

Board of County Commissioners

**Private Boat Ramp and
Standard Permit Applications**

BR-25-01-000, SP-25-01-000

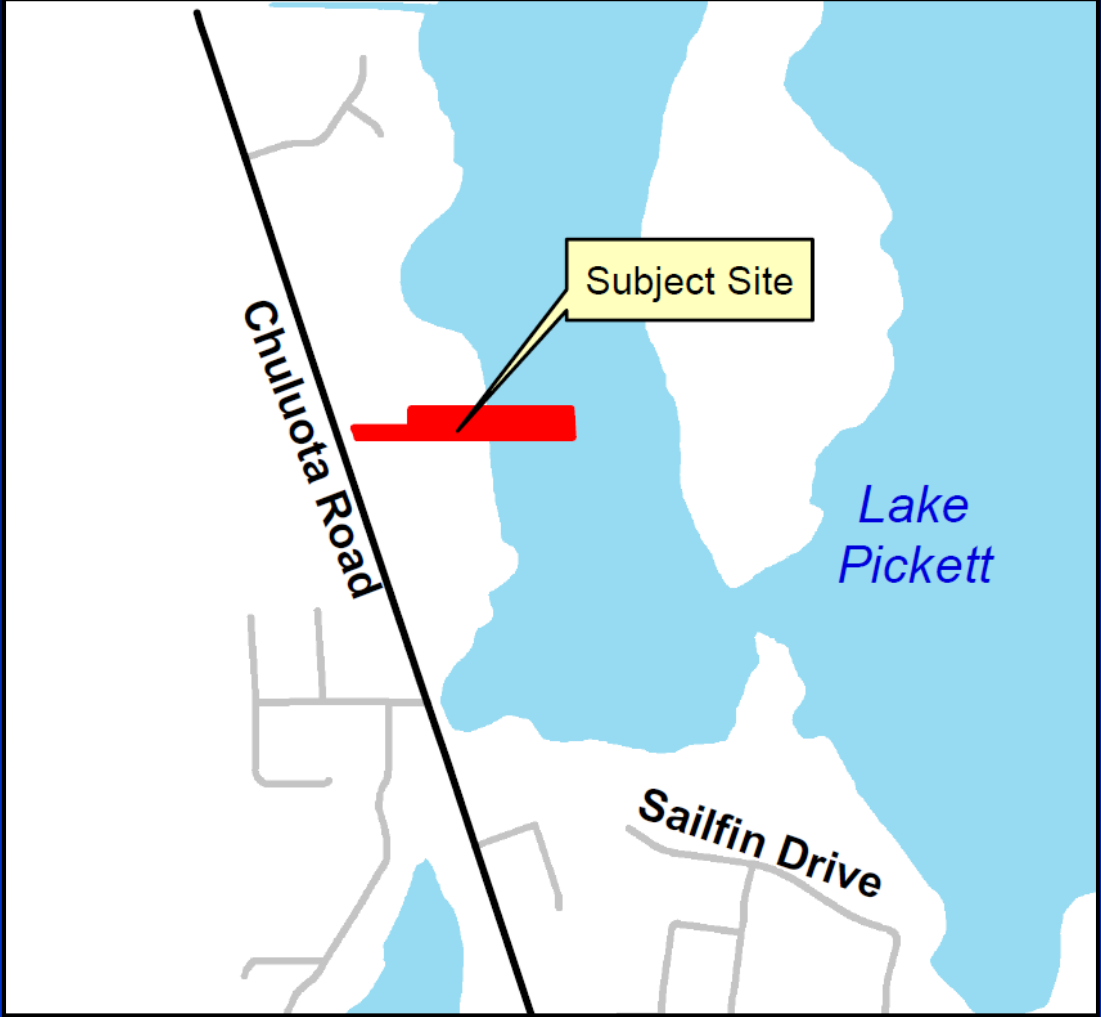
Applicant: Vansop Trust

February 10, 2026



Location Map

4377 Chuluota Road, Orlando



Parcel ID No.: 04-22-32-0000-00-015



Aerial Photo

4377 Chuluota Road, Orlando



Parcel ID No.: 04-22-32-0000-00-015



Existing Conditions



**Approximate location
of private boat ramp**





Private Boat Ramp Request

- **The proposed boat ramp will measure 50 feet long by 12 feet wide.**
- **Pursuant to Code, 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.**



