

Sandy Shores Canal Owners Request **Denial** of Powell Permit Modification Request

1. Not Built Per Approved Plans
2. Creates Many Safety Hazards
3. Impedes Navigation for other canal owners, friends, fishermen and other boaters.
4. Property Values will be negatively affected by inability to navigate to lake \$300,000 to \$500,000 per property as estimated by local real-estate professionals
5. The Powell's and their Contractors did not follow proper construction practices

*Mr. Powell is a Florida Licensed General Contractor,
"holding highest construction license in
Florida".*

Notice of Non-Compliance
Boat Dock and Seawall Permit Condition Violations
Permit Nos.: BD-23-09-122-EXT and SADF-23-09-022
Site Address: 12023 Sandy Shores Dr.
Parcel ID No.: 24-23-27-7808-00-083

EPD photograph of the staked dock location on November 14, 2023



EPD photograph from compliance inspection on May 6, 2025



Inner edge of
walkway per
County approved
permit drawings.

EPD photograph from compliance inspection on May 6, 2025



East End of seawall
protrudes 3 feet
farther into canal
than permitted.

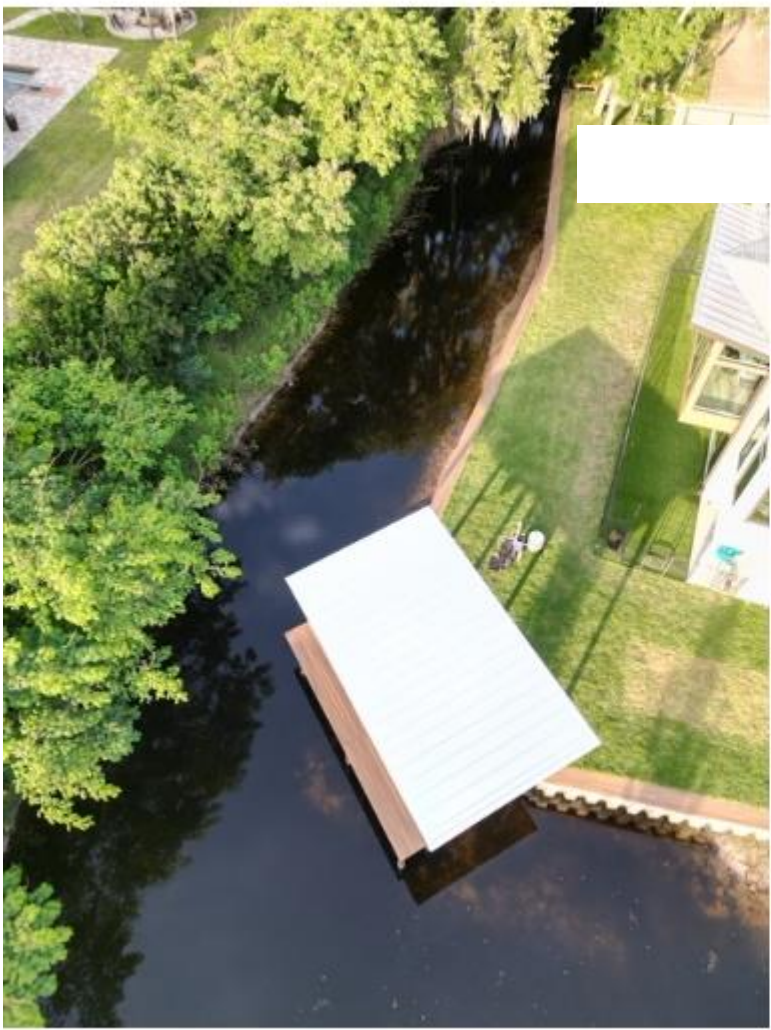
Permitted
location for east
end of seawall



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EPD photograph from compliance inspection on May 6, 2025





Seawall and dock impedes
navigation



Height of seawall and dock prevent visibility around corner. Seawall 2.5' higher than recommended by Orange County Stormwater Management



