



Florida Department of Environmental Protection

South District

Common Dock Non-Compliance

December 2017





Common Dock Non-Compliance

- Overwater surface area
 - Canopy covers
- Commercial / Multi-family facilities
 - Permits, leases, self-certification
- Aquatic Preserve criteria for Single-Family Docks
 - Terminal Platform
 - Access Walkway
 - Number of slips





Overwater Surface Area

- Exemption:
 - 1,000 square feet or less
 - Natural waters and canals
 - 500 square feet or less if in an Aquatic Preserve or Outstanding Florida Waters
- General Permit:
 - 2,000 square feet or less



Canopy Covers

- Roof area is part of dock's overwater area!
- Dock may be exempt before addition of boat cover
- If boat cover + dock exceeds exemption, a permit is required
 - 1,000 sq.ft
 - 500 sq.ft. (AP/OFW)





Commercial / Multi-Family Facilities

- Using Self-certification
- Only Applicable For Single-family Docks

Not currently available for:

- Commercial (Review by DEP staff)
- Multi-family (Review by DEP staff)



Single-Family
(0, 1 or 2 Slips)

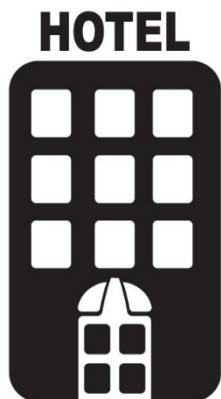




Commercial / Multi-Family Facilities

Failure to obtain an ERP permit

- All Commercial docks require a DEP permit
 - Ex. Restaurants, Marinas, RV Parks, Businesses, Apartments, etc.
- *De minimis* or General Permit could be sought
 - Requires DEP approval
 - Ex. Boat lifts in existing slips, finger pier extensions

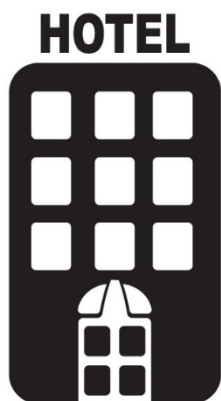




Commercial / Multi-Family Facilities

Failure to obtain Sovereign Submerged Lands Lease

- All Commercial docks require a Lease
 - Ex. Restaurants, Marinas, RV Parks, Businesses, Apartments, etc.
- Multi-family docks require a lease
 - >3 slips in Aquatic Preserves / >10:1





Commercial / Multi-Family Facilities

Lease Non-Compliance

- Installing new structures w/o permit or lease modification





Commercial / Multi-Family Facilities

Lease Non-Compliance

• Referenced Permit Non-Compliance

- Boat Slip User Agreements
- Fuel Spill Equipment
- Manatee Protection Materials
- Sewage Pumpout
- Stormwater Management System
- As-Built Certifications
- Marina Operations Plan

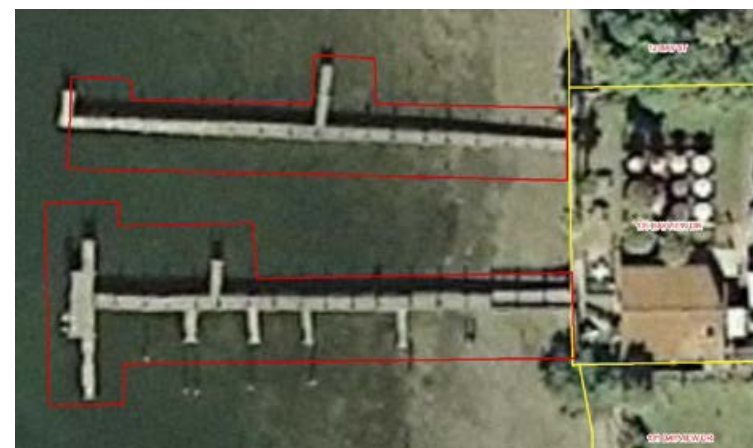




Commercial / Multi-Family Facilities

Lease Non-Compliance

- Mooring Outside the Lease Area





Commercial / Multi-Family Facilities

Lease Non-Compliance

- Missing Signage





Commercial / Multi-Family Facilities

Lease Non-Compliance

- Slip Count Exceedance
- Docks in Disrepair (Pre-Hurricane Irma)
- Changes in Upland Ownership
- Hand Railings, Reflective Markers
- Expired Vessel Registrations
- Unauthorized Mangrove Trimming/Alteration
- Annual Wet Slip Revenue Reports (AWRR)





Aquatic Preserve Criteria for Single-Family Docks

Terminal Platforms

Greater than 160 sq. ft.





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Marginal Docks

- Docks with no access walkway (parallel to shoreline)
- Functions as “terminal platform”
- Limited to 160 sq. ft. in total overwater area



Aquatic Preserve Criteria for Single-Family Docks

Terminal Platforms

Greater than 160 sq. ft.



Lift Location

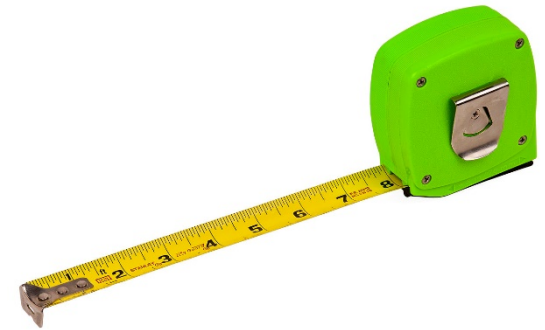
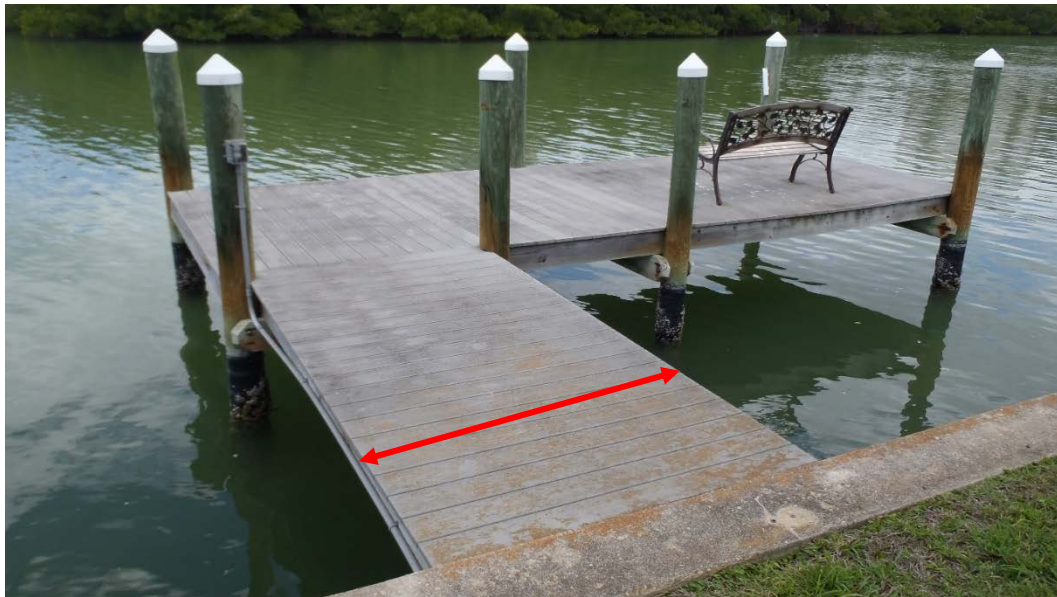
- Boat lifts are placed adjacent to the terminal platform
- Where you “secure and load or unload a vessel”



Aquatic Preserve Criteria for Single-Family Docks

Access walkways

Greater than 4 ft. in width





Aquatic Preserve Criteria for Single-Family Docks

Mooring >2 Vessels

- Must be “*designed to moor no more than two boats*”
- Personal Water Craft (PWCs) count
- Handrails can prohibit mooring





Single-Family Dock Examples

Dock in Aquatic Preserve – Where does the terminal platform start?





Single Family Dock Examples

Dock in Aquatic Preserve – How big can it be?

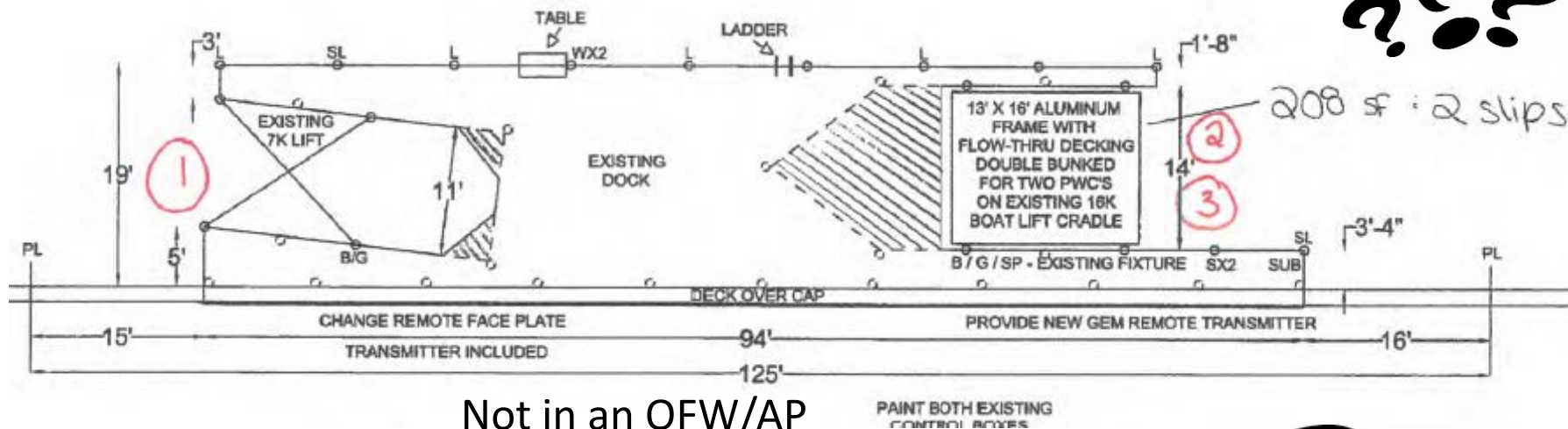




Single-Family Dock Example

What type of authorization does this dock need?

???



Not in an OFW/AP
1,539 sq. ft.

???



Contact Us!

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