



Interoffice Memorandum

May 14, 2026

To: Jennifer Lara-Klimetz, 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 *Renée H. Parker*

Staff Person: Elizabeth R. Johnson, CEP, Assistant Manager  
Environmental Protection Division  
(407) 836-1511

Subject: Request for Public Hearing on July 14, 2026, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-02-005) to construct a replacement seawall along a canal leading to Lake Butler at 12043 Sandy Shores Drive, Windermere, FL 34786, Parcel ID No. 24-23-27-7808-00-084; District 1

=====

Applicant: Victoria E. De Torres 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 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

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, Victoria E. De Torres Trust, is requesting a Shoreline Alteration/Dredge and Fill Permit (SADF-25-02-005) to construct a replacement vinyl seawall along the shoreline of a canal leading to Lake Butler at 12043 Sandy Shores Dr., Windermere, FL 34786, pursuant to Chapter 33, Article IV, Windermere Water and Navigation Control District; Parcel ID No. 24-23-27-7808-00-084; District 1 (property legal description on file at EPD).

SAG/KRR/TMH/ERJ:ae

Attachments

# Application for Shoreline Alteration/Dredge and Fill



**Shoreline Alteration Dredge and Fill  
Permit Request  
SADF-25-02-005  
District #1**

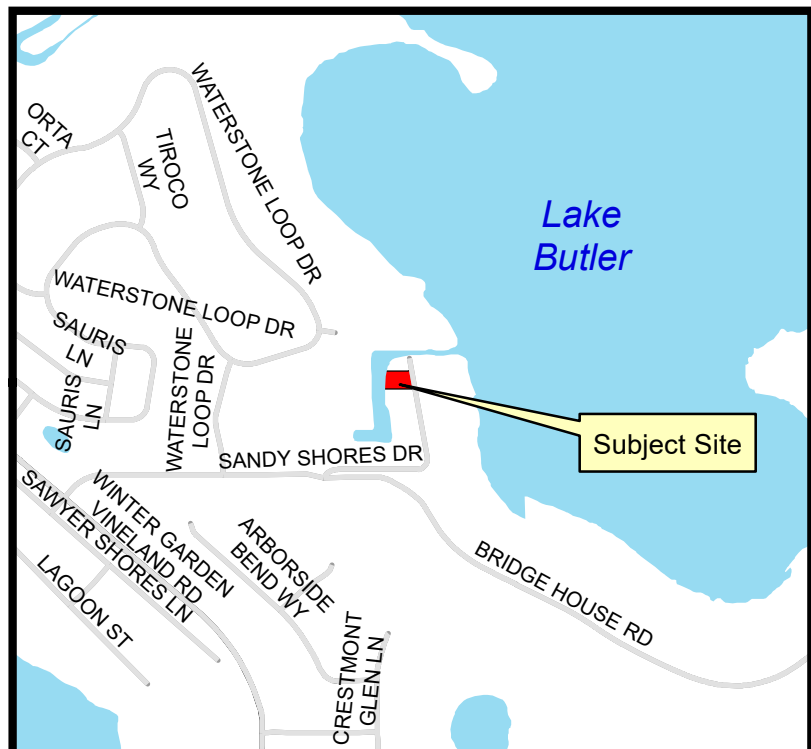
**Applicant:** Victoria E. De Torres Trust

**Address:** 12043 Sandy Shores Drive

**Parcel ID:** 24-23-27-7808-00-084

**Project Site** 

**Property Location** 



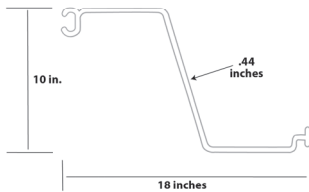
"EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES." - IF THIS SHEET DOES NOT MEASURE UP/HUP IT HAS BEEN CHANGED/ REDUCED - ADJUST SCALE ACCORDINGLY - " THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET.



