



## Interoffice Memorandum

Received on June 25, 2025


Deadline: August 5, 2025

Publish: August 10, 2025

June 20, 2025

To: Jennifer Lara-Klimetz, Assistant Manager  
Comptroller Clerk's Office

Through: Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development

From: Renée H. Parker, LEP, Manager   
Environmental Protection Division  
(407) 836-1420

**Staff Person: Elizabeth R. Johnson, CEP, Assistant Manager  
Environmental Protection Division  
(407) 836-1511**

Subject: Request for Public Hearing on August 26, 2025, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-05-012) to construct a replacement vinyl seawall in front of an existing wooden seawall on a canal which connects to Lake Conway, 3538 Country Lakes Drive, Belle Isle, FL 32812, Parcel ID No. 20-23-30-4980-00-030; District 3

---

Applicant: Daniel Joseph McCartin

Type of Hearing: Shoreline Alteration/Dredge and Fill Permit Application

Hearing required by  
Florida Statute # or Code: Chapter 33, Article II, Lake Conway Water and Navigation Control District

Advertising requirements: Publish once in a newspaper of general circulation in Orange County at least (7) seven days prior to public hearing.

Advertising timeframes: At least (7) seven days prior to public hearing.

Abutters to be notified: The applicant and the property owners within 500 feet of the project area will be notified at least (7) seven days prior to public hearing by the Environmental Protection Division (EPD).

Estimated time required  
For public hearing: 2 minutes

June 20, 2025

Request for Public Hearing –Shoreline Alteration/Dredge and Fill Permit Application for Daniel Joseph McCartin (SADF-25-05-012)

Lake Advisory Board

To be notified:

Lake Conway Water and Navigation Control District Advisory Board, John Evertsen, [John@Evertsen.com](mailto:John@Evertsen.com)

Municipality or other

Public Agency to be notified:

Florida Department of Environmental Protection,  
[DEP\\_CD@FloridaDEP.gov](mailto:DEP_CD@FloridaDEP.gov)  
Belle Isle City Manager, Rick Rudometkin,  
[RRudometkin@belleislefl.gov](mailto:RRudometkin@belleislefl.gov)

Hearing Controversial: No

District #: 3

Materials being submitted as backup for public hearing request:

1. Location Map
2. Site Plan
3. Site Photos

Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Shoreline Alteration/Dredge and Fill Permit Application, please submit the decision letter to Liz Johnson with EPD. EPD will issue the decision to the applicant.

Advertising Language:

1. The applicant, Daniel Joseph McCartin, is requesting a Shoreline Alteration/Dredge and Fill Permit (SADF-25-05-012) to construct a replacement vinyl seawall in front of an existing wooden seawall, along the shoreline of a canal that connects to Lake Conway, 3538 Country Lakes Drive, Belle Isle, FL 32812, Parcel ID No. 20-23-30-4980-00-030; District 3 (property legal description on file at EPD).

AF/KGK/TMH/ERJ/RHP: ae

Attachments

# Shoreline Alteration/Dredge and Fill Permit Request

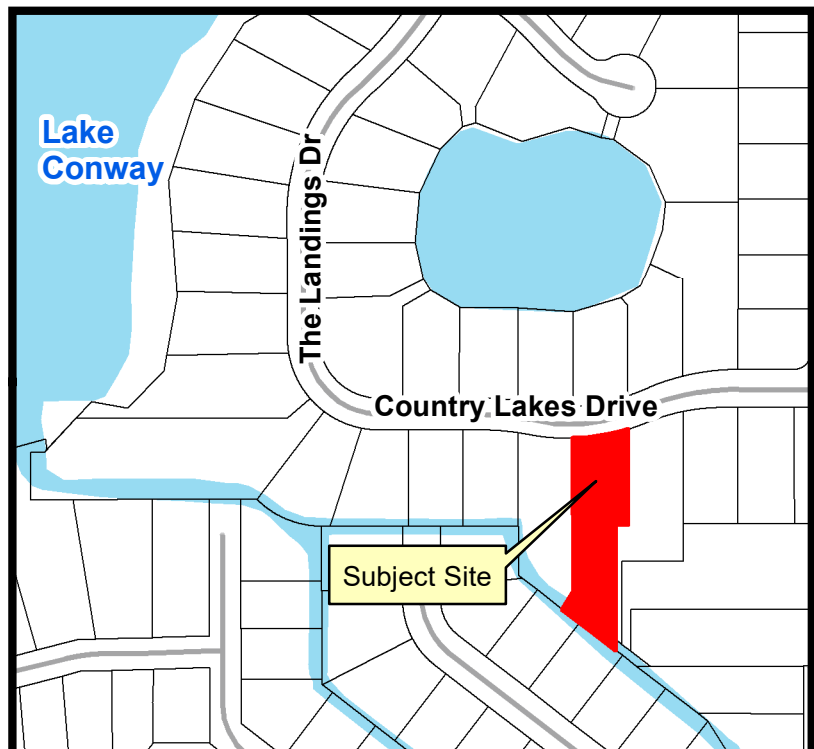


**Shoreline Alteration/Dredge  
and Fill Permit Request**  
**SADF-25-05-012**  
**District #3**

**Applicant:** Daniel Joseph McCartin  
**Address:** 3538 Country Lakes Drive  
**Parcel ID:** 20-23-30-4980-00-030

**Project Site** 

**Property Location** 





June 2, 2025

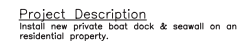


Lot 3, and that portion of Lot 2, lying Westerly of the Southerly extension of the East line of Lot 3, THE LANDINGS AT LAKE CONWAY, as recorded in Plat Book 9, Page 125 and 126 of the Public Records of Orange County, Florida.

