

SECTION 9
DOCKS, DECKS, BULKHEADS, SEAWALLS,
FENCES AND SPRINKLER INTAKE LINES

9.1 GENERAL

A permit shall be obtained from the District prior to the construction of any docks, decks, bulkheads, seawalls, fences, etc. within the easements or water management areas of the District. The District will review each application on its own merits and determine its impact on the water management works of the District. The applicant shall submit a current sealed survey of the property with each application. The survey shall indicate the existing edge of water, easements, drainage structures, horizontal and vertical location of the control elevation and top of bank and all necessary topography. Along with the survey, the applicant shall submit a copy of the property owner's recorded warranty deed, a homeowners association authorization letter, where applicable, and the associated permit fee. An indemnification agreement will be required with all applications for docks, decks, bulkheads/seawalls and sprinkler intake lines larger than 2 inches in diameter. For all improvements requiring an indemnification agreement, engineering drawings shall be submitted on 11 inch x17 inch paper or smaller. The proposed improvement shall be dimensioned and located on the survey in relation to the property lines.

9.2 DOCKS

Docks may be floating or fixed and shall only be constructed within lakes that are approved for said docks by the District. A complete engineering design for floating or fixed docks shall be submitted to the District for review. Docks will not be permitted in primary or secondary canals or in water bodies that are less than 100 feet in width. Docks shall not extend more than 20 feet into the lake as measured from the waters edge at the basin control elevation. The maximum width of docks shall be 20 feet, but in no case shall the surface area be greater than 200 square feet. The lowest member of fixed docks shall be a minimum of 2 feet above the

basin control elevation. There shall be no electric service allowed on docks that are permitted by the District. There shall be no more than one (1) dock per lot. Docks shall have no walls or overhead attachments but may include railings. Docks shall not encroach into the side yard setback for primary structures located on the property, extended to the waterline. Wood docks shall be constructed of pressure treated lumber with galvanized, stainless steel or other corrosion resistant hardware.

Floating docks shall be allowed providing that they meet the criteria of fixed docks as related to setbacks and dimensions. The submittal shall include the design of the dock, the construction detail and the proposed mooring system. Details shall also be submitted that indicate the shore side treatment and what provisions are included that allow for changes in water elevation.

9.3 DECKS

A deck is a structure constructed on the land side of the basin control elevation water line with no walls or overhead attachments. However, railings may be included as part of the structure. Decks as defined herein may only be permitted adjacent to a lake on which the Board and/or the Director has approved the installation of the structures. When decks are approved adjacent to a lake, they may cover no more than twenty-five percent (25%) of the rear yard area of the lot or property that is located between the side property line setbacks. Decks shall not be constructed within the side property line setback area. Approvals or permits shall not be issued for decks that interfere with the normal operation and maintenance of the District's water body or water management system. All deck construction shall comply with the applicable governmental codes and standards. No electric service is permitted on the portion of the deck in the lake maintenance easement.

9.4 BULKHEADS AND SEAWALLS

All shoreline protection including bulkheads and seawalls shall have approval from the District

prior to construction. No seawall or bulkhead shall be constructed beyond the horizontal location of the basin control elevation or beyond the property line. A complete sealed survey shall be submitted with the application that indicates the property line, the location of waters edge, the location of the water control elevation and the location of the top of bank. The purpose of bulkheads or seawalls shall be to prevent erosion and not to fill the property and create more land. No seawalls or bulkheads will be permitted that interfere with the District's water management facilities, and no seawall or bulkhead shall have a cap elevation greater than 18 inches above the basin control elevation.

9.5 FENCES

All fences that encroach into an easement or water management area of the District will require a permit from the District prior to installation.

Fences that encroach into lake maintenance easements shall be chain link type material, aluminum, or PVC and shall be picket or rail type with no visual barriers or obstructed panels. No wooden fence material is allowed within a lake maintenance easement. The District recommends that fences that are installed perpendicular to a lake maintenance easement, encroach a minimum of 12 feet (measured from the top of the easement toward the water). It is also recommended that a 12 foot gate or removable panel be installed in this location. There are specific situations where the District will require a 12 foot access gate. A minimum 42 inch wide access gate is required in all fences that are within lake maintenance easements and running parallel to the waters edge.

Fences running perpendicular to a drainage easement and not encroaching into a lake maintenance easement may be constructed of chain link type material, wood, PVC or aluminum and shall have a minimum 42 inch access gate in that portion of the fence that crosses the easement. Board-on-board and shadowbox fences in drainage easements intended to be used as a drainage swale shall be constructed a minimum of 3 inches above the existing ground. Fences must not hinder the flow of water in an easement or maintenance access to

any drainage structure. The permittee is responsible for the maintenance of the improvement. No fences shall be allowed within primary canal easements.

9.6 SPRINKLER INTAKE LINES

Sprinkler intake line floats, if required, must be 16 feet from edge of water and may not exceed 12 inches in diameter. Floats must not be made of metal. Sprinkler lines cannot be installed over drainage pipes or boat ramps. The slope of the sprinkler intake line shall follow the slope of the bank to a depth of 4 feet below the basin control elevation. Permittee is responsible for the maintenance of the improvement.

Individuals applying for sprinkler lines larger than 2 inches, must obtain a Water Use Permit from the South Florida Water Management District. Permittee is responsible for the maintenance of the improvement.