

ATTACHMENT #8 - STRUCTURAL COMPONENTS - DOCKS, FLOATING DOCKS, BOAT-HOUSES, BOAT-LIFTS

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WITHIN THE INTRACOASTAL, CUSTER, COTTON COVE & CIMMARON WATERWAYS

The following guidelines have been established to govern the installation of structural components (docks, boat-houses, boat-lifts, floating docks) along the salt waterways and to set guidelines for aesthetic quality. The Tidelands Estates ARC will review submittals with regard to placement within the salt waterway based on visual impact, navigational capability and aesthetic quality.

All plans must receive approval by the Tidelands Estates ARC and require a \$2,000 construction deposit.

DOCKS, BOAT-LIFTS AND BOAT-HOUSES

1. Boat-houses on all waterways are to portray a residential appearance by using hip roof construction with a 5/12 pitch. Boat-houses are generally 10' or 11' above the seawall cap including the roof. The maximum allowable height shall be 13' from the seawall cap. The roof of the boat-house will be of the same material, color, and roof tile as the residential structure on the Lot.
2. Dock structures along the Intracoastal Waterway are governed by the Army Corp of Engineers and St. Johns River Water Management District (SJRWMD). On the Custer and Cimmarron waterways 12' wide docks are permitted on the 80' waterways and 16' wide docks are permitted on the 100' waterways. All pilings shall be installed within the 12' or 16' dimension as applicable. A variance is required for structures exceeding the 12' or 16' allowed and must be approved by the Tidelands Estates ARC.
3. The standard setback from a neighboring property line to the structure is 10.' The Tidelands Estates ARC will consider other measurements based on Lot size, location, easements, drainage, existing structures, and navigational capability.
4. The maximum roof lengths over a dock's boat-slip, boat-lift, or water only shall be as follows:

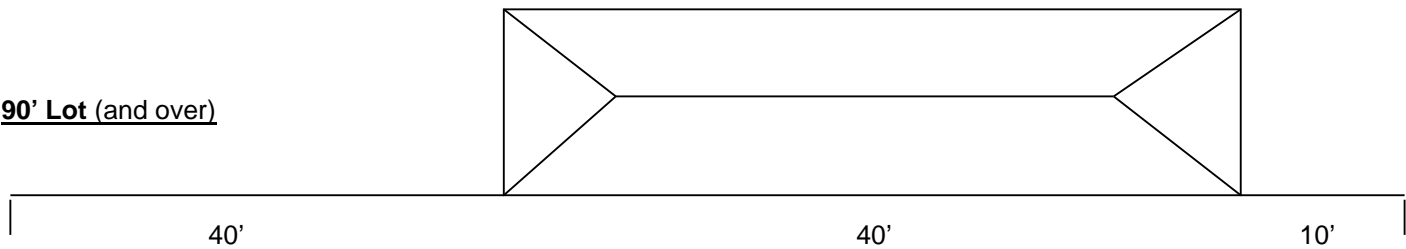
<u>Size of Lot</u>	<u>Length of Roof</u>
90' Lots & over	40' max.
80' Lots	36' max.
70' Lots	30' max.
60' Lots	26' max.
Lots under 60'	To be determined by Tidelands Estates ARC on an individual basis

NOTE: See Dock / Structure Configuration Diagram for placement of structural components.

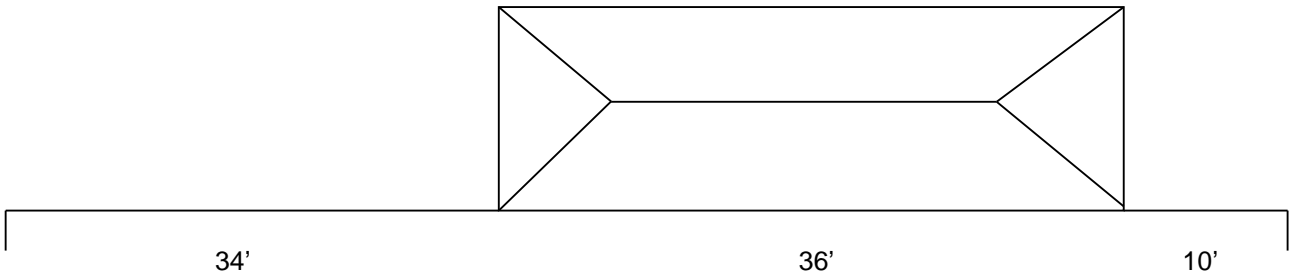
DOCK / STRUCTURE CONFIGURATION DIAGRAM
Placement for Dock / Structures on the Salt Waterways