Proposed Site Plan

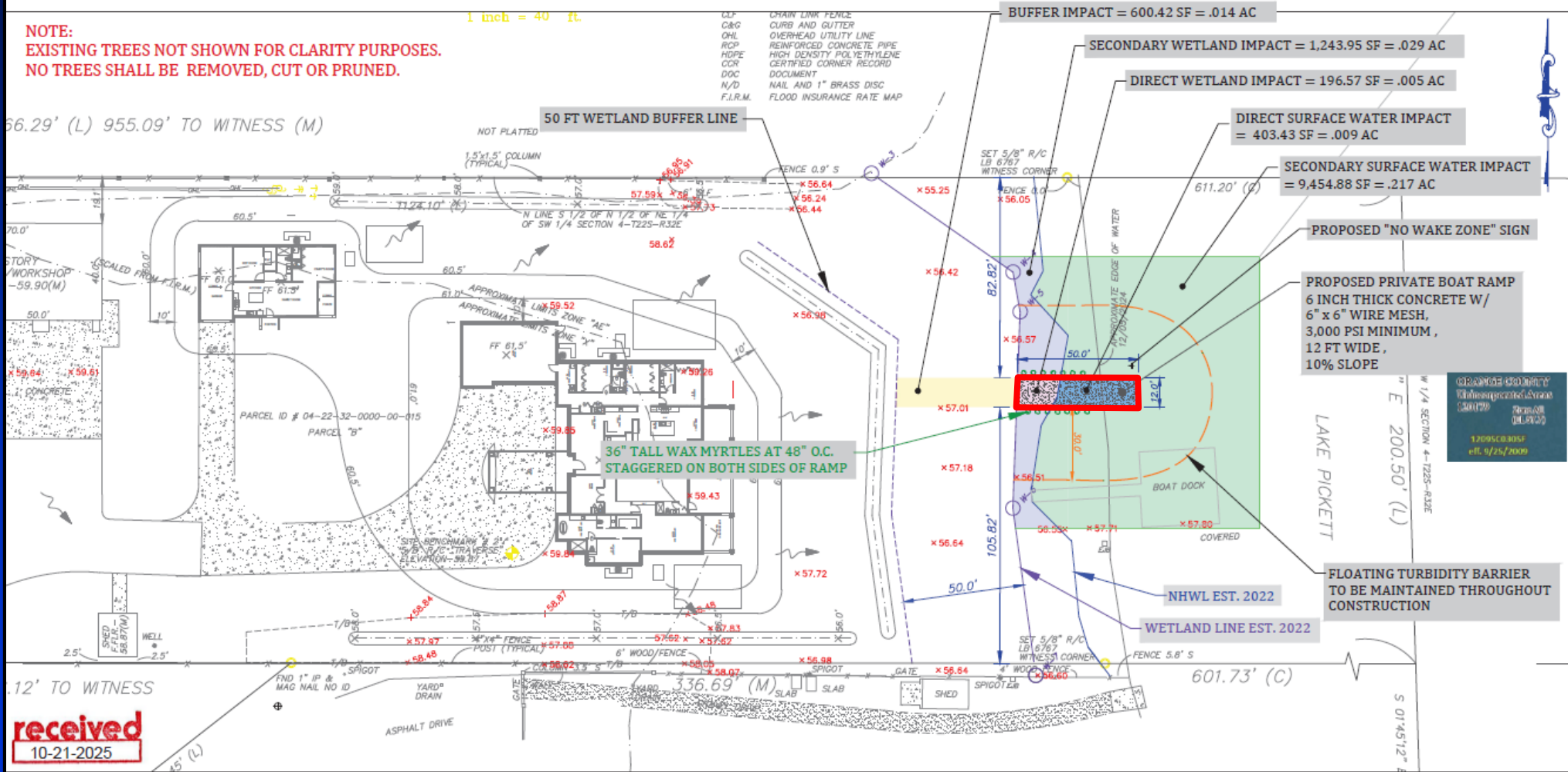
NOTE: SURVEY PROVIDED BY OWNER

Existing ground elevations show in red. All other existing information shown in gray.

