



# ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**Project Number: DR25-000040**

**Final Development Plan and Flood Plain Development Permit for  
Varnes Dock**

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**SUBJECT:** 892 square-foot dock and boathouse

**APPLICANT/AGENT:** Worley Construction and Associates, Inc.

**PROPERTY OWNER:** Spelman & Varnes

**PROPERTY INFORMATION:** Address: 20680 NE 132<sup>nd</sup> Ave  
Parcel Numbers: 18398-001-000  
Future Land Use: Rural/Agriculture  
Zoning: Agricultural (A)  
Acreage:  $\pm 1$

**CHRONOLOGY:** Application submittal: 09/02/2025  
Sufficiency Determination: 10/01/2025  
Development Review Committee Hearing:  
10/16/2025

**STAFF RECOMMENDATION:** Approval with conditions

**BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

The applicant proposes an 892 square foot dock and boat house on Lake Santa Fe. There is no existing dock on the property. The dock will consist of a 12-foot x 24-foot covered boat house, a 4-foot by 24-foot catwalk along the boat slip, and an 8-foot by 16-foot deck which is partially covered. The walkway is 5 feet x 90 feet.

According to Section 404.108(d) Development Review Committee (DRC) approval is required for docks that do not meet the standards in Section 404.108(c) provided the following conditions are satisfied (see table below). The DRC may also approve reconfigurations of existing docks that do not meet one or more of the standards in Section 404.108(c) and or/ this Section provided those standards are not made further non-compliant.

<b>Standard</b>	<b>Pre-Application Screening approval limit</b>	<b>Development Review Committee approval limit</b>
Maximum platform size	600 square feet	900 square feet
Maximum width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	The lesser of 40 feet or 40% of the property width at the shoreline
Maximum covered width	25 feet for properties > 80 feet wide 20 feet for properties ≤ 80 feet wide	30 feet
Maximum height	14 feet	14 feet
Setbacks	10 feet for properties <65 feet wide 25 feet for properties ≥ 65 feet wide	Less only if it is necessary to avoid or minimize adverse impacts to natural resources or riparian rights
Santa Fe River docks	Limited to a single uncovered platform ≤ 160 square feet	Limited to a single covered platform ≤160 square feet and total footprint ≤300 square feet

Table 404.108.1

Section 404.108(f) requires DRC approval for docks greater than 600 square feet of surface area with a limit of 900 square feet. The dock as proposed will be a total of 892 sf. In addition, the width and covered width of the Dooley dock exceeds the maximum widths of 20-25 feet outlined in Sec. 404.108(c)(1)(b) for Size Limits therefore DRC approval is required.

**CONSISTENCY ANALYSIS:**

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

## UNIFIED LAND DEVELOPMENT CODE:

Sec 404.108(b) Docks are allowed as limited uses in the unincorporated area, provided the conditions of this section are satisfied. According to 404.108(d), *“The DRC may also approve reconfigurations of existing docks that do not meet one or more of the standards in 404.108(c) and/or this section provided those standards are not made further non-compliant.”*

404.108(d)(1) *Maximum size. The total footprint as calculated in 404.108(c)(1)a shall not exceed 900 square feet.*

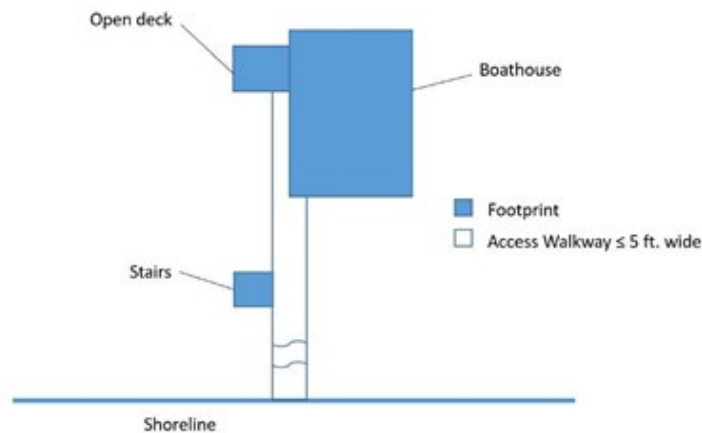


Figure 404.108.1

12-foot x 24-foot covered boat house, a 4-foot by 24-foot catwalk along the boat slip, and an 8-foot by 16-foot deck which is partially covered. The total footprint of the covered areas and open deck is 892 square feet.

*404.108(d)(2) Maximum width. The maximum width of a dock shall not exceed 40 feet or 40% of the property width at the lateral shoreline, whichever is less. For purposes of this section, the property width at the lateral shoreline is measured as a straight perpendicular line from one property line to the other at the lake edge. The DRC may authorize a dock serving multiple residences or public access docks to exceed the maximum size and width standards upon determination that such joint use would result in greater environmental protection.*

The property is approximately 153 feet wide at the lateral shoreline, 40% of which is approximately 61 feet. Therefore, the platform must not exceed 40 feet in width. The total width is 30 feet.

404.108(d)(3) Maximum covered width. The maximum covered width of a dock shall not exceed 30 feet.