## TECHNICAL DATA SHEET

received  
5/7/26

### VANGUARD HD



| Constituent Material        |           | PVC, Exterior Grade<br>Rigid only | PVC, Exterior Grade<br>Rigid only |
|-----------------------------|-----------|-----------------------------------|-----------------------------------|
| Section Width (W)           |           | 18 inches                         | 457 mm                            |
| Section Depth (D)           |           | 10 inches                         | 254 mm                            |
| Section Thickness (t)       |           | .440 inches                       | 11.18 mm                          |
| Moment of Inertia           |           | 166.3 in <sup>4</sup> /ft         | 22709 cm <sup>4</sup> /m          |
| Section Modulus             |           | 31.95 in <sup>3</sup> /ft         | 1212 cm <sup>3</sup> /m           |
| Ultimate Moment             |           | 17,306 ft-lbs/ft                  | 7,048 kg-m/m                      |
| Allowable Moment            |           | 8,653 ft-lbs/ft                   | 3,580 kg-m/m                      |
| Tensile Strength            | ASTM D338 | 6,500 lbs/in <sup>2</sup>         | 44.8 Mpa                          |
| Tensile Strength            | ASTM D338 | 10,200 Psi                        | 70.3 Mpa                          |
| Modulus of Elasticity       | STM-D70   | 380,000 Psi                       | 2,620 Mpa                         |
| Notched Izod Impact         | ASTM-D256 | 15.75 ft-lb/in                    | 146 kg-cm                         |
| Heat Deflection Temperature | ASTM D668 | 158 degrees F                     | T <sub>g</sub> degrees C          |

The values shown in this document are averages and may vary. The warranties of any kind are made as to the suitability of Vanguard Vinyl Seawall for any particular application or results obtained therefrom.

WWW.VANGUARDSEAWALL.COM

PHONE: 352-545-2500  
EMAIL: info@vanguardseawall.com

#### DESIGN STATEMENT

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:

- 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION
- 2021 IBC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION
- 2021 IBC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
- 2021 IECC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION
- 2021 FGC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, TEST PROTOCOLS, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH EDITION
- 2021 IMC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
- 2021 IPC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
- 2021 NFPA-1 - UNIFORM FIRE CODE w/ FLORIDA AMENDMENTS
- 2021 NFPA-101 - LIFE SAFETY CODE w/ FLORIDA AMENDMENTS
- 2021 NFPA-10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- 2021 NFPA-70 - NATIONAL ELECTRIC CODE - NEC 2020
- 2021 ASCE 7-22
- ANSI/AWC NDS 2024

#### DESIGN LOADS - FBC 2023, 8TH EDITION, SECTION 1607.1 (MINIMUM U.O.):

- A. ROOF LOADS
  - ROOF LIVE LOAD 20 PSF
  - ROOF DEAD LOAD 20 PSF
- B. LIVE LOADS
  - MAIN FLOOR 40 PSF
  - UPPER FLOORS 20 PSF
  - UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
  - UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
  - HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
  - ALL OTHER AREAS 200 LBS (POINT LOAD)
  - GUARD RAIL AND HAND RAILING 50 LBS (POINT LOAD)
  - STAIRS 50 LBS (POINT LOAD)
  - STAIRS (CONCENTRATED LOAD) 300 LBS (POINT LOAD)
  - RESIDENTIAL GARAGES 50 PSF
  - ROOMS OTHER THAN SLEEPING ROOMS 40 PSF
  - BALCONIES AND DECKS 60 PSF
- C. DEAD LOADS
  - MAIN FLOOR 30 PSF
  - UPPER FLOORS 30 PSF
  - UNINHABITABLE ATTICS WITHOUT STORAGE 15 PSF
  - UNINHABITABLE ATTICS WITH LIMITED STORAGE 25 PSF
  - HABITABLE ATTICS AND SLEEPING AREAS 25 PSF
  - ALL OTHER AREAS 15 PSF

- DEFLECTIONS:
  - ROOF LL = L/360 TL = L/240
  - UPPER FLOORS LL = L/480 TL = L/360
  - MAIN FLOOR LL = L/480 TL = L/360
  - EXTERIOR WALLS (W or S) (WSL = L/360)

