

## Interoffice Memorandum

**DATE:** January 2, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department



*Elizabeth R. Johnson*

**CONTACT:** Renée H. Parker, LEP, Manager, Environmental Protection Officer

**PHONE:** (407) 836-1420

**DIVISION:** Environmental Protection Division

**ACTION REQUESTED:**

Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Standard Permit, SP-25-01-000, for Vansop Trust, subject to the conditions listed in the staff report. District 5 (Environmental Protection Division)

**PROJECT:** February 10, 2026 – Public Hearing Request for Standard Permit for Vansop Trust (SP-25-01-000).

**PURPOSE:** The applicant, Vansop Trust, is requesting a Standard Permit (SP) for wetland and surface water impacts associated with the construction of a private boat ramp on the shoreline of Lake Pickett at 4377 Chuluota Road, Orlando, FL 32820, Parcel ID No. 04-22-32-0000-00-015 in District 5.

On January 23, 2025, the Environmental Protection Division (EPD) received an Application for a Standard Permit for the subject property. The SP permit application (SP-25-01-000) is being reviewed concurrently with Private Boat Ramp Permit Application BR-25-01-000. The SP is a type of Natural Resource Impact Permit that replaced the Conservation Area Impact Permit issued under the previous version of Chapter 15, Article X.

The parcel consists of 0.103 acre of wetlands, 2.837 acres of surface waters, and 0.278 acre of required upland buffer. The habitat consists of a forested upland buffer and wetland adjacent to Lake Pickett with a shoreline consisting of emergent vegetation. These systems contain a mix of native and non-native vegetation and are of moderate quality. The applicant is proposing 0.014 acre of direct impacts and 0.246 acre of

secondary impacts to wetlands and surface waters associated with the construction of a private boat ramp.

The parcel is located within the Econlockhatchee River Protection Area and therefore a 50-foot wide upland buffer is required adjacent to Class I wetlands per Orange County Code, Chapter 15, Article XI. The applicant is proposing 0.014 acre of upland buffer impacts in order to provide access to the proposed boat ramp. The total functional loss to wetlands, surface waters and upland buffers was calculated by staff to be 0.04 units using the Uniform Mitigation Assessment Method. To offset the proposed impacts, the applicant has reserved 0.04 mitigation credits at the TM-Econ Mitigation Bank, Phase IV. The mitigation adequately offsets the impacts associated with the proposed impacts.

EPD staff have evaluated the proposed impacts and site plan in accordance with the review criteria in Orange County Code, Chapter 15, Article X and Article XI. Pursuant to Article X, Section 15-386(b), "An application that qualifies for a Standard Permit...shall demonstrate how the proposed activity will avoid or minimize impacts to wetlands and surface waters to the greatest extent practicable."

Based on the documentation and justifications provided, EPD staff has determined that the applicant has demonstrated the proposed activity will avoid or minimize impacts to wetlands and surface waters to the greatest extent practicable and therefore the request meets the criteria for approval.

The applicant and their agent were sent notification of the February 10, 2026 public hearing via electronic correspondence. Notification of the adjacent property owners is not required for the Standard Permit. However, notification of all upland owners with 500 feet of subject parcel for the Private Boat Ramp Permit Application was provided in accordance with Orange County Code, Chapter 15, Article XV, Section 15-605(d). EPD has received no objections to the request.

No enforcement action has been taken by the EPD on the subject property.

Pursuant to Orange County Code, Chapter 15, Article X and Article XI, EPD has evaluated the proposed Standard Permit application and required documents and has made a finding that the request is consistent with Article X and Article XI.

Staff Recommendation

Approval of the Standard Permit, subject to the following conditions:

Permit Conditions

1. This permit shall become final and effective upon expiration of the 30-calendar day period following the date of rendition of the BCC's decision approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any appeal shall stay the effective date of this permit until any and all appeals are resolved.
2. The operational phase of this permit is effective upon the completion of the construction and continues in perpetuity.
3. Construction activities shall be completed in accordance with the approved site plans included with this permit. Construction shall not exceed the measurements identified on the stamp on the plans. The permitted work must be completed within five years from the date of issuance of the permit, unless extended. Requests for permit extension must be submitted to EPD prior to the expiration date and may be approved by staff.
4. The applicant will be required to provide EPD a copy of any applicable wildlife permits from the Florida Fish and Wildlife Conservation Commission (FWC) or U.S. Fish and Wildlife Service (FWS) for any listed species that may be affected prior to construction plan approval.
5. Prior to any filling within the 100-year floodplain, a Flood Plain Permit and/or Excavation Fill Mass Grading Permit (EFMG) may be required from the Orange County Public Works Department authorizing the fill.
6. The permittee(s) shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property subject to this permit. The permittee(s) shall remain liable for all permit conditions and corrective actions that may be required because of any permit violations which occur prior to the transfer of the permit by Orange County to a subsequent owner. If applicable, no permit shall be transferred unless and until adequate financial assurance has been provided and approved by Orange County.
7. For projects which disturb one acre or more of land, or which are less than one acre but are part of a larger common plan of development of sale that is greater than one acre, coverage under a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit (CGP) is required. Prior to the start of land disturbing activities, which includes demolition, earthwork and/or construction, the operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit to the Florida Department of Environmental Protection (FDEP) a Notice of Intent (NOI) to obtain coverage under the NPDES CGP pursuant to the requirements of 62-621.300(4)(a) Florida Administrative Code (F.A.C.). As the Operator of the MS4, a copy of the NOI shall also be submitted to the Orange County NPDES Environmental Program Supervisor prior to the start of activities. Copies of the SWPPP, NOI, and FDEP Acknowledgement Letter are to be kept on the project site and made available upon request. Upon completion of all land disturbing activities and after final stabilization

of the site is complete, the developer/contractor shall submit to FDEP a Notice of Termination (NOT) to end their coverage under the CGP and provide a copy of the NOT to the Operator(s) of the MS4. A copy of the CGP, NOI and additional information can be found on the FDEP website: <http://dep.state.fl.us/water/stormwater/npdes/construction3.htm>.

