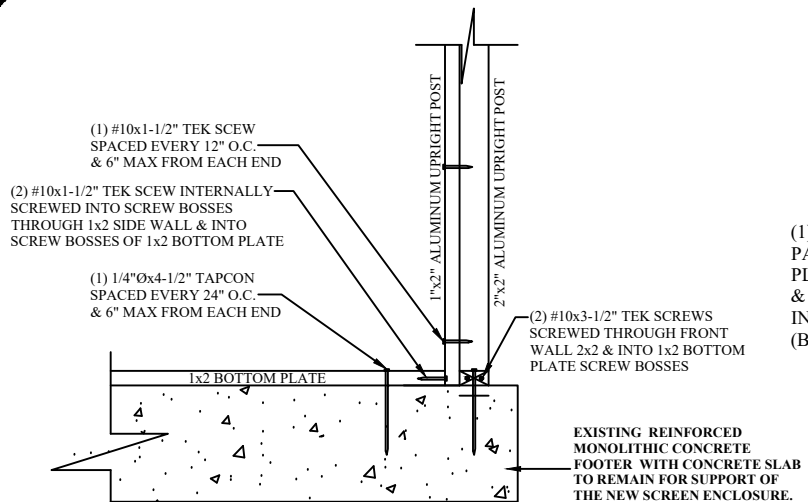
ENGINEERING GREAT IDEAS, INC.  
 (A SUBSIDIARY OF E.C.I.S GLOBAL, INC)  
 FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098  
 1003 SOUTH ALEXANDER STREET SUITE #5  
 PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA 33563  
 PHONE NO.: (813) 752-7078 --- EMAIL: roboberts-egr@gmail.com  
 William H. Roberts, P.E. # 42712

ADVANCED ALUMINUM  
 903 WEST 3RD STREET  
 SANFORD, FLORIDA 32771

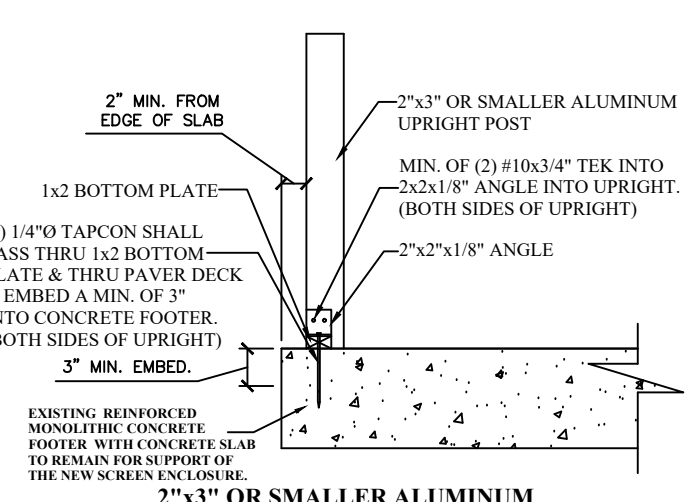
ELEVATION VIEWS

KYLE ELLISON POOLS  
 AHRENS  
 1640 Cypress Point Ln,  
 Winter Park, Florida, 32792  
 130 MPH EXP. "C"

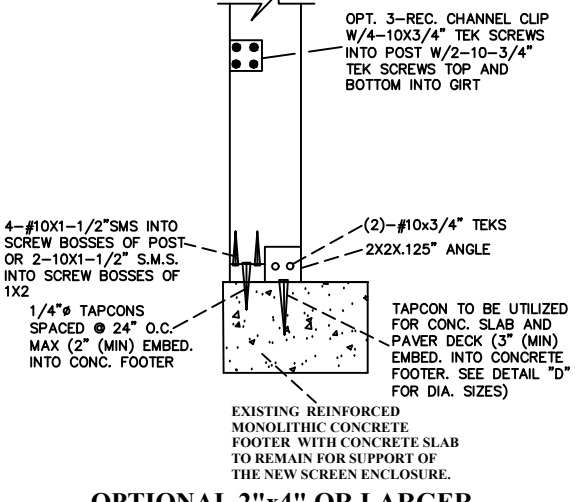
DRAWN:  
 DWH  
 SHEET:  
 1 OF 6  
 Page 16 of 23



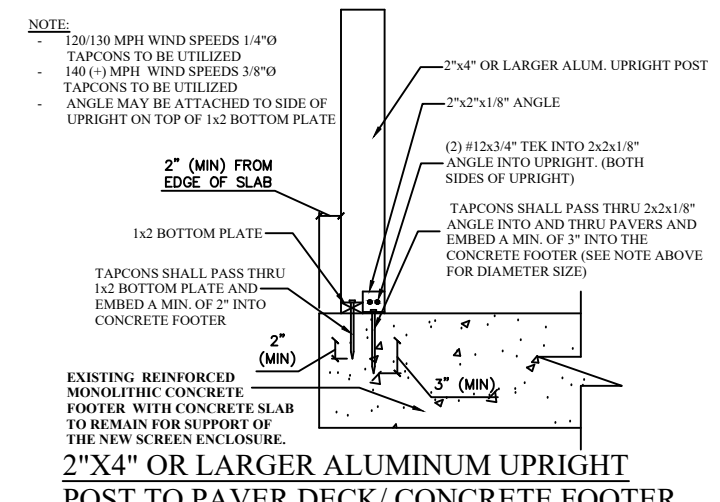
**TYPICAL ALUMINUM UPRIGHT CORNER POST TO CONCRETE FOOTER ATTACHMENT DETAIL**  
SCALE: N.T.S.



