

Winter Park Shoreline Permitting Guide

Covering: Docks, Seawalls, Fertilizer Application and Vegetation Removal Activities

City of Winter Park Lakes Division

Winter Park Surface Water Facts

- 26 lakes & 34 ponds
- 9 mi² land area drains
- 4 lakes interconnected by navigable canals (2 additional in Maitland)
- 1440 inlets, 134 outfalls (prior to 1980 none were treated in any way)
- 3,104 acres drain to 4 lakes in the chain
- Entire Howell Branch Creek drainage basin entering City is 17 mi²



Regulated Activities

The following activities on, or adjacent to, waterways in Winter Park are regulated and require a permit or permits in accordance with the Winter Park Code of Ordinances (WPCO). Specific information on each activity is provided in subsequent sections of this guide.

- Aquatic vegetation removal and/or use of herbicide requires a **Shoreline Alteration Permit** [Chapter 114-6 WPCO](#) (and may ALSO require a permit from Florida Fish and Wildlife Conservation Commission/FWC).
- New construction or repair of seawalls or revetments requires a **Shoreline Alteration Permit** [Chapter 114-6 WPCO](#).
- New construction, modification, and/or repair of docks, decks and boathouses require a **Building Permit** [Chapter 58-87 WPCO](#). Vegetation must comply with the regulations set forth in [Chapter 114-6 WPCO](#).

All permits may be applied for by accessing our online permitting portal and selecting the respective application (“Shoreline Alteration” or “Boathouse/Dock”)

For questions contact the Winter Park Lakes Division at: 407-691-7829 or mjohansson@cityofwinterpark.org

Dock Permitting Summary

City of Winter Park Parks Dept. 407-599-3546

Any new dock requires a Building Permit

- Max. Area : **600 sq. ft. (over land or water)**
- Max. Length: **30 feet from the ordinary high water elevation (OHW)
(may be up to 50 ft. from OHW on Lake Killarney)**
- Max. Roof Height: **11 ft. above deck (must be pitched – no flat areas)**
- Max. Deck Height: **2 ft. above OHW**
- Min. Deck Height: **1 ft. above OHW**
- Side Yard Set Back: **10 ft. (5' with letter of no objection from affected neighbor)**
- City code requires that all properties obtaining dock construction or repair permits must meet the 50 feet/50 percent (whichever is less) shoreline vegetation conditions. See the Shoreline Vegetation section (114-6) for more information.
- Applications must be received by the second Tuesday of the month, for hearing at the next month's Lakes and Waterways Advisory Board.
- Documents required include current and proposed survey, profile and aerial plans displaying dimensions and elevations, and shoreline photos.
- Application Fee: \$100
- If a variance is requested, the applicant must apply for a variance to the Board of Adjustments.

State of Florida – FDEP 407-894-7555

- 1,000 sq. ft. or less – exempted as long as the structure doesn't impede flow or navigation, has no enclosed areas and is non-commercial.

Exemption/Emergency Repair

A permit shall not be required for:

painting, re-glazing windows and doors, floor covering, minor stucco repair, gutters and down spouts, minor roofing repairs (one square or less) replacing 2 or less fence panels with same materials, *minor dock or boathouse repair (up to 60 square feet of decking,* replacement of handrails with like material and configuration), replacing electrical fixtures, replacing a single sink, or lavatory or water closet, and for work exempt by FBC 105.2.

Nonconforming Structures (Chapter 58-64 WPCO)

No nonconforming structure or portion thereof may be enlarged or altered in a way which increases its nonconformity; but, any structure or portion thereof may be altered to decrease its nonconformity.

If a nonconforming structure or portion thereof be demolished or destroyed through repair, remodeling, reconstruction or any other means to an extent of more than 50 percent of its replacement cost at the time of demolition or destruction, it shall not be reconstructed or restored except in conformity with the provisions of these zoning regulations. Removal and replacement of a nonconforming portion of a building with a new structure (such as new walls or roof) is not to be permitted.

If a nonconforming structure is to be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Should such nonconforming structure be demolished, destroyed, or damaged by fire, wind storm, hurricane, tornado, flood, explosion, or other such calamity, such structure may be rebuilt or restored to its original dimensions as long as the nonconformities are not increased beyond the pre-existing condition.