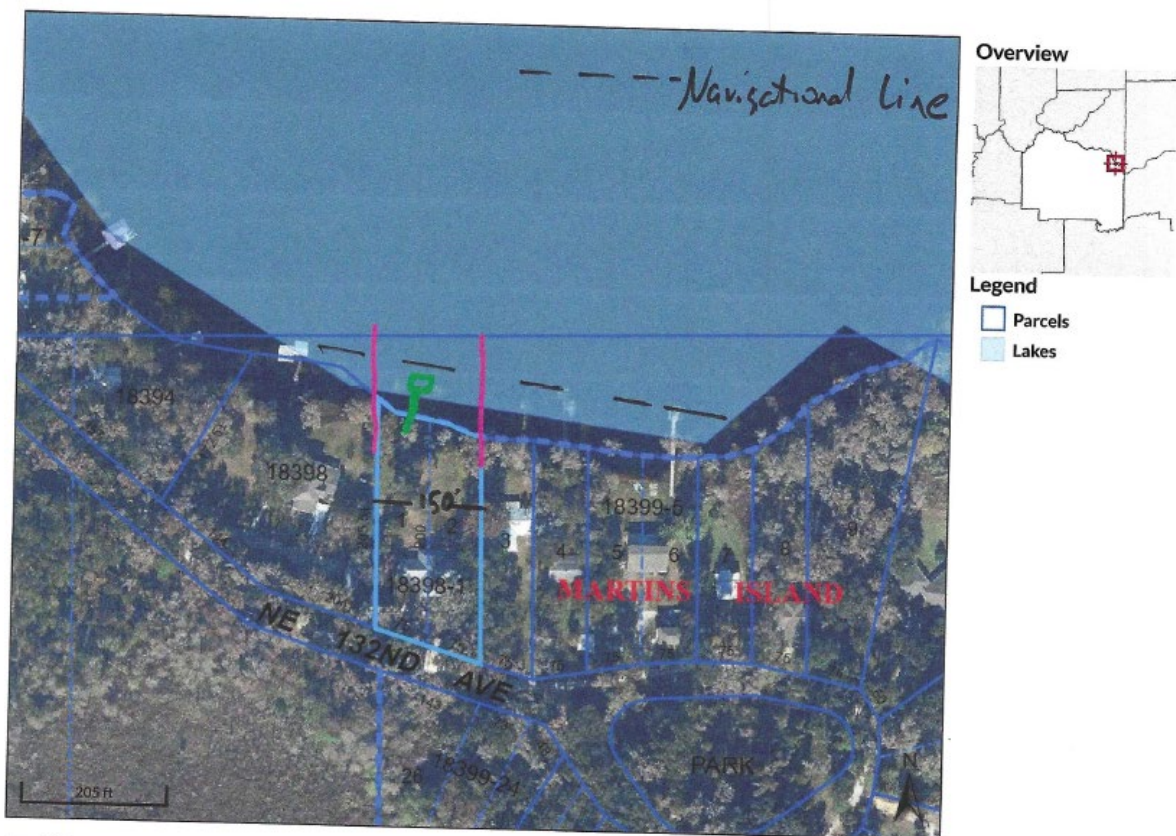
The covered width of the platform is 30 feet.

404.108(c)(1.)(c) Maximum height. The maximum height shall not exceed 14 feet as measured from the floor elevation to the highest point of the dock.

The total height above the platform is 12 feet 10 inches, which is less than the maximum of 14 feet.

404.108(c)(3) Hazards to navigation. A dock may not create a hazardous condition to the navigation of waterways and to other pursuits of water sports. Hazard to navigation means a watercraft or structure erected, under construction or moored that obstructs the navigation of watercraft proceeding along a navigable water or obstructs reasonable riparian access to adjacent properties.

The proposed location of the dock would not create a hazard to navigation as demonstrated in the image below as it does not extend further into the lake than the existing dock.



404.108(c)(4) Impact on natural systems. A dock may not be detrimental to the continued function of natural systems, including aquatic vegetation. All structures shall

*be constructed to cause the least possible impact to wetland and aquatic vegetation.*

The proposed location and dimensions of the new dock do not cause significant adverse impacts to natural systems including aquatic vegetation.

*404.108(c)(5) Setbacks. If the property width of the lateral shoreline is 65 feet or greater, the dock must be set back at least 25 feet from the side property lines (see figure below). If the property width at the lateral shoreline is less than 65 feet, the dock must be set back at least ten feet from the property line.*

The dock is set back 30 feet from the western property boundary and 90 feet from the eastern property boundary.

*404.108(c)(2) Other permits required. Issuance of a building permit from the Alachua County Building Official for a dock, does not take place of applicable local, federal, state and water management district permits that may be required before beginning construction. If modifications to the design of a County permitted dock are necessary to meet federal, state, or water management district permits, the applicant shall resubmit revised plans to the appropriate County reviewing body.*

Staff has included conditions of the approval which states:

- a. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
- b. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].

## **STATE AND FEDERAL PERMIT**

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or

federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

**DEVELOPMENT PLAN EXPIRATION:**

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

**STAFF RECOMMENDATION:**

Staff has found the proposed Final Development Plan and Flood Plain Development Permit consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Final Development Plan and Flood Plain Development Permit for **Varnes Dock**.

**CONDITIONS:**

1. Any required FDEP permit or letter of consent shall be obtained and a copy provided to ACEPD prior to commencement of dock construction [§406.05, ULDC; §404.108(b), ULDC].
2. Aquatic vegetation removal is prohibited without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC].