

## STAKEHOLDER FEEDBACK NOTES

10/5/21 FDEP – Mark Marousky, Environmental Specialist III, Submerged Lands and Environmental Resources Program and Matthew Kershner, Compliance Assurance Manager

- They look at the size of the terminal platform when considering whether to grant a letter allowing the owner of a proposed dock to have a lease on proprietary State lands. Allowing 160 SF of platform size for Santa Fe River docks is similar to what's allowed in an aquatic preserve. In general, the size of the dock depends on the size of the boat the applicant has. Mark asks the applicant why the need such a large dock if the size is not reasonable. They have had applications for 3 story docks before.
- Whenever the riparian zone is questionable, Mark always asks the applicant for a riparian survey. A letter is always required from the neighbor in order to approve a dock within the setback. They look at setbacks from riparian lines, which don't always match projected property lines. All "marginal docks" must have a 10 ft. setback. They request that docks be centered when the shoreline is less than 65 ft. wide, but they cannot require this. When they approves a shared dock, it has to be located on the riparian line.
- The reason why they do not allow screen rooms is because this is not a water-dependent structure (fish-cleaning stations are also not water-dependent). Once a dock has 4 walls (even screen walls), it becomes a habitable structure and people will put jukeboxes in there, bars, refrigerators, etc.
- FDEP charges approximately \$100 – 420 for a general permit for a dock. They require a general permit for docks on OFWs that are between 500 – 2,000 SF. They allow docks to be repaired and replaced without a permit within 1 year of a storm event and if the dock is less than 50% destroyed. Duval County does not require building permits for docks, but Putnam County does.
- Alachua County's ordinance appears to be more restrictive, which is helpful for FDEP.

10/6/21 Santa Fe Lake Dwellers Association Board Members - Pam Johnston, Jill McGuire, Joe Rush, Jim Reid, Ruth Berkelman, Carl Bennet, Mark Goldstein

- They would like docks to be a certain height (perhaps 4 ft.?) above the OHWL to help keep them from being damaged during storm events and becoming a hazard. The State looks at this but there is little enforcement. There are still a lot of dilapidated docks and dock debris washing up on shore from Hurricane Irma. The debris is more from the older docks that were nailed down instead of screwed.
- They are concerned with docks being a hazard to navigation and would like a firm limit on how far out docks can go into the Lake. Just beyond vegetation is not a good limit because the vegetation moves; especially spatterdock. Recommend using term "grasses" instead of "vegetative littoral fringe."
- They would like the 1,000 foot total threshold for review to remain, and add the platform size threshold/limit as well. They would like 4 ft. to be the maximum walkway width, with special exceptions granted for greater.

- Minutes

SFLDA BOD meeting with Emily Rodrigues, Alachua Co. Dept of Environmental Protection (DEP)

October 6, 2021 5PM

Zoom, hosted by Carl Bennett

Participants: Emily Rodrigues, Jill McGuire, Carl Bennett, Mark Goldstein, Jim Reid, Ruth Berkelman, and Pam Johnston (President, Melrose Bay Property Owners Association invited by SFLDA)

Emily Rodrigues was invited by SFLDA to discuss the new draft standards for docks on Lake Santa Fe.

Emily agree to share notes with SFLDA and also will send a revision of the draft guideline based on our discussion and discussion with her group. A draft will be sent to members when Alachua Co. DEP shares a revision based on participant comments.

No walls will be allowed on docks. The state does not allow screens but that will not be included in the county guidelines. Projected property lines will no longer be used when considering the site of the dock.

Potential revisions to the draft based on discussion included:

- 1) Limiting the width of the walkway to 4 ft
- 2) Limiting the platform to 600 square feet without permitting an appeal
- 3) Limiting the total walkway and platform to 1000 square feet permitting an appeal where a walkway may require extension
- 4) Inclusion of a minimum height over the water (using AMSL or other measure that relates to the ordinary high water mark) to limit dock damage during high water
- 5) Use of screws instead of nails for dock

There was also a brief discussion about the Johnson property on Melrose Bay where the shoreline was destroyed and a beach area developed. The owner had no penalty assessed. It remains unclear whether Putnam county has sole jurisdiction over the cutting of cypress knees and destruction of vegetation (including cypress knees) above the ordinary high water line.

Notes taken by Ruth Berkelman

10/11/21 Bradley Tschorn, Dock Contractor

- He works mostly in other Counties. Alachua County has more steps and requirements in the permitting process and he would like to see dock permitting made simpler.
- Colored metal roofs tend to fade
- He builds docks an average of 3 ft. above the water and an average of 9 ft. from the floor to the roof. Height above water doesn't matter and he does not think this should be required. It is more the wind and wave action that tears a dock apart. Height above OHWL is difficult to gage. He generally looks at neighboring docks and builds them the same height. He jets pilings 5 ft. into the ground and the higher up a dock is, the harder it is to stabilize. If we end up requiring a

minimum height above OHWL, he would like a training workshop in the field to show how to determine this.

- He does not think engineered plans should be required for a dock without a roof. There is nothing to engineer (no wind loads, tie-down requirements, etc.)

