

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Environment and Natural Resources

BILL: CS/SB 198

INTRODUCER: Environment and Natural Resources Committee and Senator Rodriguez

SUBJECT: Seagrass Mitigation Banks

DATE: January 19, 2022

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Collazo	Rogers	EN	Fav/CS
2.			CA	
3.			AP	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 198 authorizes the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) to grant easements on sovereignty submerged lands (SSLs) for mitigation banks that are permitted under, and meet the public interest criteria in, state law. The bill provides that it does not prohibit mitigation to offset impacts to seagrass or other habitats on SSLs upon meeting the public interest criteria. It also directs the Department of Environmental Protection to adopt and modify rules to ensure that required financial assurances are equivalent and sufficient to provide for the long-term management of mitigation.

The bill revises the existing Environmental Resource Permitting (ERP) program exceptions for:

- The installation and repair of certain mooring pilings and dolphins, piers, and recreational docking facilities, to provide that docks authorized under same must be granted authorization for the use of submerged lands upon approval by the Board of Trustees; and
- Floating vessel platform or floating boat lift structures, to:
 - Create a presumption of compliance with any requirement to minimize adverse environmental impacts, where they are associated with a dock on a parcel of land; and
 - Provide that local governments may require only a one-time registration of certain floating vessel platforms to ensure compliance with listed exemption criteria or with local electrical or plumbing codes that are no more stringent than the exemption criteria or address other subjects.

The bill also provides a definition for the term “local government.”

II. Present Situation:

Seagrasses

Seagrasses are grass-like flowering plants that live completely submerged in marine and estuarine waters.¹ Seagrasses occur throughout the coastal waters in Florida, including in protected bays and lagoons as well as in deeper waters along the continental shelf in the Gulf of Mexico.² The depth at which seagrasses occur is limited by water clarity because most species require high levels of light.³ Seagrasses perform many important functions, including maintaining water clarity, stabilizing the bottom of aquatic habitats, providing habitat for marine life, and providing food for many marine animals and water birds.⁴ There are seven different species of seagrasses found in Florida's waters.⁵

Along Florida's coastline and within its estuaries, there are more than 2 million acres of seagrass.⁶ The state and its partners map and monitor seagrass abundance, and while efforts to promote seagrasses have led to positive outcomes in places like Tampa Bay and Sarasota Bay, certain areas have experienced recent losses of seagrasses, such as Florida's Big Bend, Florida Bay, and the Indian River Lagoon.⁷ Seagrasses face several threats, including events that reduce water clarity and decrease the amount of light reaching the bottom, such as algae blooms, as well as physical damage, such as from boat propeller scarring or dredging.⁸ In many cases a person operating a vessel outside a marked channel that causes "seagrass scarring" within an aquatic preserve commits a noncriminal infraction.⁹

Sovereign Submerged Lands

Sovereign submerged lands are owned by the state and include, but are not limited to, tidal lands, islands, sandbars, shallow banks, and lands waterward of the ordinary or mean high water line,¹⁰ beneath navigable fresh water or tidally-influenced waters.¹¹ Under the State Constitution, the title to all sovereign submerged lands is held by the state in trust for the people.¹² This generally

¹ Florida Dep't of Environmental Protection (DEP), *Florida Seagrasses*, <https://floridadep.gov/rcp/seagrass> (last visited Jan. 11, 2022).

² *Id.*

³ *Id.*

⁴ *Id.*

⁵ *Id.* These species are: "Cuban shoal grass (*Halodule wrightii*), turtle grass (*Thalassia testudinum*), manatee grass (*Syringodium filiforme*), star grass (*Halophila engelmannii*), paddle grass (*Halophila decipiens*), Johnson's seagrass (*Halophila johnsonii*), or widgeon grass (*Ruppia maritima*)." Section 253.04(3)(a)1., F.S.

⁶ Florida Fish and Wildlife Conservation Commission, *Seagrass FAQ*, <https://myfwc.com/research/habitat/seagrasses/information/faq/> (last visited Jan. 11, 2022).

⁷ *Id.*

⁸ *Id.*

⁹ Section 253.04(3), F.S. (2021).

¹⁰ Fla. Admin. Code R. 18-21.003(67). The mean high water line is the point on the shore marking the average height of the high waters over a 19-year period, and it is the boundary between the state-owned foreshore (land alternately covered and uncovered by the tide) and the dry area above the mean high water line that is subject to private ownership. *See ss.* 177.27(14), (15) and 177.28(1), F.S.