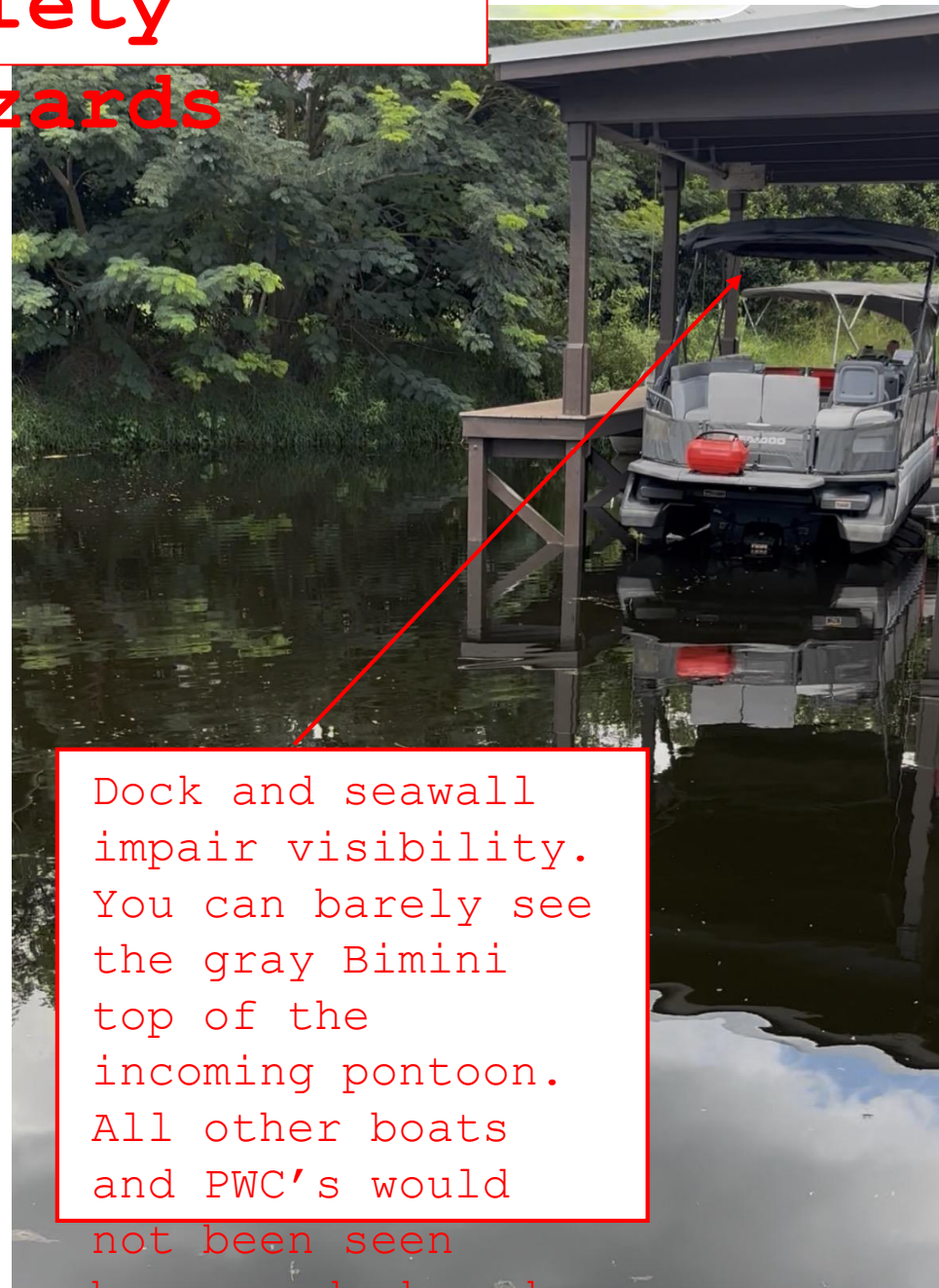
Tight point at NW corner of dock and canal

