

City of Winter Haven Dock Requirements

Boat slips, ramps, docks, boat houses and fishing piers. These uses are permitted in all zoning districts as an accessory use and shall meet the following requirements:

1. All construction shall conform to the requirements of the Florida Building Code and City of Winter Haven Building Regulations. Floating docks which are attached to shore or to a fixed are allowed and encouraged.
2. All marine structures constructed for use by a single family residential property owner shall conform to the following regulations:

Length

- The maximum distance that a dock, pier or boathouse may extend from the shoreline of any lake, except stressed lakes shall be seventy-five (75) feet.
- On a “stressed lake” defined as a lake which has been determined to be fluctuating below low management levels as determined by the City’s Lake Management Division, such a structure may not extend beyond seventy-five (75) feet of the minimum low management elevation.
- An inventory of stressed lakes and their minimum low management elevations will be maintained by the City’s Lakes Management Division.
- In no case shall structures in canals extend from the canal bank or bulkhead beyond the twenty-five (25) percent of the canals average width along the property fronting the canal.
- Where there is not two (2) feet of vertical water depth at seventy-five (75) feet distance from the shoreline, or from the minimum low lake elevation on stressed lakes, a floating dock may be attached to the structure and may extend to that distance at which two (2) feet of vertical water depth is attained.

Location

- Docks, piers and boathouses shall be constructed within the center one-third (1/3) of the waterfront lot and no closer than two-hundred (200) feet from the centerline of a lake–interconnecting canal.
- Such structures are not permitted in lake-interconnecting canals.
- Docks, piers and boathouses constructed in residential dead-end canals may not be closer than twenty-five (25) feet from another such structure.
- The main access pier from the shore to the dock, terminus, platform area or boathouse shall not exceed six (6) feet in width. Handrails shall be provided on at least one (1) side of any part of a dock or pier which is two (2) feet or less in width.

- All docks and piers shall be constructed so as to be visible to marine traffic in times of high water by being equipped with a device or structure which is clearly visible at least six (6) feet above the water's surface at all times (e.g., orange flag, reflectors). Such device or structure shall be installed at the lake ward end of the structure and elsewhere along the structure, spaced no further than twenty-five (25) feet apart.
- The surface area of all marine structures may not exceed a total of one-thousand (1,000) square feet which includes the main access pier, platforms and roof area as measured along a horizontal plane. However, terminal platform area shall not exceed two-hundred fifty (250) square feet, and total roof area shall not exceed five-hundred (500) square feet.
- The sides of any structure shall remain open except that see-through screening material shall be permitted. The vertical distance between the lowest roof elevation and the deck elevation shall not exceed ten (10) feet.
- No more than two (2) watercraft may be moored at any such structure.
- Living quarters and other non-water dependent structures are prohibited.

Non-residential

All marine structures constructed for use by a non-single family residential property owner shall conform to the following regulations:

All docks, piers and boathouses to be used for tenants of apartment, townhouses, condominiums, hotels or motels or for members of organizations or clubs shall be limited to:

- On lakes of one hundred (100) acres or more: one (1) slip per ten (10) living units (or thirty (30) members if an organization or club).
- On lakes less than one hundred (100) acres: one (1) slips per twenty (20) living units (or sixty (60) members if an organization or club).

All non-residential docks, piers, boathouses and residential docks with roofs are required to have engineered drawings.