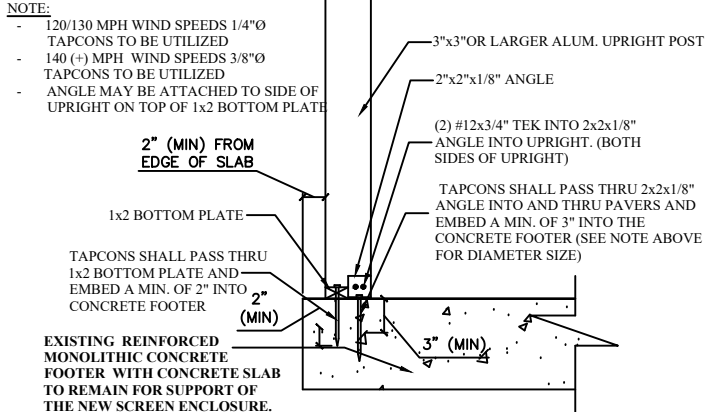
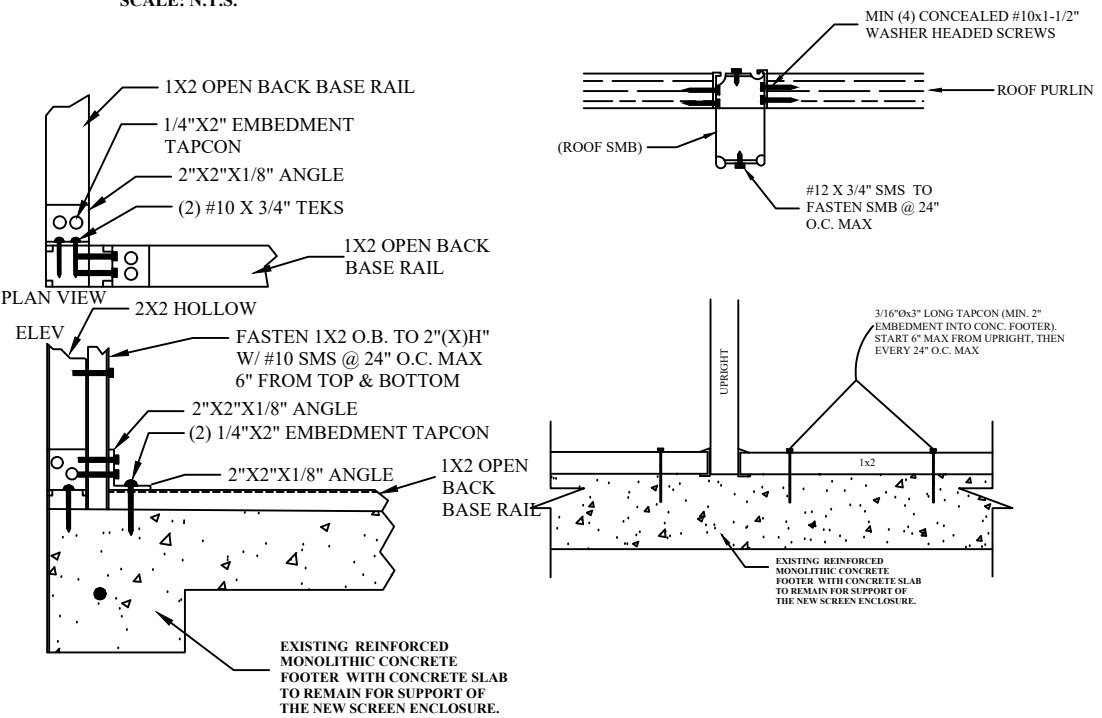
**2"x3" OR SMALLER ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT DETAIL (SIDE VIEW)**  
SCALE: N.T.S.



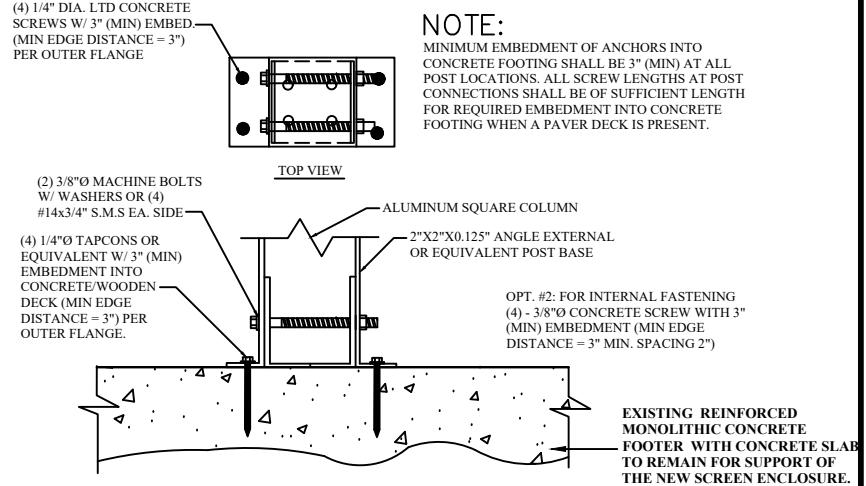
**OPTIONAL 2"x4" OR LARGER ALUMINUM UPRIGHT POST TO CONCRETE FOOTER ATTACHMENT**  
SCALE: N.T.S.



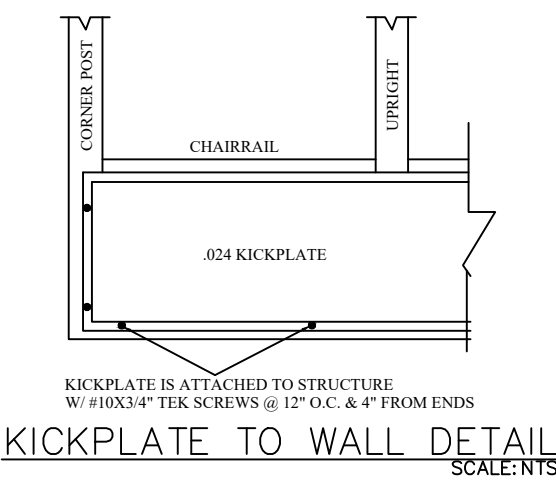
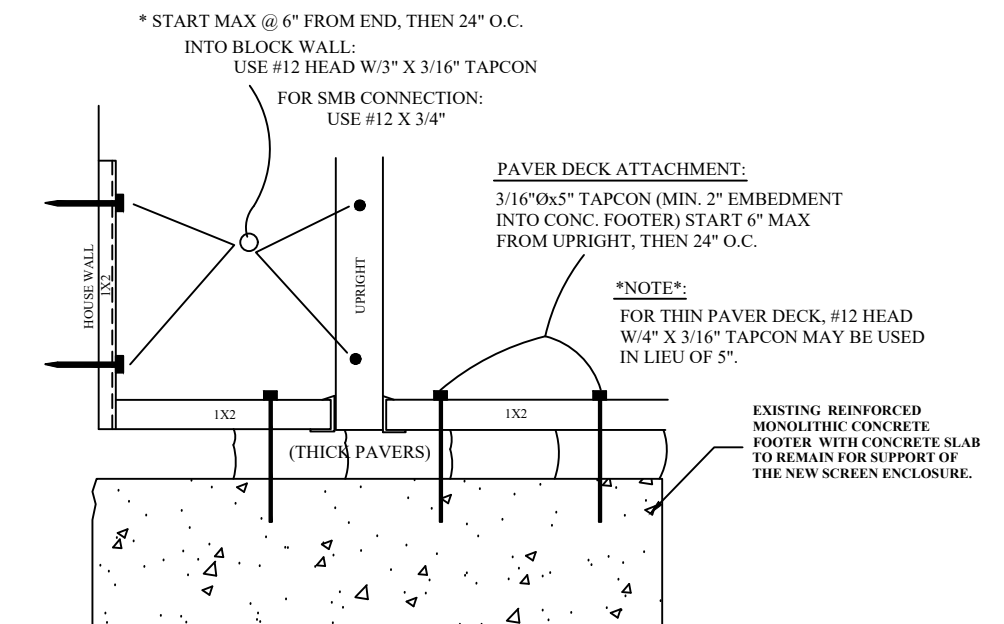
**2"x4" OR LARGER ALUMINUM UPRIGHT POST TO PAVER DECK/ CONCRETE FOOTER ATTACHMENT DETAIL**  
SCALE: N.T.S.



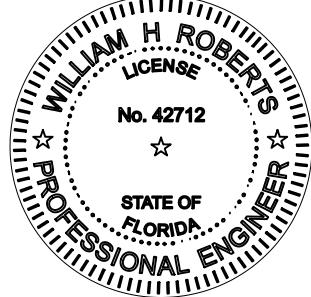
**3"x3" OR LARGER ALUMINUM POST TO CONCRETE FOOTER ATTACHMENT DETAIL**  
SCALE: N.T.S.