Safety Hazards

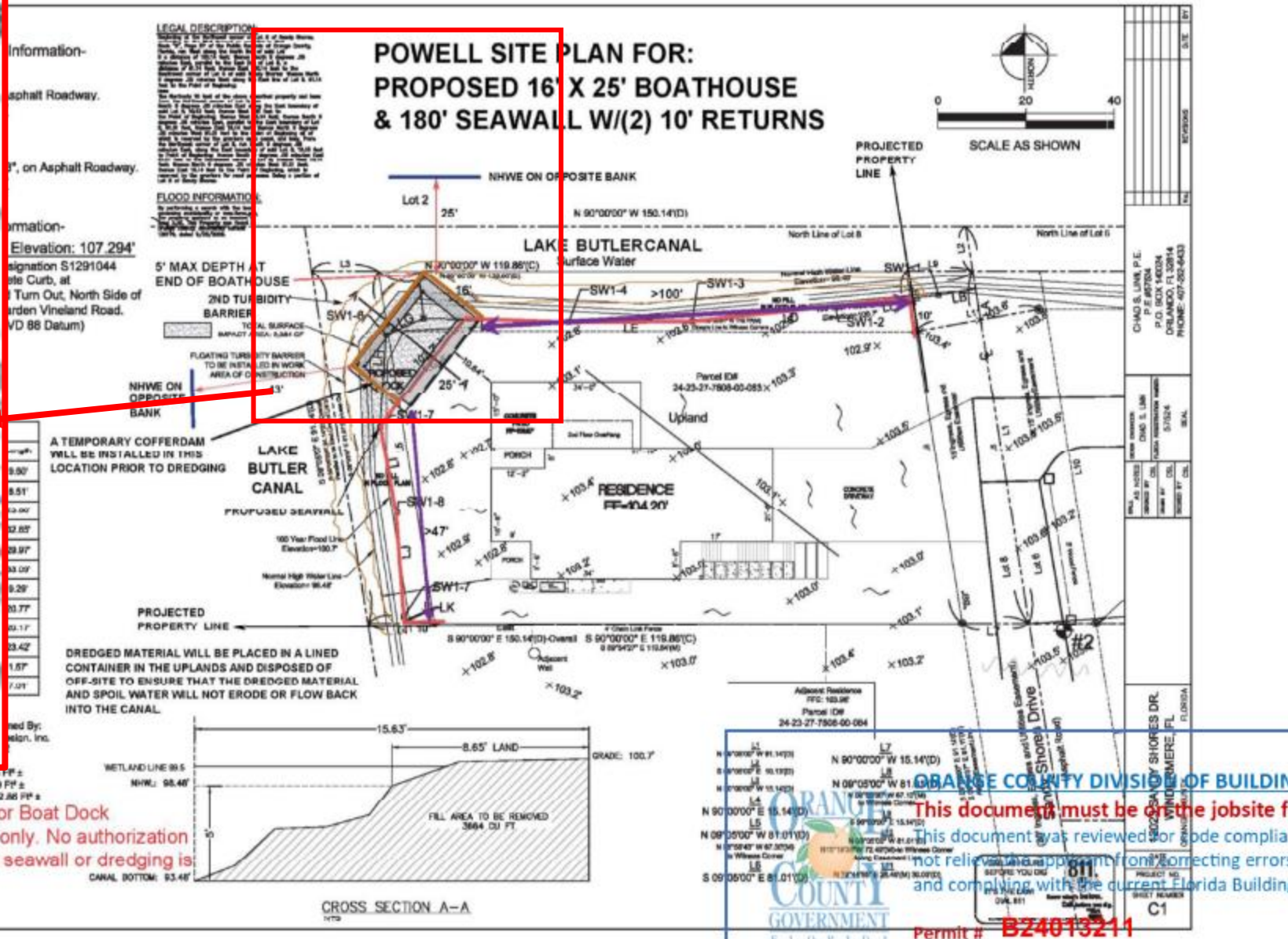
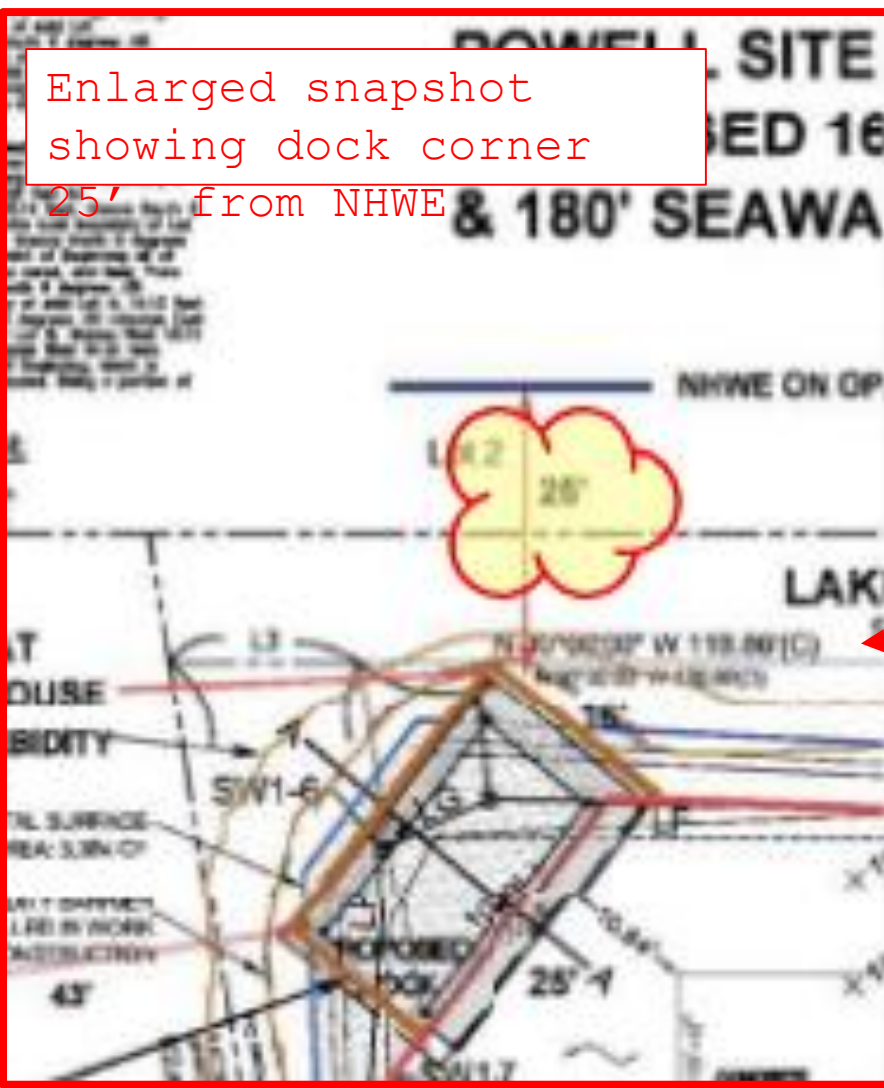
Corner of dock 4'-6" too far into canal and cantilevers 4'+ from support posts creating safety hazard for boats and watercraft



