




Interoffice Memorandum

Received on October 8, 2025
Deadline: November 11, 2025
Publish: November 16, 2025

September 30, 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 December 2, 2025, at 2:00 p.m., for an After-the-Fact Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-02-006) to construct a replacement vinyl seawall, with riprap and plantings, on the shoreline of Lake Irma at 3513 TCU Blvd, Orlando, FL 32817, Parcel ID No. 12-22-30-3378-01-670; District 5

Applicant: Kathryn Cowden

Type of Hearing: After-the-Fact Shoreline Alteration/Dredge and Fill Permit Application

Hearing required by Florida Statute # or Code: Chapter 15, Article VI, Pumping and Dredging Control

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

September 30, 2025

Request for Public Hearing – After-the-Fact Shoreline Alteration/Dredge and Fill Permit Application for Kathryn Cowden (SADF-25-02-006)

Lake Advisory Board

To be notified: N/A

Municipality or other

Public Agency to be

notified: FDEP, DEP_CD@dep.state.fl.us

Hearing Controversial: No

District #: 5

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 After-the-Fact 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.

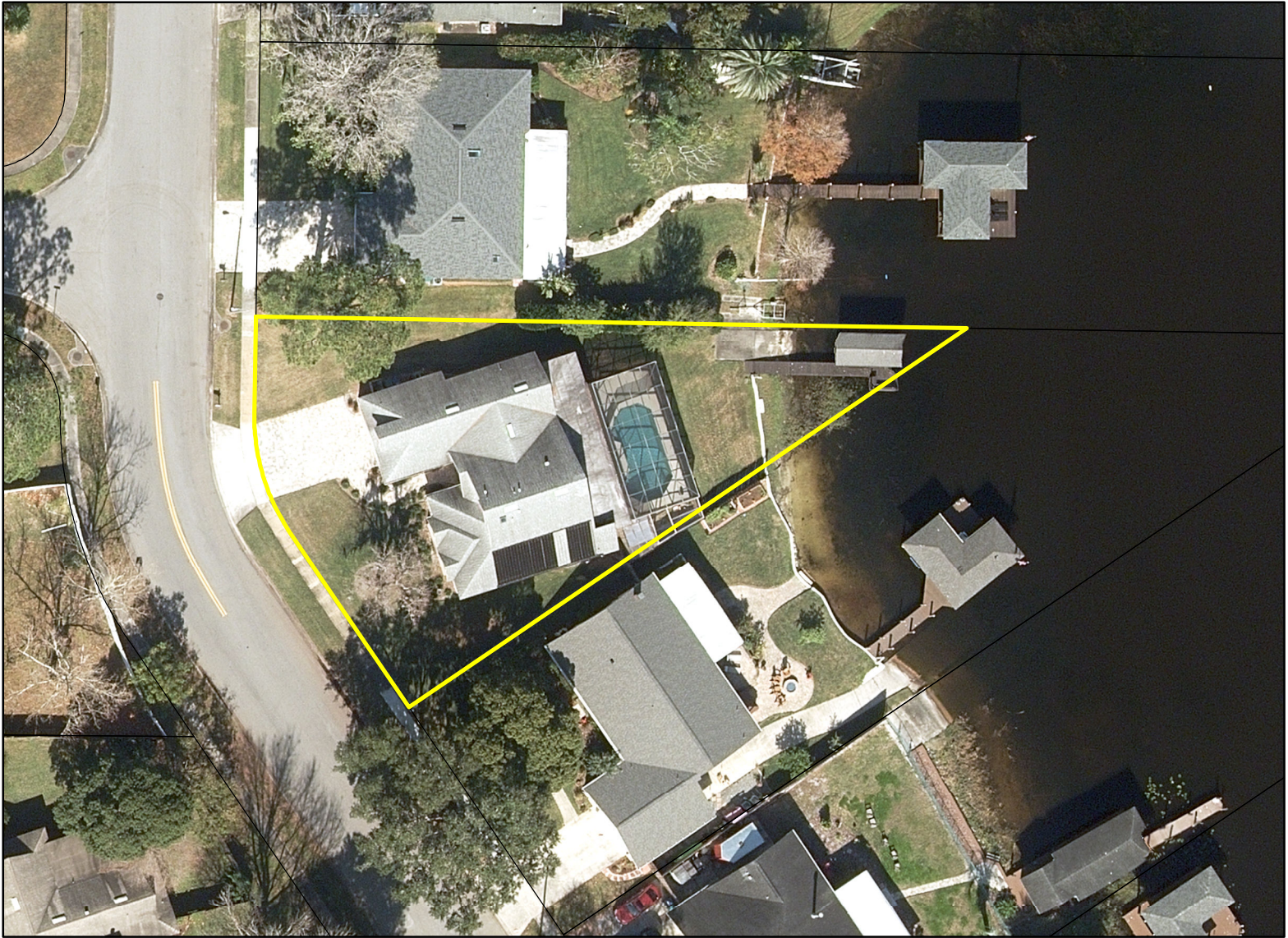
Advertising Language:

1. The applicant, Kathryn Cowden, is requesting an After-the-Fact Shoreline Alteration/Dredge and Fill Permit (SADF-25-02-006) to construct a replacement vinyl seawall, with riprap and plantings, on the shoreline of Lake Irma at 3513 TCU Blvd, Orlando, FL 32817, Parcel ID No. 12-22-30-3378-01-670; District 5 (property legal description on file at EPD).