SCALE : 1"=40'

NOTE:
EXISTING TREES NOT SHOWN FOR CLARITY PURPOSES.
NO TREES SHALL BE REMOVED, CUT OR PRUNED.

1 inch = 40' ft.



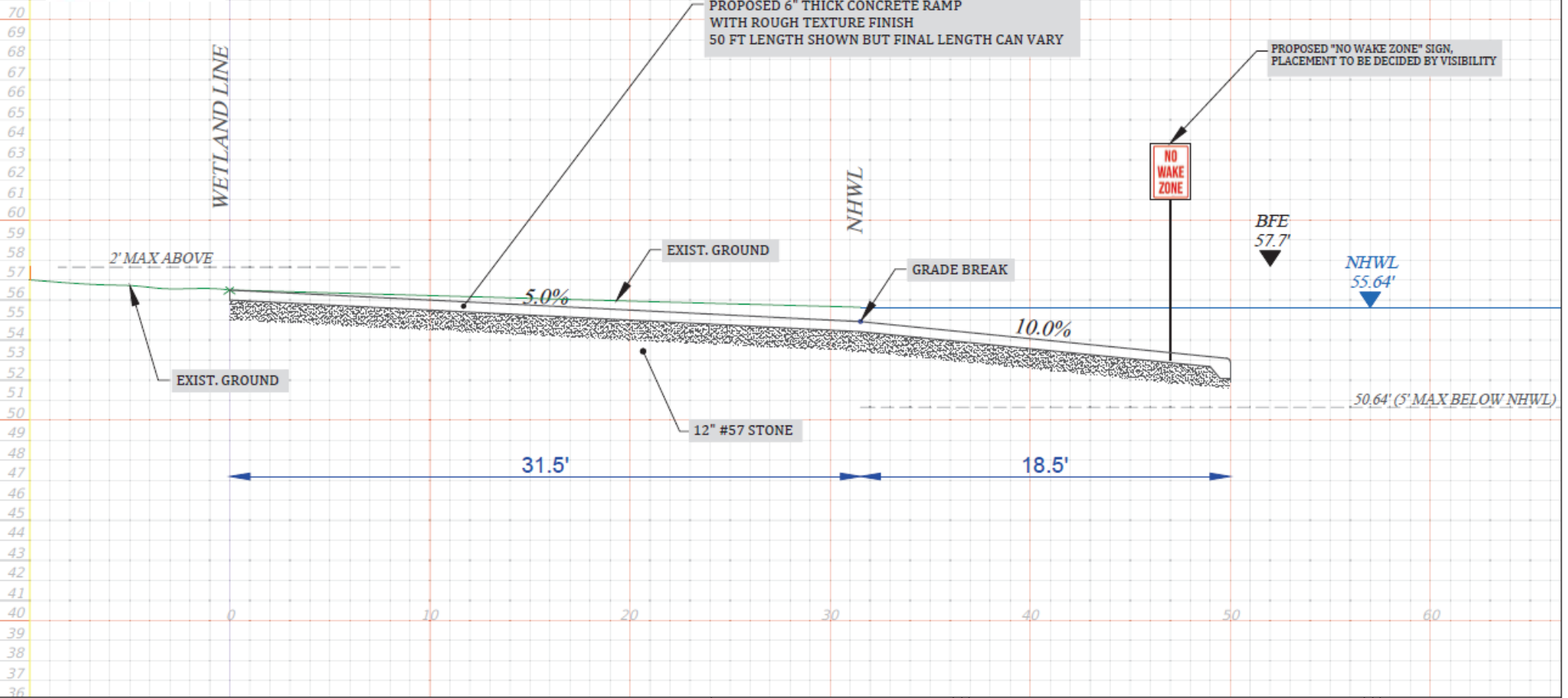
ORANGE COUNTY
 Unincorporated Areas
 200179 Parcel Map
 JUL 20 2009
 17095CB005F
 ePL 9/25/2009