Dock and seawall impair visibility. You can barely see the gray Bimini top of the incoming pontoon. All other boats and PWC's would not been seen because dock and



Enlarged snapshot
showing dock corner
25' from NHWE



Orange County
has other projects
that will affect
this project.
Please review
with your
Review Board.

Approval is for Boat Dock
construction only. No authorization
for proposed seawall or dredging is
granted.

ORANGE COUNTY DIVISION OF BUILDING

This document must be on the jobsite for
This document was reviewed for code compliance
not relieve the applicant from correcting errors
and complying with the current Florida Building

Permit # **B24013211**

Date: **07/06/24**

ORANGE COUNTY
FLORIDA

SHORES DRIVE
WINDERMERE, FL

C1

Permitted dimension shown requires 25.0' actual dimension is 20.5'

SPECIFIC PURPOSE SURVEY

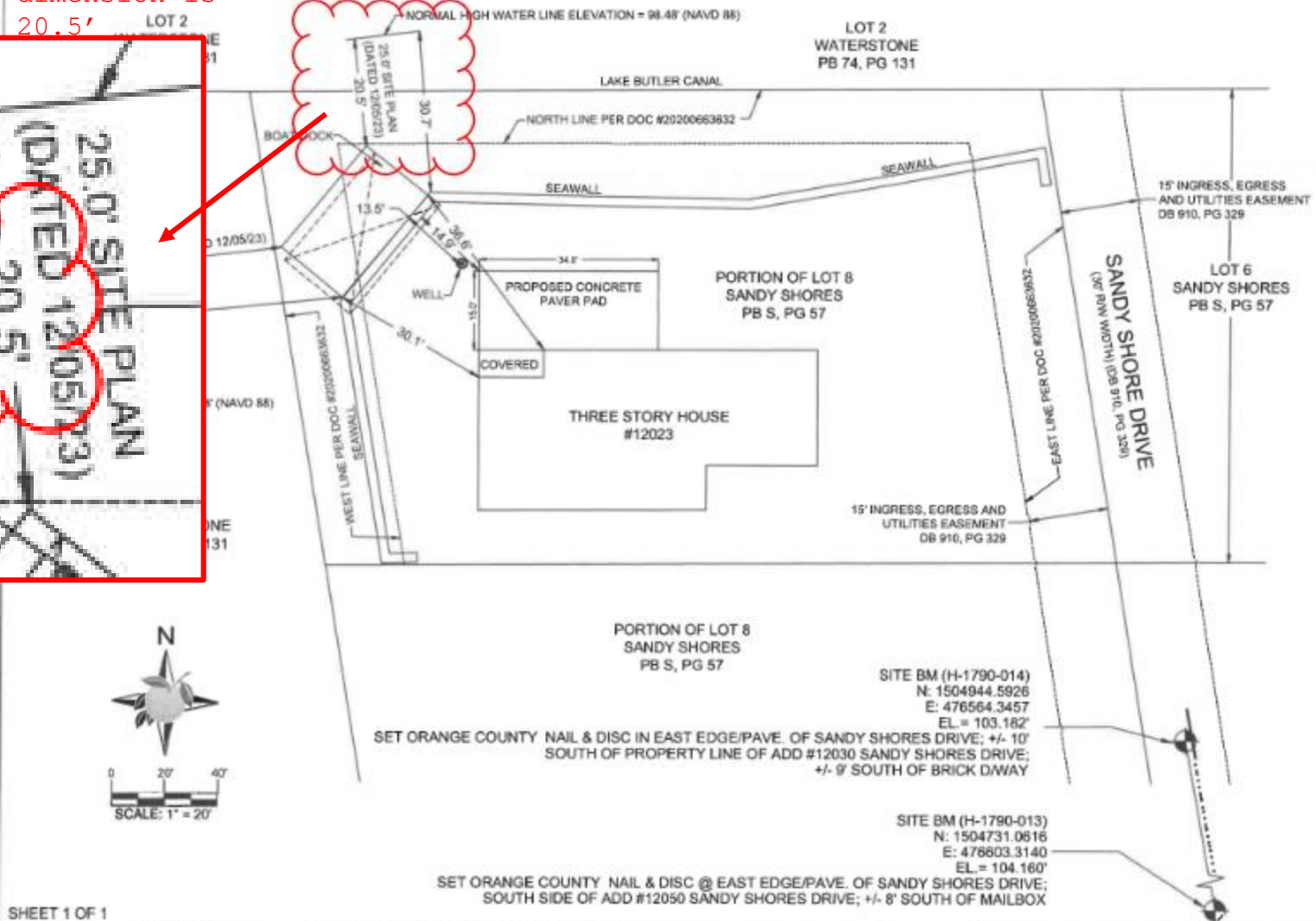
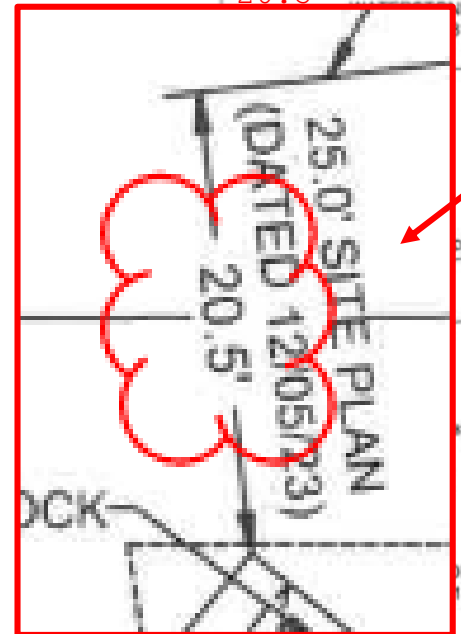


VICINITY MAP NOT TO SCALE

SURVEY NOTES:

- 1. THIS IS NOT A BOUNDARY SURVEY.
- 2. THE PURPOSE OF THIS SURVEY IS TO MEASURE THE DISTANCE OF THE BOAT DOCK IN RELATION TO THE NORMAL HIGH WATER ELEVATION (NHWE), BUILDING AND WATER WELL.
- 3. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN U.S. FEET.
- 4. MEASUREMENT METHODS FOR THIS SURVEY MEET THE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR LAND SURVEYING.
- 5. THE HORIZONTAL DATUM IS FLORIDA STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6. VERTICAL CONTROL FOR THIS SURVEY IS BASED A CLOSED LOOP TRAVERSE OBSERVATIONS OF ORANGE COUNTY BENCHMARKS STARTING AT BENCHMARK C-1399-002 (3 1/4" ALUM. ORANGE COUNTY PUBLIC WORKS DISC IN TOP OF (CONC) CURB INLET ON NORTH SIDE OF LAKE SAWYER DRIVE; +/- 83.7' WEST OF WINTER GARDEN VINELAND ROAD; ACROSS FROM 12466 & 12472 (LAKE SAWYER DRIVE) WITH AN ELEVATION OF 113.773' AND ENDING AT BENCHMARK S-1291-041 (3 1/4" ORANGE COUNTY ALUM. DISC IN CONC CURB MEDIAN OF GLENMUIR HOMES (BLVD) ON EAST SIDE OF WINTER GARDEN VINELAND ROAD; @ APPROXIMATELY R/WAY LINE; +/- 100' WEST OF GATE @ GLENMUIR BLVD WITH AN ELEVATION OF 111.386'. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD 1988 DATUM.
- 7. NO CORNER FOUND OR SET.
- 8. FIELD DATES: FEBRUARY 10, 2026.

[Signature]
DATE 2/26/2026
DANIEL L. WHITTAKER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6648
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SHEET 1 OF 1			SOUTH SIDE OF 12023 SANDY SHORE DRIVE, 1/4 SECTION 24, TWP 23S, RNG 27E					NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
REVISIONS			ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION 4330 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6205 (407) 836-7008	SURVEY SECTION ----- 4330 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-6205 (407) 836-7717	SPECIFIC PURPOSE SURVEY 12023 SANDY SHORE DRIVE SEC 24, TWP 23S, RNG 27E			DATE	DRAWING SCALE:	DRAWING PROJECT
DATE	BY	DESCRIPTION						AS NOTED	NUMBER: 0462	
02/25/2026	JDB	ADDED DIMENSIONS AND PROPOSED CONCRETE PAVER PAD						DRAWN BY: W. SAMALOT	02/20/2026	APPROVED BY: D. WHITTAKER

Site History:

On July 12, 2023, the Environmental Protection Division (EPD) investigated a complaint of unauthorized shoreline clearing. Shoreline vegetation, including trees, were cleared at the subject property without the required Orange County permits. EPD staff documented that no sediment and erosion controls were installed to prevent water quality violations from occurring, and uncontained turbidity was seen within the canal during the initial inspection. Therefore, EPD issued a Notice of Violation (Enforcement Case #23-625669) on August 2, 2023. An administrative penalty of \$4,998.75 was assessed for the violations.



Unpermitted dredging with no turbidity barriers put in place.

Job Location:

12023 Sandy Shores Dr. Windermere

INSPECTION NOTICE

ORANGE COUNTY DIVISION OF BUILDING SAFETY
BUILDING INSPECTION DIVISION
201 South Rosalind Avenue
Orlando, Florida 32801
407-836-5550

Building Permit No. B24013212

Other Permit No.

Date: 11/06/2024

Section: **Building**

Rejection - Fee Due

THIS NOTICE SHALL REMAIN POSTED ON SITE FOR RE-INSPECTION

110 Footing

1 Work was completed 100% no inspection performed.

Correction of the above code deficiencies must be made and re-inspected before proceeding to the next required inspection. Please contact the Orange County Division of Building Safety to schedule a re-inspection. If a rejection fee is due, fees must be paid at the Division of Building Safety.