Repairs to Nonconforming Structures (contin.)

Structures such as docks and seawalls that do not meet the current codes may be repaired (with a building permit) within the following parameters:

- Docks and Boathouses
 - Owners may make repairs up to 50 percent of the replacement value of the existing structure after obtaining a building permit
 - If more extensive repairs are needed, a variance from the Planning and Zoning Board of Adjustments is required, or the structure must be made to meet current code allowances
- Seawalls
 - Owners may make repairs to up to 20 percent (linear length) of the existing seawall after obtaining a building permit
 - If more extensive repairs are required, the structure must be removed and replaced with a sloped revetment that meets current code allowances

Note: City code requires that all properties obtaining dock/boathouse, revetment or seawall construction or repair permits must meet the 50 feet/50 percent (whichever is less) shoreline vegetation conditions - see Shoreline Vegetation section below for more information.

Revetment & Seawall Permitting Summary

City of Winter Park

- Requires Shoreline Alteration Permit
- Vertical walls not permitted except on canals
- Slope may be no steeper than 3:1 (Horizontal:Vertical)
- Must have existing erosion problem
- City code now requires that all properties obtaining revetment or seawall construction or repair permits must meet the 50 feet/50 percent (whichever is less) shoreline vegetation conditions.
- Documents required include current and proposed survey, profile and aerial plans displaying dimensions and elevations, and shoreline photos.
- Fee: \$100

