

General Comments
Include a requirement for native plant landscaping in SPAs.
Glad to see you are protecting these areas. The new protection areas are essential for us to ensure the area's future water needs are met by ensuring recharge areas are protected. Also, so much of what is essentially "Florida" is the wildlife and plant life of the wetlands. Thank you for protecting these areas.
1. What and who determines criteria for demonstrated public benefit. 2. Deterrent modifier projects in BMAP areas that have a direct tie to impaired waterbody.
Resist the urge to reduce "buffers." These areas protect against rising waters in light of increased uncertainty in weather. 100-year floodplain is now a 20 year occurrence. Also - affordable housing will be encouraged in these areas - not something to encourage due to future risks taken by people who can least afford it. Buffers ensure protections of our wetlands - important recharge areas for the aquifer especially in light of the tremendous growth + stress we will put on our water resources.
Include more information on abbreviations OFW, RHPZ, RHPA, etc. I wonder if applicants can answer certain questions accurately ex (wetland mitigation efforts), if not working with an environmental expert.
Need to identify on checklist if property has an existing CAD or CAI
Increase minimum buffer to 125 ft
Need "N/A" option for Section 3.
Noticed General Permits - need more checks and balances
Standard Permits - mitigation on site
Additional Special Protection Areas - with buffers requirements
Upland buffers - good; wetlands need 100
Code clarification - important
Perpetual Maintenance/Monitoring of Mitigation Sites - with review + reports to the environmental agents
Removal of the Wetland Classification System - improve UMAM - why sacred? 3rd party verifiable
Required Additional Analyses - Wildlife fragmentation - methods to keep wildlife connected
Reaching out to see how the new Ordinances will affect Lake Mary Jane Shores (Our Lots). Could we have a certain provision baked in any of the Anomalies we have - 1982 Memo / wetland below the flood plain compensation Storage . so that the Lot owners don't lose 100%. We all want to be environmentally Conscious and protect the natural resources we have but also taking into account the financial interests the owners have for some of the lots .
In-county" mitigation - feasibility seems it may be difficult since mitigation banks are done by service area. Not a fan of a political boundary vs a watershed or landscape conservation approach
Need a protection area on the west side due to it being the Wekiva springshed
How will tiered approach deal with development areas within special protection areas that have been grandfathered?
Aquifer recharge needs to be considered
Upland buffers should consider landscape context and size of the wetland impacts
Will surface waters require 100-foot buffers? It appears the majority of the research cited refers to wetlands. Have you reviewed specific literature on surface water buffers? Will man-made ditches be assessed the same as natural tributaries?
Handbook that provides quality examples of UMAMs scores by herbaceous and forested that are physical areas in Orange Co. UMAM is good but does seem well standardized
Buffers requirements - What is range of consideration for small?
Excellent decision to use tiered permitting to concentrate efforts where it will matter the most. I support the new protection areas but agree more protection is needed in Western Orange County.
How have wildlife corridors been involved in the consideration for the protected areas and is their consideration to make them connected in the future?
Is the intent to have the ordinance provide for County wetland permitting for development within municipalities?
Thank you for this effort. In light of climate change and greater storm events, have you all put enough emphasis on not allowing building on floodplains? What is designated as 100-year floodplain is flooding much more frequently. Is this more the Stormwater Management Ordinance or are you talking floodplains in this ordinance?
The requirement of perpetual monitoring of conservation easements will likely result in less in-County mitigation and more use of mitigation bank credits.
Consideration of buffers and fire management capabilities and FireWise recommendations for defensible space; fragmented habitats are real threats for public health and safety
To confirm, will these new requirements apply to all parts of Orange County, including within city jurisdiction? Additionally, if applying to all parts of the county, will this permitting process be fully handled by the county?
Is the intent to have the ordinance provide for County wetland permitting for development within municipalities?
Will secondary impacts be assessed in the updated Ordinance?
Agree that we are putting the people least able to deal with the costs of any flooding events in the riskiest areas.
