



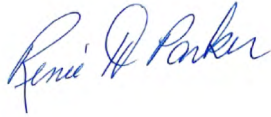
Interoffice Memorandum

Received April 20, 2026
Deadline: May 26, 2026
Publish: May 31, 2026

April 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 

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

Subject: Request for Public Hearing on June 16, 2026, at 2:00 p.m., for a Shoreline Alteration/Dredge and Fill Permit Application (SADF-25-02-004) to construct a new vinyl seawall along the shoreline of a canal leading to Lake Butler (aka Sandy Shores Canal) at 12024 Sandy Shores Drive, Windermere, Florida 34786, Parcel ID No. 24-23-27-7808-00-061; District 1

=====

Applicants: David W. Brasch and Cindi R. S. Brasch

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

Hearing required by Florida Statute # or Code: Chapter 33, Article IV, Windermere Water and Navigational 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).

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April 14, 2026
Request for Public Hearing
Shoreline Alteration/Dredge and Fill Permit Application
David W. Brasch and Cindi R. S. Brasch (SADF-25-02-004)

Estimated time required
For public hearing: 2 minutes

Lake Advisory Board
To be notified: Ijaz Ahmed (Chairman), Windermere Water & 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. Applicants, David W. Brasch and Cindi R. S. Brasch, are requesting a Shoreline Alteration/Dredge and Fill Permit (SADF-25-02-004) to construct a new vinyl seawall along the shoreline of a canal leading to Lake Butler at 12024 Sandy Shores Drive, Windermere, FL 34786, pursuant to Chapter 33, Article IV, Windermere Water and Navigational Control District; Parcel ID No. 24-23-27-7808-00-061; District 1 (property legal description on file at EPD).

CD/KRR/TMH/ERJ/RHP:ae

Attachments

Shoreline Alteration/Dredge and Fill Permit Request



Shoreline Alteration / Dredge and Fill Permit Request SADF-25-02-004

District #1

Applicants: David W. Brasch
Cindi R. S. Brasch

Address: 12024 Sandy Shores Drive

Parcel ID: 24-23-27-7808-00-061

Project Site 

Property Location 



received
3/26/2026

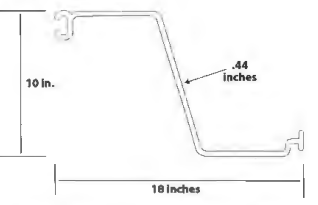
* EACH DOOR/FACED SHALL CORRELATE TO SEVERAL WITH THIS DRAWING. ** IF THE SHEET DOES NOT MEASURE UP, IT HAS BEEN CHANGED/REMOVED/ADDED TO AS ACCORDANCE. *** THE SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET.

Revisions			
Mark	Revision / Submittal	Date	Description
1-A	Base Design	2/2/2026	Base Design



TECHNICAL DATA SHEET

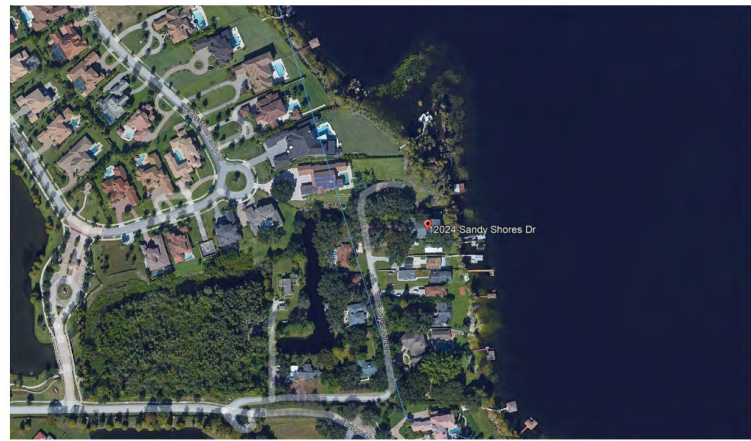
VANGUARD HD



Constituent Material	PVC, Exterior Grade Rigid only	PVC, Exterior Grade Rigid only
Section Width (W)	18 inches	457 mm
Section Depth (D)	10 inches	254 mm
Section Thickness (T)	.44 inches	13.38 mm
Moment of Inertia	166.3 in ⁴ /ft	22,709 cm ⁴ /m
Section Modulus	31.92 in ³ /ft	1,171 cm ³ /m
Ultimate Moment	17,956 ft-lb/ft	2,448 kg-m/m
Allowable Moment	8,618 ft-lb/ft	1,169 kg-m/m
Tensile Strength	ASTM D639 6,510 lbs/in ²	44.8 MPa
Flexural Strength	ASTM D790 10,200 Psi	70.3 MPa
Modulus of Elasticity	STM D790 480,000 Psi	2,632 MPa
Notched Bend Impact	ASTM D256 13.75 lbs-in	2.46 kg-m
Heat Deflection Temperature	ASTM D648 2.6 degrees F	70 degrees C

The values shown in this document are averages and may vary. The variation of any kind are made as to the suitability of Vanguard VHD Seawall for any particular application or result obtained thereon.