8. All excess lumber, scrap wood, trash, garbage, etc. shall be removed from wetlands and/or surface water(s) immediately.
9. Discharge of groundwater from dewatering operations requires approval from FDEP and the applicable Water Management District. The operator/contractor shall obtain an FDEP Generic Permit for the Discharge of Ground Water from Dewatering Operations pursuant to the requirements of 62-621.300(2)(a) and 62-620 F.A.C. and Chapter 403, FS. Discharges directed to the County's MS4 require an Orange County Right-of-Way Utilization Permit for Dewatering prior to the start of any discharges.
10. Turbidity and sediment shall be controlled to prevent off-site, unpermitted impacts and violations of water quality standards pursuant to Rules 62-302.500, 62-302.530(70), and 62- 4.242, F.A.C. Best Management Practices (BMPs), as specified in the State of Florida, Erosion and Sediment Control Designer and Reviewer Manual (2013, or most current version), shall be installed, and maintained at all locations where there is the possibility of transferring sediment, turbidity, or other pollutants, into wetlands and/or surface waters due to the permitted activities. BMPs are performance based, if selected BMPs are ineffective or if site-specific conditions require additional measures, then the permittee(s) shall implement additional or alternative measures as necessary to prevent adverse impacts to wetlands and/or surface waters. Turbidity discharging from a site must not exceed 29 NTU over background for Class III waters and their tributaries or 0 NTU over background for those surface waters and tributaries designated as Outstanding Florida Waters (OFW). A copy of the Designer and Reviewer Manual can be found at the following website: <https://www.flrules.org/Gateway/reference.asp?No=Ref-04227>.
11. If applicable, wetlands and/or surface waters located immediately off-site and/or those wetlands and surface waters not proposed for impact shall be protected with appropriate sediment and erosion control best management practices. Remedial actions will be required by EPD if construction activities are found to have impacted wetlands and/or surface waters without authorization.
12. Prior to initiating any construction within wetlands, surface waters, or upland buffers authorized for impact, EPD shall receive documentation indicating that the approved mitigation has been completed.
13. If the permittee does not successfully complete the required mitigation, the permittee shall obtain a permit modification from the Environmental Protection Officer (EPO) to

provide alternative mitigation for the wetland and/or surface water impacts prior to the commencement of any construction activities.

14. Construction activities shall not result in permanent adverse impacts to the hydroperiod of any adjacent wetlands.
15. Removal of native vegetation from wetlands, surface waters, and upland buffers is prohibited, unless specifically authorized by this permit.
16. Please be advised that per Orange County Code Chapter 15, DIVISION 2. - LAND CLEARING AND TREE REMOVAL PERMITTING REQUIREMENTS, no development, land clearing, or other tree cutting or tree removal shall be permitted without first obtaining a tree removal permit and/or building permit with concurrent tree removal approval, unless exempted per section 15-279. Contact Orange County Arborists at 407-836-5807 or [Arborist@ocfl.net](mailto:Arborist@ocfl.net) for questions regarding tree and/or vegetation clearing within the designated uplands on this property.
17. Subject to the terms and conditions herein, the permittee is hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittee binds itself and its successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities are not in accordance with the conditions of the permit, work shall cease, and the permit may be revoked immediately by the EPO. Notice of the revocation shall be provided to the permit holder promptly thereafter.
18. Where wetlands and/or surface waters are proposed to remain within or immediately adjacent to the project site, the permittee must demarcate the limits of construction with orange safety fencing prior to construction. Initial clearing shall include a path along the limit of construction to facilitate a visual limit of clearing for the installation of the orange safety fence and erosion control devices. After the initial clearing adjacent to the wetlands and/or surface waters is complete, a silt fence and orange safety fence must be installed along the limits of construction next to the wetland and/or surface water boundaries and be maintained through construction.
19. The permittee shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittee shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.
20. This permit does not release the permittee from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any

interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittee or convey any rights or privileges other than those specified in the permit and Chapter 15, Articles X and XI of the Orange County Code.

21. If these permit conditions conflict with those of any other regulatory agency, the permittee shall comply with the most stringent conditions. The permittee shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.
22. The permittee is hereby advised that Section 253.77, Florida Statutes (FS), states that a person may not commence any excavation, construction, or other activity involving the use of sovereignty or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
23. Should any other regulatory agency require changes to the property or permitted activities, the permittee shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
24. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
25. EPD staff shall have permission to enter the site at any reasonable time to ensure conformity with the plans and specifications approved by the permit.
26. The permittee shall hold and save the County harmless from all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
27. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee.
28. The permittee agrees that any dispute arising from matters relating to this permit shall be governed by the laws of Florida and initiated only in Orange County.
29. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rules 62-302.500, 62-302.530(70) and 62-4.242 F.A.C. Best Management Practices, as specified in the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual, shall be installed, and maintained at all locations where the possibility of transferring suspended solids into wetlands and/or surface waters may occur due to the permitted activity. If site-specific conditions require additional measures, then the permittee shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.

30. Pursuant to Section 125.022 FS, issuance of this permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
31. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of the activity authorized herein.

**BUDGET:** N/A