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



**KICKPLATE TO WALL DETAIL**  
SCALE: N.T.S.



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PHONE NO.: (813) 752-7078 --- EMAIL: robroberts-egi@gmail.com  
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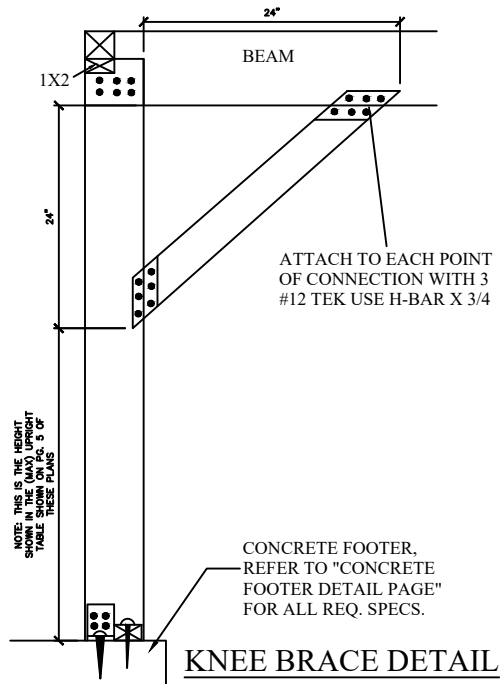
ADVANCED ALUMINUM  
903 WEST 3RD STREET  
SANFORD, FLORIDA 32771

STRUCTURAL DETAILS

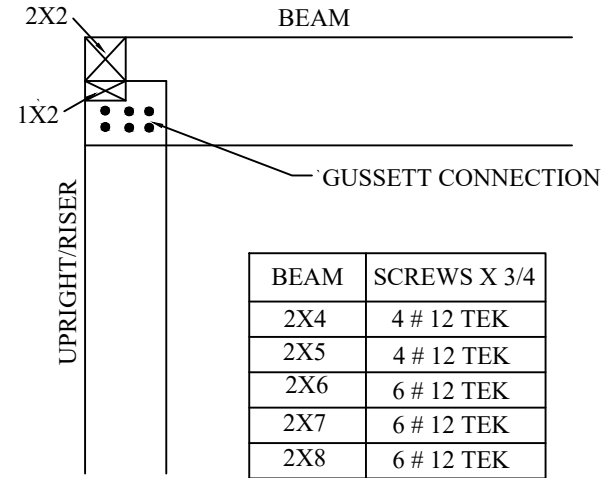
KYLE ELLISON POOLS  
AHRENS  
1640 Cypress Point Ln,  
Winter Park, Florida, 32792  
130 MPH EXP. "C"

DRAWN:  
DWH  
SHEET:  
2 OF 6  
Page 19 of 23

NOTE: ALL UPRIGHT HEIGHTS SHOWN ON PG. 1 OF THESE PLANS ARE THE TOTAL UPRIGHT HEIGHT BEFORE THE DEDUCTION OF THE KNEE BRACE. WHEN REFERENCING THE (MAX) UPRIGHT HEIGHT CHART SHOWN ON PG. 5 MAKE SURE TO DEDUCT FROM ALL THE UPRIGHTS THE LENGTH THAT IS BEING CALLED OUT FOR THE KNEE BRACES. AFTER THE DEDUCTION THE HEIGHT OF ALL THE UPRIGHTS ON PG. 1 SHALL NOT EXCEED THE HEIGHTS CALLED OUT ON THE (MAX) UPRIGHT CHART.

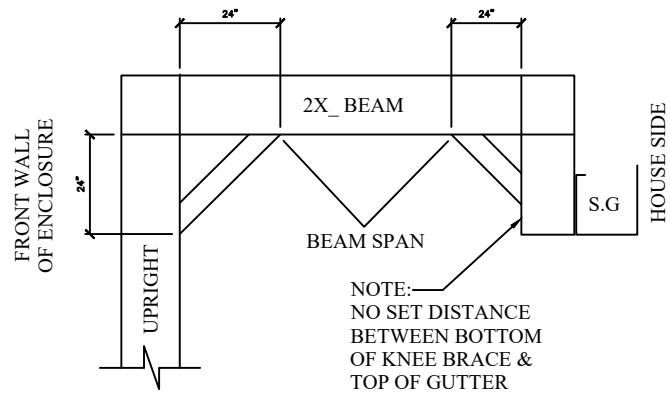


**KNEE BRACE DETAIL**

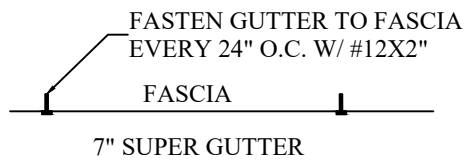


BEAM	SCREWS X 3/4
2X4	4 # 12 TEK
2X5	4 # 12 TEK
2X6	6 # 12 TEK
2X7	6 # 12 TEK
2X8	6 # 12 TEK
2X9	8 # 12 TEK
2X10	10 # 12 TEK

**GUSSETT CONNECTION DETAIL**



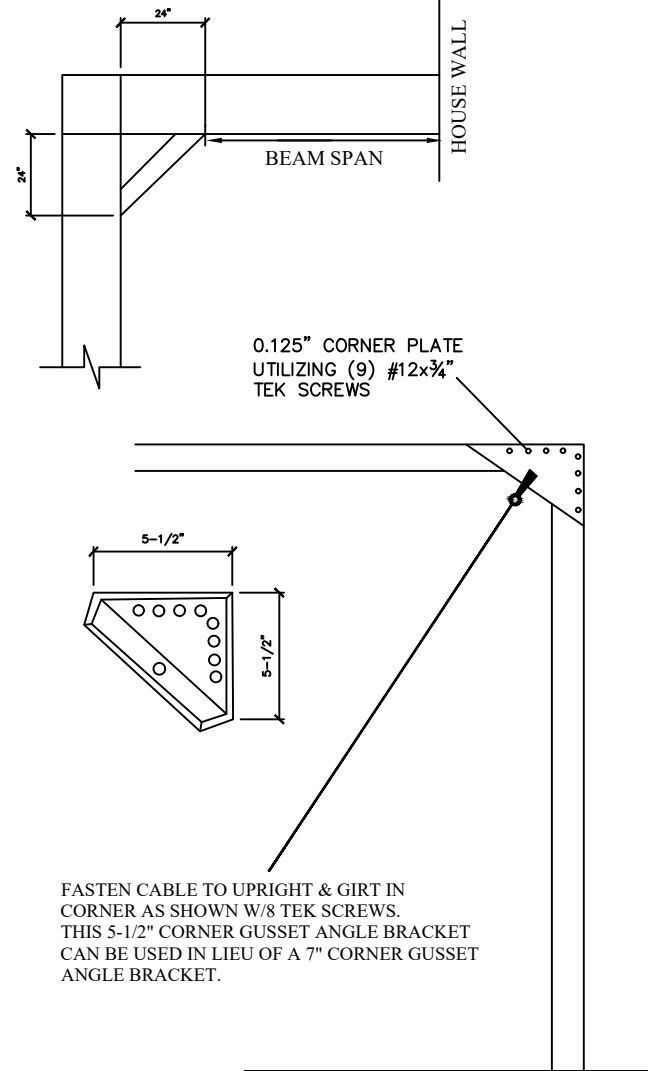
NOTE: IF CONCRETE THEN USE #12X3"