¹¹ Fla. Admin. Code R. 18-21.003(67).

¹² FLA. CONST. art. X, s. 11.

provides the public with the right to use sovereign submerged lands for traditional recreational purposes such as swimming, boating, and fishing.¹³

The Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees), comprised of the Governor and Cabinet, holds title to all sovereign submerged lands in the state.¹⁴ The Board of Trustees has a duty to preserve and regenerate seagrass in these areas, and the Legislature has recognized seagrasses as essential to the oceans, gulfs, estuaries, and shorelines of the state.¹⁵ The Board of Trustees may sell sovereign submerged lands when it determines it to be in the public interest, and the Board of Trustees may authorize private use of sovereign submerged lands when it determines it to be not contrary to the public interest.¹⁶ The Board of Trustees' consideration of what is in the public interest includes determining to what extent such conveyance would interfere with the conservation of wildlife, marine ecosystems, and other natural resources.¹⁷ If objections are filed and it appears the conveyance of submerged lands would result in the destruction of grass flats suitable as nursery or feeding grounds for marine life, the Board of Trustees must withdraw the lands from sale.¹⁸

Florida law authorizes the Board of Trustees to adopt rules to administer sovereign submerged lands.¹⁹ Chapter 18-21 of the Florida Administrative Code, Sovereign Submerged Lands Management, lists the various forms of authorization necessary for specified activities on sovereign submerged lands.²⁰ The Department of Environmental Protection (DEP) and the Department of Agriculture and Consumer Services (DACCS) act as staff to the Board of Trustees in the review of proposed uses of sovereign submerged lands.²¹ DEP is responsible for environmental permitting of activities and water quality protection on sovereign submerged lands, while DACCS is responsible for managing aquacultural activities on sovereignty submerged lands.²²

In determining whether an activity is not contrary to the public interest or is in the public interest, DEP must consider and balance the following criteria:

- Whether the activity will adversely affect the public health, safety, or welfare or the property of others;

¹³ Fla. Admin. Code R. 18-21.004(2)(a); *see also* 5F, LLC v. Hawthorne, 317 So. 3d 220, 223 (Fla. 2d DCA 2021) (identifying the same traditional uses).

¹⁴ Sections 253.03 and 253.12(1), F.S.

¹⁵ Section 253.04(3), F.S.

¹⁶ FLA. CONST. art. X, s. 11; s. 253.12(2), F.S.; *see also* Fla. Admin. Code R. 18-21.003(54). The rule defines public interest as meaning “demonstrable environmental, social, and economic benefits which would accrue to the public at large as a result of a proposed action, and which would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action. In determining the public interest in a request for use, sale, lease, or transfer of interest in sovereignty lands or severance of materials from sovereignty lands, the board shall consider the ultimate project and purpose to be served by said use, sale, lease, or transfer of lands or materials.” Fla. Admin. Code R. 18-21.003(54).

¹⁷ Section 253.12(2)(a), F.S.

¹⁸ Section 253.12(4)(e), F.S.

¹⁹ Sections 253.03(7) and 253.73, F.S.

²⁰ *See* Fla. Admin. Code R. 18-21.005.

²¹ DEP, *Sovereign Submerged Lands (SSL) - Proprietary Authority versus Regulatory Authority in Chapter 18-21, F.A.C.*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/sovereign-submerged-lands-ssl> (last visited Jan. 11, 2022); *see also* Dep't of Agriculture and Consumer Services, *Aquaculture Submerged Land Leasing*, <https://www.fdacs.gov/Agriculture-Industry/Aquaculture/Aquaculture-Submerged-Land-Leasing> (last visited Jan. 11, 2022).

²² Fla. Admin. Code R. 18-21.002(1).

- Whether the activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
- Whether the activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling;
- Whether the activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity;
- Whether the activity will be of a temporary or permanent nature;
- Whether the activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of s. 267.061; and
- The current condition and relative value of functions being performed by areas affected by the proposed activity.²³

Mitigation

Federal Mitigation

The U.S. Environmental Protection Agency and the U.S. Army Corps of Engineers (USACE) promulgate federal regulations establishing environmental criteria, and mechanisms for compensatory mitigation, under Section 404. The regulations require a permit applicant to take all appropriate and practicable steps to avoid and minimize adverse impacts to waters of the U.S.²⁴ For unavoidable impacts, as the last step in a sequence after avoidance and minimization, compensatory mitigation may be required to replace the loss of wetland and aquatic resource functions in the watershed.²⁵

