

Occasionally, conservation areas may become filled with nuisance and exotic vegetation. A free authorization, called a Conservation Area Authorization (CAA), may be obtained from EPD to selectively clear nuisance and exotic vegetation within the conservation area, while replanting with beneficial, native vegetation. The goal is to have 85% coverage of native wetland vegetation within the conservation area.

**Please contact EPD at 407-836-1400 for specific permitting requirements.**

You may need permits from the Florida Department of Environmental Protection (FDEP), the Florida Fish and Wildlife Conservation Commission (FWC), or Water Management District prior to beginning your project.

**Please contact the following agencies for more information:**

# Residential Permits



## Enforcement

EPD is responsible for enforcing all of the above referenced codes. EPD staff works closely with property owners to bring their property into compliance, and often successfully resolve cases without formal enforcement. However, if the property cannot be brought into compliance, the case may be taken to the Orange County Special Magistrate.

**For a complete listing of Orange County Codes please visit [www.municode.com](http://www.municode.com).**

**FDEP Central District Office**  
**407-894-4100**

**FWC Northeast Regional District Office**  
**352-732-1225**

**St. Johns River**  
**Water Management District**  
**407-659-4800**

**South Florida**  
**Water Management District**  
**407-858-6100**

**A Pocket Guide  
for Lakeshores and  
Wetlands**

**“Protecting today’s resources  
for tomorrow’s needs.”**

**ENVIRONMENTAL PROTECTION DIVISION**  
**407-836-1400 [www.ocfl.net/epd](http://www.ocfl.net/epd)**



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## Boat Docks (Chapter 15, Article IX)

Whether you live in a municipality or you reside in unincorporated Orange County, you will need a boat dock permit to construct a new dock. If you live in unincorporated Orange County, all new boat docks require a permit from EPD and the Orange County Building Division. The Building Division will only accept plans that have been approved by EPD. Building Division fees are based on structure specifications. For information on these fees, visit the Building Division or call 407-836-5550.

however, replanting of beneficial native species may be required to meet 80% coverage of native aquatic vegetation. The LSP permit will allow you to maintain the shoreline clear of nuisance and exotic vegetation as long as you sustain the obligatory 80% native plant coverage. Note that certain trees and endangered plants cannot be removed from the shoreline. Generally, boat docks are to be placed in the access corridor.

**Lakeshore Protection Permit Fee: \$126.00\***

by the Board of County Commissioners at a public hearing. Because of the time required to review, schedule a public hearing, and send out notices, these permits generally take longer to issue.

**Shoreline Alteration/  
Pumping and Dredging: \$182.00\*  
Boat Ramps: \$182.00\***



Repairs, additions, or other modifications of docks, including the addition of a floating dock or Jet Ski platform, generally require a permit. To determine if repairs or modifications require authorization, contact EPD.

**EPD Boat Dock Application Fee \$119.00\***

## Lakeshore Restoration

(Chapter 15, Article IV)

Naturally vegetated or restored shorelines protect water quality, prevent erosion, provide fish and wildlife habitat, and provide a pleasant place for relaxation and enjoyment.

Within Orange County, a lakeshore homeowner is entitled to vegetation free access corridor of 20% or 30 feet of total linear shoreline, whichever is greater, without a permit.

If you want to remove vegetation outside of the access corridor, then Lakeshore Protection Permit (LSP) is required. This permit will allow you to remove nuisance and exotic vegetation;



## Shoreline Alteration/ Pumping & Dredging

(Chapter 15, Article VI)\*\*

Structures that stabilize the shoreline, such as vertical seawalls and rip rap, require a permit. Non-vertical methods, for example the use of rip rap combined with native aquatic plants, are preferred over vertical seawalls because they have less environmental impact. If a new vertical seawall is proposed along a shoreline where the adjoining parcels do not have one, the applicant must demonstrate that a seawall is the only method of stabilizing the shoreline. If you want to repair or replace an existing seawall, a permit may be required. Contact EPD for more information.

## Boat Ramps

(Chapter 15, Article XV)\*\*

Boat ramps have very specific requirements depending on the size, location, and who will be utilizing the boat ramp facility. For example, a public or commercial ramp will have more requirements than a private ramp.

\*\*Both the Shoreline Alteration/Pumping and Dredging and Boat Ramp permit applications require approval

## Conservation Areas (Wetlands)

(Chapter 15, Article X)

Parcels that contain wetlands may require a Conservation Area Determination (CAD) prior to development. The applicant is required to have an environmental professional flag the wetland to determine its boundaries. EPD staff will visit the site to verify the wetland was properly flagged. Once the boundaries are set, a wetland line survey is required. A CAD is valid for 5 years.

The County also offers the opportunity for an applicant to use a recent approved wetland survey from the State in lieu of obtaining a CAD. No fee is required.

**Conservation Area Determination fee: \$685.00\*  
(single-family lot)**

If proposed activity includes impacts to wetlands, a Conservation Area Impact Permit is required. Mitigation may be required to offset impacts through such actions as onsite preservation, enhancement of remaining wetlands, or the purchase of offsite mitigation credits, etc.

**Conservation Area Impact Permit fee: \$556.00\*  
(single-family lot)**

\* Fees are subject to change (rev 2.2014)