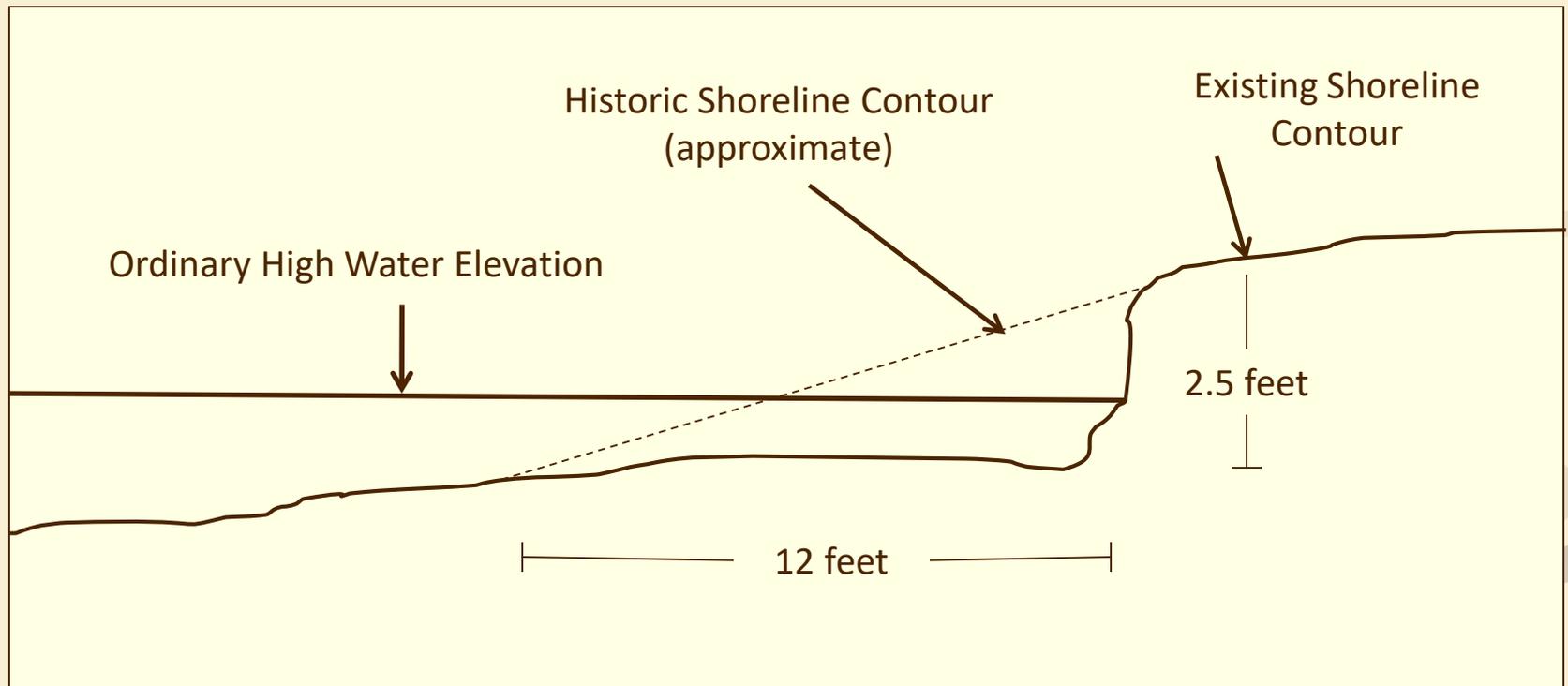
State of Florida (FDEP) — 407-897-2948

- Requires Environmental Resource Permit
- No reclamation of lost land permitted
- No filling



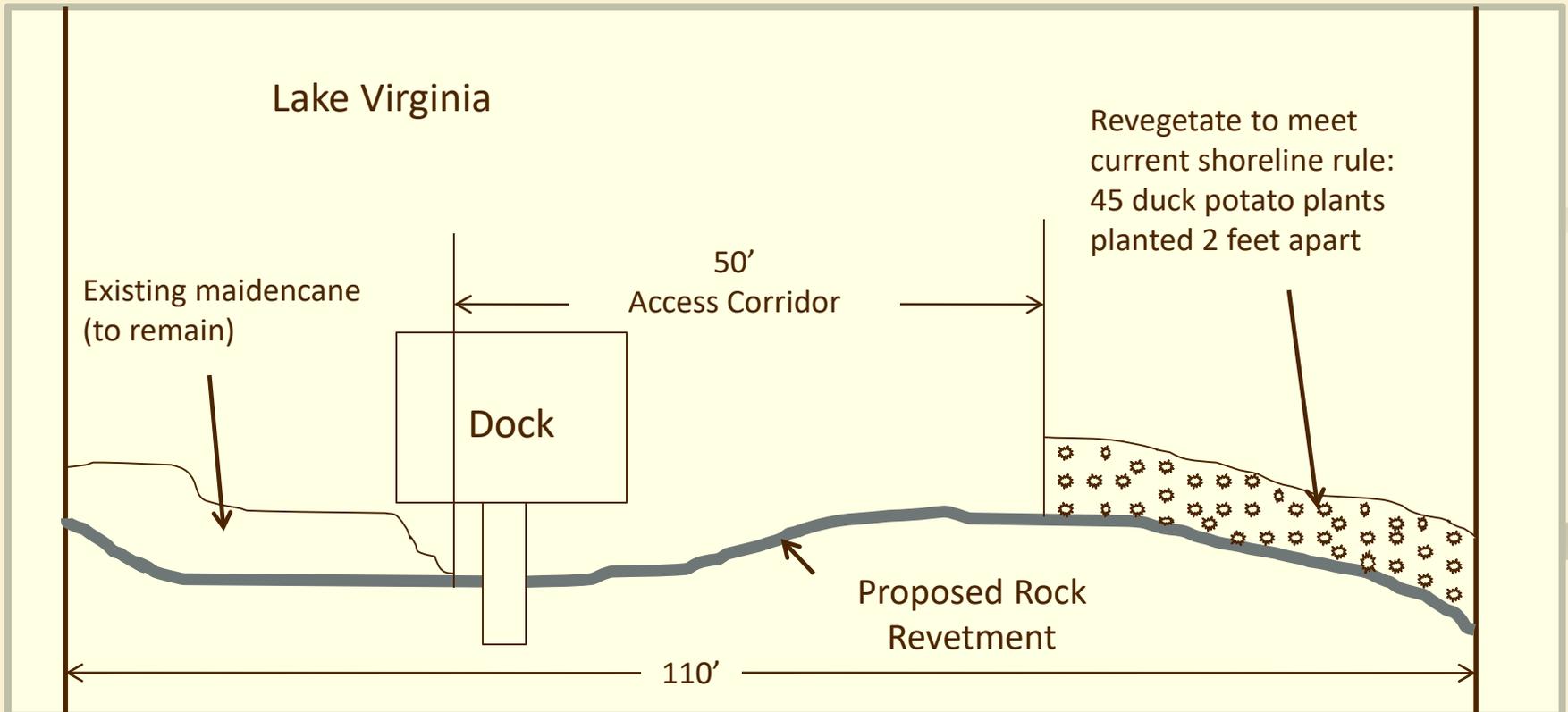
Permit Sketches – Existing Side View Showing Shoreline Erosion Problem

