

GUIDELINES FOR BUILDING DOCKS WITHIN CARROLLWOOD RECREATION DISTRICT AND UPON LAKE BOTTOM PROPERTY OWNED BY CARROLLWOOD CIVIC ASSOCIATION.

As owner of the land covered by Lake Carroll, the **CARROLLWOOD CIVIC ASSOCIATION (CCA)** requires that all dock construction plans (or dock replacement) be presented to the CCA for approval. **This approval is required whether or not the homeowner's property is located in Original Carrollwood or subject to deed restrictions.** One goal of the CCA Board is to preserve and protect the beauty and usability of all Carrollwood lakes for residents, yet provide as few restrictions as practical on lake front property owners. These guidelines are in effect as of January 1, 2004.

Please note that each lakefront property is unique and requires individual consideration of the navigational safety, aesthetic beauty of the lake, adequate floatation for boats, and obstruction of neighbor views. Some lakefront properties may not be able to support certain dock structures. Likewise, some lakefront properties, due to location, will be subject to some obstruction of view from reasonably constructed docks. For the purpose of these guidelines, the neighbor's view is from a first floor living or patio area viewpoint following the center of the property line toward the lake.

At a minimum, and along with the **Building Permit Application**, the CCA Board will consider each of the following *guidelines* for consideration of dock approval.

1. A property owner is encouraged to place the dock where it allows the least physical and aesthetic interference with neighboring properties and lake view. This usually requires the dock to be as close as possible to the middle of the property shoreline.
2. The dock's length into the water shall not create any hindrance or risk for safe navigation by boaters on the lake. The dock length into the lake should be no further out than required to give sufficient water depth for adequate floatation of ski or other similar sized boat. The dock design should assure that ingress and egress of watercraft will not occur within neighbors extended lot lines.
3. The dock shall have no enclosed structures above the plane of the dock (such as gazebos, boat-houses, or cabanas). The use of railings should be minimized, and when used, should be designed to provide the least possible obstruction of neighbor's view. Canvas or solid boatlift roofs must be of a low profile design and provide no significant obstruction to neighbors' view.

A dock construction application presented to the CCA Standards Committee must contain (to scale):

- Detailed drawings to include dock dimensions
- Scaled map of the proposed dock showing dimensions to sea wall or mean watermark
- Distance to any adjacent lot lines and existing dock
- A survey of property
- Approval from the Environmental Protection Commission (EPC)
- Mean, low-water & high-water depth of waters at dock's mid-point and end, and
- Height of any upright structure above the dock plane.
- All neighbors whose views are affected must sign the accompanying sign off sheet indicating either approval or disapproval of the proposed construction.

Requests for approval are submitted through the Standards Committee to the CCA Board. After board inspection of the proposed dock site, and consultation with all appropriate neighbors, the request or permit will be discussed, and then voted on at the next CCA Board meeting. Ample time for Board inspection and deliberation is required! **Please allow at least two months for proper consideration by the Board.** The entire Board (quorum) must vote on each dock application.

NO DOCK CONSTRUCTION IS PERMITTED PRIOR TO APPROVAL

Applicants are required to correct, or to pay for removal of, any construction completed without board approval. Furthermore, after approval any dimensional or material change to the approved plans will require further CCA Board approval.

Please contact the Standards Committee or any CCA Board member for assistance. They are listed in each issue of the Carrollwood Caroler.

Please mail 12 copies of the all documents no later than two weeks before a scheduled CCA Board meeting (first Monday of the month) to Standards Committee 3515 McFarland Road Tampa FL 33618