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



10 SITE LOCATION SCALE 1/2" = 1'

DESIGN STATEMENT

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

- 2023 FLORIDA BUILDING CODE (BUILDING), 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, FUEL GAS, 8TH EDITION
- 2021 IRC 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 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION
- 2021 IRC w/ FLORIDA AMENDMENTS
- 2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
- 2021 - NFPA-101 - LIFE SAFETY CODE w/ FLORIDA AMENDMENTS
- NFPA-10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- NFPA-70 - NATIONAL ELECTRIC CODE - NEC 2020
- ASCE 7-22
- ANSI/AWC NDS 2024

PROJECT INFO
PROPOSED ±139'-0"
SEAWALL

RISK CATEGORY		CATEGORY II	
EXPOSURE CATEGORY	D	DESIGN WIND SPEED (mph)	140 mph (1-Second Gust)
NOMINAL DESIGN WIND SPEED (mph)	108 mph	BUILDING CLASSIFICATION	ENCLOSED
INT. PRESSURE COEFF.	+/- 0.18		

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

- A. ROOF LOADS
 - ROOF LIVE LOAD 20 PSF
 - ROOF DEAD LOAD 20 PSF
- B. LIVE LOADS
 - MAIN FLOOR 40 PSF
 - UPPER FLOORS 30 PSF
 - UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
 - HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
 - ALL OTHER AREAS 40 PSF
 - GUARD RAIL AND HAND RAILING 200 LBS (POINT LOAD)
 - GUARD RAIL AND HAND RAILING 50 PLF
 - INTERMEDIATE RAIL INDUSTRIES 50 LBS (POINT LOAD)
 - STAIRS 40 PSF
 - STAIRS (CONCENTRATED LOAD) 300 LBS (POINT LOAD)
 - RESIDENTIAL GARAGES 50 PSF
 - ROOMS OTHER THAN SLEEPING ROOMS 40 PSF
 - BALCONIES AND DECKS 40 PSF
 - DEAD LOADS
 - MAIN FLOOR 30 PSF
 - UPPER FLOORS 30 PSF
 - UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE 20 PSF
 - HABITABLE ATTICS AND SLEEPING AREAS 30 PSF
 - ALL OTHER AREAS 18 PSF

TABLE R301.2(2) COMPONENT AND CLADDING LOADS (ASD)(psf)									
Wind Zone		140 mph		137 mph		Mean Roof Height Exposure		D	
Location	Zone	Effective Wind Area (ft ²)	Pos	Neg	Zone	Effective Wind Area (ft ²)	Pos	Neg	30 FT
	1.2a	20	22.58	-64.91	4	20	33.53	-36.52	
	1.2a	50	17.93	-59.51	4	50	31.54	-34.36	
	1.2a	100	16.60	-52.25	4	100	29.88	-33.27	
Stable Roof	2a, 2c, 3a	10	26.23	-94.62	Walls	4	900	26.23	-29.22
	2a, 2c, 3a	50	17.93	-64.41	3a	5	30	33.53	-43.82
	2a, 2c, 3a	100	16.60	-51.46	5	5	11.54	-39.67	
2'12" x 4'12" Pitch	3r	10	26.23	-112.53	5	100	29.88	-36.52	
	3r	50	17.93	-75.09					
	3r	100	16.60	-58.93					

TABLE R301.2(4) NOMINAL GARAGE DOOR WIND LOADS (ASD)(psf)							
Door Size			Minimum Design Pressure for Windows & Entrance Doors				
Width (ft)	Height (ft)		Pos	Neg	DF Rating		
8	7	30.71	-34.69	Windows	35.19	-46.98	DP50
16	7	29.38	-32.70	Doors	35.19	-46.98	DP50

DEFLECTIONS:		
ROOF	LL = L/80	TL = L/240
UPPER FLOORS	LL = L/480	TL = L/860
MAIN FLOOR	LL = L/480	TL = L/280
EXTERIOR WALLS (W or S)	WSL = L/300	

DESIGN STATEMENT SCALE 1/2" = 1'

WC WIND CHART SCALE 1/2" = 1'

SHEET INDEX			
Sheet #	Sheet Description	Current Revision	Revision Date
CO-1	Cover & General Info	Main	2/11/26
GN-1	Cover Sheet	Main	2/2/26
GN-1	General Notes	Main	
SP-11	Site Plan - Proposed Seawall	Main	2/10/26
SP-12	Seawall Layout & Section	Main	2/11/26

ENGINEER: MICHAEL HOWELL
PE NO. 51266
PHONE: 352-442-8646
ADDRESS: 4710 CANON AVE
MERRITT ISLAND, FL 32953

DESIGNER: PAIGE DRAFTING SERVICE
PHONE: 352-454-5445
ADDRESS: 4700 CANON AVE
MERRITT ISLAND, FL 32953

CIENT
12024 Sandy Shores Dr
Windermere, FL 34786

SUBMISSIONS	
#	DATE DESCRIPTION
1	3/26/26 Rev 1/0000

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Michael E. Howeller
Digitally signed by Michael E. Howeller
Date: 2026.03.25 22:53:22 -04'00'

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DATE: 3/26/26
CURRENT PROJECT: PROPOSED SEAWALL

PROPOSED SEAWALL
12024 SANDY SHORES DR
WINDERMERE, FL 34786

PROJECT #: 26-0002-10004
DRAWN BY: BLP
CHECKED BY: BLP

COVER SHEET
CO-1

