



Interoffice Memorandum

Received on April 19, 2023
Deadline: May 2, 2023
Publish: May 7, 2023

EPD will send abutters notice

April 19, 2023

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

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

From: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406



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

Subject: Request for Public Hearing on May 23, 2023, at 2:00 p.m., for a Shoreline
Alteration/Dredge and Fill Permit Application (SADF-23-02-001) for the
construction of a new (replacement) seawall along the shoreline of Lake
Conway at 2820 Montmart Drive, Belle Isle, FL 32812, Parcel ID No. 18-
23-30-4391-04-540; District 3

Applicant: Norma Sydnor

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

Lake Advisory Board

April 19, 2023

Request for Public Hearing – Shoreline Alteration/Dredge and Fill Permit Application for Norma Sydnor (SADF-23-02-001)

to be notified: Lake Conway Water & Navigational Control District  
Dr. Elizabeth Nelson (Chairman) – [edcedn@aol.com](mailto:edcedn@aol.com)

Municipality or other Public Agency to be notified: Florida Department of Environmental Protection,  
[DEP\\_CD@FloridaDEP.gov](mailto:DEP_CD@FloridaDEP.gov)

Hearing Controversial: No

District #: 3

Materials being submitted as backup for public hearing request:

1. Location Map
2. Site Plan

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. Applicant, Norma Sydnor, is requesting a Shoreline Alteration/Dredge and Fill Permit Application (SADF-23-02-001) to authorize the construction of a new (replacement) seawall along the shoreline of Lake Conway pursuant to Chapter 33, Article II, Lake Conway Water and Navigation Control District, 2820 Montmart Drive, Belle Isle, FL 32812, Parcel ID No. 18-23-30-4391-04-540, District 3 (property legal description on file at EPD).

RB/KGK/TMH/ERJ/DJ/gfdjr: jk

Attachments

# Shoreline Alteration/Dredge and Fill Permit Request



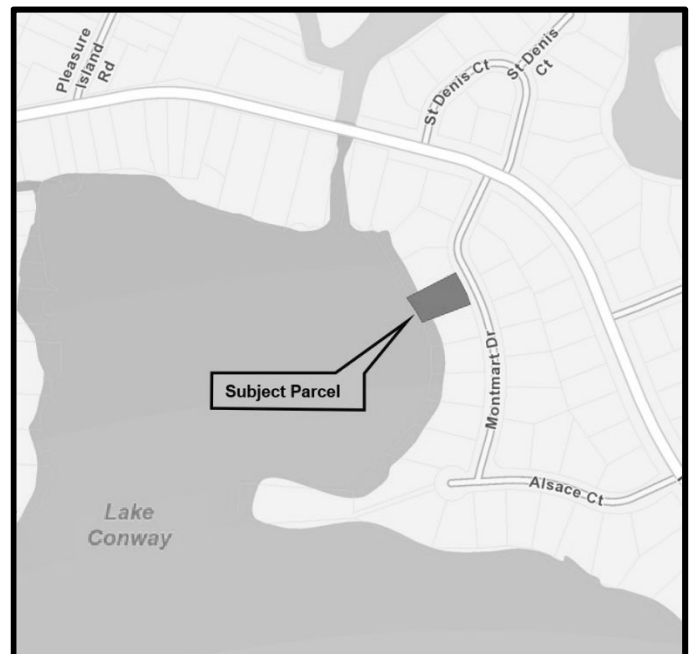
## Shoreline Alteration/Dredge and Fill Permit Request

SADF-23-02-001  
District #3

**Applicant:** Norma Sydnor  
**Address:** 2820 Montmart Drive  
**Parcel ID No.:** 18-23-30-4391-04-540

**Project Site**

**Property Location**





**Flood Insurance Rate Map:**

Community Number: 120181 Panel: 0430  
 Suffix "F" Flood Insurance Rate Map  
 Dated September 25, 2009 Flood Zone: "X"  
 Map ID: 12095C0430F

**Basis of Bearing:**

Bearings shown hereon are based on the  
 Line between P.R.C. as shown on Survey,  
 being N 58°44'21" E, CALCULATED

**Legal Description:**

Lot 454, Block LAKE CONWAY ESTATES, SECTION NINE, according to the Plat thereof,  
 as recorded in Plat Book 2, Page 91 of the Public Records of Orange County, Florida.