Agree that low income development should not be in vulnerable areas if possible. In responding to damage during Hurricane Ian the residents in low income areas were not able to evacuate and often times stayed in their domiciles that had been inundated with water and really would be unsafe with mold and other issues that arise from being damaged. A number of residents did not have vehicles and would not go to shelters as this was the only thing they owned.
Thanks for clarity on buffer characterization with appropriate species content. This is HARD... and will be super difficult to enforce in county rule.
Will each development be added to a master model for a basin analysis?
Look at the May 2023 Stormwater Presentation. It also talks about Master Basin Study Updates.

Comments by Category

1. Noticed General Permits	2. Standard Permits	3. Special Protection Areas	4. Upland Buffers and Mitigation	Municipality Meeting
EPD should treat SF applications/requests differently than developers	Alternatives analysis doesn't accomplish much	Overall management plan, environmental plan for EWN, EISP, and St. Johns Basin	St. Johns River Water Management District requires 150 ft assessment for secondary impacts	buffers: Species specific? Amentize?
Not much 100' undisturbed buffer opportunities available	Water management district/Corps require mitigation bank; how to incentivize in-county mitigation?	(Environment, utilities, transportation) look at where people go - place type	Is flood attenuation needed as a buffer purpose?	Incentives: Protection of wet prairies or creation with success
Secondary impact study to determine how impacts should be calculated	Cumulative Impact Analysis - how and what needs to be included	Develop a sector plan similar to what was done in Osceola.	Don't 'double dip' on buffer requirements + stormwater permitting requirements	Deterrents: CTF payments for out-of-County mitigation; Development within a floodplain? Current floodplain regulations may be sufficient, but perhaps not in SFH sites that are 100% wet
Artificial wetlands are replaceable	What's the incentive for in county mitigation	Osceola County - Sector Plan - Ranch	Ensure buffers are based on goal of each buffer purpose	Potential modifier: Carbon offset from impacts
Alternatives (false construct)	Incentive for in-county mitigation - reduce mitigation requirements	Sunbridge - Osceola County	Secondary impact should account for decrease of impact over distance into wetland	City of Orlando is reviewing tree impacts and assessing fees (4" or 6" DHB); UMAM already captures impacts from tree removal
NGP for SF homes should have larger allowable wetland impact acreages (unless you have >5 acres of uplands available)	Concerns about modifiers	Mitigation areas, look at natural land, look at wetland, restoration management	Buffer literature reference list requested	Mitigation: SCS wetland reserves is a good resource for landowners
Implement zoning restrictions (10 years?) for the allowance of additional fill for the SF parcels	No definition of avoidance/minimization (A/M)	Hopelands Gardens, Aiken, SC	Parcel size and upland buffers - "What is "limited uplands" - will code specify?	Incentivize in-County mitigation: quasi-credits or business incentive
NGP is a good concept	Who decides ultimately on avoidance/minimization	Look at what's within current SPAs	100% secondary impact into wetlands w/ no upland buffer? Or decreasing secondary impacts into wetland?	Enforcement: codify the process; program routine inspections in a database; evaluate success after 5 years; few mitigation sites are inspected 10 years later; conduct randomized inspections
1/4 acre size threshold is appropriate	Extra mitigation for SFH to impact > amount and acreage	Protect everglades headwaters, St Johns, stringent criteria	Concern with in-county mitigation availability	Will the new ordinance requirements deter in-County mitigation? There are benefits for a consultant
Larger impact acreage should increase Uniform Mitigation Assessment Method (UMAM) score	100' buffer natural upland is rare, so is restoration requisition for these areas	Focus buffer protections in natural areas of Shingle Creek	No alternative analysis	
Uniform Mitigation Assessment Method (UMAM) score subjectivity is an issue	Agricultural impacts on adjacent development	Buffer around lakes	Cumulative analysis ok - use data from ordinance adoption	
Disturbed buffers exist in Orange County, rare to get 100' of buffer.	A 300 ft buffer is very difficult (too large)	Look at the west area	Does 100 ft buffer consider nutrient removal from stormwater management system?	