- Show historic contours (if known)
- No reclamation of lost land is allowed (the shoreline may be graded to facilitate placement of fabric, but no fill dirt may be added)
- May be hand drawn



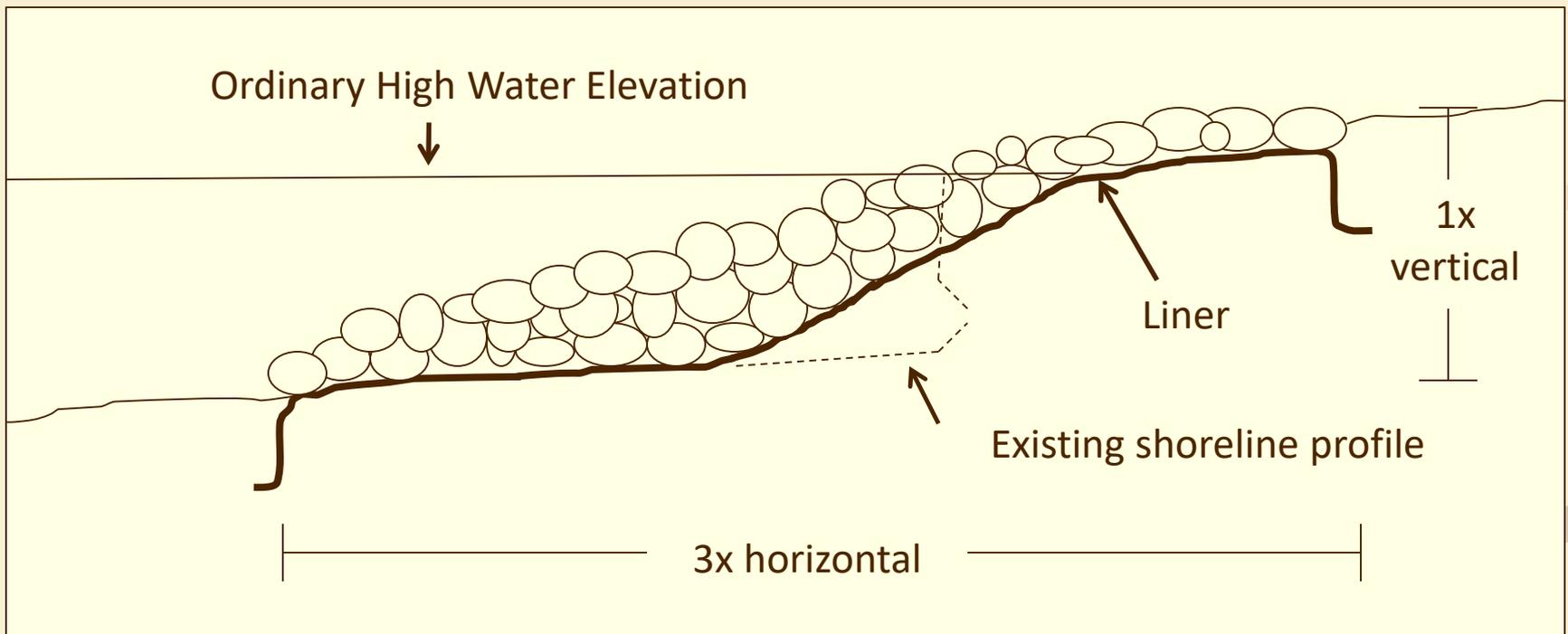
Permit Sketches – Plan View

- Must show any required revegetation including species, spacing and numbers of proposed plants
- May be hand drawn



Permit Sketches – Proposed Side View

- A geotextile fabric liner is essential for soil retention, should extend landward above expected wave run-up, and should be toed in at least 6 inches at the top and bottom of the slope
- Rip-rap material should be large enough to resist displacement by boat wakes
- Slope must extend 3 feet horizontally for every 1 foot of vertical rise



Revetment Installation Tips

Round rocks can be placed tighter allowing smaller sizes to be used and providing a uniform looking face.