**BEAM TO GUTTER DETAIL**

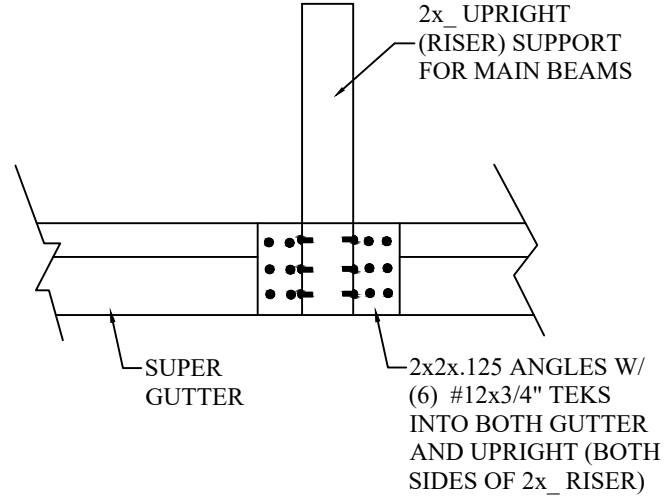
ATTACH BEAM TO GUTTER W/ 2"x2"x.125" ANGLE USING (4) #12X3/4" IN EACH SIDE

ENLARGED TOP VIEW BEAM TO GUTTER

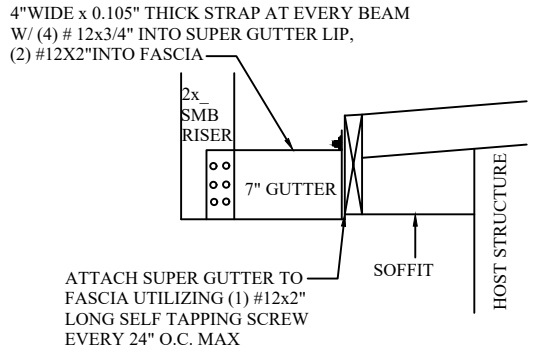


**CABLE DETAIL**

FASTEN CABLE TO UPRIGHT & GIRT IN CORNER AS SHOWN W/8 TEK SCREWS. THIS 5-1/2" CORNER GUSSET ANGLE BRACKET CAN BE USED IN LIEU OF A 7" CORNER GUSSET ANGLE BRACKET.

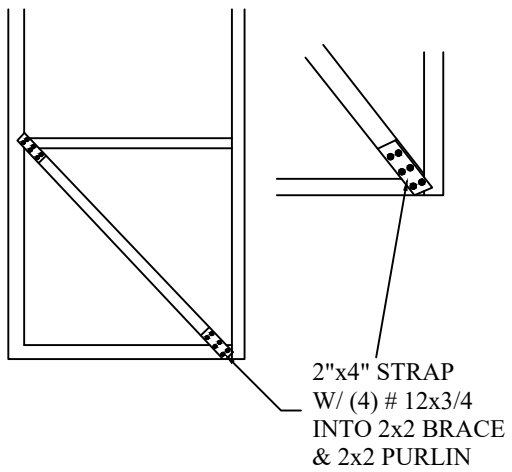


**RISER TO GUTTER ATTACHMENT DETAIL**

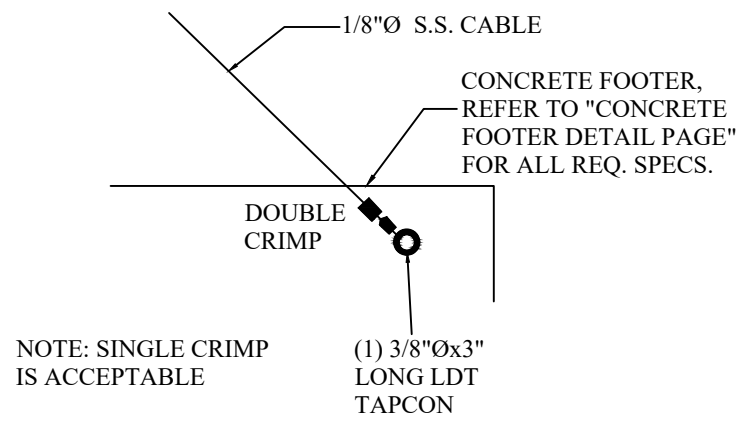


**SUPER GUTTER CONNECTION**

ATTACH SUPER GUTTER TO FASCIA UTILIZING (1) #12x2" LONG SELF TAPPING SCREW EVERY 24" O.C. MAX



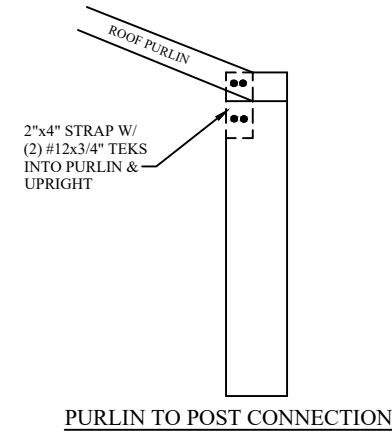
**ROOF BRACE DETAIL**



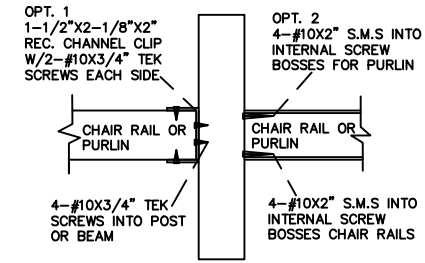
NOTE: SINGLE CRIMP IS ACCEPTABLE

**CABLE DETAIL**

CONCRETE FOOTER, REFER TO "CONCRETE FOOTER DETAIL PAGE" FOR ALL REQ. SPECS.

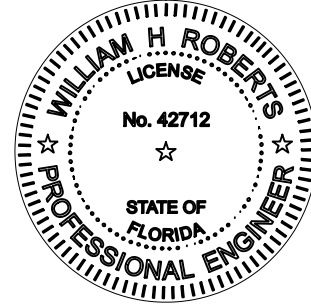


**PURLIN TO POST CONNECTION**



**CHAIR RAIL/PURLING TO POST/BEAM CONNECTION**

SCALE: NTS



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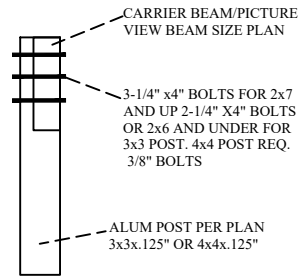
ADVANCED ALUMINUM  
903 WEST 3RD STREET  
SANFORD, FLORIDA 32771

