



Interoffice Memorandum

Revised Request received on December 9, 2026
Deadline: January 6, 2026
Publish: January 11, 2026

November 24, 2025

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

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development
Elizabeth R. Johnson

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 January 27, 2026, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-09-027) to construct a replacement vinyl seawall, with riprap and plantings, on the shoreline of Lake Tibet Butler at 9242 Cypress Cove Dr., Orlando, FL 32819, Parcel ID No. 33-23-28-8140-00-040; District 1

Applicants: Stephen Spade, Deborah Spade, and Garrett Spade

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

Hearing required by
Florida Statute # or Code: Chapter 33, Article IV, Windermere 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 applicants 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

November 24, 2025

Request for Public Hearing – Shoreline Alteration/Dredge and Fill Permit Application for Stephen Spade, Deborah Spade, and Garrett Spade (SADF-25-09-027)

Lake Advisory Board

To be notified:

Ijaz Ahmed, Butler Chain Water and Navigational Control District,
ijazahmed736@gmail.com

Municipality or other

Public Agency to be

notified:

Lisa Prather, South Florida Water Management District,
lprather@sfwmd.gov

Hearing Controversial: No

District #: 1

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. Applicants, Stephen Spade, Deborah Spade, and Garrett Spade, are requesting a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-09-027) to construct a replacement vinyl seawall, with riprap and plantings, on the shoreline of Lake Tibet Butler at 9242 Cypress Cove Drive, Orlando, FL 32819, pursuant to Chapter 33, Article IV, Windermere Water and Navigation Control District; Parcel ID No. 33-23-28-8140-00-040; District 1 (property legal description on file at EPD).

CD/KGK/TMH/ERJ/RHP: ae

Attachments

Shoreline Alteration/Dredge and Fill Permit Request



Shoreline Alteration / Dredge and Fill Permit Request SADF-25-09-027

District #1

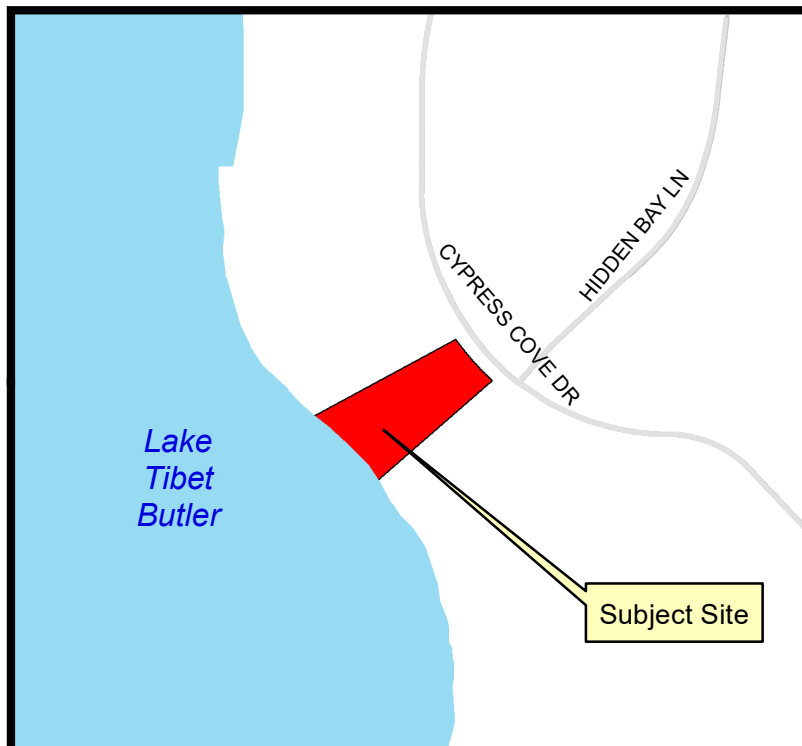
Applicants: Steven Spade
Deborah Spade
Garrett Spade

Address: 9242 Cypress Cove Drive

Parcel ID: 33-23-28-8140-00-040

Project Site 

Property Location 



Legal Description:
LOT 4, SOUTH BAY SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV,
THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AE (WITH A BASE FLOOD ELEVATION OF
100.7). THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED
06-25-2009.
CERTIFIED TO:
SPADE STEVEN SPADE DEBORAH SPADE GARRETT

-Benchmark Information-
 Orange County Benchmark
 Point ID: S1563012
 Elevation: 109.065'
 (Elevations are based upon NAVD 88)

-Site Benchmark Information-
 #1
 Set Nail & Disk "LB # 7623"
 Elevation: 107.45'

 #2
 Set Nail & Disk "LB # 7623"
 Elevation: 107.12'

received
12/8/2025

C1	C2	C3	C4	C5
R=410,00'(P)	R=410,00'(P)	R=410,00'(P)	R=410,00'(P)	R=410,00'(P)
L=85,00'(P)	L=85,00'(P)	L=190,00'(P)	L=109,03'(P)	L=360,00'(P)
$\Delta=11^{\circ}52'42''$ (P)	$\Delta=11^{\circ}52'42''$ (P)	$\Delta=26^{\circ}33'06''$ (P)	$\Delta=015^{\circ}14'01''$ (P)	$\Delta=50^{\circ}18'30''$ (P)
Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=
S 29°33'31" E 84,85'(P)	S 41°26'14" E 84,85'(P)	S 60°39'08" E 188,30'(P)	S 81°32'46" E 108,71'(C)	S 48°46'25" E 348,33'(M)
S 29°33'31" E 84,85(M)	S 41°26'14" E 84,85(M)	S 60°39'56" E 188,09(M)		