There are three basic types of compensatory mitigation under Section 404:

- Mitigation banks — a mitigation bank sells compensatory mitigation credits to permittees whose obligation to provide compensatory mitigation is then transferred to the mitigation bank sponsor. Mitigation banking is the preferred method of compensatory mitigation under the federal regulations. Reasons for this include that the banks have an approved mitigation plan and financial assurances, credits are not released until specific milestones are achieved, and banks typically involve larger, more ecologically valuable parcels.
- In-lieu fee programs — funds are paid to a governmental or non-profit entity for natural resources management. Similar to a bank, an in-lieu fee program sells credits to permittees whose obligation is then transferred to the in-lieu program sponsor. However, the rules governing in-lieu fee programs are somewhat different, and their operation and use are governed by an in-lieu fee program instrument.

²³ Section 373.414(1)(a), F.S.

²⁴ 40 C.F.R. s. 230.91(c); *see generally* 40 C.F.R. pt. 230 and 33 C.F.R. pt. 322. USACE administers permitting under Section 404 of the Clean Water Act, which generally requires a permit for any discharge of dredged or fill material into waters of the U.S., including wetlands. 33 U.S.C. s. 1344 (2021); U.S. Environmental Protection Agency (EPA), *Wetland Regulatory Authority*, available at https://www.epa.gov/sites/production/files/2015-03/documents/404_reg_authority_fact_sheet.pdf (last visited Jan. 11, 2022). In 2020, DEP assumed permitting authority under the State 404 Program for certain “assumed waters,” but USACE will retain such permitting authority for all other waters in the state. DEP, *State 404 Program*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program> (last visited Jan. 11, 2022); DEP, *State 404 Program Applicant’s Handbook*, § 1.1, available at <https://www.flrules.org/gateway/reference.asp?No=Ref-12064> (last visited Jan. 11, 2022).

²⁵ EPA, *Wetlands Compensatory Mitigation*, available at https://www.epa.gov/sites/production/files/2015-08/documents/compensatory_mitigation_factsheet.pdf (last visited Jan. 11, 2022).

- Permittee-responsible mitigation — activities are undertaken by the permittee, or an authorized agent or contractor, to provide compensatory mitigation for which the permittee retains full responsibility.²⁶

State Mitigation

At the state level, DEP regulates activities in, on, or over surface waters, as well as any activity that alters surface water flows, through environmental resource permits (ERPs).²⁷ ERPs are required for certain development or construction activities, typically involving the dredging or filling of wetlands or surface waters, construction of flood protection facilities, building dams or reservoirs, or any other activities that affect state waters.²⁸ ERP applications are processed by either DEP or one of the water management districts in accordance with the division of responsibilities specified in operating agreements between DEP and the water management districts.²⁹

Florida's ERP criteria generally require that, for proposed activities that will result in adverse impacts to wetland or surface water functions, applicants must implement practicable design modifications to reduce or eliminate such adverse impacts.³⁰ After such requirements have been completed, mitigation is required to offset the adverse impacts.³¹ Mitigation under the ERP program is evaluated in light of the programmatic goal of no net loss of wetland and other surface water functions.³² Mitigation can be conducted on-site, off-site, or through the purchase of credits from a mitigation bank, or through a combination of approaches.³³ Off-site mitigation is preferred when on-site mitigation is not expected to have long-term viability, or when off-site mitigation will provide greater improvement in ecological value.³⁴

Florida law authorizes DEP and the water management districts to require permits authorizing the establishment and use of mitigation banks.³⁵ DEP has adopted rules that serve as the basis for mitigation bank permitting done by DEP and the water management districts.³⁶

²⁶ EPA, *Mechanisms for Providing Compensatory Mitigation under CWA Section 404*, <https://www.epa.gov/cwa-404/mechanisms-providing-compensatory-mitigation-under-cwa-section-404> (last visited Jan. 11, 2022); *see also* 40 C.F.R. s. 290.93(b).

²⁷ DEP, *Submerged Lands and Environmental Resources Coordination Program*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination> (last visited Jan. 11, 2022).

²⁸ South Florida Water Management District, *Environmental Resource Permits*, <https://www.sfwmd.gov/doing-business-with-us/permits/environmental-resource-permits> (last visited Jan. 11, 2022).

²⁹ DEP, *Submerged Lands and Environmental Resources Coordination Program*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination> (last visited Jan. 11, 2022).

³⁰ *See generally* DEP, *ERP Applicant's Handbook Volume I*, 10-2, 10-24–10-33 (2020), *available at* <https://www.flrules.org/gateway/reference.asp?No=Ref-12078> (last visited Jan. 11, 2022).