Field stone is more irregularly shaped and provides a more natural look.

Planting in front of, and behind your revetments helps to soften the look and increases habitat value.



Fertilizer Ordinance

The City of Winter Park adopted Orange County's Fertilizer Ordinance in August 2020. The intended effect is to reduce nitrogen (N) and phosphorus (P) loading to local waterbodies. The city's ordinance can be found under [Chapter 58.368 WPCO](#).

Ordinance Summary :

- Only use lawn fertilizers that contain zero phosphorus
- At least 50 percent of the nitrogen content must be slow-release nitrogen
- Apply no more than one pound (1 lb.) of nitrogen per 1000 sq. ft. at any one application
- Do not fertilize if heavy rains are forecast or within a three day cone of warning for tropical storms or hurricanes.
- No fertilizing during the rainy season of June 1 to September 30 (trained applicators are exempted – see Orange County's website for training info ocfl.net/epd - click on Fertilize Responsibly)
- A 10 foot buffer zone must be maintained adjacent to all water bodies (increasing this buffer will increase the protection to the lake)
- Broadcast spreaders must be equipped with a shield positioned to deflect fertilizer from impervious pavement, rights-of-way, stormwater drains, ditches and conveyances
- Sweep up fertilizer that falls on driveways, streets and sidewalks
- Do not blow fertilizer, lawn clippings or leaves into streets or down storm drains

Shoreline Vegetation - Why should we be concerned about plants?

- Aquatic plants are a natural part of a lake's ecology
- Vegetation provides critical habitat for aquatic organisms
- Shoreline plants protect properties from erosion
- Shoreline vegetation can also benefit water quality by:
 - Reducing turbidity
 - Providing nutrient uptake



Great Blue Heron



Peninsula cooter



Limpkin



Red-eared & Florida red-bellied turtles



Great Egret



Great Blue Heron



Summary of Aquatic Plant Removal Rules

CITY OF WINTER PARK PARKS AND RECREATION DEPARTMENT

Responsible entity: Lakes Division

Phone #: 407-691-7829

- **Activities Requiring a Permit:** **Removal and/or chemical treatment of ANY vegetation from the shoreline requires a Shoreline Alteration Permit.** Revegetation of the shoreline outside of the 50 foot (50 percent) access area with native aquatic vegetation in accordance with standards outlined in the city code is required.

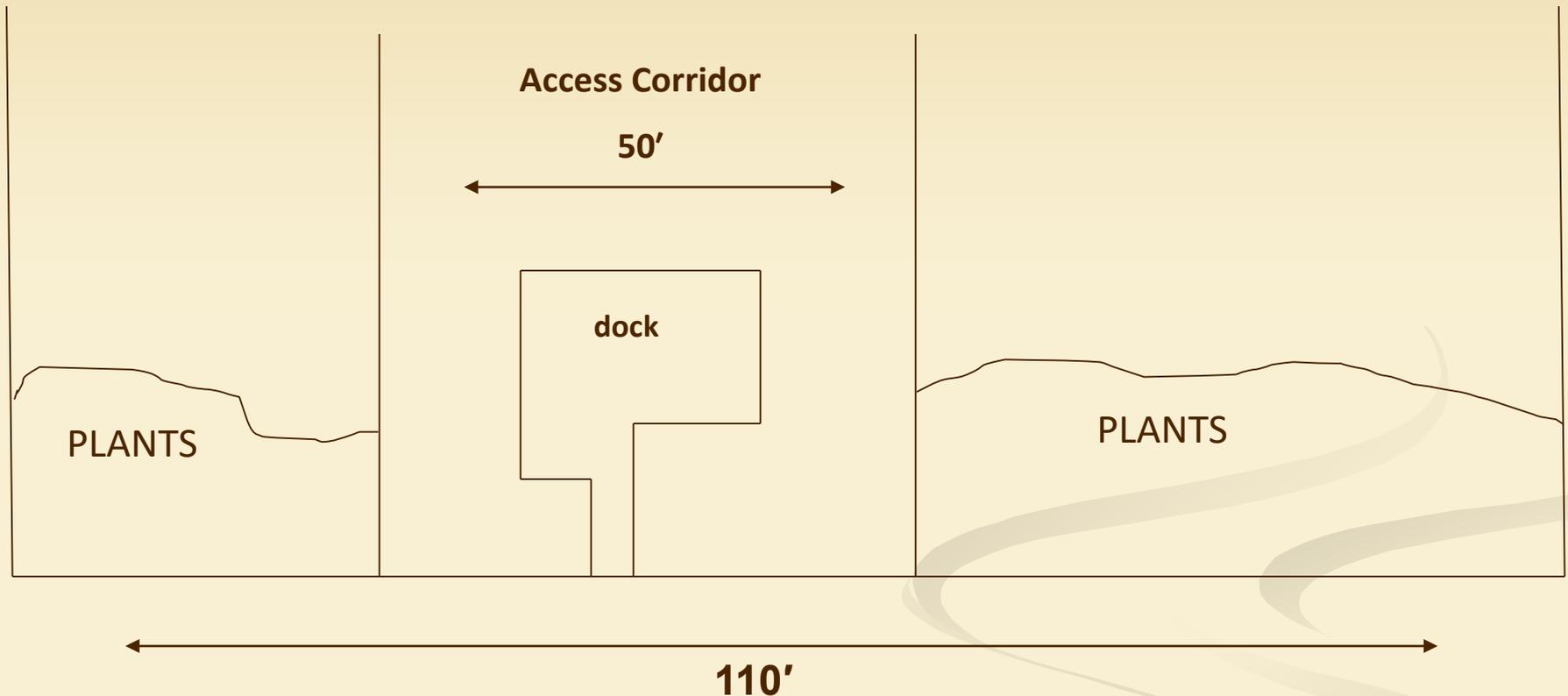
FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC)

