



**Interoffice Memorandum**

Revised Request Received on February 26, 2025  
Deadline: March 4, 2025  
Publish: March 9, 2025

January 31, 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 *RHP*  
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 March 25, 2025, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-24-12-027) to authorize the construction of a replacement vinyl seawall, faced with riprap and plantings, along the shoreline of Lake Tibet on the property located at 9117 Bay Point Drive, Orlando, FL 32819. Parcel ID No. 28-23-28-0600-00-110; District 1

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Applicant: Paul F Christensen Family Trust

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

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January 31, 2025

Request for Public Hearing – Shoreline Alteration Dredge and Fill Application for Paul F Christensen Family Trust (SADF-24-12-027)

Lake Advisory Board  
to be notified:

Ijaz Ahmed, Butler Chain Water and Navigational Control District,  
[ijazahmed736@gmail.com](mailto:ijazahmed736@gmail.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 #: 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.

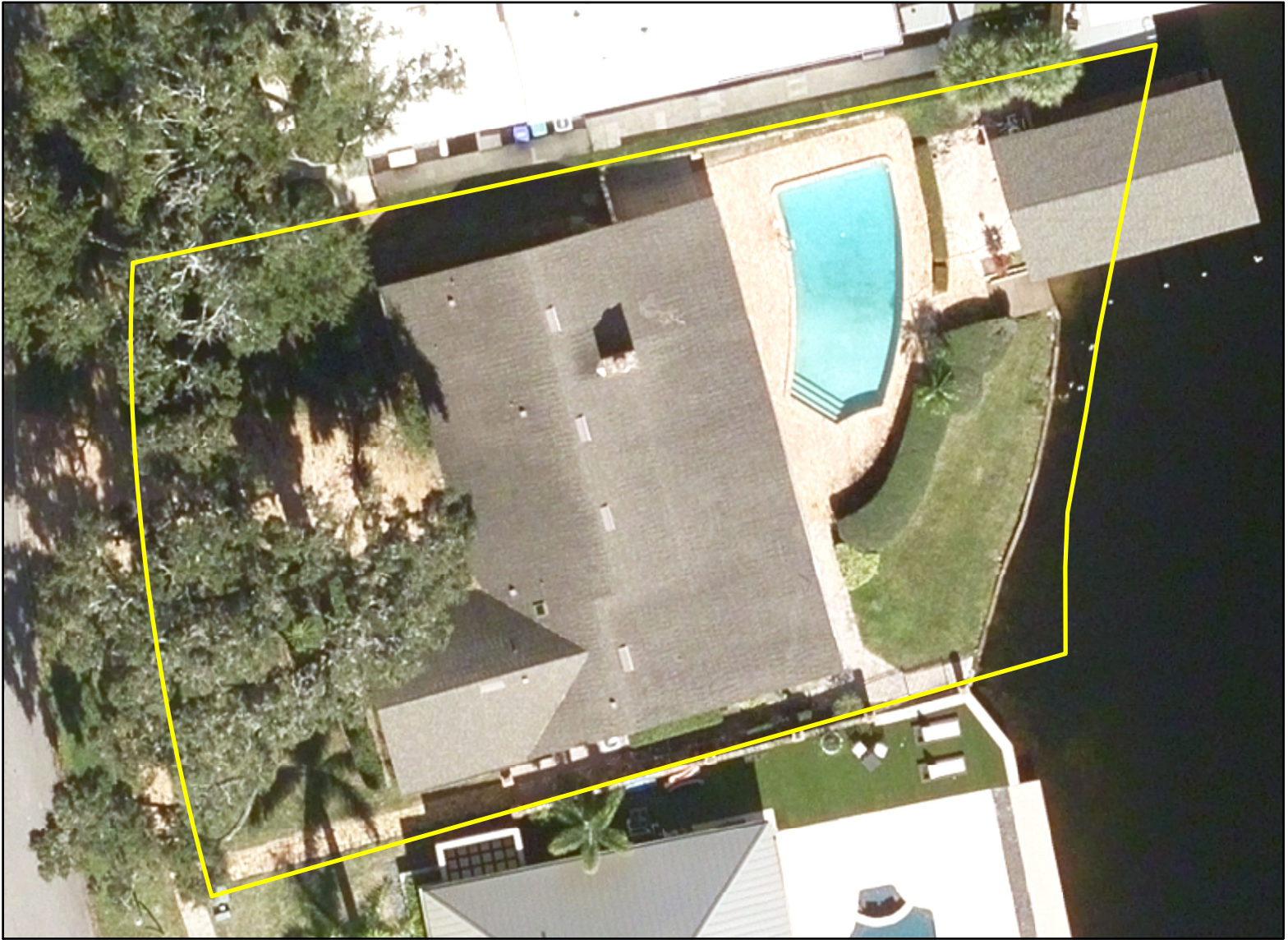
Advertising Language:

1. Applicant, Paul F Christensen Family Trust, is requesting a Shoreline Alteration/Dredge and Fill Permit Application (SADF-24-12-027) to authorize the construction of a replacement vinyl seawall, faced with riprap and plantings, along the shoreline of Lake Tibet on the property located at 9117 Bay Point Drive, Orlando, FL 32819, pursuant to Chapter 33, Article IV, Windermere Water and Navigation Control District. Parcel ID No. 28-23-28-0600-00-110; District 1 (property legal description on file at EPD).

JRH/KGK/TMH/ERJ/RHP:ae

Attachments

# Application for Shoreline Alteration/Dredge and Fill



**Shoreline Alteration Dredge and Fill  
Permit Request  
SADF-24-12-027  
District 1**

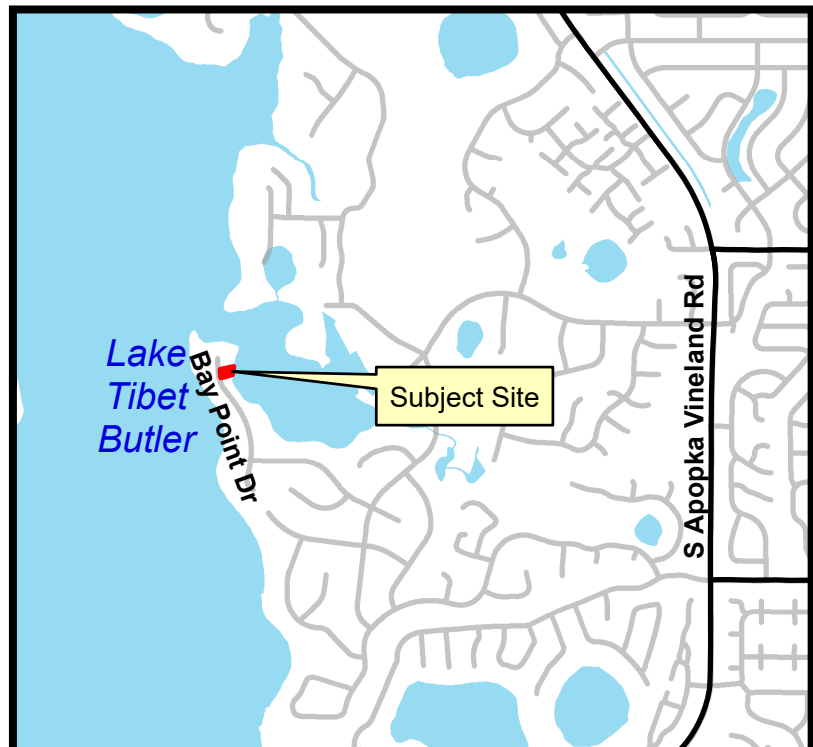
**Applicant:** Paul F Christensen  
Family Trust

**Address:** 9117 Bay Point Drive

**Parcel ID:** 28-23-28-0600-00-110

**Project Site** 

**Property Location** 



# CHRISTENSEN SEAWALL SITE PLAN

## LEGAL DESCRIPTION:

LOT 11, BAY POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 49, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## FLOOD INFORMATION:

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 09-25-2009.