³¹ *Id.*

³² *Id.* at 10-1, 10-24.

³³ *Id.* at 10-25.

³⁴ *Id.*

³⁵ *See generally* ss. 373.4135 and 373.4136, F.S.

³⁶ *See generally* Fla. Admin. Code Ch. 62-342.

Mitigation Banking

Generally, mitigation banking is a practice in which an environmental enhancement and preservation project is conducted by a public agency or private entity to provide mitigation for unavoidable wetland impacts within a defined mitigation service area.³⁷ The bank is the site itself, and the currency sold by the banker to the impact permittee is a credit, representing the wetland ecological value equivalent to the complete restoration of one acre.³⁸ The number of potential credits permitted for the bank, and the credit debits required for impact permits, are determined by the permitting agencies.³⁹

Creation of a mitigation bank in Florida requires both a permit from DEP or a water management district, and federal approval of a mitigation bank instrument from several agencies led by USACE, in a joint state/federal interagency review team.⁴⁰ Through this process, depending on agency approval, a mitigation bank may provide mitigation for permittees under both the federal and state permitting programs.

Requirements for permitting mitigation banks differ between mitigation bank instruments issued by the USACE and state permits issued by DEP or the water management districts. Under the federal process, a mitigation banking instrument serves as the legal document for the establishment, operation, and use of a mitigation bank.⁴¹ They are approved by an interagency review team, through procedures involving public notice and comment.⁴² Mitigation banking instruments must include certain detailed elements, such as a comprehensive mitigation plan including financial assurances, and a credit release schedule that is tied to the achievement of specific milestones.⁴³

Under Florida law, to obtain a mitigation bank permit, the applicant must provide reasonable assurance that the mitigation bank will:

- Improve ecological conditions of the regional watershed;
- Provide viable and sustainable ecological and hydrological functions for the proposed mitigation service area;
- Be effectively managed in perpetuity;
- Not destroy areas with high ecological value;
- Achieve mitigation success; and
- Be adjacent to lands that will not adversely affect the long-term viability of the mitigation bank due to unsuitable land uses or conditions.⁴⁴

The applicant must also provide reasonable assurance that:

³⁷ DEP, *Mitigation and Mitigation Banking*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/mitigation-and-mitigation-banking> (last visited Jan. 11, 2022).

³⁸ *Id.*

³⁹ *Id.*

⁴⁰ DEP, *Mitigation Banking Rule and Procedure Synopsis*, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/mitigation-banking-rule-and> (last visited Jan. 11, 2022).

⁴¹ 33 C.F.R. s. 332.2.

⁴² 33 C.F.R. s. 332.8; 40 C.F.R. s. 230.98.

⁴³ See generally 33 C.F.R. s. 332.8(d)(6); see also 40 C.F.R. s. 230.98(d)(6).

⁴⁴ Section 373.4136(1), F.S.

- Any surface water management system that will be constructed, altered, operated, maintained, abandoned, or removed within a mitigation bank will meet the requirements of part IV of ch. 373, F.S., which regulates management and storage of surface waters, and rules adopted thereunder;
- The applicant has sufficient legal or equitable interest in the property to ensure perpetual protection and management of the land within a mitigation bank; and
- The applicant can meet the financial responsibility requirements prescribed for mitigation banks.⁴⁵

Seagrass Mitigation Banking

Conceptually

Seagrass mitigation banking is a concept that applies the practices of mitigation banking to seagrass resources, where seagrass resources could be restored, established, enhanced, or preserved in a mitigation bank, which then generates credits that may be used to offset unavoidable impacts to seagrass resources elsewhere. Proponents argue that incentivizing third parties to protect and maintain a large, healthy area of seagrass beds in advance with an off-site mitigation bank can provide better protection of seagrass resources than permittee-responsible mitigation.⁴⁶

Legislation

In 2008, the Legislature passed a bill authorizing the Board of Trustees to provide for the establishment of seagrass mitigation banks to offset the unavoidable impacts of projects where they meet the applicable public interest test.⁴⁷ The bill also stated that the authorization “shall not prohibit mitigation for impacts to seagrass or other habitats on sovereignty submerged lands for other types of projects, or for projects occurring on non-sovereign submerged lands, upon applicable approval of the board of trustees.”⁴⁸

Governor Crist vetoed the 2008 bill.⁴⁹ The veto letter stated that authorizing the conveyance of sovereignty submerged lands for a bank selling credits to facilitate the destruction of seagrasses on sovereignty submerged lands elsewhere could fail the constitutional public interest test.⁵⁰ The Governor raised concerns about the long-term success of artificially-created seagrass beds, and stated that seagrass mitigation banks would likely result in the net destruction of seagrass beds.⁵¹ In addition to seagrass beds, the letter stated that the legislation allows an applicant to seek approval from the Board of Trustees for any project involving destruction of habitat in sovereignty submerged lands that does not pass the public interest test. Finally, the letter stated

⁴⁵ *Id.*; Fla. Admin. Code R. 62-342.400.