Responsible Entity: Invasive Plant Management Section

Phone #: 407-858-6170

- **Exemptions:** Homeowners may clear vegetation for lake access from 50 linear feet, or 50 percent of shoreline, whichever is less, from the water's edge out to open water without a permit. Clearing from this exempted access corridor is limited to manual or mechanical removal only. Turbidity curtains are required for any type of mechanical control (jet pump, power rake, etc.). **Note: State rules require permit for ANY chemical control of vegetation.**
- Chemical control of any amount is not authorized under this exemption and requires a permit.
- More info can be accessed at myfwc.com or by calling 863-534-7074.

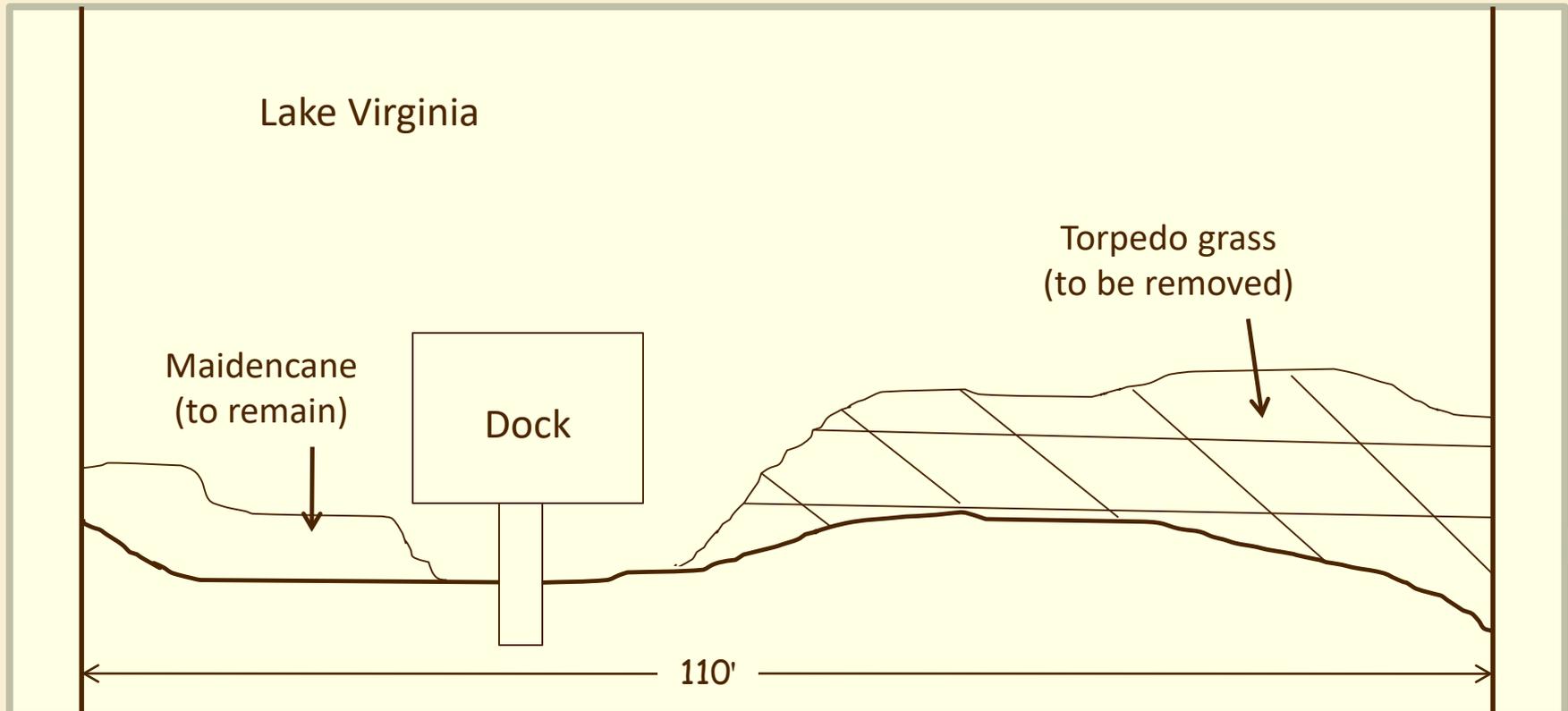
Typical Access Corridor



- Can clear 50 feet or 50 percent of shoreline whichever is less
- Rest of lakefront **MUST** be vegetated with aquatic plants
- Areas outside the access corridor may be left alone (if vegetated), or must be replanted if exotic (non-native) vegetation was removed.
- Revegetation must be done in accordance with city code:
 - At least 70% of shoreline must contain native, emergent vegetation
 - No more than 30% of shoreline can be comprised of lilies and other floating-leaf species
 - Submerged aquatic vegetation (eelgrass, pondweed, etc.) does not count toward compliance

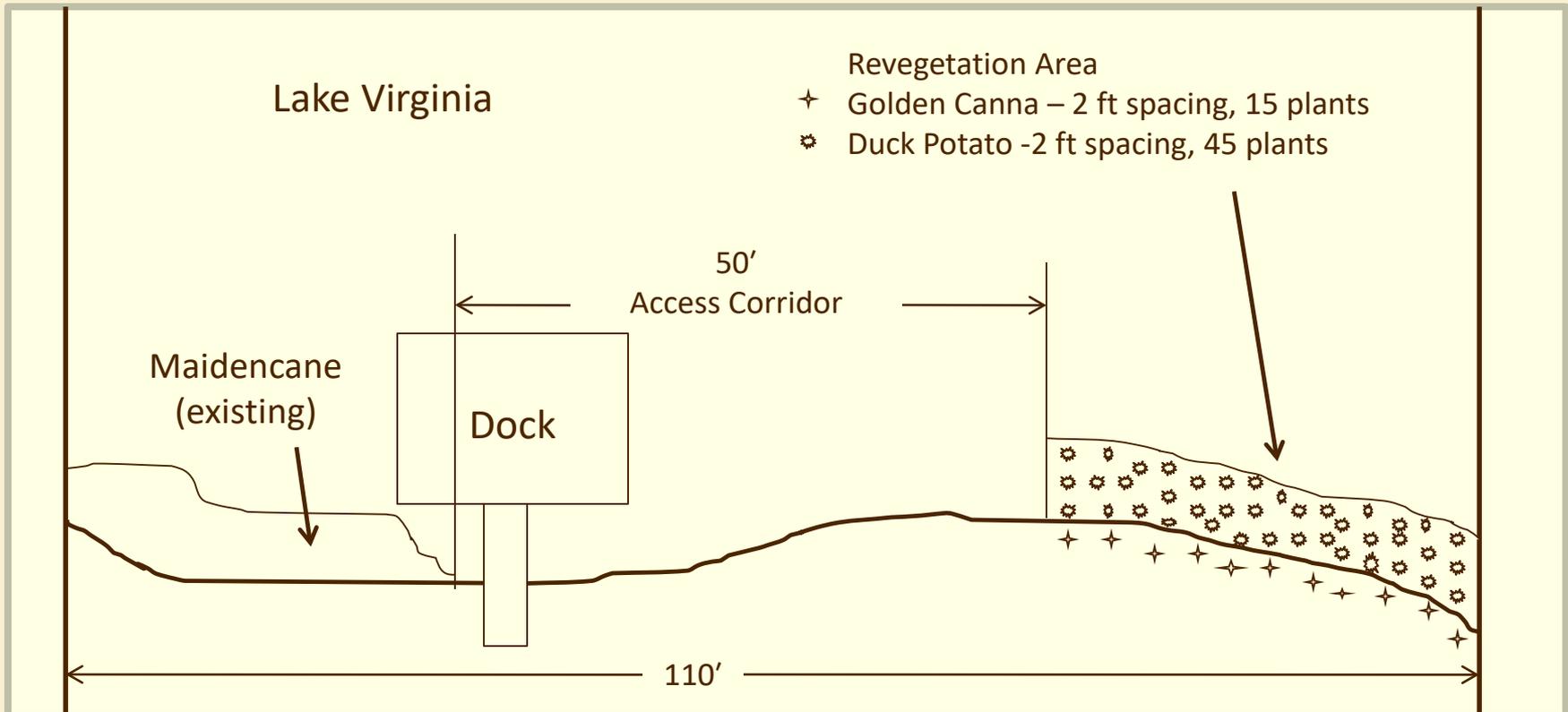
Permit Sketches – Vegetation Removal Plan