DESIGN STATEMENT

PROJECT INFO  
PROPOSED ±95'-0"  
REPLACEMENT SEAWALL

| DESIGN PARAMETERS                              |                         |
|------------------------------------------------|-------------------------|
| RISK CATEGORY                                  | CATEGORY II             |
| EXPOSURE CATEGORY                              | D                       |
| ULTIMATE DESIGN WIND SPEED (V <sub>ult</sub> ) | 140 mph (3-Second Gust) |
| NOMINAL DESIGN WIND SPEED (V <sub>nd</sub> )   | 108 mph                 |
| BUILDING CLASSIFICATION                        | ENCLOSED                |
| INT. PRESSURE COEFF.                           | +/- 0.18                |

| TABLE R301.2(2)<br>COMPONENT AND CLADDING LOADS (ASD)(psf) |            |                                        |       |         |        |                                        |                  |        |      |                                        |       |        |
|------------------------------------------------------------|------------|----------------------------------------|-------|---------|--------|----------------------------------------|------------------|--------|------|----------------------------------------|-------|--------|
| Wind Zone                                                  |            |                                        |       |         | 140mph |                                        | Mean Roof Height |        |      |                                        |       |        |
| ASCE/SEI 7-22 Interpolated Wind Speed                      |            |                                        |       |         | 137mph |                                        | Exposure         |        |      |                                        |       |        |
|                                                            |            |                                        |       |         |        |                                        | D                |        |      |                                        |       |        |
| Location                                                   | Zone       | Effective Wind Area (ft <sup>2</sup> ) | Pos   | Neg     | Zone   | Effective Wind Area (ft <sup>2</sup> ) | Pos              | Neg    | Zone | Effective Wind Area (ft <sup>2</sup> ) | Pos   | Neg    |
| Gable Roof<br>7 to 20 degrees<br>21/2 - 41/2 Pitch         | 1, 2c      | 10                                     | 26.23 | -64.91  | 4      | 10                                     | 35.19            | -38.61 | 4    | 10                                     | 35.19 | -38.61 |
|                                                            | 1, 2c      | 20                                     | 22.58 | -64.91  | 4      | 20                                     | 33.53            | -36.52 | 4    | 20                                     | 31.54 | -34.36 |
|                                                            | 1, 2c      | 50                                     | 17.93 | -39.51  | 4      | 50                                     | 31.54            | -34.36 | 4    | 50                                     | 29.88 | -32.87 |
|                                                            | 1, 2c      | 100                                    | 16.60 | -20.25  | 4      | 100                                    | 29.88            | -32.87 | 4    | 100                                    | 29.88 | -32.87 |
|                                                            | 2b, 2r, 3c | 10                                     | 26.23 | -94.62  | 4      | 100                                    | 26.23            | -29.22 | 4    | 100                                    | 26.23 | -29.22 |
|                                                            | 2b, 2r, 3c | 20                                     | 22.58 | -81.67  | 5      | 10                                     | 35.19            | -46.98 | 5    | 10                                     | 35.19 | -46.98 |
|                                                            | 2b, 2r, 3c | 50                                     | 17.93 | -64.41  | 5      | 20                                     | 33.53            | -43.82 | 5    | 20                                     | 31.54 | -39.67 |
|                                                            | 2b, 2r, 3c | 100                                    | 16.60 | -51.46  | 5      | 50                                     | 29.88            | -36.52 | 5    | 50                                     | 26.23 | -29.22 |
|                                                            | 3r         | 10                                     | 26.23 | -112.55 | 5      | 100                                    | 29.88            | -36.52 | 5    | 100                                    | 26.23 | -29.22 |
|                                                            | 3r         | 20                                     | 22.58 | -96.45  | 5      | 20                                     | 26.23            | -32.70 | 5    | 20                                     | 22.58 | -29.22 |
|                                                            | 3r         | 50                                     | 17.93 | -75.03  | 5      | 50                                     | 22.58            | -29.22 | 5    | 50                                     | 19.57 | -22.58 |
|                                                            | 3r         | 100                                    | 16.60 | -58.93  | 5      | 100                                    | 19.57            | -22.58 | 5    | 100                                    | 16.60 | -19.57 |