⁴⁶ See generally Stephanie A. Broad, *Seagrass Mitigation Banks and the Governor’s Veto*, 39 STETSON L. REV. 285 (2009), available at <https://www.stetson.edu/law/lawreview/media/vol-39-1-broad.pdf> (last visited Jan. 11, 2022).

⁴⁷ CS/HB 7059 (Reg. Sess. 2008).

⁴⁸ *Id.*

⁴⁹ *Letter from Governor Charlie Crist to Secretary Kurt S. Browning* (June 30, 2008), available at <https://static.votesmart.org/static/vetotext/21176.pdf> (last visited Jan. 11, 2022).

⁵⁰ *Id.* at 1.

⁵¹ *Id.* at 2.

that implementing the banks would require excluding the public from the sovereignty submerged lands and contravene the public's navigation rights.⁵²

In 2021, another bill was introduced that authorized the Board of Trustees to establish seagrass mitigation banks, and which expressly did not prohibit mitigation, upon approval of the Board of Trustees, for impacts to other habitats on sovereignty submerged lands or non-sovereignty submerged lands.⁵³ In its first committee of reference, the bill was amended to specify that the Board of Trustees "may authorize leases" for seagrass mitigation banks, and also to require DEP to modify its rules to remove duplicative financial assurance requirements and ensure permitted seagrass mitigation banks comply with the federal mitigation banking rules.⁵⁴ The bill died in its second committee of reference.

In a 2021 analysis, DEP raised several concerns and comments about seagrass mitigation banks.⁵⁵ DEP stated that the long-term dedication necessary to establish the banks may conflict with the Board of Trustees' policy and purpose to allow for public access to sovereignty submerged lands, including swimming, boating, and fishing.⁵⁶ DEP expressed concern that if state-owned lands that were purchased with bond proceeds were used for seagrass mitigation banks – a revenue-generating activity – it could trigger taxation of the interest on the bonds in violation of the Internal Revenue Service's regulations and the bond indenture. DEP's analysis also agreed with the concerns regarding mitigation banks that were raised by the 2008 veto letter, commenting that preserving seagrass resources is not appropriate for compensatory mitigation, because if loss or degradation of seagrass resources are said to be offset by preserving existing seagrasses that are already protected then there will be a net loss of seagrass resources.⁵⁷

Exceptions to Requirements for Environmental Resource Permitting

DEP's Environmental Resource Permitting (ERP) program regulates activities involving the alteration of surface water flows.⁵⁸ The ERP program governs the construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on, or over wetlands or other surface waters).⁵⁹

For a number of low impact activities and projects that are narrow in scope, an ERP permit is not required under state law.⁶⁰ Engaging in these activities and projects requires compliance with applicable local requirements, but generally requires no notice to DEP.⁶¹ A broad array of

⁵² *Id.*

⁵³ SB 1668 (Reg. Sess. 2021).

⁵⁴ CS/SB 1668 (Reg. Sess. 2021). The amendment also removed the reference to non-sovereignty submerged lands. *See id.*

⁵⁵ DEP, 2021 Legislative Session, Bill #: SB 1668 (2021), available at https://www.flsenate.gov/Committees/Show/EN/MeetingPacket/5170/9341_MeetingPacket_5170.29.21.pdf (last visited Jan. 11, 2022).

⁵⁶ *Id.* at 1.

⁵⁷ *Id.* at 2.

⁵⁸ Chapter 373, p. IV, F.S.; Fla. Admin. Code Ch. 62-330; DEP, *DEP 101: Environmental Resource Permitting*, <https://floridadep.gov/comm/press-office/content/dep-101-environmental-resource-permitting> (last visited Jan. 18, 2022).

⁵⁹ Fla. Admin. Code R. 62-330.010(1)-(3). The responsibilities for implementing the statewide ERP program are partially delegated by DEP to the water management districts and certain local governments.