Not centralizing development pushes outside (rural sprawl)	Deterrent modifier for conservation easements, what does this mean?	Shallow lakes, where does the water go?	Is buffer purpose to provide home range for wildlife?	
	South Florida Water Management District does not allow Conservation easement releases	St. Johns Basin plan - Farmton	How to enforce perpetual maintenance? - need legal options, could partner with non-governmental organizations.	
	Codifying too much places you in a box, with no room to adjust	St. Johns Special Protection Area should protect wildlife corridor	Is 100 ft enough? 150? 200?	
	Uniform Mitigation Assessment Method subjectivity	Special Protection Areas should not reduce predictability of wetland entitlements	In county mitigation - most people don't want to do different mitigation for each agency (local, state, fed)	
	Osceola County codified the Uniform Mitigation Assessment Method but does not make sense	Wildlife corridor + buffer study in St. Johns River	100' buffer is an amenity for a community - at grade trail	
	2nd degree impacts and buffer, so individual system varies	Avoid overlapping protection areas	No lakeshore conservation easements	
	Secondary impact analysis for a period of time (10 years) not landscape hydrology	Develop GIS layers mapping protected features and their regulatory requirements	Osceola 50 ft buffer	
	What happens if study shows development has hydrologic impact?	Native plant requirements in SPAs	Redundancy with existing rules - use federal buffers for species	
	Review the monitoring reports	Include % of natives required in code	How to define "limited uplands"?	
	Removing classification is a good thing		Alternative analysis too late in process + waste of money for developer	
	Define what goes to BCC in ordinance		Mitigation should not be triple dipped	
	Review modifiers, concern that projects with public benefit will allow anything to be permitted		Keep 100 ft buffer	
	Even area buffers need to be scientifically based (defendable)		Important for wildlife	
	Agreed with perpetual maintenance for conservation easements.		100 ft	
	Open communication for lower level SP levels, how can the public be notified?		No Conservation Easements on lots already full of invasives, not for mitigation or enhancement	
	GIS app, open to public as permits get processed		Use other form of functional assessment besides Uniform Mitigation Assessment Method (SWFWMD process)	
	Capture fragmentation during permitting process		1 bank in county (conflict of interest) - incentivized challenges	
	Advanced septic system required in critical areas		How to enforce perpetual maintenance - How to fund it?	
	Concern with losing isolated small wetlands (NGPs)		Uniform Mitigation Assessment Method disagreement?	
	Connection with wetlands, water quality (remote way to test WQ after wetlands are developed)		100 ft will be inconsistent; Special Protection Areas have 50 ft - confusing	
	AA - Does not like because it puts cart before horse, because the parcel is already purchased, however an AA for why the site was chosen could be feasible		Focus staff time on environmentally important wetlands	
	CIA is hard, because no one has kept track of sizes or quality		Likely to get negative feedback on buffer - do not adjust	
	SIA never done, is this a discussion? What format? What is needed?		Buffer = wetland longevity	
	Likes hydrologic monitoring (they use data loggers)		Use literature for species specifics for buffer	
	Will mitigation diminish over distance?		No certified affordable housing modifier	
	Develop GIS framework of wetlands, including delineated systems		Buffers around lakes? Lakefront homes?	
	Require CAD be submitted in CAD/GIS		100 ft excessive - discourages development	
	City of Orlando still using size to classify wetlands, small wetlands get a zero, current process is looking at changing that.		Conservation Trust Fund seems legally challenging	
	Protect as much as we can, not making more wetlands		Not accepted federally	
	Stormwater improvements needed, especially in Conway area		Would WMO accept this?	
