



Interoffice Memorandum

Received on February 3, 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
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

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

Page 2

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

Municipality or other
Public Agency to be
notified:

Florida Department of Environmental Protection,
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**

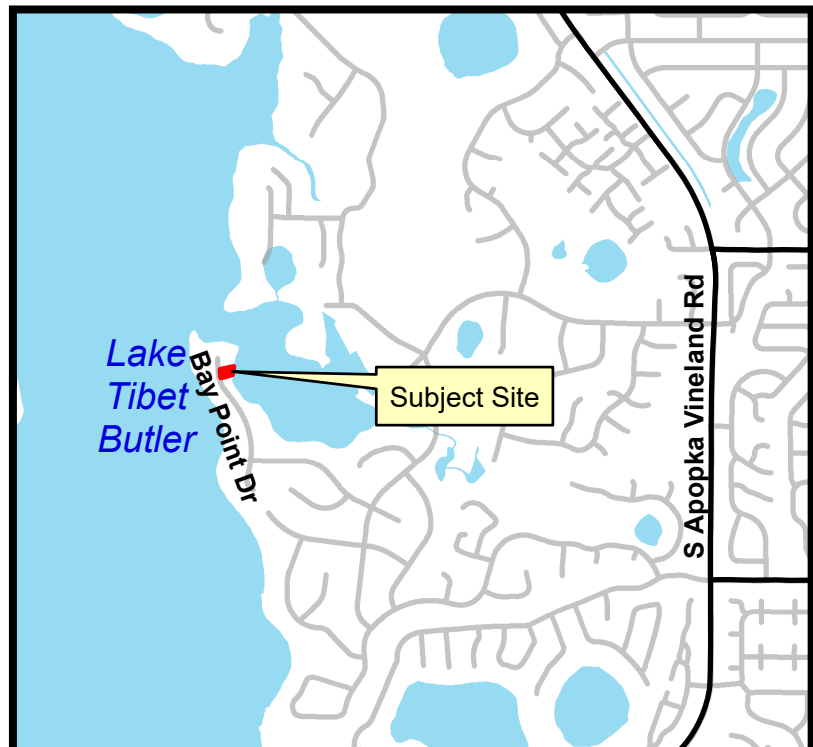
Applicant: Paul F Christensen
Family Trust

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:

SUSAN DILL



9117 BAY POINT DRIVE, ORLANDO, FLORIDA 32819

CA
 R= 225.85'(P)
 L= 22.68'(P)
 Δ= 05°45'13"(C)
 Chord Bearing=
 N 00°20'29" E 22.67'(C)
 N 01°37'03" E 22.56'(M)

CB
 R= 337.50'(P)
 L= 77.32'(P)
 Δ= 13°07'34"(C)
 Chord Bearing=
 N 09°05'55" W 77.15'(C)
 N 09°38'17" W 77.37'(M)