⁶⁰ Section 403.813, F.S.

⁶¹ Fla. Admin. Code Rules 62-330.050(1) and 62-330.051(2).

activities are expressly exempted from the ERP program, and these include, but are not limited to: the installation of overhead transmission lines; installation and maintenance of boat ramps; work on seawalls and mooring pilings, swales, and foot bridges; the removal of aquatic plants; construction and operation of floating vessel platforms; and work on county roads and bridges.⁶² Although permitting is not required for these activities, there may be a requirement to obtain permission to use or occupy lands owned by the Board of Trustees or a water management district in its governmental or proprietary capacity.⁶³

ERP Exemption for Certain Mooring Pilings, Dolphins, Private Docks, Piers, and Recreational Docking Facilities

There is an ERP exemption for the installation and repair of mooring pilings and dolphins associated with private docking facilities or piers and the installation of private docks, piers, and recreational docking facilities, or piers and recreational docking facilities of local governmental entities when the local governmental entity's activities will not take place in any manatee habitat, any of which docks:⁶⁴

- Has 500 square feet or less of over-water surface area for a dock located in an area designated as Outstanding Florida Waters or 1,000 square feet or less of over-water surface area for a dock located in an area that is not designated as Outstanding Florida Waters;
- Is constructed on or held in place by pilings or is a floating dock constructed so as not to involve filling or dredging other than that necessary to install the pilings;
- May not substantially impede the flow of water or create a navigational hazard;
- Is used for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia; and
- Is the sole dock constructed pursuant to this exemption as measured along the shoreline for a distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case one exempt dock may be allowed per parcel or lot.⁶⁵

The exemption does not prohibit DEP from taking appropriate enforcement action pursuant to ch. 403, F.S., to abate or prohibit any activity otherwise exempt from permitting pursuant to this exemption if DEP can demonstrate that the exempted activity has caused water pollution in violation of ch. 403, F.S.⁶⁶

ERP Exemption for Certain Floating Vessel Platforms or Floating Boat Lifts

There is also an ERP exemption for the construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts, provided that such structures:⁶⁷

- Float at all times in the water for the sole purpose of supporting a vessel so that the vessel is out of the water when not in use;

⁶² Section 403.813(1), F.S.; Fla. Admin. Code R. 62-330.051.

⁶³ Section 403.813(1), F.S.; *but see* s. 403.813(1)(s), F.S. (specifically relieving qualifying FVP structures from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees).

⁶⁴ Section 403.813(1)(b), F.S.

⁶⁵ Section 403.813(1)(b)1.-5., F.S.

⁶⁶ Section 403.813(1)(b), F.S.

⁶⁷ Section 403.813(1)(s), F.S.

- Are wholly contained within a boat slip previously permitted under state law, or do not exceed a combined total of 500 square feet, or 200 square feet in an Outstanding Florida Water, when associated with a dock that is exempt under this subsection or associated with a permitted dock with no defined boat slip or attached to a bulkhead on a parcel of land where there is no other docking structure;
- Are not used for any commercial purpose or for mooring vessels that remain in the water when not in use, and do not substantially impede the flow of water, create a navigational hazard, or unreasonably infringe upon the riparian rights of adjacent property owners, as defined in state law;
- Are constructed and used so as to minimize adverse impacts to submerged lands, wetlands, shellfish areas, aquatic plant and animal species, and other biological communities, including locating such structures in areas where seagrasses are least dense adjacent to the dock or bulkhead; and
- Are not constructed in areas specifically prohibited for boat mooring under conditions of a permit issued in accordance with state law, or other form of authorization issued by a local government.⁶⁸

Local governments may require either permitting or one-time registration of floating vessel platforms to be attached to a bulkhead on a parcel of land where there is no other docking structure as necessary to ensure compliance with local ordinances, codes, or regulations.⁶⁹ Additionally, local governments may require either permitting or one-time registration of all other floating vessel platforms as necessary to ensure compliance with the exemption criteria in s. 403.813, F.S., and to ensure compliance with local ordinances, codes, or regulations relating to building or zoning, which are no more stringent than the exemption criteria in s. 403.813, F.S., or address subjects other than subjects addressed by the exemption criteria in this s. 403.813, F.S.⁷⁰

Charter Counties

In 1968, the electors of Florida granted local voters the power to adopt charters to govern their counties.⁷¹ Charters are formal written documents that confer powers, duties, or privileges on the county. They resemble state or federal constitutions and they must be approved, along with any amendments, by the voters of a county. The establishment of charter government was designed to remove the resolution of local problems from the Legislature's busy agenda and to grant the county electorate greater control over their regional affairs.⁷²

To date, there are 20 charter counties.⁷³ They are:

- Alachua
- Brevard
- Broward
- Charlotte

⁶⁸ Section 403.813(1)(s)1.-5., F.S.