JR/KGK/TMH/ERJ/RHP: ae

Attachments

After-the-Fact Application for Shoreline Alteration/Dredge and Fill Permit

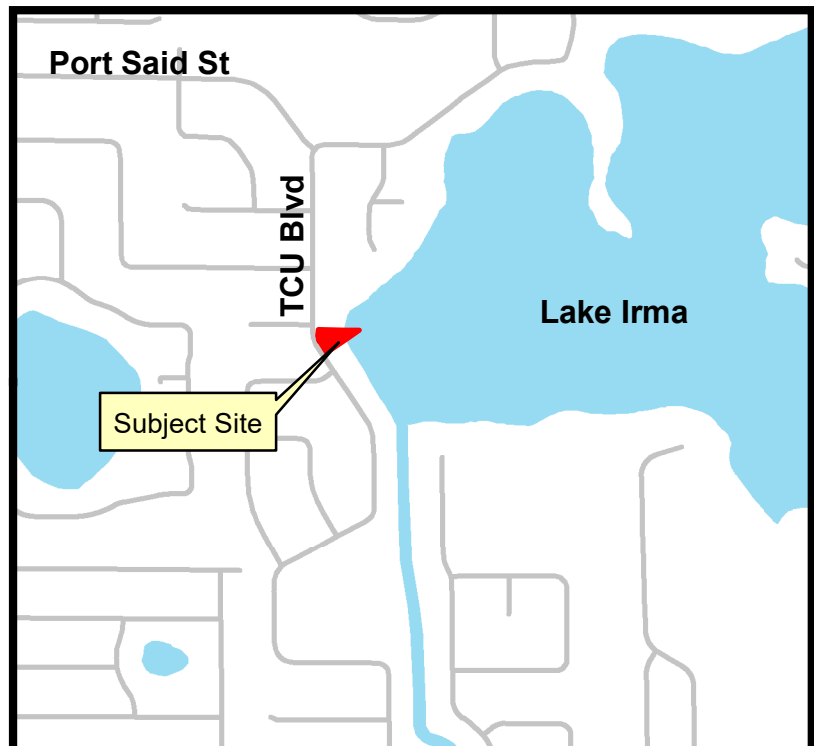


**After-the-Fact Application for Shoreline
Alteration/Dredge and Fill Permit
SADF-25-02-006
District #5**

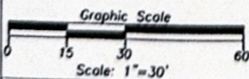
Applicant: Kathryn Cowden
Address: 3513 TCU Blvd
Parcel ID: 12-22-30-3378-01-670

Project Site 

Property Location 



Lot 167, HARBOR EAST-UNIT TWO, according to the Plat thereof,
as recorded in Plat Book 5, Page(s) 93, Public Records of Orange County, Florida.



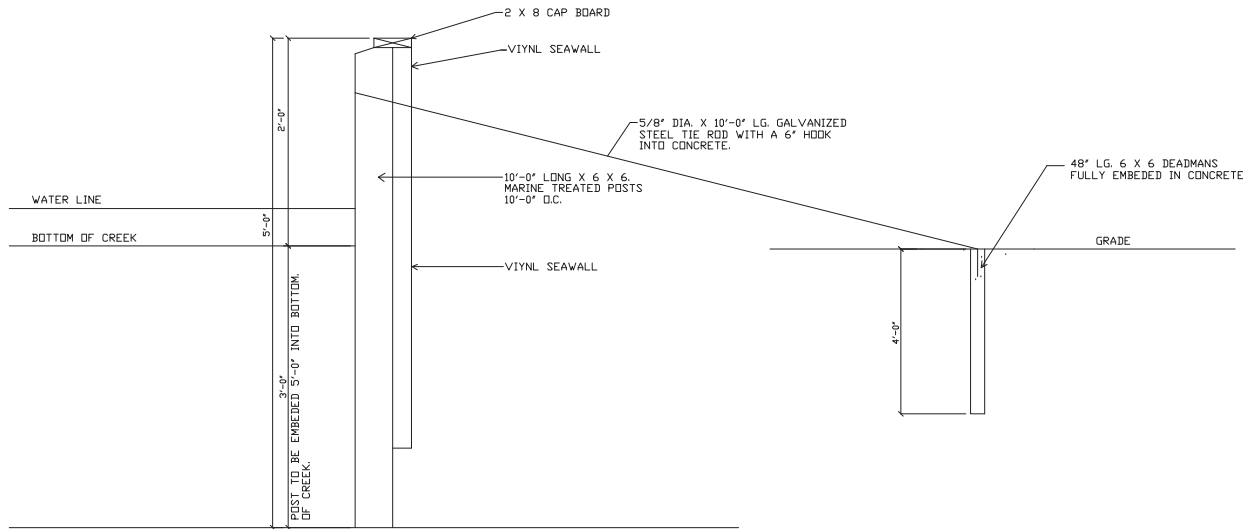
Field Date: 5-17-05
Drawn By: BC
Approved By: JPI
Field: ES