CERTIFIED TO: **THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY**  
**SHEILA CICHRA CRC1326973 JANUARY 21, 2025**

SUSAN DILL

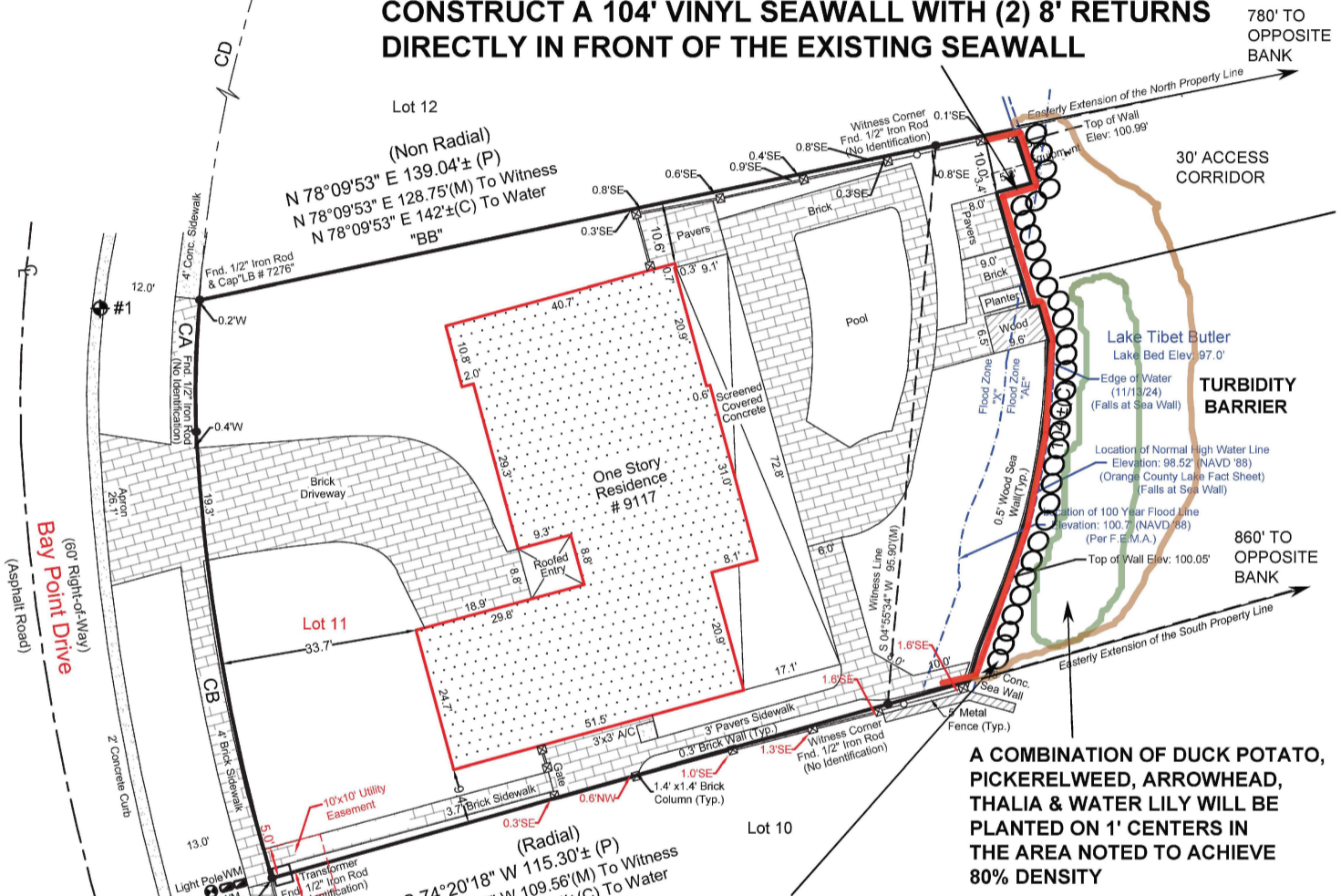
*Sheila Cichra*



9117 BAY POINT DRIVE, ORLANDO, FLORIDA 32819

CA	CB	CC	CD	CE
R= 225.85'(P)	R= 337.50'(P)	R= 337.50'(P)	R= 225.85'(P)	R= 60.00'(P)
L= 22.68'(P)	L= 77.32'(P)	L= 131.80'(P)	L= 81.72'(P)	L= 18.28'(P)
Δ= 05°45'13"(C)	Δ= 13°07'34"(C)	Δ= 22°22'30"(C)	Δ= 20°43'53"(C)	Δ= 17°44'33"(C)
Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=
N 00°20'29" E 22.67'(C)	N 09°05'55" W 77.15'(C)	N 26°50'57" W 130.96'(C)	N 13°35'02" E 81.27'(C&M)	N 15°04'43" E 18.51'(C)
N 01°37'03" E 22.56'(M)	N 09°38'17" W 77.37'(M)	N 26°44'50" W 130.87'(M)		N 15°25'07" E 18.21'(M)

## CONSTRUCT A 104' VINYL SEAWALL WITH (2) 8' RETURNS DIRECTLY IN FRONT OF THE EXISTING SEAWALL



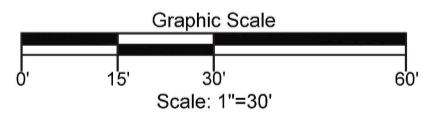
## INSTALL RIPRAP ≥ 12" IN DIAMETER @ A 2:1 SLOPE AT LEAST HALFWAY UP THE WALL FACE

### -Site Benchmark Information-

- ◆ #1  
Found Nail & Disc "LB 7276" in Curb  
Elevation: 101.01'
- ◆ #2  
Found Magnetic Nail in Concrete Mailbox Pad  
Elevation: 100.91'

### -Benchmark Information-

- ◆ Orange County Benchmark  
Benchmark No.: C1147037  
Benchmark Elevation: 111.179'  
(Elevations are based upon NAVD '88)



## ENGINEER'S SEAL AS TO SITE PLAN ONLY

**Unroe Engineering**  
 Civil Engineering/Planning/Scientific Evaluations  
 P.O. Box 60929, Orlando, Florida 32899 • PH: 407-359-0650 • Darcy@UnroeEngineering.com

Darcy Unroe  
 c=US, st=Florida,  
 l=Orlando, o=Unroe  
 Engineering, Inc. #2  
 cn=Darcy Unroe,  
 email=Darcy@unroe  
 engineering.com  
 2025.01.22 18:43:59  
 -05'00"

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.

Field Date: 11/13/2024 Date Completed: 11/20/24  
 Drawn By: G.S. File Number: IS-132471

**-Legend-**

C	- Calculated	PC	- Point of Curvature
CB	- Centerline	Pg.	- Page
CM	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Rebar
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	○	- Chain Link Fence
□	- Wood Fence		

**-NOTES-**

- >Survey is based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.