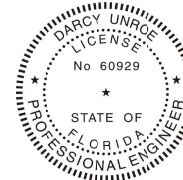
15' X 5' PLANTING AREA - A COMBINATION OF 1 GALLON SIZED DUCK POTATO, PICKERELWEED, — ARROWHEAD, THALIA & WATER LILY WILL BE PLANTED ON 1' CENTERS TO ACHIEVE 80% DENSITY

TURBIDITY BARRIER →

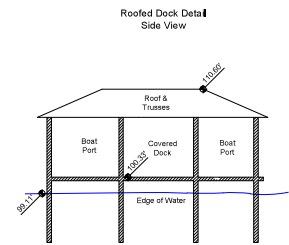
30' ACCESS
CORRIDOR

75' X 5' PLANTING AREA - EXISTING PLANTS TO BE SUPPLEMENTED WITH A COMBINATION OF 1 GALLON DUCK POTATO, PICKERELWEED, ARROWHEAD, THALIA & WATER LILY ON 1' CENTERS TO ACHIEVE 80% DENSITY.

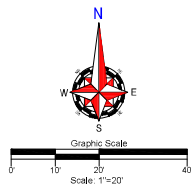
**INSTALL NATURAL STONE RIPRAP
>12" IN DIAMETER @ A 2:1 SLOPE AT
LEAST HALF WAY UP THE WALL FACE**



Digitally signed
by Darcy Unroe
Date:
2025.12.08
11:07:58 -05'00'



Elevation Information for Dock:
 Water Elevation: 99.11'
 Electrical Outlet: Not Installed at Time of Survey
 Finished Floor Elevation of Roofed Dock: 100.33'
 Highest Point of Dock: 100.37'
 Lowest Elevation of Dock: 99.69'
 Highest Elevation of Roof: 110.60'



THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY
SHEILA CICHRA CRC1326973 NOVEMBER 4, 2025

Field Date: 08/16/24		Date Completed: 08/20/24		Revisions	
Drawn By: SK		File Number: IS-133772-U		Updated Survey: 11/03/25 - MFL	
C - Collapsed		PC - Point of Curvature		<p>Survey is based upon the legal description provided by Client.</p> <p>Adjoining Property Owners have <u>NOT</u> been Researched for Claims.</p> <p>Overlaid Property Lines:</p> <ul style="list-style-type: none"> - Subject to any Easements and/or Restrictions of Record. - Easements shown hereon, is Assumed and Based upon the Line shown on the Record. - Building Lines are <u>NOT</u> to be used to reconstruct Property Lines. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. - Easements are shown as they appear on the Record. <p>Special Townships, Unincorporated Villages and Areas have <u>NOT</u> been researched.</p> <p>Adjacent Owners and/or Claimants locations are approximate and <u>MUST</u> be verified by appropriate USGS Location Companies.</p> <p>Notes of this Survey for Purposes other than those Indicated, Without Written Confirmation, Will be the Responsibility of the User.</p> <p>Any Rights or Benefits to Anyone Other than those Shown, and/or</p> <p>Third Class Counties, Townships, or Cities are shown as they appear on the Record.</p> <p>If Subjected to Field Approval by F.E.M.A., This Determination may be affected by Flood Easements and/or other information.</p> <p>Irland & Associates Surveying, Inc. and the signing Surveyor may be held liable for any errors or omissions.</p>	
D - Damaged		PI - Point of Intersection			
E - Easement		PC - Point of Curvature			
F - Flooded		PI - Point of Intersection			
G - Gutter		PC - Point of Curvature			
H - Horizontal		PI - Point of Intersection			
I - Inland		PC - Point of Curvature			
J - Junction		PI - Point of Intersection			
K - Kink		PC - Point of Curvature			
L - Line		PI - Point of Intersection			
M - Mark		PC - Point of Curvature			
N - Note		PI - Point of Intersection			
O - Offset		PC - Point of Curvature			
P - Point		PI - Point of Intersection			
Q - Quarter		PC - Point of Curvature			
R - Road		PI - Point of Intersection			
S - Section		PC - Point of Curvature			
T - Town		PI - Point of Intersection			
U - Unincorporated		PC - Point of Curvature			
V - Village		PI - Point of Intersection			
W - Water		PC - Point of Curvature			
X - Xing		PI - Point of Intersection			
Y - Yard		PC - Point of Curvature			
Z - Zone		PI - Point of Intersection			

Irland & Associates Surveying, Inc.
 800 Cunningham Road, Suite 100
 Lake Wales, Florida 33746
 www.irsland.com
 888-678-8368 Fax#407-320-8165

received
11/13/2025

120' VINYL SEAWALL W/(2) 8' RETURNS CONSTRUCTED DIRECTLY IN FRONT OF THE EXISTING SEAWALL

