



City of Winter Park Building & Permitting Services Department

401 S. Park Ave. • Winter Park, FL 32789-4386 407-599-3237 permits@cityofwinterpark.org

Permit application and submittal guidelines Boathouse or Dock

Provide the following documentation and/or information.

1. A completed Building Permit Application.
2. 3 copies of a recent survey showing the locations, dimensions and the total size in square feet of all structures over or near the water's edge.
3. 3 copies of detailed engineered construction and elevation drawings that include boathouse and dock area in square feet, fasteners, uplift connectors, and the heights above the normal high water elevations for the deck and peak of roof.
4. A Notice of Commencement if costs exceed \$2500.00.
5. Copy of contractor license and Workman's Compensation Insurance or exception letter.
6. An Owner/Builder Statement if permit is to be issued to the property owner.

Basic location, size and height limitations guidelines*

Lakes & Waterways Advisory Board approval required. Access applications via the Self Service Portal.

One boathouse allowed for per each parcel.

Location: Minimal obstruction or degradation of impact of traditional view.

Landscaping: 50 % of shore line up to a maximum of 50 feet may be cleared of vegetation (re-vegetation may be required).

Size over land and water lake front: 600 square foot maximum. Dimensions and calculations must be shown on plans.

Side yard setbacks: 10 feet from property lines, or 5 feet with letter of approval from the adjacent neighbor.

Projection from land: 30 feet maximum for all lakes except 50 feet allowed on Lake Kilarney.

Height: The top of the deck may be 2 feet maximum above normal high water. The top of the roof may be 11 feet maximum above the deck. (See table below for normal high water elevations).

Enclosed storage room: 80 square feet maximum.

Canal front lots as follows:

Location: Not to interfere with navigation and result in minimum loss of existing oak, pine or cypress trees.

Landscaping: Lots divided by a street, boathouse 50% buffered from street view, color to blend with natural surroundings.

Maximum size over land and water canal front: 75 foot canal frontage 450 square feet.

76 to 100 foot canal frontage 500 square feet. 100 feet or greater of canal frontage 550 square feet.

The maximum width of all canal front boathouses is 20 feet.

Grading of water front lots: Lots shall be developed not to interfere with natural drainage of adjacent, minimize run off into the water and eliminate direct storm water discharges into the water by use of retention areas, swales or other means.

Other structure setbacks from water edge: Structures other than docks, boathouses, over water gazebos, or retaining walls: The greater of 50 feet or average of 2 adjacent properties with 200 feet.

Ordinary high water elevations for Winter Park lakes

Lake Berry	69.4 feet	Lake Forrest.....	100.0 feet	Lake Kilarney....	82.0 feet	Lake Maitland...	65.7 feet
Lake Mizell	65.7 feet	Lake Osceola	65.7 feet	Lake Spier	89.7 feet	Lake Sue	70.7 feet
Lake Sylvan.....	71.2 feet	Lake Temple	66.6 feet	Lake Tuscany	69.1 feet	Lake Virginia	65.7 feet

Contact the Lakes Division at 407-691-7829 for current elevations where available

****Consult the Winter Park Land Development Code for complete requirements for waterfront development.***