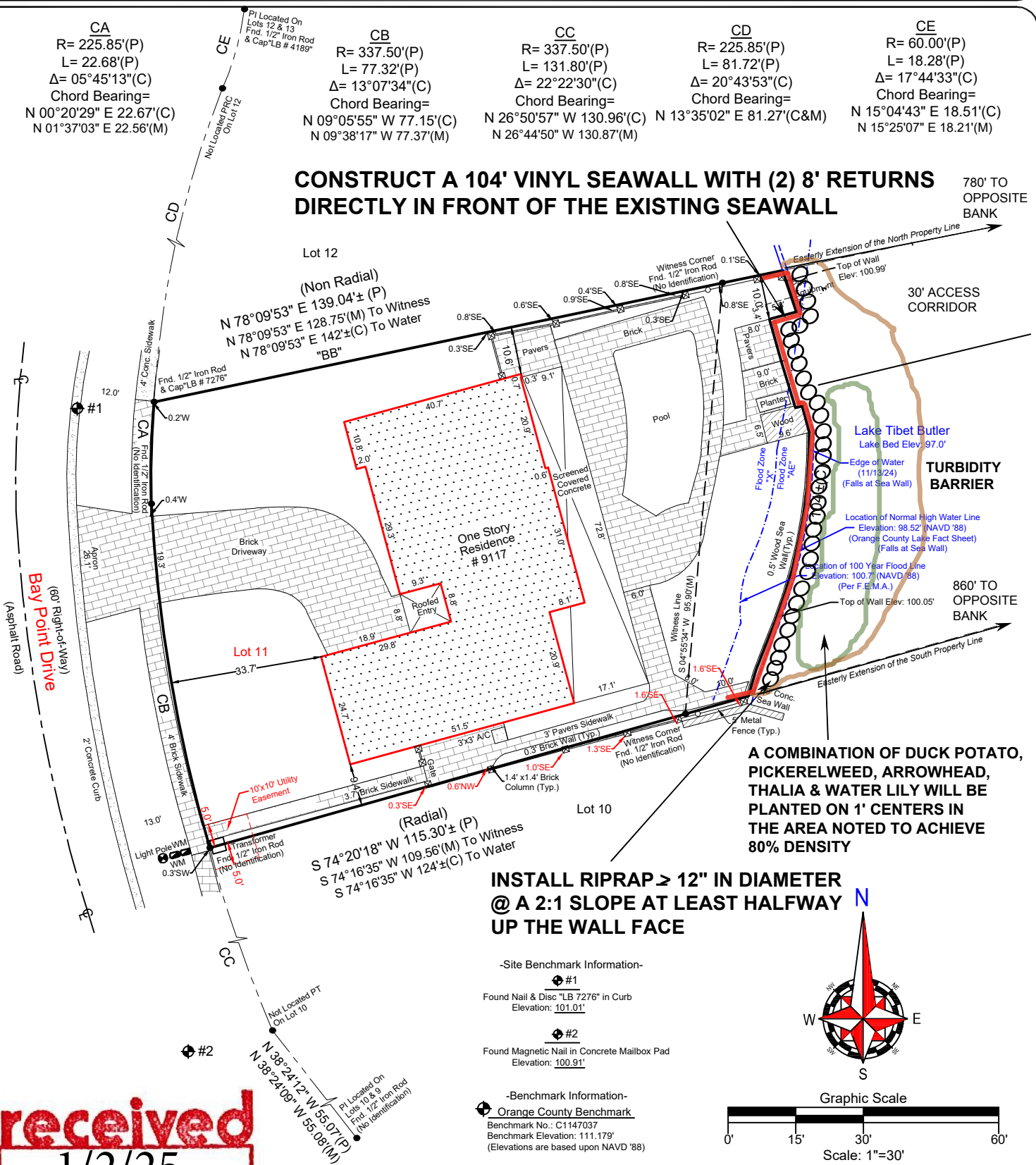
CC
 R= 337.50'(P)
 L= 131.80'(P)
 Δ= 22°22'30"(C)
 Chord Bearing=
 N 26°50'57" W 130.96'(C)
 N 26°44'50" W 130.87'(M)

CD
 R= 225.85'(P)
 L= 81.72'(P)
 Δ= 20°43'53"(C)
 Chord Bearing=
 N 13°35'02" E 81.27'(C&M)

CE
 R= 60.00'(P)
 L= 18.28'(P)
 Δ= 17°44'33"(C)
 Chord Bearing=
 N 15°04'43" E 18.51'(C)
 N 15°25'07" E 18.21'(M)

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

780' TO OPPOSITE BANK



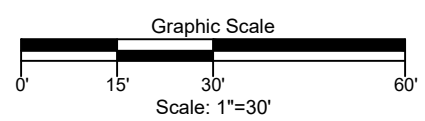
30' ACCESS CORRIDOR

TURBIDITY BARRIER

A COMBINATION OF DUCK POTATO, PICKERELWEED, ARROWHEAD, THALIA & WATER LILY WILL BE PLANTED ON 1' CENTERS IN THE AREA NOTED TO ACHIEVE 80% DENSITY

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)



