

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

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

Elizabeth R. Johnson

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 Private Boat Ramp Permit, BR-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 Private Boat Ramp Permit for Vansop Trust (BR-25-01-000).

PURPOSE: The applicant, Vansop Trust, is requesting a Private Boat Ramp Permit to construct 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 Boat Ramp Permit for the subject property. The Boat Ramp Permit application (BR-25-01-000) is being reviewed concurrently with Standard Permit Application SP-25-01-000.

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

The proposed boat ramp will measure 50-feet long by 12-feet wide. A stormwater management system will be installed with the boat ramp, which was reviewed and approved by Public Works – Stormwater Management. The private boat ramp is intended for use only by those persons living in the single-family residence on the property and their usual and customary guests who are either in the company of the resident or using the resident's watercraft.

The public was notified of the February 10, 2026 public hearing by newspaper advertisement, posting on the subject property, and direct mail to the applicant, agent, and all upland owners within 500 feet of the subject parcel in accordance with the noticing requirements set forth in Orange County Code, Chapter 15, Article XV, Section 15-605(d)(2).

Pursuant to Orange County Code, Chapter 15, Article XV, EPD has evaluated the proposed Private Boat Ramp permit application and required documents and has made a finding that the request is consistent with Article XV.

Staff Recommendation

Approval of the Private Boat Ramp 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 Board's decision approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any timely filed petition or other challenge shall stay the effective date of this permit until the petition or other challenge is resolved in favor of the Board's decision.
2. The operational phase of this permit is effective upon the completion of construction and continues in perpetuity.
3. Construction activities shall be completed in accordance with the site plans submitted by Susan J. Merson, PE, received by the Environmental Protection Division (EPD) on October 21, 2025. The construction of the private boat ramp shall be completed

within five years from the date of issuance of this permit. Requests for permit extension must be submitted to EPD prior to the expiration date.

4. Any minor modifications [as determined by the Environmental Protection Officer (EPO)] for the construction of the boat ramp facility may be approved by way of Consent Agenda.
5. A copy of this permit, along with EPD stamped and approved drawings should be taken to the Orange County Zoning Division (OCZD) at 201 South Rosalind Avenue for approval in order to obtain a building permit. For further information, please contact the OCZD at (407) 836-5525.
6. After approval by OCZD, the certified site plans will need to be reviewed by the Orange County Building Safety Division (OCBSD) in order to obtain a Building Permit. For further information, please contact the OCBSD at (407) 836-5550.
7. 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.
8. Issuance of this permit does not warrant in any way that the permittee has riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittee. In the event that any part of the structure(s) permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittee agrees to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.
9. 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, Article XV of the Orange County Code. 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.
10. 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.

11. 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.
12. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
13. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate. EPD may revoke the permit upon discovery of information that may cause pollution to water bodies, cause an adverse impact on the riparian rights of other waterfront property owners, or impede the traditional use and enjoyment of the waterbody by the public.
14. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to ensure conformity with the plans and specifications approved by the permit.
15. The permittee shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. The permittee shall remain liable for any corrective actions that may be required as a result of any permit violations until the permit is legally transferred.
16. All excess lumber, scrap wood, trash, garbage and similar materials shall be immediately removed from wetlands or surface waters.
17. The permittee shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
18. 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.
19. 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.
20. 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 Florida Administrative Code. 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 exists of transferring suspended solids into wetlands and/or surface waters 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 surface waters.

21. 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 the 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.
22. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of construction.

BUDGET: N/A