STRUCTURAL DETAILS

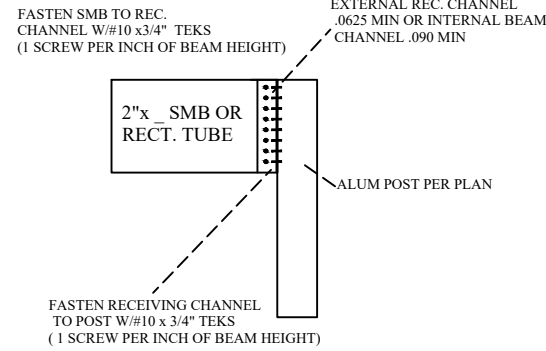
KYLE ELLISON POOLS  
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130 MPH EXP. "C"

DRAWN:  
DWH  
SHEET:  
3 OF 6  
Page 20 of 23

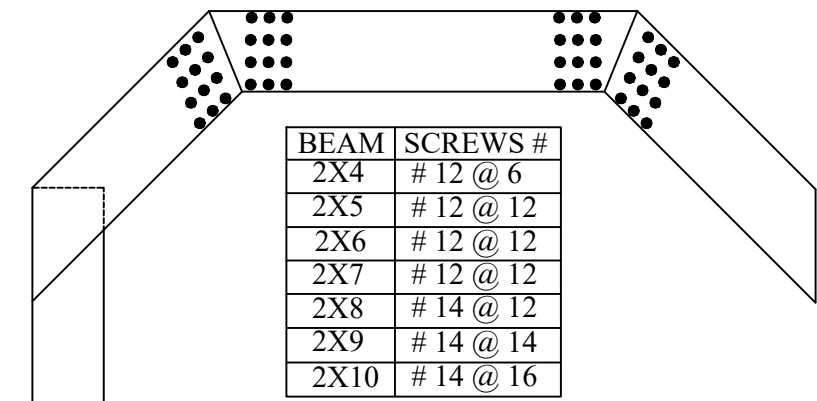
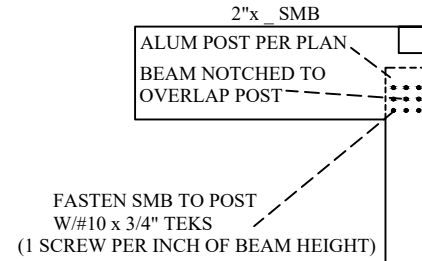
**STRUCTURAL POST & CARRYBEAM  
(PRIMARY OR INTERMEDIATE ATTACHMENT)**



**ALTERNATE BEAM TO STRUCTURAL POST CONNECTION  
(PRIMARY OR INTERMEDIATE ATTACHMENT)  
FLAT OR SLOPED**

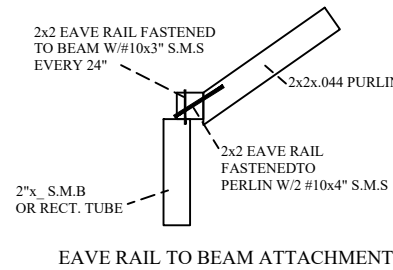
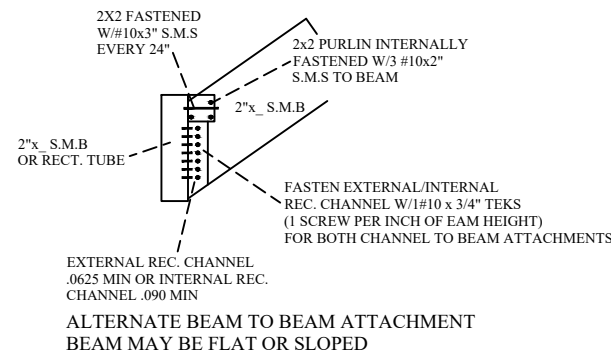
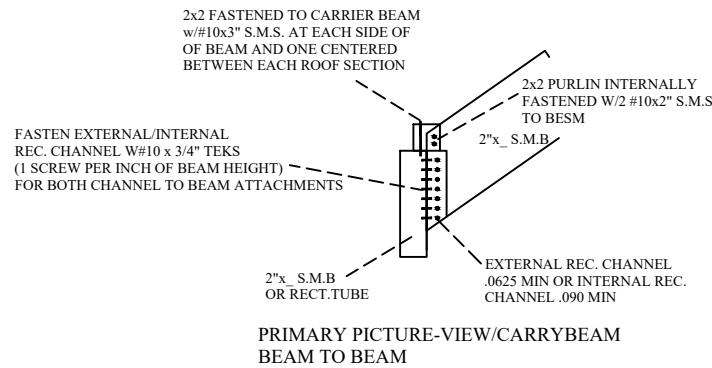


**CARRIER BEAM TO POST FLAT OR SLOPED**



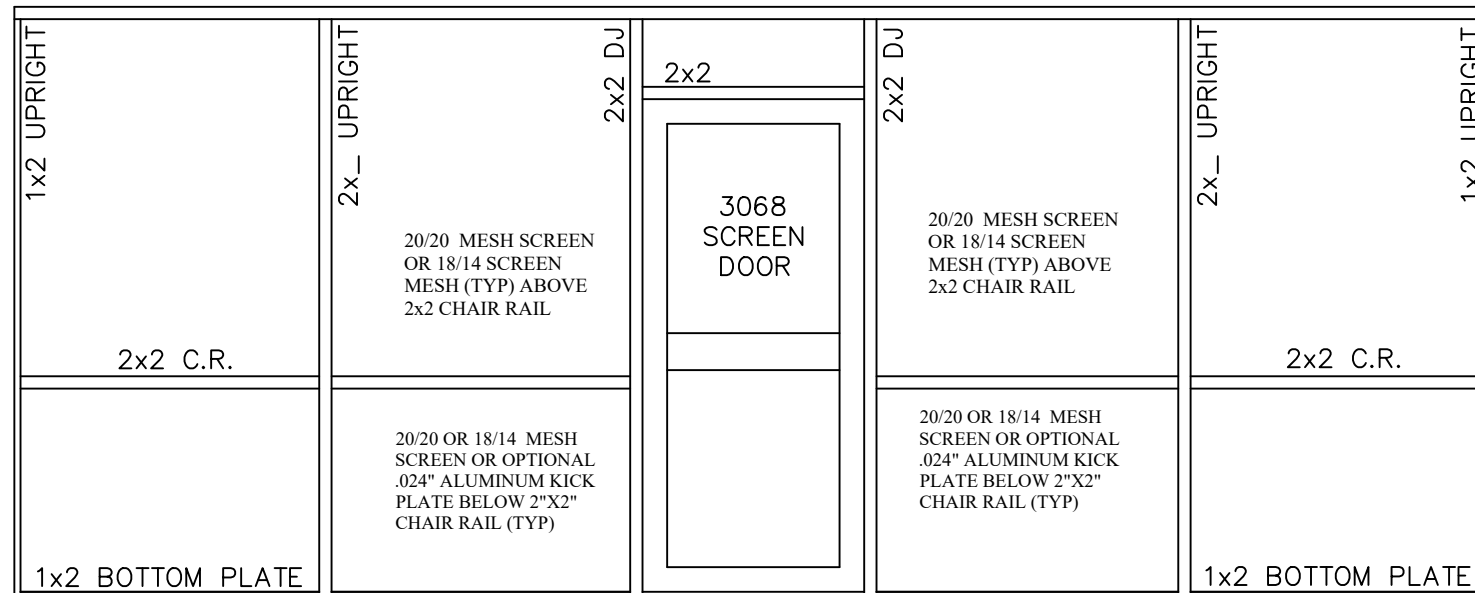
**GUSSET DETAIL & CHART**

SCALE: N.T.S.