This Property is in a Flood Prone Area, Zone "X & AE," Based on the FIRM (Flood Insurance Rate Map) Community Number 12095 C Panel Number 0180 E Dated: 12-8-00.
Flood Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval by FEMA. This Determination may be affected by Flood Factors and/or other information known by FEMA known by the Surveying Company at the time of the information survey. The user of this information assumes all liability.

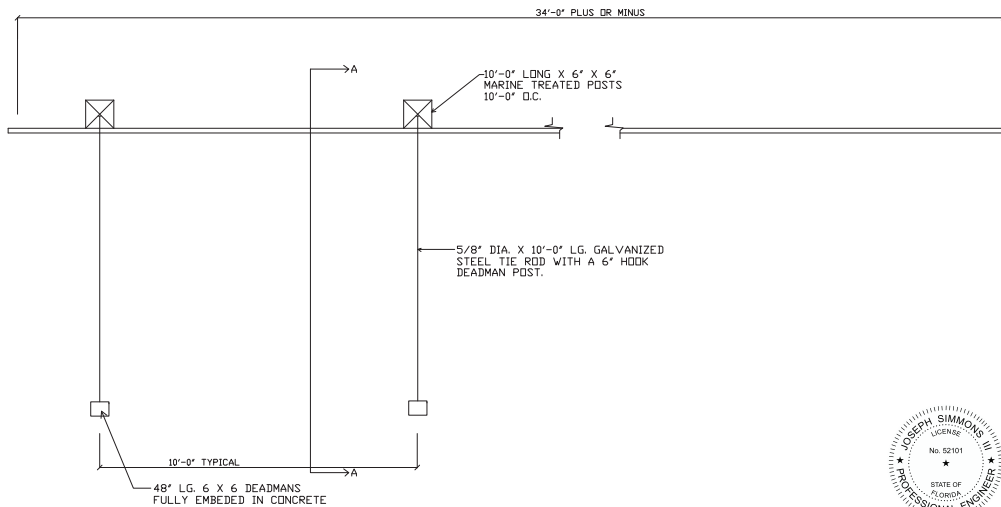
Notes

- Survey is Based upon the Legal Description Supplied by Client.
- Underground Utilities and Posters have NOT been located.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Bunch shown herein, is Assumed and Based upon the Line Denoted with a "U".
- Boundary Line is NOT to be used to reconstruct Property Lines.
- Force Generally is NOT determined.
- Tree Size is Determined from this Survey, are Diameter of Trees measured at Breast Height.
- Shading Properties Goods have NOT been Researched for Gaps.
- Survey is NOT VALID for any other Transaction AFTER 90 days from the Listed Date shown herein.
- Use of this Survey for purposes other than intended without the Written Consent of the Surveyor is at the User's Risk.
- Liability to the Surveyor, including herein shall be Continued to the User.

[illegible]



SECTION A-A
1'-0"=1'-0"



PLAN VIEW
1/2"=1'-0"

WIND LOAD INFORMATION

1. BASIC WIND SPEED - 160 MPH
2. WIND IMPORTANCE FACTOR - 1
3. BUILDING CATEGORY - II
4. WIND EXPOSURE - C
5. ALL CONCRETE IS 3,000 PSI

received
4-2-2025



This item has been digitally signed and sealed by JOSEPH SIMMONS, III 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.

Digitally signed by Joseph Simmons III
Date: 2024.12.24 10:10:32 -05'00'

CONTRACTOR :
PHONE :

THE DESIGN INDICATED IN THE CONSTRUCTION DOCUMENTS DOES, TO THE BEST OF THE DESIGNER'S KNOWLEDGE AND BELIEF, COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS IN EFFECT AT THE TIME OF DESIGN. THE DESIGNER DOES NOT WARRANT THAT THE DESIGN IS FREE FROM ERRORS OR OMISSIONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE CONSTRUCTION OF THE PROJECT.

JOE SIMMONS, P.E., No. 52101 DATE

DESIGNER: JAMES DRAUGHTS SERVICE
FIRM: JAMES DRAUGHTS SERVICE
ADDRESS: 11000 W. BOULEVARD AVE
ORLANDO, FL 32835

ENGINEER: JOE SIMMONS
FIRM: JOE SIMMONS & ASSOCIATES
ADDRESS: 11000 W. BOULEVARD AVE
ORLANDO, FL 32835

PAGE NO.
2 OF 2
DATE: 12-13-24
DRAWN BY: V. PAIGE

SITE ADDRESS: 3513 TCU BLVD.
ORLANDO, FL.