



## Interoffice Memorandum

Received on April 16, 2025  
Deadline: May 13, 2025  
Publish: May 18, 2025

April 15, 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 June 3, 2025, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-01-003) to construct a replacement vinyl seawall in front of an existing wooden seawall, with riprap and plantings, on the shoreline of Lake Down at 5030 Down Point Lane, Windermere, FL 34786, Parcel ID No. 09-23-28-8175-00-020; District 1

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Applicants: Cristiana De Albuquerque Ferraz and Marco Antonio Ferraz Jr.

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

April 15, 2025

Request for Public Hearing –Shoreline Alteration/Dredge and Fill Permit Application for  
Cristiana De Albuquerque Ferraz and Marco Antonio Ferraz Jr. (SADF-25-01-003)

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:

South Florida Water Management District,  
[Lisa.Prather@sfwmd.gov](mailto:Lisa.Prather@sfwmd.gov)

Brad Cornelius, Town of Windermere, [bcornelius@wadetrim.com](mailto:bcornelius@wadetrim.com)

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 applicants.

Advertising Language:

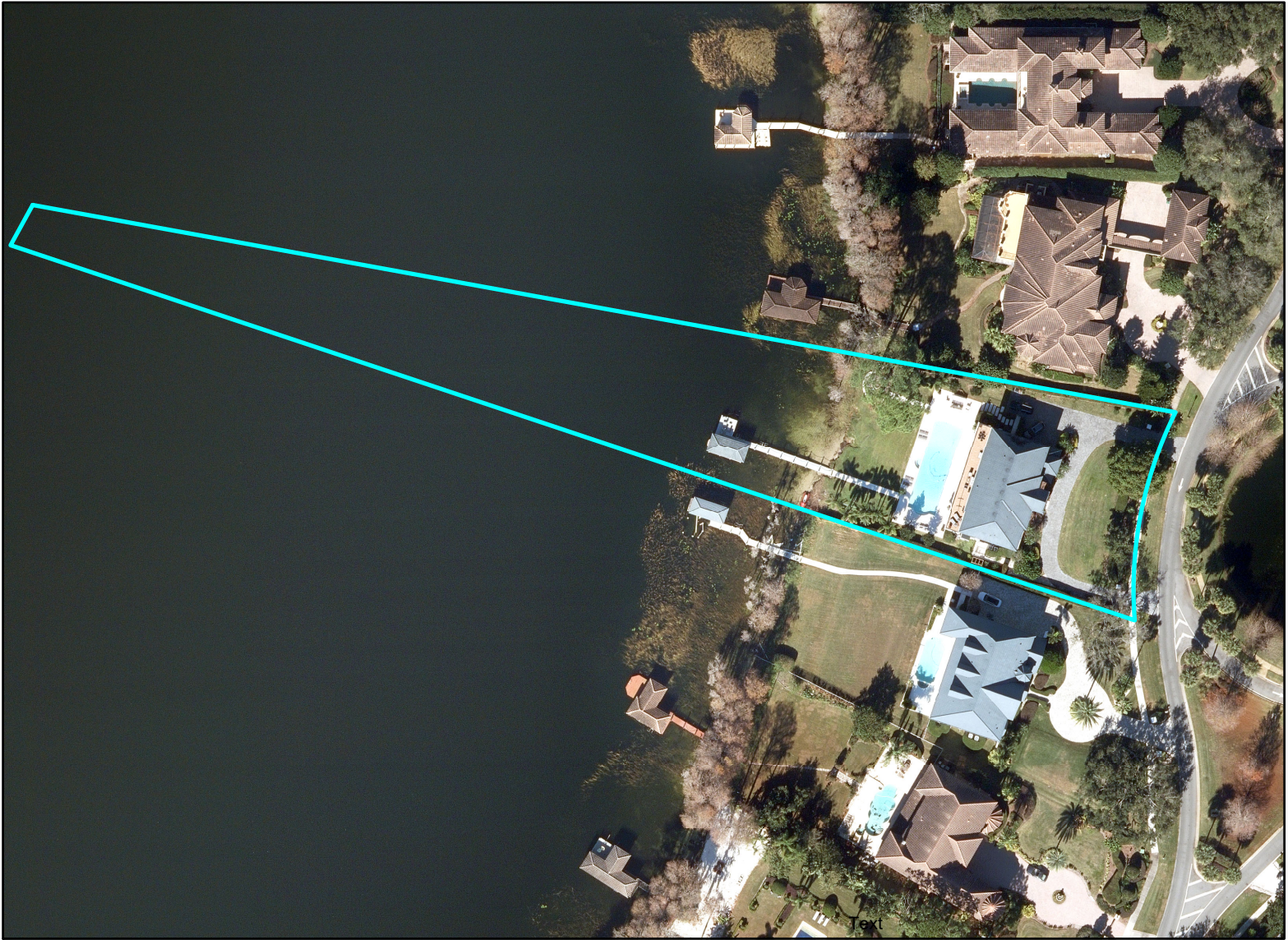
1. The applicants, Cristiana De Albuquerque Ferraz and Marco Antonio Ferraz Jr., are requesting a Shoreline Alteration/Dredge and Fill Permit (SADF-25-01-003) to construct a replacement vinyl seawall in front of an existing wooden seawall, with riprap and plantings, on the shoreline of Lake Down at 5030 Down Point Lane, Windermere, FL 34786, Parcel ID No. 09-23-28-8175-00-020; District 1 (property legal description on file at EPD).