1x2 OR 2x2 TOP PLATE

1x2 OR 2x2 TOP PLATE

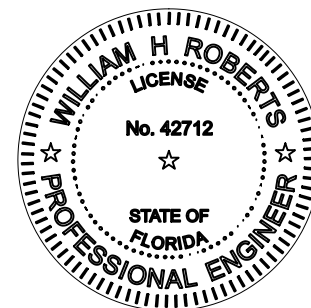


**SCREEN DOOR DETAIL**

SCALE: N.T.S.

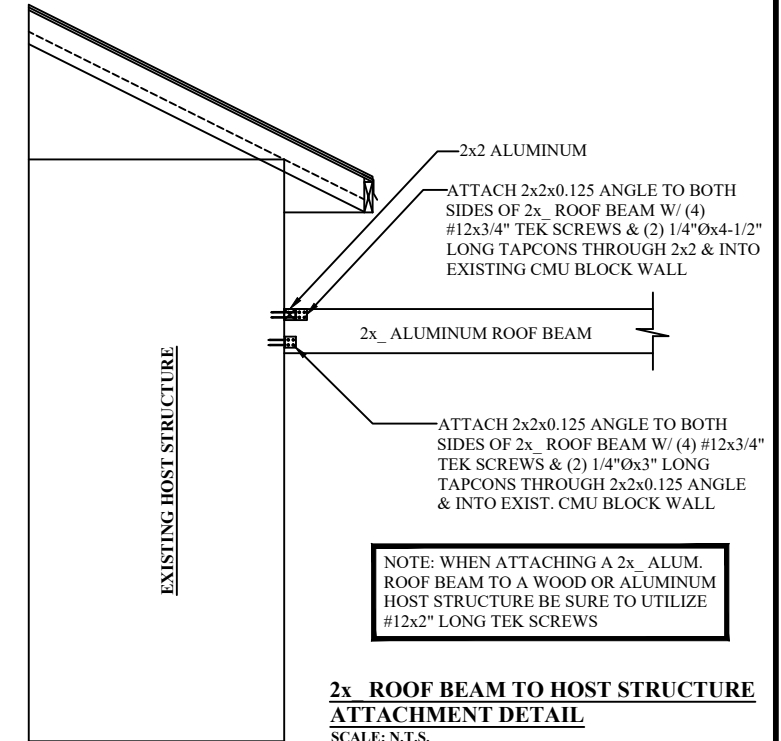
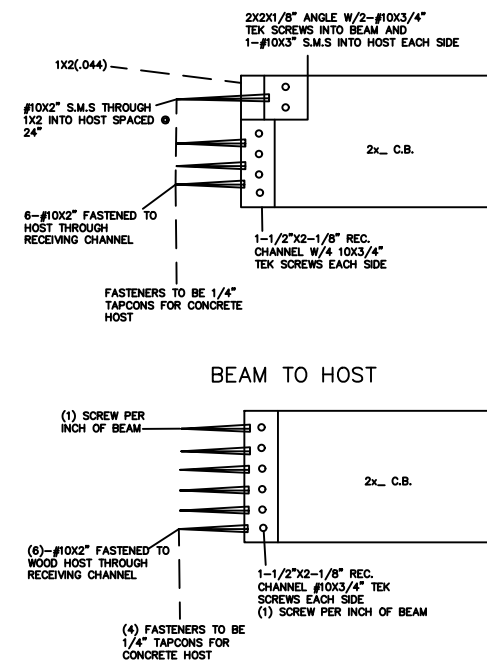
DOOR LOCATION MAY BE CENTERED BETWEEN UPRIGHTS OR ATTACHED TO UPRIGHT.  
DOOR MAY BE LOCATED OFF CONCRETE COLUMN/WALL.  
DOOR JAM TO BE CONNECTED TO CONCRETE W/ 1/4" X 4" TAPCONS SPACED @ 24" ON CENTER.  
DOOR HINGES TO BE LOCATED 5"-8" FROM TOP OR BOTTOM W/#10X3/4" TEK SCREWS.  
DOOR MAY SWING LEFT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

EXISTING REINFORCED MONOLITHIC CONCRETE FOOTER WITH CONCRETE SLAB TO REMAIN FOR SUPPORT OF THE NEW SCREEN ENCLOSURE.



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**BEAM TO HOST**



**2x ROOF BEAM TO HOST STRUCTURE ATTACHMENT DETAIL**  
SCALE: N.T.S.

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, P.E. # 42712

02/09/2026

EGI  
ENGINEERING GREAT IDEAS, INC.  
(A SUBSIDIARY OF E.C.L.S GLOBAL, 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: rohoberts.egi@gmail.com  
William H. Roberts, P.E. # 42712

ADVANCED ALUMINUM  
903 WEST 3RD STREET  
SANFORD, FLORIDA 32771

STRUCTURAL DETAILS

KYLE ELLISON POOLS  
AHRENS  
1640 Cypress Point Ln,  
Winter Park, Florida, 32792  
130 MPH EXP. "C"

DRAWN:  
DWH

SHEET:  
4 OF 6

**8TH EDITION, 2023 FBC 130 MPH, EXPOSURE "C"  
(WITH MAX 2X3 KNEEBRACING)**

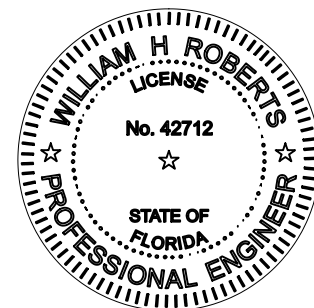
BEAM \ TRIB WIDTH	MIN COL	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"	8'-0"	8'-6"	9'-0"
2 X 4 X 0.044 X 0.100 SMB	2X4	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"	18'-4"
2 X 5 X 0.050 X 0.116 SMB	2X4	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	26'-0"	25'-5"	24'-8"	23'-11"	23'-4"
2 X 6 X 0.050 X 0.120 SMB	2X4	32'-5"	32'-5"	32'-5"	32'-5"	31'-6"	30'-4"	29'-4"	28'-5"	27'-6"	26'-9"	26'-0"
2 X 7 X 0.055 X 0.120 SMB	2X4	39'-2"	39'-2"	37'-6"	35'-11"	34'-6"	33'-3"	32'-2"	31'-2"	30'-3"	29'-4"	28'-7"
2 X 8 X 0.072 X 0.224 SMB	2X4	49'-10"	48'-3"	46'-11"	45'-8"	44'-7"	43'-8"	42'-9"	41'-8"	41'-2"	40'-6"	39'-10"
2 X 9 X 0.072 X 0.224 SMB	2X5	54'-3"	52'-7"	51'-1"	49'-9"	48'-7"	47'-6"	46'-7"	45'-8"	44'-10"	44'-1"	43'-5"
2 X 9 X 0.082 X 0.306 SMB	2X5	57'-1"	55'-4"	54'-10"	52'-6"	51'-3"	50'-2"	49'-2"	48'-2"	47'-4"	46'-7"	45'-10"
2 X 10 X 0.092 X 0.374 SMB	2X6	63'-6"	63'-3"	61'-6"	60'-0"	58'-8"	57'-5"	56'-4"	55'-3"	54'-4"	53'-5"	52'-7"