10/12/21 Tra Worley, Dock Contractor

- Putnam County allows up to 600 SF of platform and boathouse.
- If a dock sticks out greater than 10 feet from neighboring docks, it could be a hazard to navigation.
- Silver galvalume roofs blend in with white clouds and they turn dull after 1 year.
- Minimum height should be no more than 1 ft. above OHWL and the only way to determine this is to have an elevation survey done to determine the 141 ft. elevation line. We should look into ADA requirements for height since decking greater than 30 inches above the ground requires handrails. People don't like handrails because they block the view. Docks being too low is not the problem causing debris, it is unlicensed contractors doing shoddy work. All the docks he built withstood Hurricane Irma.
- He likes allowing docks pre-existing in the setback to be replaced in place. Other counties require 10 feet setbacks from projected property lines.

10/14/21 Nick Yankopolus, Dock Contractor

- He is fine with the new size restrictions, as long as it is clear in the Code what is allowed; he can tell his customers that is the limit.
- FDEP has a maximum of 17 ft. above OHWL. They typically build docks 3 ft. above the water, but they ask the customer what they would like; some people request lower. Some customers request a step down at the terminal end that is lower. He could be okay with a 4 ft. minimum but 5 ft. is too high.
- 160/300 SF is too restrictive for docks on the Santa Fe River, especially for the deck on the bank. He thinks it should be 600 SF threshold like the other docks. SRWMD distinguishes between above and below the bank. They typically allow a 12 x 16, up to 200 SF of deck on the bank, with 10 SF of dock over the bank for every linear foot of river shoreline.
- We might consider looking at requirements for environmentally friendly treatment of piles as required by the FDEP in the Itchetucknee River. However, the less intensely treated poles are not as durable.
- There should be an easier process for minor changes to existing docks, such as the addition of less than 200 SF.

10/14/21 Charlie Wolf, Dock Contractor

- He likes the proposal to exclude walkways and including overhang in the calculations as this is more consistent with what FDEP requires.

- Three feet above OHWL might be an okay minimum but 4 ft. is too high. He often asks the customer to do an elevation survey so he can correctly count the square footage below the 141 elevation. He also has a benchmark on a pole on the lake that he references that day to determine the current elevation of the lake.
- He typically constructs docks with a 28 foot wide covered area, including overhangs. This could be a good limit, but what about people that want two boatslips?
- He generally thinks that no more than half of the boathouse should stick out further than the neighboring docks in order to not become a hazard to navigation. This also depends on the curve of the shoreline. Docks that stick out should be constructed with solar lighting at the end.

Emails received:

- Thanks Emily, I think it looks pretty good. I especially like the language about placing the structures in an area that will have the least impact on existing aquatic vegetation.

For the section on Setbacks – do you plan on using the figure from the old document? I think that figure is great and should be included with the new document as well.

Chris Boever  
Regional Biologist  
Florida Fish and Wildlife Conservation Commission

- Hi Emily,  
We have reviewed and our only comment is to perhaps insert language that an FWC permit may be required unless exemption rules apply and for applicants to contact their regional FWC biologist.

Thank you for the opportunity to review and have a good weekend,

Steve Beck  
Biologist III  
Florida Fish and Wildlife Conservation Commission

- Hi Emily,

I left you a vm.

I reviewed this awhile back and I think the only matter that stood out to me was the difference in methodology for the determination of apparent riparian boundaries, but it looks like that is somewhat being addressed with the removal of the descriptor, “projected property lines”

Please see attached excerpt from the late Dr. Gibson’s methodology (Go Gators!).

Other than that, your ordinance appears to be more restrictive, which is helpful for us.

If I can be of any assistance, please let me know.

Matthew Kershner  
Compliance Assurance Manager  
Florida Department of Environmental Protection

- From: GARY FAIRCLOTH [mailto:gary.lakesantafe@live.com]  
Sent: Tuesday, October 05, 2021 6:52 AM  
To: Jill Mcguire  
Cc: Carl Bennett; Tom Germano  
Subject: Re: Please read and comment about proposed update on the Dock Code

I personally feel that Alachua County is trying to control what happens on the large lakes and they never mention smaller lakes. The smaller lakes are allowed the same as the big lakes? No mention of this anywhere in writing. Alachua County it appears is looking for another way to tax people.

I recently rebuilt my dock after the hurricane completely destroyed it. On four different occasions I had to go to Gainesville to different agencies before receiving all of the necessary permits to complete , even though I never changed the square footage and was doing a remodeling permit.

This proposal is not what it appears due to the main reason it is not one agency under one umbrella!

Please don't let these stats they are presenting fool or swoon you.

Remember before ANY DOCK, or BOATHOUSE is constructed in Alachua County you first have to have an Architect drawing and calculations of wind shear, and ( Alachua County Specifications ) approved by all of the agencies located in Gainesville. By the way YOU will have to locate and pay the Architect to the sum of \$300.00 and up plus all of the additional cost of the permits already in place. It is not cheap to do so. with building and zoning, ect. By the way , for the initial charge for a visual inspection the charge for (2) site visits was \$100.00 , the inspector came once, another inspector approved and sign off of my permits VIA by Faceting with me on a Friday!

People are already not allowed to build larger than the permits allow, this appears to be just another way to increase the cost building a dock.

As stated, before there are multiple departments with the decision-making process. No one Department has complete control. To me it's just another way to add to their coffers.

You may wish to ask about the requirements of abandon docks and boathouses that are not attached or have been destroyed and who is responsible for removing these out of Alachua controlled waters?