SAG/KGK/TMH/ERJ/RHP: ae

Attachments



# Application for Shoreline Alteration/Dredge and Fill



**Shoreline Alteration Dredge and Fill  
Permit Request  
SADF-25-01-003  
District #1**

**Applicants:** Cristiana De Albuquerque  
Ferraz and Marco  
Antonio Ferraz Jr.

**Address:** 5030 Down Point Lane

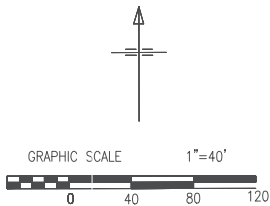
**Parcel ID:** 09-23-28-8175-00-020

**Project Site** 

**Property Location** 

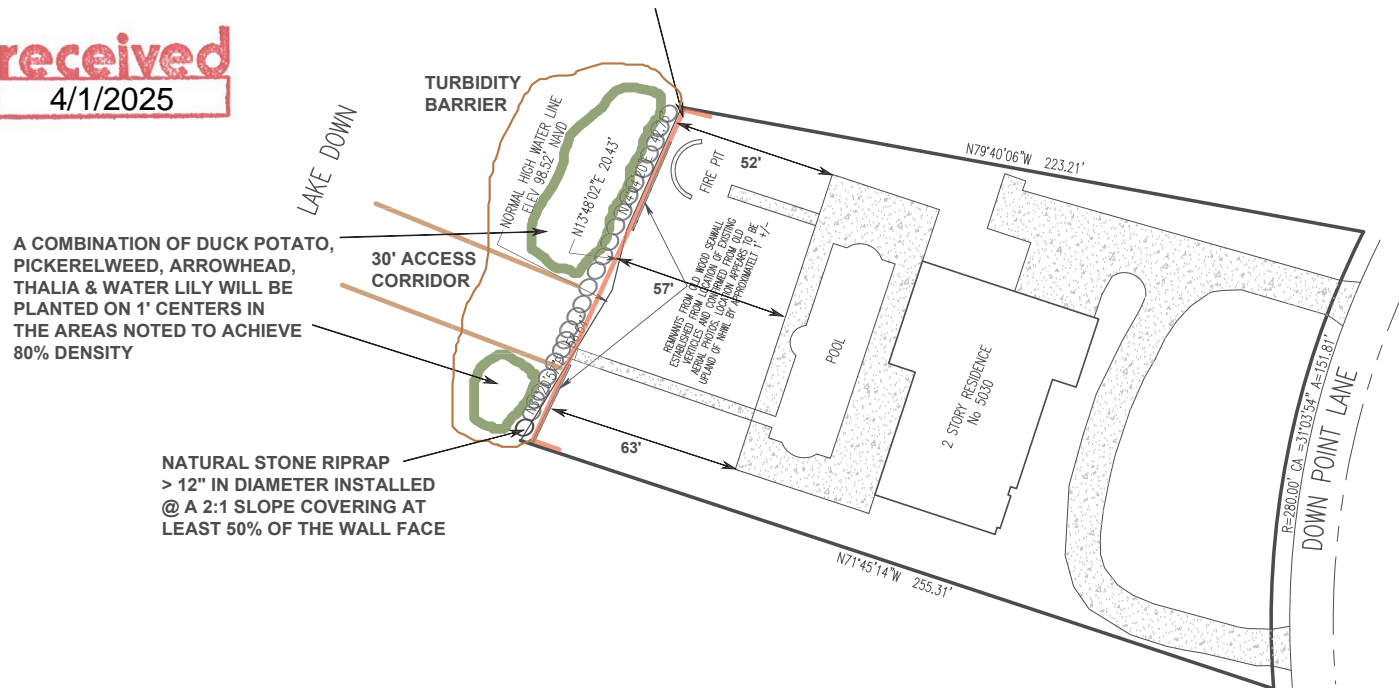






received  
4/1/2025

## CONSTRUCT A 118' VINYL SEAWALL W/(2) 8' RETURNS DIRECTLY IN FRONT OF THE EXISTING SEAWALL



## FERRAZ SEAWALL SITE PLAN 5030 DOWN POINT LANE WINDERMERE, FL 34786

ENGINEER'S SEAL AS TO SITE PLAN ONLY:

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE CO-ORDINATES FLORIDA EAST ZONE
2. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
3. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.
4. ELEVATIONS SHOWN HEREON ARE BASED AN NAVD 88 DATUM.
5. THE SPECIAL PURPOSE OF THIS SURVEY IS TO SHOW LOCATION AND CONDITION OF EXISTING DOCK AND SEAWALL. THE USE OF THIS SURVEY IS LIMITED TO ISSUES RELATED TO RESTORATION OF SAID DOCK & SEAWALL AND CANNOT BE USED FOR ANY OTHER PURPOSES.

THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY. SHEILA CICHRA CRC1326973 MARCH 8, 2025



Digitally signed by Darcy Unroe  
Date: 2025.04.01 14:10:42  
-04'00'

11/4/2024

FIELD SURVEY

SPECIAL PURPOSE SURVEY  
DOCK LOCATION & SEAWALL LOCATION  
5030 DOWN POINT LANE  
WINDERMERE FL 34786

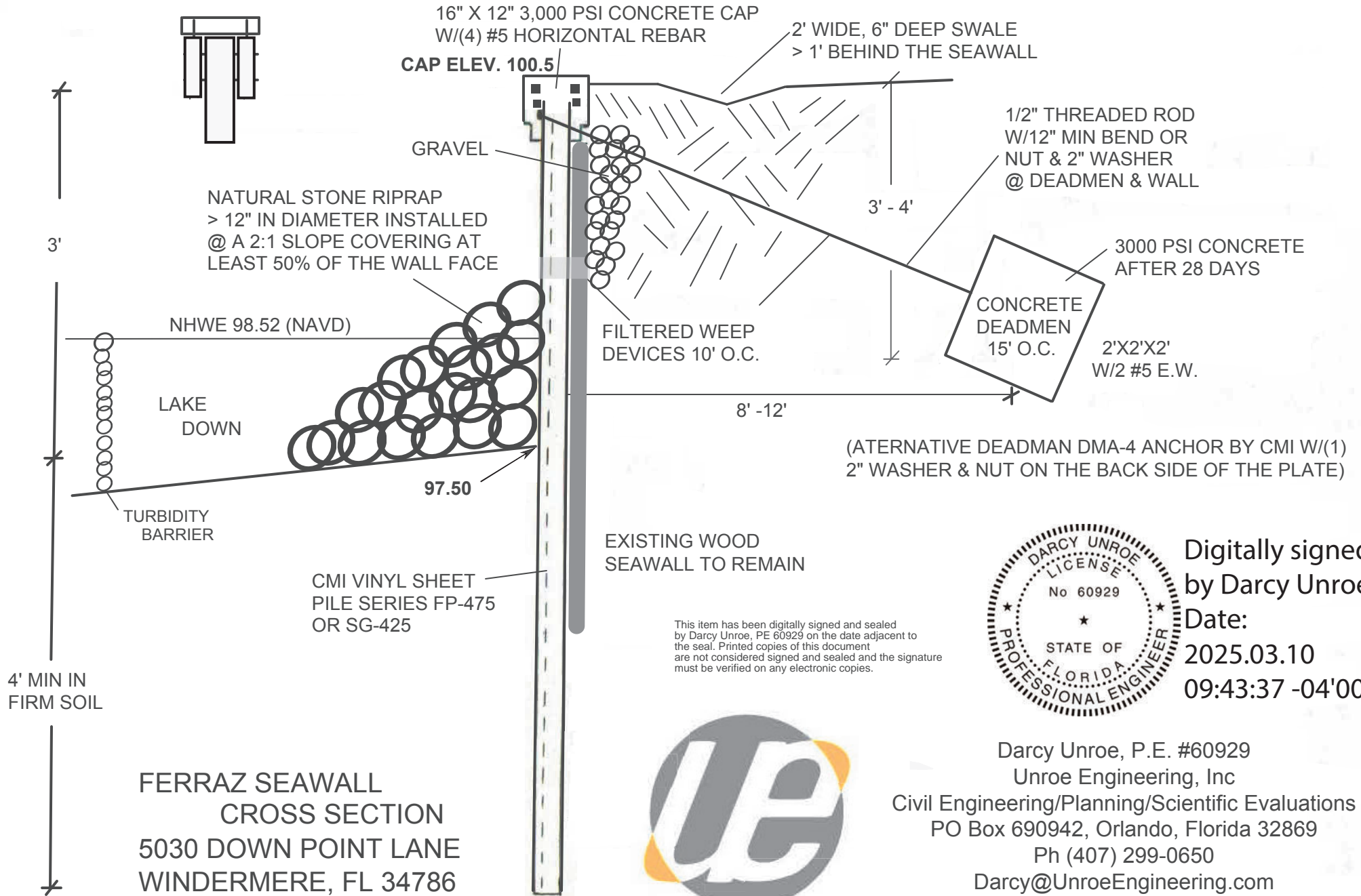
EDWARD MIZO PLS  
PROFESSIONAL LAND SURVEYOR  
511 HERON POINT WAY  
DELAND, FL 32713  
321-436-9391

received

4/1/2025

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.

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



Digitally signed  
by Darcy Unroe  
Date:  
2025.03.10  
09:43:37 -04'00'



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