

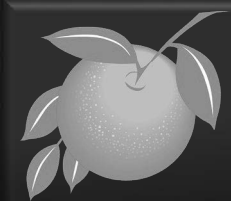
Board of County Commissioners

**Shoreline Alteration/Dredge and Fill Permit
Application**

SADF-23-02-001

Applicant: Norma Sydnor

May 23, 2023



Location Map

2820 Montmart Drive, Belle Isle, FL 32812



Parcel ID No. 18-23-30-4391-04-540



Aerial Photo

2820 Montmart Drive, Belle Isle, FL 32812



Parcel ID No. 18-23-30-4391-04-540



Existing Conditions



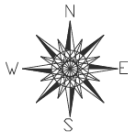


Existing Conditions





Site Plan

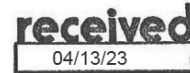


SCALE 1"=30'
North per Plat

Flood Insurance Rate Map:
Community Number: 120181 Panel: 0430
Suffix "F" Flood Insurance Rate Map
Dated September 25, 2009 Flood Zone: "X"
Map ID: 12095CD430F

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, Black 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.



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

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

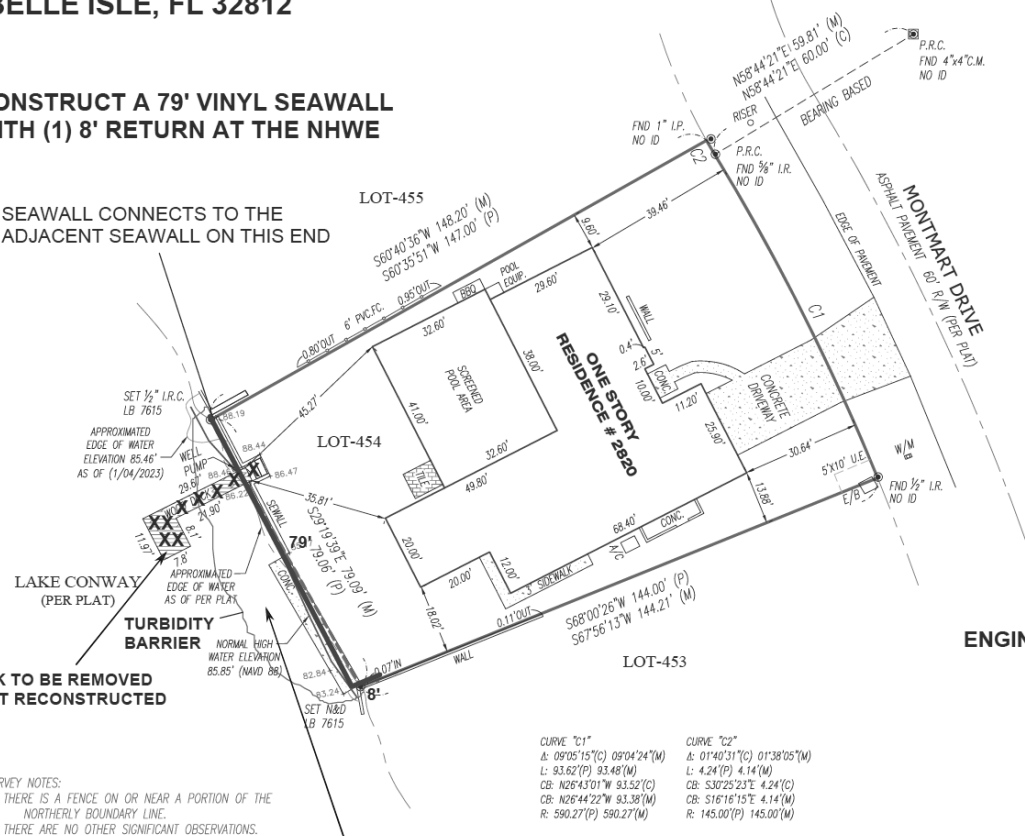
SEAWALL CONNECTS TO THE
ADJACENT SEAWALL ON THIS END

DOCK TO BE REMOVED
& NOT RECONSTRUCTED

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

- Abbreviations:**
- (D) = DEED
 - (M) = MEASURE
 - (P) = PLAT
 - (A) = ASSUMED
 - (C) = COMPUTED
 - BLK. = BLOCK
 - COVD. = COVERED
 - COVL. = OVERHEAD LINES
 - CATV. = CABLE TV BASES
 - CL. = CENTER LINE
 - DESC. = DESCRIPTION
 - ELEV. = ELEVATION
 - ID. = IDENTIFICATION
 - R.O.W. = RIGHT OF WAY
 - R/W. = RIGHT OF WAY
 - ESMT. = EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.U.E. = DRAINAGE UTILITY EASEMENT
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - E.P.E. = ELECTRIC POWER EASEMENT
 - E.S.D.E. = ENVIRONMENTAL SMILE AND DRAINAGE EASEMENT
 - DRAIN. = DRAINAGE
 - UTIL. = UTILITY
 - SET 1/2" I.R.C. LB 7615
 - LP. = IRON PIPE
 - IR. = IRON ROD
 - N&D. = NAIL AND DISK
 - FND. = FOUND
 - LS. = LAND SURVEYOR
 - PLS. = PROFESSIONAL LAND SURVEYOR
 - PSM. = PROFESSIONAL LAND SURVEYOR AND MAPPER
 - RLS. = REGISTERED LAND SURVEYOR
 - LB. = LICENSES BUSINESS
 - IR.C. = IRON ROD AND CAP
 - I.P.C. = IRON PIPE AND CAP
 - C.M. = CONCRETE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.O.L. = POINT ON LINE
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - W.P. = WITNESS POINT
 - T.B.M. = TEMPORARY BENCH MARK
 - O.R. = OFFICIAL RECORD
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERCEPTION
 - P.T. = POINT OF TANGENCY
 - R.P. = RADIOS POINT
 - A. = CENTRAL ANGLE
 - L. = ARC LENGTH
 - CB. = CHORD BEARING
 - R. = RADIUS
 - F.F.E. = FINISH FLOOR ELEVATION
 - A/C. = AIR CONDITIONER
 - W/H. = WATER HEATER