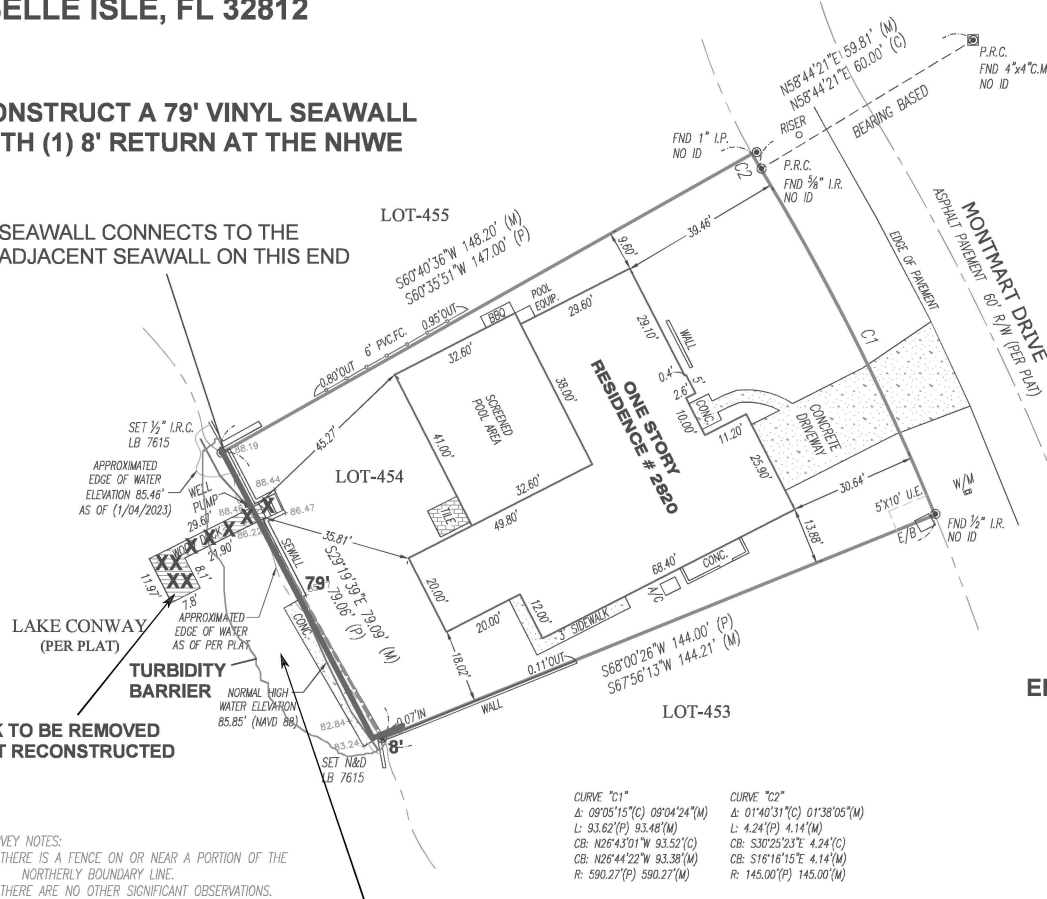
Address: 2820 Montmart Drive, Belle Isle Florida 32812

Certified to/ for the exclusive use of:  
 Hodgskin Outdoor Living Inc.