**MAXIMUM UPRIGHT HEIGHT FOR 130 MPH, EXPOSURE "C" WIND LOADS**

UPRIGHT SIZE	SPACING BETWEEN UPRIGHT (SMB & PATIO)										
	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"	8'-0"	8'-6"	9'-0"
2X3	12'-6"	12'-2"	11'-10"	11'-6"	10'-10"	10'-4"	9'-10"	9'-6"	9'-2"	8'-0"	7'-4"
3X3	14'-6"	14'-2"	13'-10"	13'-6"	12'-10"	12'-4"	11'-10"	11'-6"	11'-2"	10'-0"	9'-4"
2X4	13'-6"	13'-2"	12'-10"	12'-6"	11'-10"	11'-4"	10'-10"	10'-6"	10'-2"	9'-0"	8'-4"
2X5	15'-0"	14'-9"	14'-0"	13'-5"	13'-3"	12'-11"	12'-5"	12'-0"	11'-2"	10'-4"	9'-4"
2X6	17'-4"	16'-9"	16'-7"	16'-4"	15'-9"	15'-6"	15'-6"	15'-0"	14'-6"	14'-0"	13'-2"
2X7	20'-0"	19'-6"	18'-5"	18'-4"	17'-11"	17'-4"	16'-5"	15'-10"	15'-0"	14'-6"	13'-8"
2X8	22'-4"	21'-6"	20'-9"	20'-2"	19'-10"	19'-0"	17'-10"	17'-4"	16'-6"	15'-8"	14'-8"
2X9	24'-6"	23'-5"	22'-9"	22'-0"	21'-2"	20'-3"	19'-3"	18'-4"	17'-2"	16'-2"	15'-1"
2X10	25'-0"	25'-0"	24'-3"	23'-6"	22'-9"	21'-11"	21'-0"	20'-0"	18'-11"	17'-9"	16'-6"

**NOTES:**

- THESE HERE NOTES ONLY APPLY WHEN THE CHART REFERENCING (MAX 2x3 KNEEBRACING) IS BEING UTILIZED ON THIS PG. OF THESE PLANS & KNEEBRACING IS BEING CALLED OUT ON PG. 1 OF THESE PLANS.
- HEIGHTS SHOWN ARE TO THE BOTTOM OF THE KNEE BRACE.
- G.C. IS REFERRED TO KNEE BRACE DETAIL SHOWN @ UPPER LEFT HAND CORNER OF PLAN SHEET 2.
- BEAM & UPRIGHT SIZES SHOWN ON PG. 1 OF THESE PLANS MAY BE REDUCED TO A SMALLER SIZE (EX. 2X5 BEAM REDUCED TO A 2X4 BEAM) AS LONG AS THE SIZES ARE IN ACCORDANCE WITH THE BEAM & UPRIGHT HEIGHT CHARTS SHOWN HERE ON THIS PAGE.



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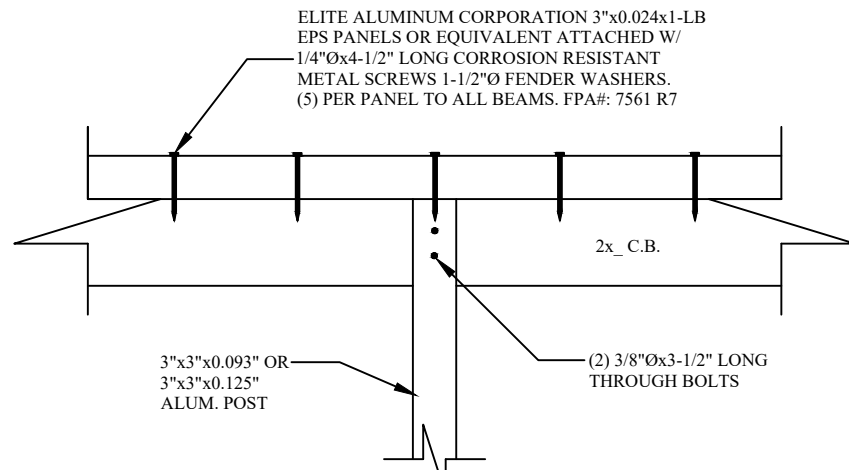
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STRUCTURAL DETAILS

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130 MPH EXP. "C"

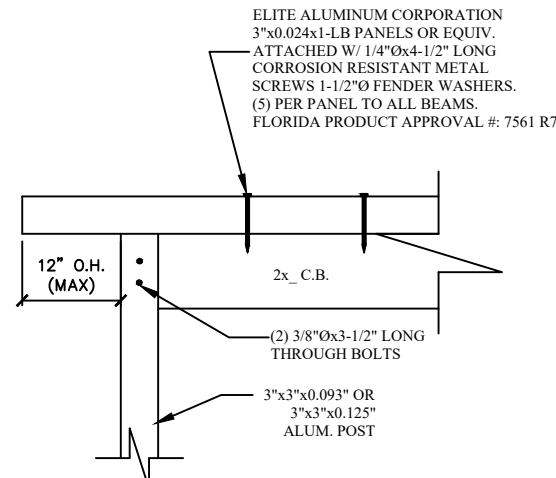
DRAWN:  
DWH

SHEET:  
5 OF 6



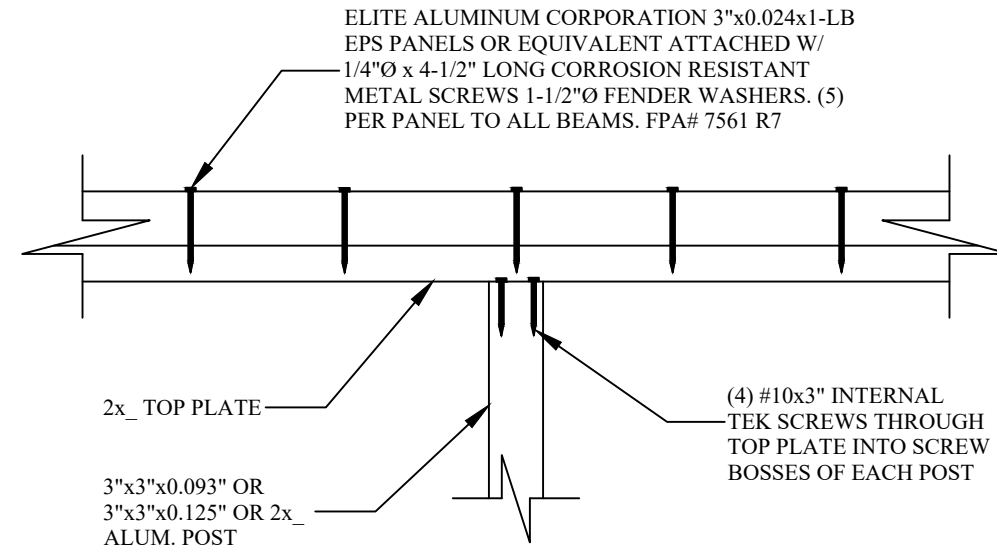
**CARRY BEAM TO POST ATTACHMENT DETAIL**