received
 10-21-2025



Site Plan

received
9-3-2025





Review Criteria – Private Boat Ramp Permit

- **Chapter 15, Article XV:**

- **Sec. 15-605(d)(1) states:**

- (a) **The potential number of additional users of the waters that would result from approval of the boat ramp facility;**
 - (b) **Number of existing boat ramps and similar recreational uses on the waters and the extent to which such existing boat ramps and similar recreational uses to the waters are available to the public;**
 - (c) **Noise impacts on residents living directly adjacent to the waters;**
 - (d) **[Criterion only applicable to semi-private boat ramps];**
 - (e) **Whether the fish, wildlife, flora and fauna, including endangered or threatened species (as those threatened or endangered species may be defined from time to time by the applicable local, state or federal laws and regulations) or their habitats will be adversely affected;**
 - (f) **Whether the boat ramp facility will adversely affect navigation, water quality, water flow, or cause harmful erosion, shoaling, or sediment resuspension;**



Review Criteria – Private Boat Ramp Permit

- **Chapter 15, Article XV:**

- **Sec. 15-605(d)(1) states:**

- (g) **Whether there exists a navigable passage from the boat ramp facility to the waters;**
 - (h) **Whether the ecological balance of the waters will be adversely affected;**
 - (i) **Whether the boat ramp facility will adversely affect significant historical and archaeological resources as defined by state law;**
 - (j) **Whether the boat ramp facility will pose a hazard to normal vehicular traffic as a result of trailering vehicles leaving or entering roads;**
 - (k) **Whether the boat ramp facility will pose a hazard to boating traffic on the waters, or otherwise adversely affect public safety, given the number of people using the waters, as well as the size, depth and shoreline configuration and natural contours (i.e., existence of a cove, blind spot, etc.) on the subject waters;**



Review Criteria – Private Boat Ramp Permit

- **Chapter 15, Article XV:**

- **Sec. 15-605(d)(1) states:**

- (l) [Criterion only applicable to lakes with unrestricted public access];
 - (m) Whether the proposed boat ramp facility would adversely affect areas of special concern including, but not limited to, outstanding Florida waters, wetlands, areas which provide habitat for endangered species or threatened species (as those endangered or threatened species may be defined by applicable local, state or federal law or regulations) and conservation areas as defined by, and in accordance with, the Orange County Conservation Ordinance No. 89-8, as amended [article X of this chapter];
 - (n) Interrelationship and organization of multiple uses of the water body that is the site of the proposed boat ramp facility...;
 - (o) How the proposed boat ramp will affect existing uses of the water body which is the site of the proposed boat ramp facility.

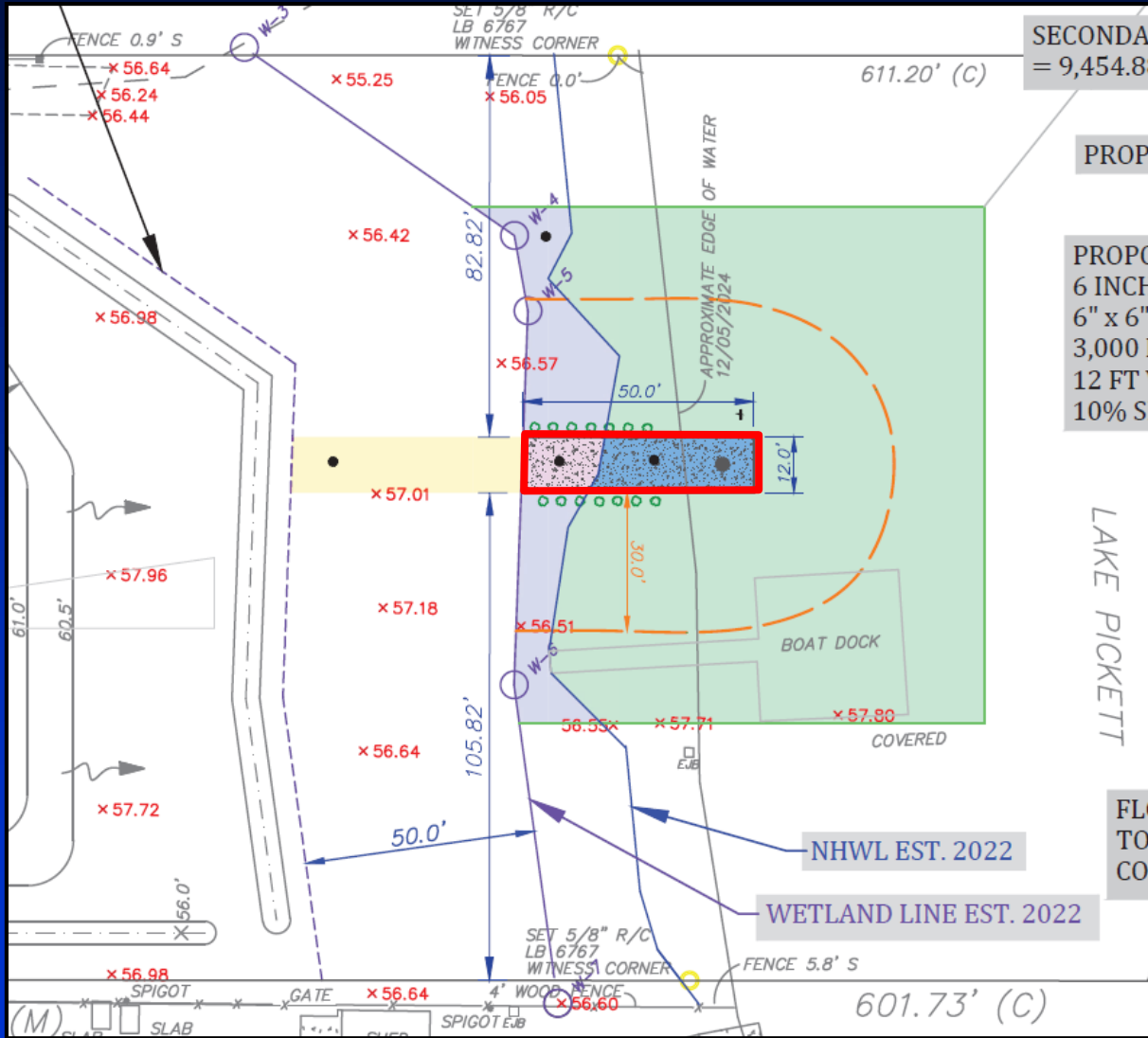





Standard Permit Request

- A Standard Permit is required to authorize the fill and concrete for the boat ramp in wetlands and on the lake bottom.
- 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 the boat ramp.
- The applicant is proposing 0.014 acre of upland buffer impacts (for vegetation clearing only; no concrete) in order to provide access to the proposed boat ramp.



Proposed Site Plan



-  0.014 acre direct impact
-  0.014 acre buffer impact
-  0.246 acre secondary impact



Review Criteria – Standard Permit

- **Chapter 15, Article X:**

- **Sec. 15-386(b) states: 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.**

- **Chapter 15, Article XI:**

- **Sec. 15-442(f) states: Upland buffers averaging fifty (50) feet in width with a minimum of twenty-five (25) feet in width shall be required for class I and II conservation areas as such areas are defined in section 15-364. Where feasible, upland buffers for these conservation areas shall connect with each other and with larger natural systems. Mitigation, density or open space credits for upland buffers shall be given. Density credits for upland buffers of the conservation area shall be not less than that which is allowable under the zoning ultimately approved by the county and transferred to developable portions of the same property.**



Considerations

- The project was reviewed in accordance with Chapter 15, Articles X, XI, and XV and the review criteria and conditions of issuance therein.
- Staff has made a determination that the site plan demonstrates there are no other feasible or practical alternatives to further minimize or eliminate impacts to wetlands, surface waters and upland buffers.
- The impacts associated with the boat ramp will be fully offset with the purchase of 0.04 mitigation credits at the TM-Econ Mitigation Bank, Phase IV, located in Orange County.
- Notification of all upland owners within 500 feet of subject parcel was completed in accordance with the Boat Ramp Ordinance. Notification of the adjacent property owners is not required for the Standard Permit. EPD has received one objection and two letters of support for the request.