**SYDNOR SEAWALL SITE PLAN  
 2820 MONTMART DRIVE  
 BELLE ISLE, FL 32812**

**CONSTRUCT A 79' VINYL SEAWALL  
 WITH (1) 8' RETURN AT THE NHWE**

SEAWALL CONNECTS TO THE  
 ADJACENT SEAWALL ON THIS END



**DOCK TO BE REMOVED  
 & NOT RECONSTRUCTED**

**SURVEY NOTES:**

- THERE IS A FENCE ON OR NEAR A PORTION OF THE NORTHERLY BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

**THE DENSE EXISTING AQUATIC VEGETATION WILL BE  
 LEFT IN PLACE. NO NEW PLANTINGS ARE PROPOSED.**

**CURVE "C1"**  
 Δ: 09°05'15"(C) 08°04'24"(M)  
 L: 93.62'(P) 93.48'(M)  
 CB: N26°43'01"W 93.52'(C)  
 CB: N26°44'22"W 93.38'(M)  
 R: 590.27'(P) 590.27'(M)

**CURVE "C2"**  
 Δ: 01°40'31"(C) 01°38'05"(M)  
 L: 4.24'(P) 4.14'(M)  
 CB: S30°25'23"E 4.24'(C)  
 CB: S16°16'15"E 4.14'(M)  
 R: 145.00'(P) 145.00'(M)



**Surveyor's Notes:**

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. 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.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantee as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
19. Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
20. This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.
21. Elevation (if) shown hereon are based on the Benchmark C1139019, with recorded Elevation 90.916' NAVD88.

**ENGINEER'S SEAL AS TO SITE PLAN ONLY:**



**Darcy Unroe**  
 c=US, st=Florida,  
 l=Orlando, o=Unroe  
 Engineering, Inc., cn=Darcy  
 Unroe,  
 email=Darcy@unroeengine  
 ering.com  
 2023.03.31 09:14:12 -04'00'

This item has been electronically signed and sealed by  
 Darcy Unroe, PE 60929 on the date indicated using a  
 Digital Signature  
 Printed copies of this document are not considered signed  
 and sealed and the signature must be verified on any  
 electronic copy.

APP	DESCRIPTION	DATE

ADDRESS: 2820 MONTMART DRIVE,  
 BELLE ISLE, FLORIDA 32812

DATE: 01/04/2023
DRAWN: ELMR
CHECKED: JRN
FIELD:
JOB NO. 2022-1
SHEET 1

# 79' VINYL SEAWALL W/(1) 8' RETURN CONSTRUCTED @ THE NHWE

**received**

04/13/23

16" X 12" 3,000 PSI CONCRETE CAP  
W/(4) #5 HORIZONTAL REBAR

1/2" THREADED ROD  
W/12" MIN BEND OR  
NUT & 2" WASHER  
@ DEADMAN & WALL

3' - 4'

3000 PSI CONCRETE  
AFTER 28 DAYS

CONCRETE  
DEADMAN  
15' O.C.

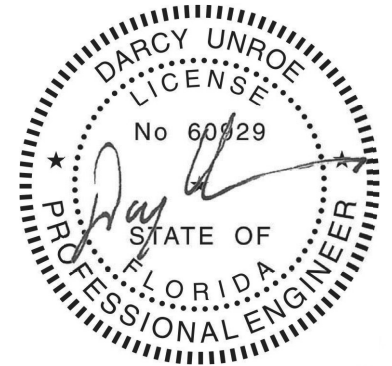
2'X2'X2'  
W/2 #5 E.W.

8' - 12'

(ALTERNATIVE DEADMAN  
DMA-4 ANCHOR BY CMI)

EXISTING SEAWALL  
TO REMAIN

CMI VINYL SHEET  
PILE SERIES FP-475



3' MIN IN  
FIRM SOIL

**SYDNOR SEAWALL CROSS SECTION  
2820 MONTMART DRIVE  
BELLE ISLE, FL 32812**



Unroe Engineering, Inc  
Civil Engineering/Planning/Scientific Evaluations  
PO Box 690942, Orlando, Florida 32869  
Ph (407) 299-0650  
Darcy@UnroeEngineering.com