- Must be submitted with all applications where clearing outside of the access corridor is proposed
- Documents Required: Sketch of current shoreline including dimensions, existing plants incl. species names, and any structures. Indicate plants intended for removal.



Permit Sketches – Revegetation Plan

- Must be submitted with all applications where clearing outside of the access corridor is proposed
- Documents Required: Sketch of proposed shoreline including dimensions, proposed plants incl. species names, and any structures. Indicate spacing and number of proposed plants.



Shoreline Planting Tips

- at least 70% must be native aquatic species
- no more than 30% of lilies/floating-leaf species will count toward compliance
- Remember that shorelines require maintenance just like lawns do – pruning and weeding will make your shoreline look better longer
- Mass plantings tightly to reduce invasion by unwanted species
- Use trees and shrubs to provide layered looks and complex wildlife habitat
- Choose the right plants for the water depths to be planted - information on planting zones can be found at plants.ifas.ufl.edu
- If you have only older trees on your lakefront, consider planting replacement trees now so they will have time to fill in before the old ones are lost



What kinds of plants should I use?

Native Shoreline Plants

- Arrowhead
(*Sagittaria lancifolia*)
- Maidencane
(*Panicum hemitomon*)
- Golden Canna*
(*Canna flaccida*)
- Spikerush
(*Eleocharis interstincta*)
- Bulrush
(*Scirpus validus*)
- Southern Blue Flag
(*Iris virginica*)
- Sand Cord Grass*
(*Spartina bakeri*)
- Pickerel Weed
(*Pontederia cordata*)

Native Trees & Shrubs

- Bald Cypress
(*Taxodium distichum*)
- Black Gum
(*Nyssa sylvatica*)
- Sweet Bay Magnolia*
(*Magnolia virginiana*)
- Loblolly Bay*
(*Gordonia lasianthus*)
- Sweet Gum*
(*Liquidambar styraciflua*)
- Red Maple*
(*Acer rubrum*)
- Button Bush*
(*Cephalantus occidentalis*)

Plants to Avoid

- Torpedo Grass
(*Panicum repens*)
- Parrot's Feather
(*Myriophyllum aquaticum*)
- Para Grass
(*Urochloa mutica*)
- Water Hyacinth
(*Eichhornia crassipes*)
- Cattail
(*Typha spp.*)

Plant Key

- Native – Recommended
- Native – Use sparingly
- Native – Not recommended
- Exotic – Prohibited
- * Best planted above OHW

This list includes commonly available plants. Other native, aquatic plants may be used. Pictures of these and other aquatic plants can be by accessing plants.ifas.ufl.edu