⁶⁹ Section 403.813(1)(s), F.S.

⁷⁰ *Id.*

⁷¹ Florida Association of Counties, *Charter County Information*, <https://www.fl-counties.com/charter-county-information> (last visited Jan. 18, 2022).

⁷² *Id.*

⁷³ *Id.*

- Clay
- Columbia
- Duval
- Hillsborough
- Lee
- Leon
- Miami-Dade
- Orange
- Osceola
- Palm Beach
- Pinellas
- Polk
- Sarasota
- Seminole
- Volusia
- Wakulla⁷⁴

Manatee Protection Plans

The Florida Manatee Sanctuary Act⁷⁵ provides that in order to protect manatees and manatee habitat, certain Florida counties are required to develop manatee protection plans (MPPs).⁷⁶ An MPP is a county specific management plan developed, approved and used by federal, state, and local governments to ensure the long term protection of manatees and their habitat within what is defined as the county's boundaries.⁷⁷

Thirteen counties have adopted MPPs.⁷⁸ They are:

- Brevard
- Broward
- Charlotte
- Citrus
- City of Jacksonville (Duval)
- Clay
- Collier
- Flagler
- Indian River
- Lee
- Martin
- Miami-Dade
- Palm Beach

⁷⁴ *Id.*

⁷⁵ Section 379.2431(2), F.S.

⁷⁶ Section 379.2431(2)(t), F.S.

⁷⁷ Fish and Wildlife Conservation Commission, *Manatee Protection Plans – MPPs*, <https://myfwc.com/wildlifehabitats/wildlife/manatee/protection-plans/> (last visited Jan. 18, 2022).

⁷⁸ *Id.*

- Sarasota
- St. Lucie
- Volusia⁷⁹

Local Pollution Control Programs

Section 403.182, F.S., provides that each county and municipality (or any combination thereof) may establish and administer a local pollution control program, so long as it complies with all other provisions of the Florida Air and Water Pollution Control Act (FAWPCA).⁸⁰ All local pollution control programs must:⁸¹

- Be approved by DEP as adequate to meet the requirements of the FAWPCA and any applicable rules and regulations pursuant thereto;
- Provide by ordinance, regulation, or local law for requirements compatible with, or stricter or more extensive than those imposed by the FAWPCA and regulations issued thereunder;
- Provide for the enforcement of such requirements by appropriate administrative and judicial process; and
- Provide for administrative organization, staff, financial and other resources necessary to effectively and efficiently carry out its program.

If DEP determines that a local pollution control program is inadequate to prevent and control pollution, or is being administered in a manner inconsistent with the requirements of the FAWPCA, it may require necessary corrective measures.⁸² If these corrective measures are not implemented, DEP may reassume implementation of the FAWPCA within the jurisdiction.⁸³ Each local pollution control program must cooperate with and assist DEP in carrying out its powers, duties, and functions.⁸⁴

III. Effect of Proposed Changes:

Section 1 of the bill provides that the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) may grant easements on sovereignty submerged lands (SSLs) for mitigation banks that are permitted under the mitigation banking statute to ensure the protection and restoration of natural resources and to offset the unavoidable impacts of projects when mitigation banks meet the public interest criteria under this chapters 253 and 258, F.S. The bill also provides that it does not prohibit mitigation to offset impacts to seagrass or other habitats on SSLs, upon meeting the public interest criteria under chapter 253 and 258, F.S.

Section 2 of the bill directs the Department of Environmental Protection (DEP) to adopt and modify rules adopted pursuant to the mitigation banking and additional surface waters and wetlands criteria statutes to ensure that required financial assurances are equivalent and sufficient to provide for the long-term management of mitigation permitted under those provisions. DEP,

⁷⁹ *Id.*

⁸⁰ Section 403.182, F.S.; *see also* ch. 67-436, s. 2, Laws of Fla. (identifying the short title of the act).

⁸¹ Section 403.182(1), F.S.

⁸² *See* s. 403.182(4), F.S.

⁸³ *See id.*

⁸⁴ Section 403.182(10), F.S.

in consultation with the water management districts, must include the rulemaking in existing active rulemaking, or must complete rule development by June 30, 2023.