**-POINTS OF INTEREST-**

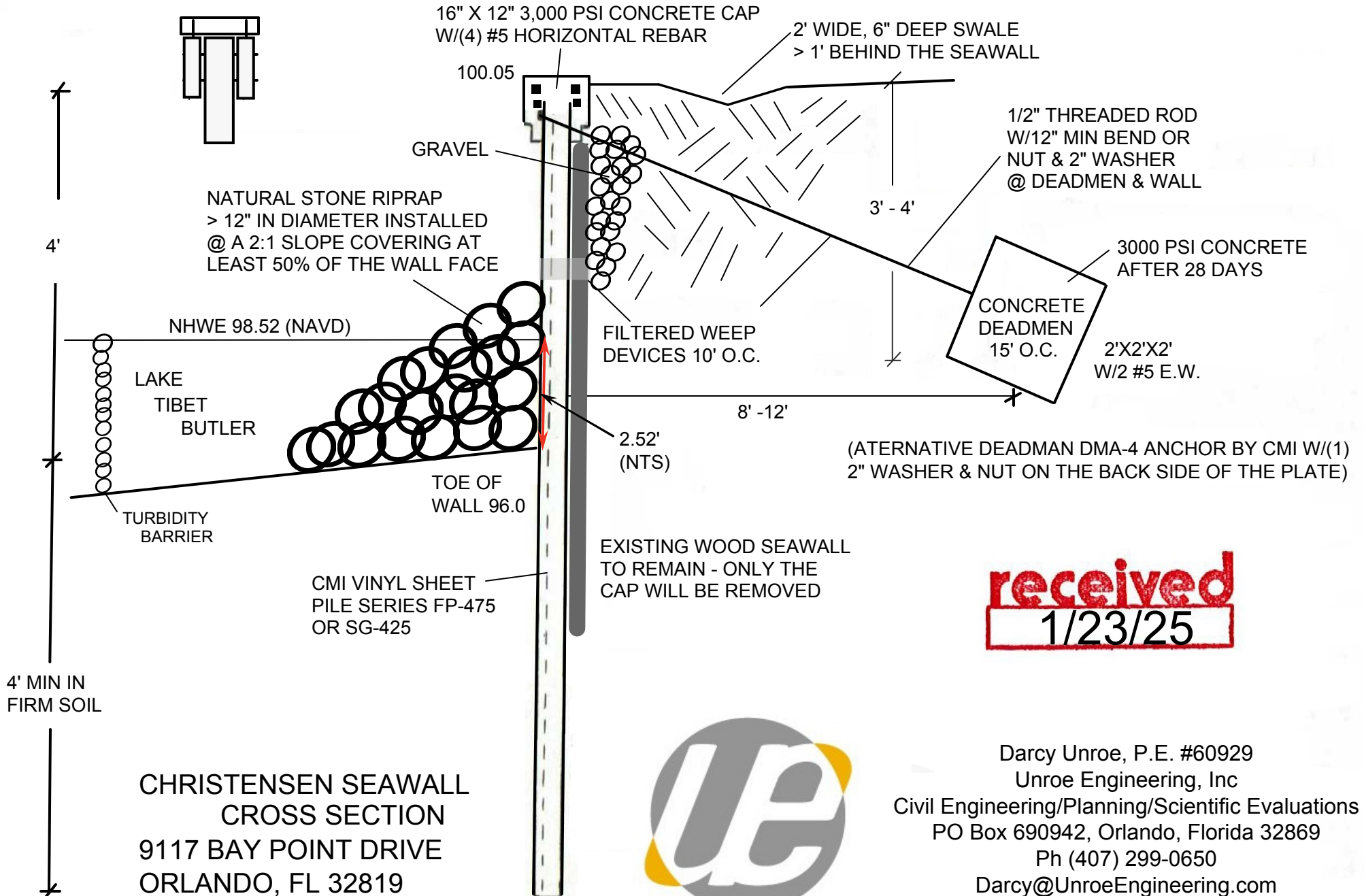
NONE VISIBLE

**received**  
 1/23/25

**Ireland & Associates Surveying, Inc.**  
 800 Currency Circle | Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165

# 104' VINYL SEAWALL INSTALLED DIRECTLY IN FRONT OF THE EXISTING SEAWALL

ALTERNATIVE CAP DETAIL  
 2X8 P.T. SIDE BRACING  
 W/ (1) 1/2" THRU BOLTS 2' O.C. &  
 1X6 CAP W/ (2) 2" SCREWS 1' O.C.



**received**  
**1/23/25**



Darcy Unroe, P.E. #60929  
 Unroe Engineering, Inc  
 Civil Engineering/Planning/Scientific Evaluations  
 PO Box 690942, Orlando, Florida 32869  
 Ph (407) 299-0650  
 Darcy@UnroeEngineering.com





Ray Patti  
407-222-1047  
Central Home Realty