Time 10:28 am

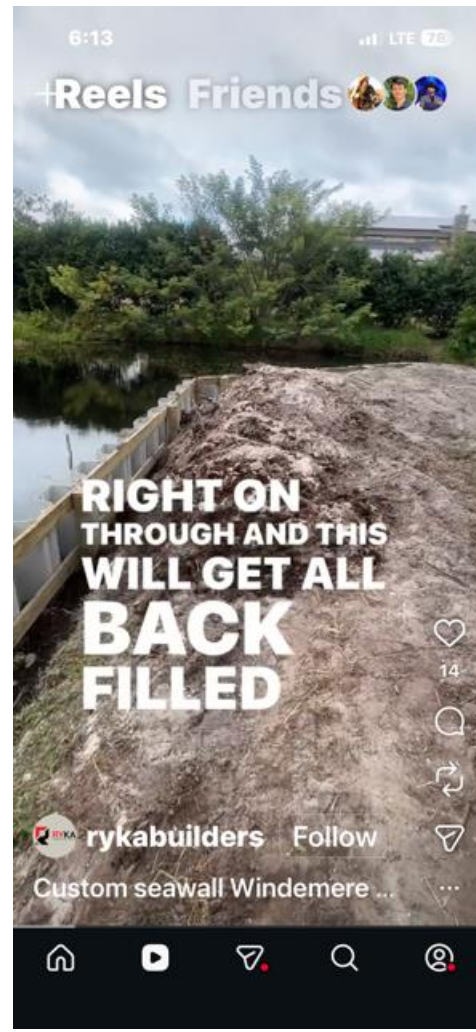
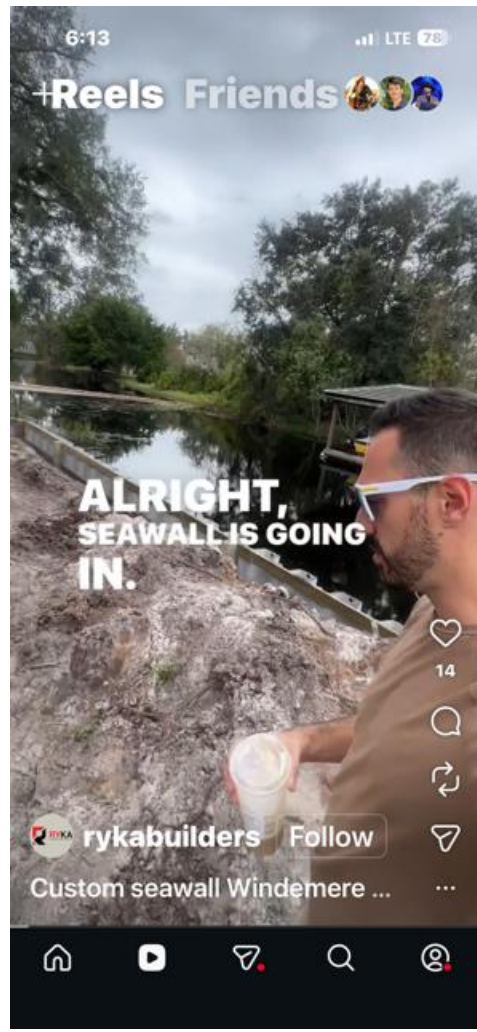
Inspector Joseph Jolley

Identification Number 20

Inspector's Phone Number is (407) 836-5504 Extn: 74251

Notice given to POWELL RHONDA L

Inspection could not be completed due to fully back-filling seawall prior to inspection. Only way for Orange County to inspect will be for footer-tiebacks to be dug-out for inspector to review. This was never done.



There are no tie-backs in any of the pictures. Were they installed? We hope so!

Don't know, it was back-filled before inspection by

Link to

Video

https://webmail.centurylink.net/app/Utilities/gateway_url.asp?umsgid=%7B4698ab9e-fe92-413b-b88-bc78d13e66d2%7D&url=https%3A%2F%2Fwww.facebook.com%2Fshare%2F1E511e96b9C%3Fmibexti

Building Department.

Job Location:

12023 Sandy Shores Dr. Windermere

INSPECTION NOTICE

ORANGE COUNTY DIVISION OF BUILDING SAFETY

BUILDING INSPECTION DIVISION

201 South Rosalind Avenue

Orlando, Florida 32801

407-836-5550

Building Permit No. B24013212

Other Permit No.

Date: 03/03/2025

Section: **Building**

Rejection - Fee Due

THIS NOTICE SHALL REMAIN POSTED ON SITE FOR RE-INSPECTION

290 Final

- 1 Other 107 - Plans call for decking to be screwed at 12" on center. Also decking not finished at both middle corners. Facia and framing boards not nailed together.

If a re-inspection fee of \$38 is due please note that it must be paid before final inspection. Failure to pay this fee within sixty (60) days from the date of failed inspection will result in assessment of late fees and your inability to obtain future permits from this department.