Section 3 of the bill amends the criteria to qualify for the permitting exemption in s. 403.813(1)(b), F.S., applicable to the installation and repair of certain mooring pilings, dolphins, piers, and docking facilities, as follows:

- In connection with the requirement that the dock be the sole dock constructed pursuant to the exemption “as measured along the shoreline for a distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case one exempt dock may be allowed per per parcel or lot[,]” the bill revises the references to “a parcel of land or individual lot” to include a recorded easement as well.
- It provides that docks qualifying for the permitting exemption must be granted authorization for use of submerged lands upon approval by the Board of Trustees.

The bill also amends the permitting exemption in s. 403.813(s), F.S., applicable to the construction, installation, operation, or maintenance of floating vessel platforms or floating boat lifts, as follows:

- It amends the exemption to create a presumption of compliance with any requirement to minimize adverse environmental impacts, where the structure in question complies with the exemption criteria and is associated with an exempt or permitted dock on a parcel of land.
- It revises the exemption such that local governments no longer have the option of requiring a permit – instead, they may only require a one-time registration as necessary – for floating vessel platforms associated with docking structures to ensure compliance.
- It revises the exemption such that local governments can no longer use the one-time registration process to ensure compliance with local ordinances, codes, or regulations relating to building and zoning, but instead can only use one-time registration to ensure compliance with electrical or plumbing codes that are no more stringent than the listed exemption criteria or address other subjects other than the subjects addressed by the listed exemption criteria.

The bill also defines the term “local government,” as used in the bill, as including a charter county, a county that is required to implement a manatee protection plan pursuant to state law, or a county or municipality that establishes and administers a local pollution control program under state law.

Section 4 provides that the bill takes effect upon becoming a law.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

The Board of Trustees may realize a marginal increase in proprietary authorization fees due to the establishment of seagrass mitigation banks on sovereignty submerged lands. The bill may also result in increased costs to the Board of Trustees and DEP because rulemaking, and potentially the establishment of a new program, may be necessary to implement the requirements contained in the bill.

VI. Technical Deficiencies:

None.

VII. Related Issues:

Ordinarily, an “easement” (new law) would overlay a “parcel of land or individual lot” (existing law). It is unclear what change the addition of this language would make. Additionally, docks qualifying for the permitting exemption are granted authorization for use of submerged lands upon approval by the Board of Trustees under existing law (submerged lands are addressed in ch. 253, F.S.). It is unclear what change the addition of this language would make. It may be that the changes to law proposed in s. 403.813, F.S., should be clarified to ensure the intent of the bill is achieved.

The use of the word “includes” in the explanation of “local government” in s. 403.813(1)(s), F.S., could be ambiguous regarding if it is an inclusive or exclusive list. If the intent is to make it an inclusive list adding “includes, ‘but not limited to’” would make the language clearer.

VIII. Statutes Affected:

This bill substantially amends sections 253.03 and 403.813 of the Florida Statutes.

IX. Additional Information:**A. Committee Substitute – Statement of Substantial Changes:**

(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Environment and Natural Resources on January 18, 2022:

- Provides that the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) may grant easements on sovereignty submerged lands (SSLs) for mitigation banks that are permitted under, and meet the public interest criteria in, state law.
- Provides that the bill does not prohibit mitigation to offset impacts to seagrass or other habitats on SSLs upon meeting the public interest criteria.
- Directs DEP to adopt and modify rules to ensure that required financial assurances are equivalent and sufficient to provide for the long-term management of mitigation.
- Provides that docks authorized under the permitting exception in s. 403.813(1)(b), F.S., for the installation and repair of certain mooring pilings and dolphins, piers, and recreational docking facilities, must be granted authorization for the use of submerged lands upon approval by the Board of Trustees.
- Provides that floating vessel platform or floating boat lift structures authorized under the permitting exception for them in s. 403.813(1)(s), F.S., when they are associated with a dock on a parcel of land and comply with the criteria listed, create a presumption of compliance with any requirement to minimize adverse environmental impacts.
- Revises existing law which authorizes local governments to..... to permit local governments, as defined in the bill, to require only a one-time registration of certain floating vessel platforms to ensure compliance with listed exemption criteria or with local electrical or plumbing codes that are no more stringent than the exemption criteria or address other subjects.
- Defines the term “local government” as used in s. 403.813(1)(s), F.S., as including a charter county, a county that is required to implement a manatee protection plan pursuant to state law, or a county or municipality that establishes and administers a local pollution control program under state law.

B. Amendments:

None.