Findings

- Pursuant to Orange County Code, Chapter 15, Article XV, EPD has evaluated the proposed Private Boat Ramp Permit Application and required documentation and has made a finding that the request is consistent with Article XV.
- Pursuant to Orange County Code, Chapter 15, Article X and Article XI, EPD has evaluated the proposed Standard Permit application and required documentation and has made a finding that the request is consistent with Article X and Article XI.



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.**
- **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**



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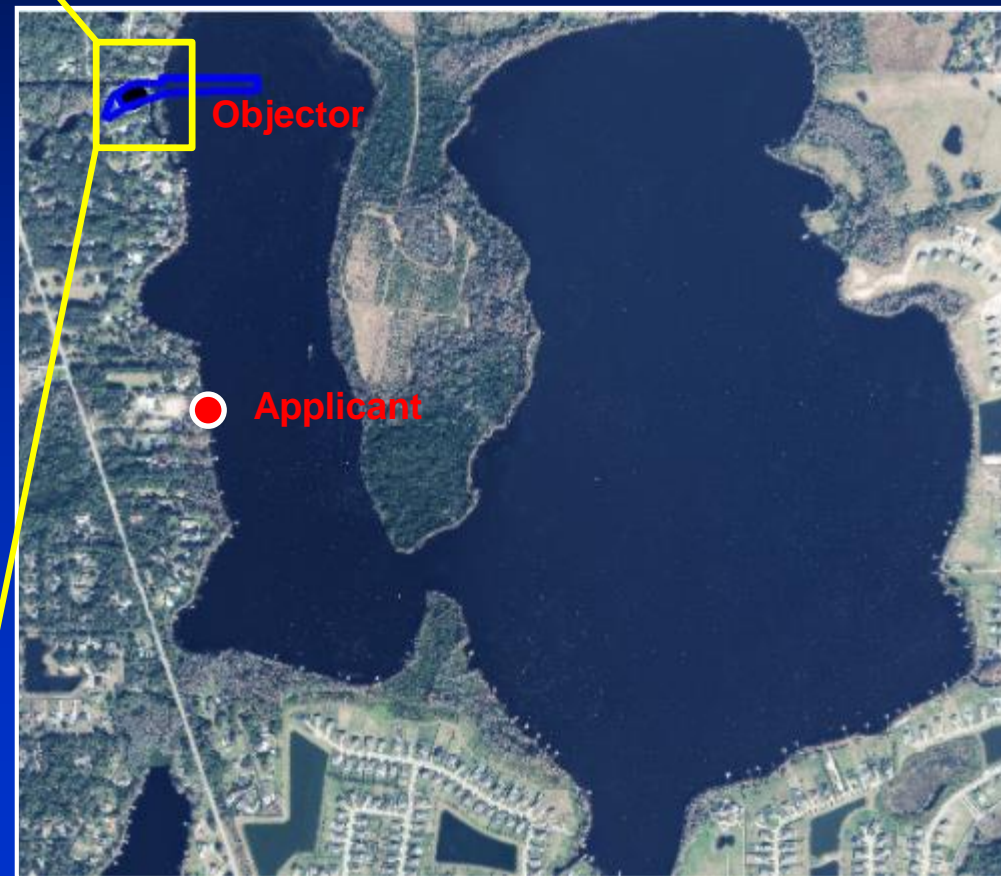


Existing Boat Ramps on Lake Pickett





Objection





Objection

- **Objector cites concerns related to water quality:**
 - Elimination of beneficial shoreline vegetation will lead to lower water quality
 - Nutrient-laden runoff flowing down the concrete ramp and into the lake
- **Staff analysis of concerns:**
 - **Shoreline vegetation:**
 - Vegetation in the lake at the applicant's lot is mainly nuisance/exotic torpedograss; low diversity
 - No trees will be removed
 - Applicant will install hedge of native shrubs (wax myrtle) from beginning of ramp to edge of water
 - **Runoff:**
 - A 50-foot vegetated upland buffer will remain adjacent to shoreline wetland; only 12-foot mowed path for access to be affected
 - Environmental swale to be constructed landward of the upland buffer to capture nutrients and other contaminants