	Flooding as a result of wetland loss		No pocket conservation easements	
	Floodplain maps keep changing		No conservation easements on lakefronts	
	Avoidance/minimization; What is mitigation criteria in 60 acre wetland bisected by culverts?		Perpetual maintenance - water management district already does this	
	Wildlife corridors/animal crossings			
	Fire management			
	100' buffer *buffer -> 25' is warranted depending on parcel size			
	If you choose to impact make the mitigation "hurt" by fixing ecological loss			
	True avoidance and true mitigation			
	Do not put people in flood prone areas			
	MSSW rules			
	Look and incorporate language that ACOE/EPA have used for 404b1 guidelines for avoidance			

	Avoidance demonstrated water dependency			
	LID is not equal to affordable housing			
	Low income housing is inappropriate to place in wetlands, do not place low income housing in wetland; 'insult' take out altogether			
	Danger with overriding public purpose and benefits			
	Be careful on any incentive			
	Linear facilities by FDOT/Expressway authority state law trumps CE/pipelines/roadways/transmission line			
	Uniform Mitigation Assessment Method - strengthen			
	Focus on preserving trees (mature)			
	An incentive could result in increase of density in upland areas			
	Brochures for residents			
	Non-technical flyers/videos on what a wetland is and importance of wetlands and habitat			
	Education funding/stewardship			
	Water quality improvements			
	Reduce impervious surface			
	Native/irrigation free landscape species (incentive to developments)			
	CIA- Everything done by state is by basin			
	How to quantify secondary impacts, o' - xft. X' - to yft			
	Level 3 - less going to BCC to avoid politics; Make only certain projects go to BCC			
	NGP - acre threshold for some projects			
	SJR HPA good			
	Specific pathways for permits			
	Keep wildlife corridors on Econ and St. Johns			
	Low quality isolated wetlands that have no value make it easier to permit these systems			
	Level 1 why does EID Asst. Manager need to sign permit recommend supervisor			
	Level 2 could be EPD Assistant Manager			
	What is a public benefit - need to identify			
	Modifier consider BMAP/impaired waterbody			
	Threatened/endangered species how will this be adopted in code (FWS)			
	Cumulative impacts - how are they assessed?			
	Where is fill going and coming from concern with metals and contaminants			
	Recommend soil analysis be done (testing) to ensure soil not contaminated			
	Soil analysis - possible modifier			
	Affordable housing by state definition/county definition			
	Affordable housing - smaller home - green			
	Is it % of development affordable housing			
	Definition definitely needed for affordable housing			
	Vulnerable habitats			
	Need data to know how many projects have been authorized with > 10 ac impacts to know if that # is a good point to have BCC review/approve			
	Avoidance/minimization defined what that practices it includes			
	Include examples in code, i.e. Go up in lieu of out (multi story), stem wall in lieu of slope, piling roadway verses fill through wetland			
	DNA level 1 of 2 how will public be notified about a project before it is authorized			
	For application notifications create an email list that interested public stakeholders can request to receive and those individuals will receive notification of an application or notice before permit issue			
	Regulatory scrutiny over the impacts of wetlands			
	Support in-county mitigation, so much mitigation goes out of county			
	Upland buffer in an easement to incentivize those > buffers			
	if in a protection zone what type of authorization (not NGP qualified)			
	Do we acknowledge the nexus to greenway/wildlife corridor? Have conversations early			
	Try to keep the environmental protections ready for all projects located in Orange County and the municipalities.			
	Put example of level 1 and level 3 process			
	News media as notification for these meetings			
	Where does the funding come from to run Orange County government; Does impact fee run government? Property taxes?			
	LID can play an important role, less impervious, encourage green infrastructure			
	Tree ordinance			
	Expand the distance for public noticing			
	Public comment is only during the day, not at night			
	Define vulnerable habitat - include upland especially for wildlife corridors			
	Exotic removal			
	Perpetual maintenance			
	Songbird loss prevention			
	Concern with sinkholes, we need recharge, karst systems			
	Special Protection Area for karst areas and sinkholes			
	Special Protection Area for karst areas and sinkholes - deterrent modifier - increase level of review			
	Level 3 does it include review by EPC before going to BCC?			
	No piece meal submittals			
	Special Protection Area native landscaping only			