 - W/P. = WATER PUMP
 - CONC. = CONCRETE
 - CONCF. = CONCRETE FENCE
 - MO.F.C. = WOOD FENCE
 - VI.F.C. = VINYL FENCE
 - CL.F.C. = CHAIN LINK FENCE
 - AL.F.C. = ALUMINUM FENCE
 - ME.F.C. = METAL FENCE
 - B.F.P. = BACK FLOW PREVENTER
 - S.M.H. = STORM SEWER MANHOLE
 - T.M.H. = TELEPHONE MANHOLE
 - F.H. = FIRE HYDRANT
 - W/M. = WATER METER
 - W/V. = WATER VALVE
 - I/V. = IRRIGATION VALVE
 - C/O. = CLEAN OUT
 - LP. = LIGHTING POLE
 - PP. = POWER POLE
 - MPP. = MOOD POLE
 - E/B. = ELECTRIC BOX
 - C/B. = CABLE BOX

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



CURVE "C1"
A: 09°05'15"(C) 09°04'24"(M)
L: 93.62'(P) 93.48'(M)
CB: N26°43'01"W 83.52'(C)
CB: N26°44'22"W 83.38'(M)
R: 590.27'(P) 590.27'(M)

CURVE "C2"
A: 01°40'31"(C) 01°38'05"(M)
L: 4.24'(P) 4.14'(M)
CB: S32°29'23"E 4.24'(C)
CB: S16°16'15"E 4.14'(M)
R: 145.00'(P) 145.00'(M)

Address: 2820 Montmart Drive, Belle Isle Florida 32812
Certified to/ for the exclusive use of:
Hodgskin Outdoor Living Inc.

- 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 lies 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 herein 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 guarantees 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 (X) 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@unrorengine
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 printout.



Site Plan

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'

3' - 4'

3000 PSI CONCRETE
AFTER 28 DAYS

NHWE 85.85

CONCRETE
DEADMAN
15' O.C.

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

LAKE CONWAY

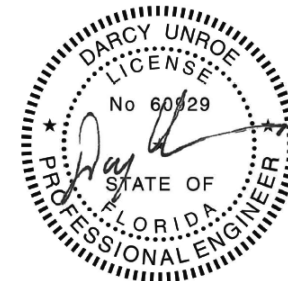
8' - 12'

(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



Considerations

- **Project reviewed in accordance with Chapter 33, Article II and the review criteria and conditions of issuance therein.**
- **Riprap and native aquatic plantings are not being requested since it is located on a canal and could potentially create navigational concerns.**
- **Notification of the public hearing was sent to property owners within 500 feet of the project site; no objections were received.**



Finding

- Pursuant to Orange County Code, Chapter 33, Article II, Environmental Protection Division staff has evaluated the proposed SADF permit application and required documents and has made a finding that the request is consistent with Section 33-37.



Action Requested

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Shoreline Alteration/Dredge and Fill Permit SADF-23-02-001 for Norma Sydnor, subject to the conditions listed in the staff report. District 3**