| TABLE R301.3(4)<br>NOMINAL GARAGE DOOR WIND LOADS (ASD)(psf) |            |       |        |                                                       |        |       |        |       |        |       |        |
|--------------------------------------------------------------|------------|-------|--------|-------------------------------------------------------|--------|-------|--------|-------|--------|-------|--------|
| Door Size                                                    |            |       |        | Minimum Design Pressures for Windows & Exterior Doors |        |       |        |       |        |       |        |
| Door Size                                                    |            | Wind  |        | Pos                                                   |        | Neg   |        | Pos   |        | Neg   |        |
| Width(ft)                                                    | Height(ft) | 30    | 70     | 30                                                    | 70     | 30    | 70     | 30    | 70     | 30    | 70     |
| lp                                                           | 7          | 20.71 | -34.69 | 20.71                                                 | -34.69 | 20.71 | -34.69 | 20.71 | -34.69 | 20.71 | -34.69 |
|                                                              |            | 29.28 | -52.70 | 29.28                                                 | -52.70 | 29.28 | -52.70 | 29.28 | -52.70 | 29.28 | -52.70 |

| TABLE R301.2(4)<br>NOMINAL GARAGE DOOR WIND LOADS (ASD)(psf) |           |       |        |       |        | Minimum Design Pressures for |       |            |
|--------------------------------------------------------------|-----------|-------|--------|-------|--------|------------------------------|-------|------------|
|                                                              |           |       |        |       |        | Windows & Exterior Doors     |       |            |
| Door Size                                                    |           |       |        |       |        | DIP Rating                   |       |            |
| Width(h)                                                     | Height(h) | Pos   | Neg    | Pos   | Neg    | Windows                      | Doors | DIP Rating |
| 9                                                            | 7         | 30.71 | -34.69 | 35.19 | -46.98 | D950                         | D950  |            |
| 16                                                           | 7         | 29.38 | -32.70 | 35.19 | -46.98 | D950                         | D950  |            |

WC WIND CHART



LO SITE LOCATION

| Revisions |                      |           |               |
|-----------|----------------------|-----------|---------------|
| Mark      | Revision / Submittal | Date      | Description   |
| A         | Base Design          | 2/10/2026 | Base Design   |
| B         | Design Change        | 4/2/2026  | Design Change |

ENGINEER: MICHAEL HOWELLER  
PE NO. 51864  
PHONE: 352-545-4645  
ADDRESS: 470 OXFORD AVE  
MERRITT ISLAND, FL 32953  
DESIGNER: PAIGE DRAFTING SERVICE  
PHONE: 352-545-4645  
ADDRESS: 470 OXFORD AVE  
MERRITT ISLAND, FL 32953

CLIENT  
12043 Sandy Shores Dr  
Windermere, FL 34786

| SUBMISSIONS |           |
|-------------|-----------|
| #           | DATE      |
| 1           | 2/10/2026 |
| 2           | 4/2/2026  |

DESIGNER INDICATED IN THE CONSTRUCTION DOCUMENTS  
SHALL COVER FIRST THE DESIGN, THEN THE CONSTRUCTION, THE  
SECTION AND ANY OTHER APPLICABLE CODES.

Michael E. Howeller  
Digitally signed by  
Michael E. Howeller  
Date: 2026.05.07  
06:52:17 -0400

This item has been digitally signed and  
warranty is hereby acknowledged on  
the data adjacent to the seal.  
Printed copies of this document are not  
considered signed and digital signatures  
are required to be included in any  
electronic copies.