Time 9:58 am

Inspector

Bradley Deverall

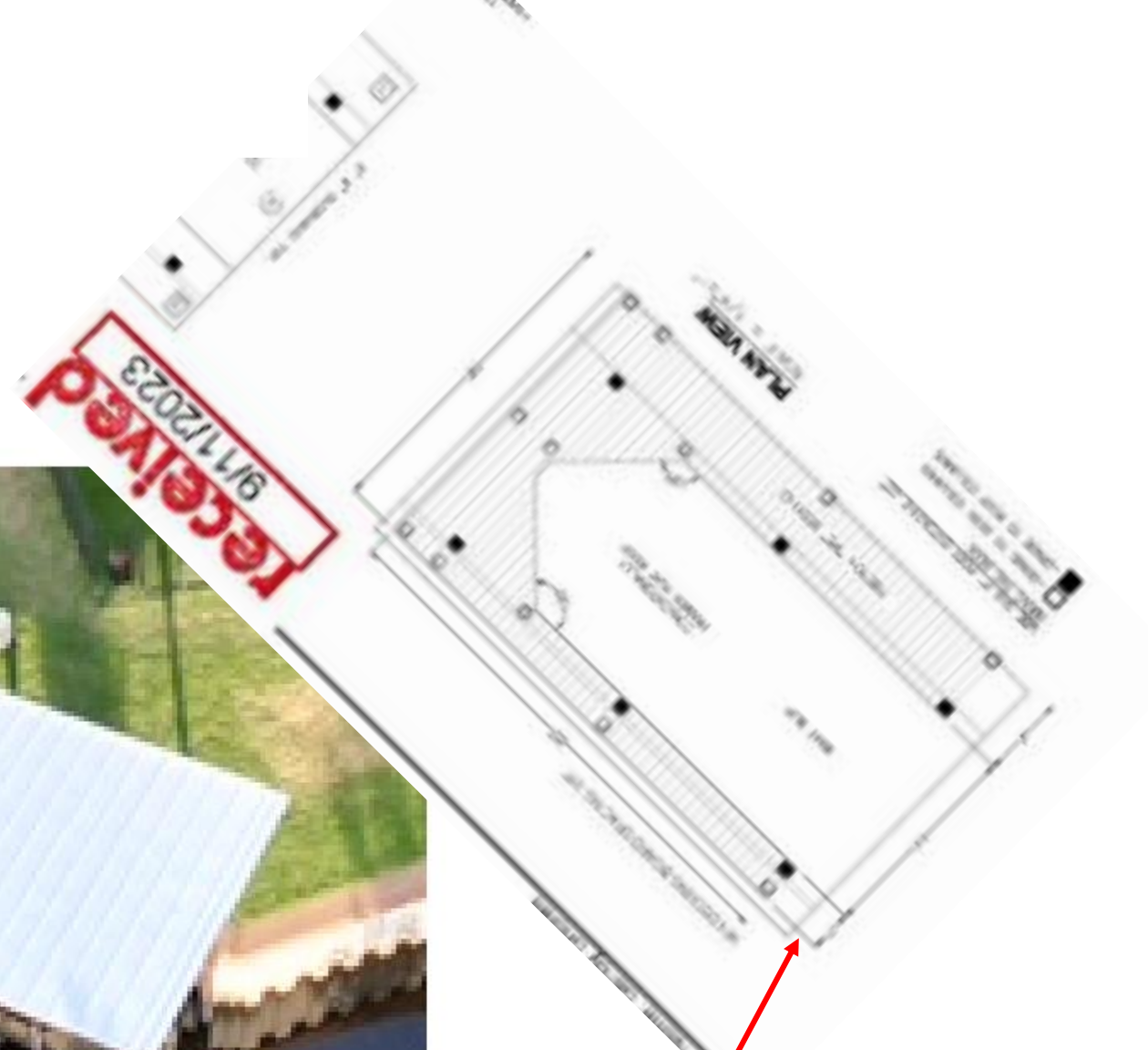
Identification Number

19

Inspector's Phone Number is (407) 836-5504 Extn: 74227

Notice given to

POWELL RHONDA L



Dangerous cantilever

Canal side walkway 4'
in lieu of 2'



Dock permitted with
2' walkway, per
approved plan



Inadequate soil control during construction



If proper
turbidity
and soil
barriers
are
installed
, there
will be
no impact
to the

Sandy Shores Canal Owners Request **Denial** of Powell Permit Modification Request

- Environmental Protection Department (EPD)
Recommends Denial
- Butler Chain of Lakes Advisory Board **Recommends Denial**
- Sandy Shores Canal Owners **Requests Denial**
- Seawall Not Built Per Approved Plans and Agreed Upon
- Creates Safety Hazards
- Impedes Navigation by anyone using the canal
- The Powells and their Contractors did not follow proper construction practices and ordinances
- Property Values will be significantly reduced