SCALE: NTS



**CARRY BEAM TO POST ATTACHMENT DETAIL**

SCALE: NTS

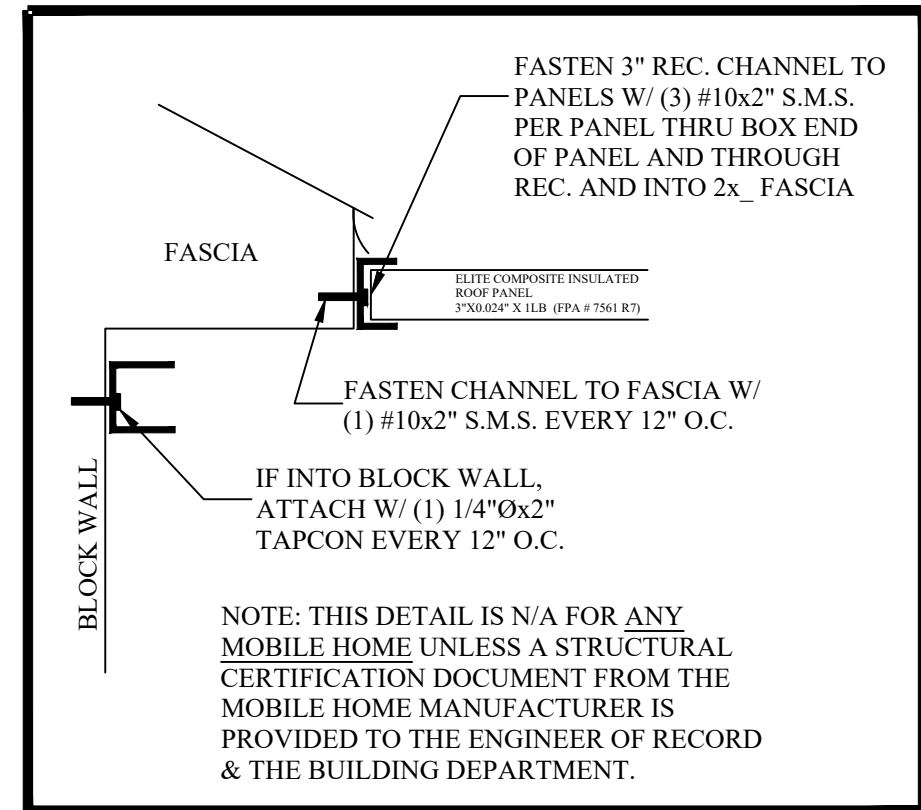
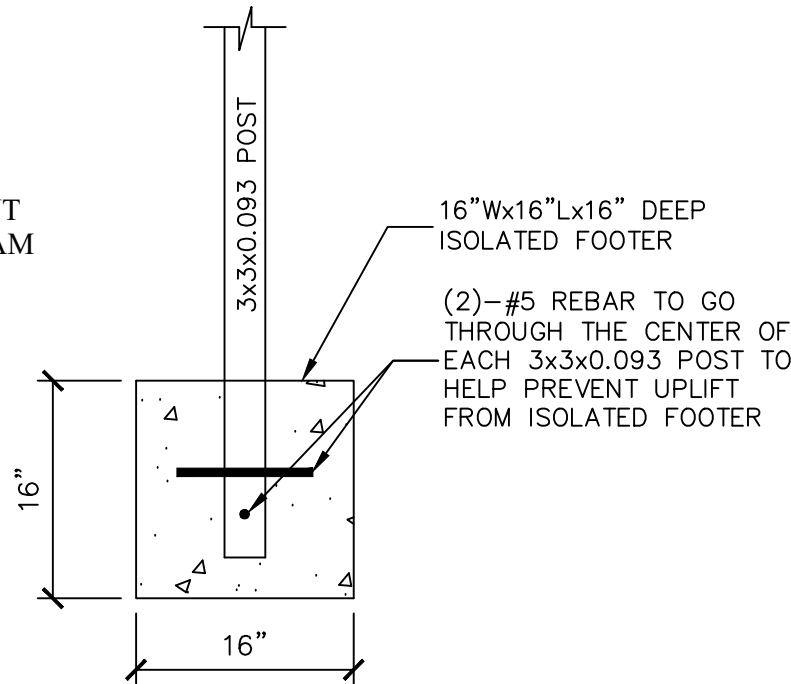
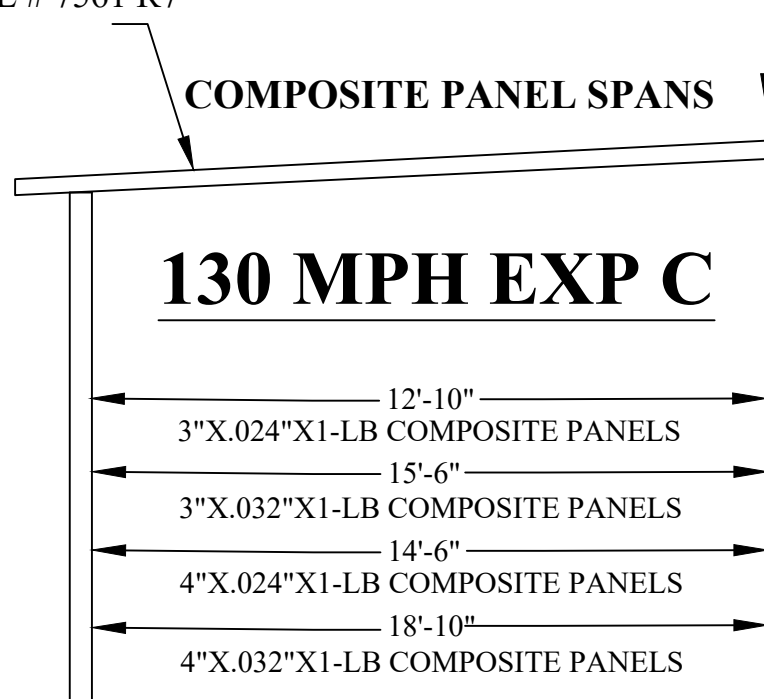


**TOP PLATE TO POST ATTACHMENT DETAIL**

SCALE: NTS

ELITE COMPOSITE INSULATED ROOF PANEL 3"X0.024" X 1LB (FPA # 7561 R7) OR EQUIVALENT ATTACHED W/ #12x4-1/2" LONG CORROSION RESISTANT METAL SCREWS 1-1/2"Ø FENDER WASHERS. (5) PER PANEL TO ALL BEAMS. FLORIDA PRODUCT APPROVAL # 7561 R7

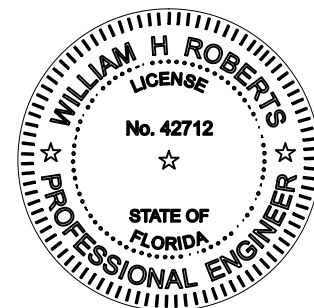
POINT OF ATTACHMENT OR NEXT SUPPORT BEAM



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**MIN. SLOPE FOR PANELS = 1/4" PER FOOT**

SCALE: NTS



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