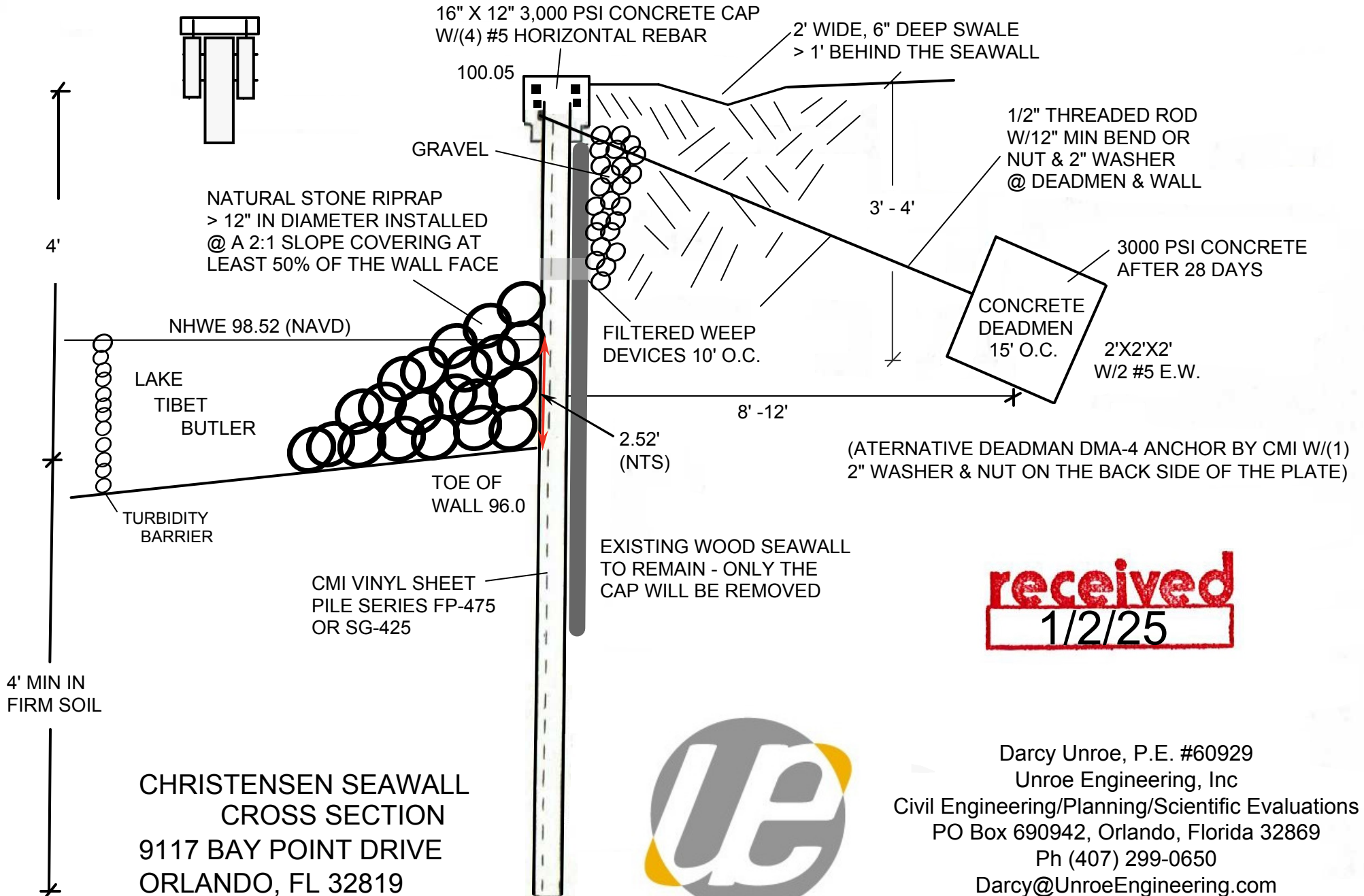
ENGINEER'S SEAL AS TO SITE PLAN ONLY

Field Date: 11/13/2024	Date Completed: 11/20/24	-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 construed to give ANY Rights or Benefits to Anyone Other than those Certified.
Drawn By: G.S.	File Number: S-132471	
Legend C - Calculated C.S. - Centrifuge CB - Concrete Block CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Esmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P - Plat P.B. - Plat Book □ - Wood Fence PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap "LB 7623" Rebar - Rebar Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) ○ - Chain Link Fence		
NONE VISIBLE -POINTS OF INTEREST-		

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.



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