C1 - Cover Sheet & Site Plan

Site Address:  
640 Old Horatio Ave  
Maitland, Florida 32751

Parcel ID: 30-21-30-5180-00-060



<u>Floor Live Loads</u>	
Decks & Walkways	- 60 psf
Roofs	- 20 psf
<u>Wind Design Data</u>	
Ultimate Wind Speed	- 139 mph
Basic Wind Speed	- 108 mph
<u>Risk Category</u>	
Risk Category	- II
Wind Exposure	- D
Exposure Class	- Not En
Int pressure Coeff	- 0.55+/-
Peak Wind Load	- 35.99

General Information  
Total Site Area 0.46 Ac (20,170 sf)  
Width at NHWL: 81.0 lf

Construction Data  
Construction Type: V  
Building Description: PT Wood & Shingle Roof

Applicable Codes  
Florida Building Code 2023

- a. Design Parameters: per Load Table
- b. Lumber exposed to weather or contacting concrete or steel shall be pressure treated (PT)
- c. All lumber in contact with concrete products shall be shielded by a protective barrier.
- d. All fasteners in contact with pressure treated lumber are to be hot dipped galvanized or stainless steel.
- e. All dimensions shall be verified. The engineer and owner shall be notified immediately of any discrepancies from dimensions or field conditions noted herein.
- f. Drawings are for visual reference only. Always refer to layout plans for specified measurements.
- g. Anchor positions shall have a tolerance of  $\pm 3"$ .
- h. Written dimensions supersede scaled dimensions in all cases. Any dimensional discrepancies shall be brought to the attention of the engineer immediately.

General Notes:

G1. These notes shall apply to all work in this set of drawings.

G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.

G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.

G4. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.

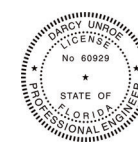
G5. In accordance with Florida Law (353.855) the contractor shall notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).

G10. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.

G11. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.

G12. The contractor shall notify all equipment companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.

Darcy Unroe  
c=US, st=Florida,  
l=Orlando, u=Unroe  
Engineering, Inc.,  
cn=Darcy Unroe,  
email=Darcy@unroe  
engineering.com  
2004.06.18 13:39:59  
'04/00'



Darcy Unroe  
c=US, st=Florida,  
l=Orlando, o=Unroe  
Engineering, Inc.,  
cn=Darcy Unroe,  
email=Darcy@unroe  
engineering.com  
2024.06.18 13:39:59  
-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DARCY UNROE PE  
60929 ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

[illegible]

**Unroe Engineering, Inc.**

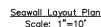
# Cover Sheet & Site Plan

DP	Draw
DP	Check
1"=20'	Scale
6/18/24	Date
Dock-C1	File

DWG. No.

C1

June 2, 2025



Section View (A-A)  
Scale: 1/4"=1'



- Notes:
1. All Concrete shall be 3,000 psi @ 28 days
  2. All steel fasteners and tie-rods shall be hot dip galvanized per ASTM A-153 with 5% of zinc per sq ft or be stainless steel (Grade 304 or 316).
  3. If tie-rod is not stainless steel, exposed regions (section between waile and steel pile) to be field treated with bituminous coating.
  4. Backfill shall be clean, granular material (GW, GP, SW or SP per ASTM D-2487) and compacted to 95% max density.
  5. Provide Type I floating turbidity barriers for erosion control per site plan.
  6. All construction shall conform to 2014 Florida Building Code.
  7. All construction shall be permitted to accommodate site conditions.
  8. A guard rail is required to be installed per FBC where the top of proposed wall is greater than 30" above grade.

Specifications and Notations:

General Notes:

- Notes:
- G1. These notes shall apply to all work in this set of drawings.
  - G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
  - G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements to be reviewed and approved by the owner.
  - G4. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
  - G5. In accordance with Florida Law (FS-626) the contractor shall provide the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
  - G10. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
  - G11. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer, and owner.
  - G12. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, and gas.

### Design Statement

- The seawall design and details are based on the Florida Building Code 2023 8th edition.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DARCY UNROE PE  
60929 ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

[illegible]

**Unroe Engineering, Inc**  
Civil Engineering/Planning/Scientific Evaluation  
PO Box 690942, Orlando, FL 32869-0942  
Business Authorization Number - EB 0006579 ph (407) 289-0650

**Seawall Insallation Plan**  
The MCCARTIN Residence Dock  
3538 Country Lakes Dr, Belle Isle, FL 32812

DP	Draw
DP	Check
per plan	Scale
6/18/24	Date
docke4	File

Dwg. No.

C4

4.