NOT VALID WITHOUT SEAL AND SIGNATURE

APPROVED FOR SUBMITTAL  
APPROVED FOR SUBMITTAL  
CURRENT PROJECT APPROVED  
SUBMITTAL

PROPOSED SEAWALL  
12043 SANDY SHORES  
DR  
WINDERMERE,  
FL 34786

PROJECT # 26-00210-12043

DESIGNED BY BLP

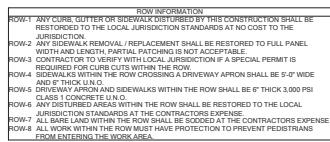
CHECKED BY BLP

COVER SHEET

CO-1

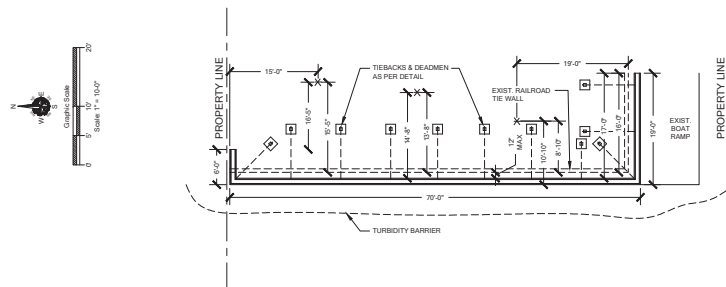
received  
5/7/26

SP-MP SITE PLAN - PROPOSED - MAP VIEW SCALE: 1" = 30'

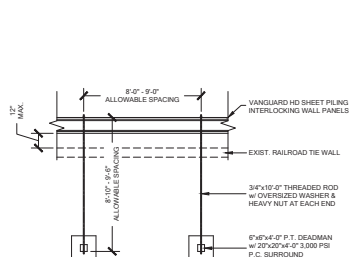


[illegible]

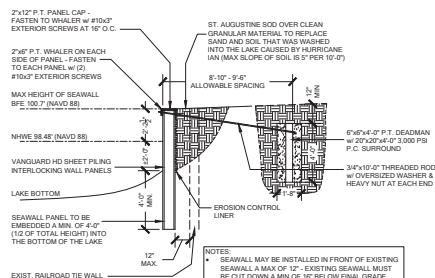
received  
5/7/26



SEA SEAWALL LAYOUT - PROPOSED SCALE: 1" = 10'-0"



TIE BACK - PLAN VIEW



- NOTES:
- SEAWALL MAY BE INSTALLED IN FRONT OF EXISTING SEAWALL A MAX OF 12" - EXISTING SEAWALL MUST BE CUT DOWN A MIN OF 16" BELOW FINAL GRADE
  - ALL CONNECTORS MUST BE HDG OR STAINLESS
  - ALL SOIL MUST BE COMPACTED TO 95% OF THE MODIFIED PROCTOR BEFORE POURING OF CONCRETE
  - ALL CONCRETE SHALL BE 3,000PSI U.O.C. - FIBER REINFORCEMENT IS RECOMMENDED IN THE MIX

TB-S TIE BACK - SECTION

**ENGINEER: MICHAEL HOWELL**  
PE NO: 51556  
PHONE: 321-543-4645  
ADDRESS: 470 OXFORD AVE  
MERRITT ISLAND, FL 32953

**DESIGNER: PAIGE DRAFTING SERVICE**  
PHONE 321-543-4645  
ADDRESS: 470 OXFORD AVE  
MERRITT ISLAND, FL 32953

CLIENT

12043 Sandy Shores Dr  
Windermere, FL 34786

## SUBMISSIONS

[illegible]

THE DESIGN INDICATED IN THE CONSTRUCTION DOCUMENTS DOES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION AND ANY OTHER APPLICABLE CODES.

Michael E Howeller Digitally signed by Michael E Howeller  
Date: 2026.05.07 06:53:58 -04'00'

This item has been digitally signed and sealed by MICHAEL HOWELLER 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.

NOT VALID WITHOUT SEAL AND SIGNATURE

|                        |        |                 |
|------------------------|--------|-----------------|
| LATEST SUBMIT SESSION  |        |                 |
| MAIN                   | 4/2/05 | BASE SUBMISSION |
| CURRENT PROPOSAL SHEET |        |                 |

SUBMITTAL

PROPOSED SEAWALL  
12043 SANDY SHORES  
DR  
WINDERMERE,  
FL 34786

|            |                |
|------------|----------------|
| PROJECT #: | 26-00210-12043 |
| DRAWN BY:  | BJP            |

## SEAWALL LAYOUT & SECTION

SP-12

100