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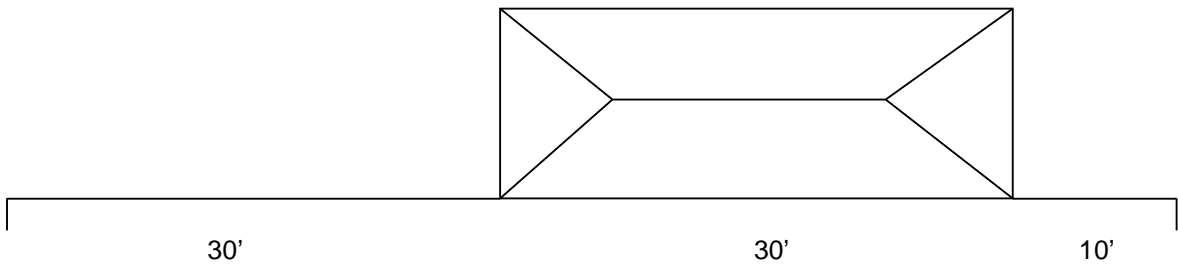
90' Lot (and over)



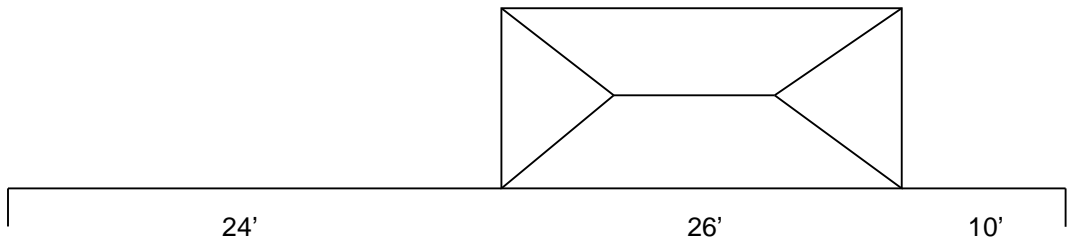
80' Lot



70' Lot



60' Lot



CANTILEVER EXTENSION WALKWAYS FOR BOAT-HOUSES / BOAT-LIFTS

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The following guidelines have been established to provide a safe perimeter walkway to the waterside portion of a boat within a lift or boathouse area as approved by the Tidelands Estates ARC.

1. **No** cantilever extensions are allowed with 16' wide docks.
2. Cantilever variances will only be granted for the length necessary for the boat and **not** for any dock area contiguous to the lift/boat-house
3. Cantilevered extensions on 12' wide docks shall be considered by variance (based on individual needs of the lift area created to accommodate the boat) and shall be confined to a 12" maximum beyond the approved location of the pilings.
3. All pilings shall be installed within the 12' or 16' dimensions applicable to the salt waterway.
4. All plans submitted for cantilever variance shall be inclusive of all finished dimensions.

FLOATING DOCKS

The following guidelines have been established for the installation of Floating Docks along the salt waterways.

1. Floating docks will be reviewed and evaluated with regard to placement by the Tidelands Estates ARC. Floating Docks may be used in conjunction with permanent dock structures.
2. Floating docks shall **not** exceed 20' in length. Floating docks shall **not** extend into the salt waterway more than 12' on 80' salt waterways and 16' on salt waterways that are 100' or greater.

NOTE: Refer to the Master Plan Approval for Docks, Fishing Pier, Shell Path and Connecting Single Family Foot Path for Village at Palm Coast Phase I – dated 7 November 2013

BULKHEADS (SEAWALLS)

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Homeowners are accountable to repair existing seawalls along their property or easements. For new installations along the Intracoastal, the materials and plans must be approved by ARC prior to submittal to the City of Palm Coast, the Army Corp of Engineers, and St. Johns River Water Management District. Please refer to the checklist ATTACHMENT # 12 – Easement / MVB Alteration Checklist for Intracoastal Bulkhead and Seawall installation.