

Secret Cove Civic Association
Dock & Bulkhead Construction Summary
Board of Directors
13 November 2024

Introduction

The SCCA promotes safety and helps protect the property values of the members of SCCA. The Secret Cove Civic Association (SCCA) owns Hidden Lake. As the lake owner, the SCCA has the authority to:

1. Grant or deny permission for docks and bulkheads to be built on the lake.
2. Set standards for the construction and maintenance of all structures touching the waters for the lake, whether fixed or floating, which are used to establish lake boundaries or to give residents access to the waters of the lake.

The SCCA requires that each resident:

1. Ask permission from the SCCA Board, in writing, before beginning any construction or repairs on the lake or its boundary, including any new or existing bulkhead, dock, floating dock or pier.
2. Abide by the decision of the SCCA Board regarding each structure's location, size and construction materials to be used.

Regulated Activities

The following activities on, or adjacent to, waterways in SCCA are regulated and require approval by the SCCA Board prior to construction or repair. Specific information on each activity is provided in subsequent sections of this guide.

- New construction or repair of bulkheads or shoreline.
- New construction, modification, and/or repair of docks or decks that touch or extend past the SCCA shoreline property line.

Board Contact

For questions contact the SCCA Board at: SecretCoveJax@gmail.com. Please remember that when you contact the board, you're contacting your neighbors, and that they serve as volunteers. The SCCA Board guarantees a response acknowledging your communications within five to ten business days upon receipt of a completed submission.

Membership Is Required

The lake is owned and maintained by the SCCA. Non-members may not build any sort of dock or lake access structure that comes in contact with the waters of Hidden Lake.

Conclusion

In conclusion, the Secret Cove Civic Association (SCCA) maintains ownership of Hidden Lake. Homeowners are required to seek approval from the SCCA Board before initiating any construction or repair activities on these structures, ensuring compliance with established guidelines. To make it easier for homeowners to be good neighbors, we have provided the following set of guidelines that will help you in the review and approval process.

Sincerely,

Secret Cove Civic Association
Board of Directors

See the Construction Guide on following pages.

The Drawing Examples on pages 6 – 9 are intended to illustrate framing arrangements that are compliant with the Construction Guide.

SCCA Shoreline Construction Guide

13 November 2024

Dock Allowance Summary

Any new, rebuilt, repaired or modified dock requires SCCA Board Approval. The board will issue a temporary right of use of the property for the new structure and a site work permit if your request is approved. The City of Jacksonville Development Services Division does not currently issue dock building permits, but such a permit may be necessary in the future if COJ changes policy.

Dock Size

- Max. Surface Area: 200 sq. ft. (combined sq. ft over water; this includes anchored floating or fixed docks)
- Max. Projection into lake: 10 feet from shoreline
- Max. Width: 20 feet/50 percent (whichever is less) shoreline

Dock/ Bulkhead Restrictions

- Max. Height: 3ft above the water's edge at the lake level that is just high enough for the lake spillway to run. Lower heights that are match for backyard elevation are preferred.
- Max Height above deck surface: 3ft (nothing can be secured to the deck surface that exceeds 3ft tall in total height)
- Max Lumens: 200 lumens for any bulb attached to a dock or bulkhead.
- Lighting Direction: Lights should shine so that they illuminate the docks surface for safety. Area lighting is not allowed.
- Electricity Limitations: Low Voltage (12 volts max) for surface lighting may be approved. All other voltages are strictly prohibited.
- Running water to the dock is prohibited.
- Permanent roof structures are prohibited.
- Temporary roof / shade structures are to be taken down and removed daily.
- 7 ½ foot offset between homes and the property line would apply in an infinite line projecting into the lake from the shoreline.

Bulkhead Allowance Summary

Any new bulkhead, bulkhead modification or bulkhead repair requires SCCA Board Approval. The board will issue a site work permit if your request is approved. The City of

Jacksonville Development Services Division does not currently issue bulkhead permits, but such a permit may be necessary in the future if COJ changes policy.

- Resident must make best efforts to request the building of the new bulkhead to match the original shoreline location referenced in the attached plot summary (include shoreline plot in appendix). Moving a bulkhead further out into the lake can only be done with specific, written permission of the SCCA Board.

Please note the following division of ownership: COJ is responsible for the drainage structures that drain from the streets into the lake. The north and south bulkheads are SCCA responsibility. All other bulkheads (whether wood or concrete) are homeowner responsibility.

Nonconforming Structures

Structures such as docks and bulkheads that do not meet the current SCCA Board Regulations are not allowed to be made bigger or more nonconforming. Homeowners may request to make a change to make it less nonconforming. Homeowners cannot repair or replace any material of a nonconforming structure unless it is first brought to meet current size requirements.

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 but must now meet current regulations. Rebuilding the nonconforming structure back to its original condition/shape/size/features is prohibited.

Liability Statement

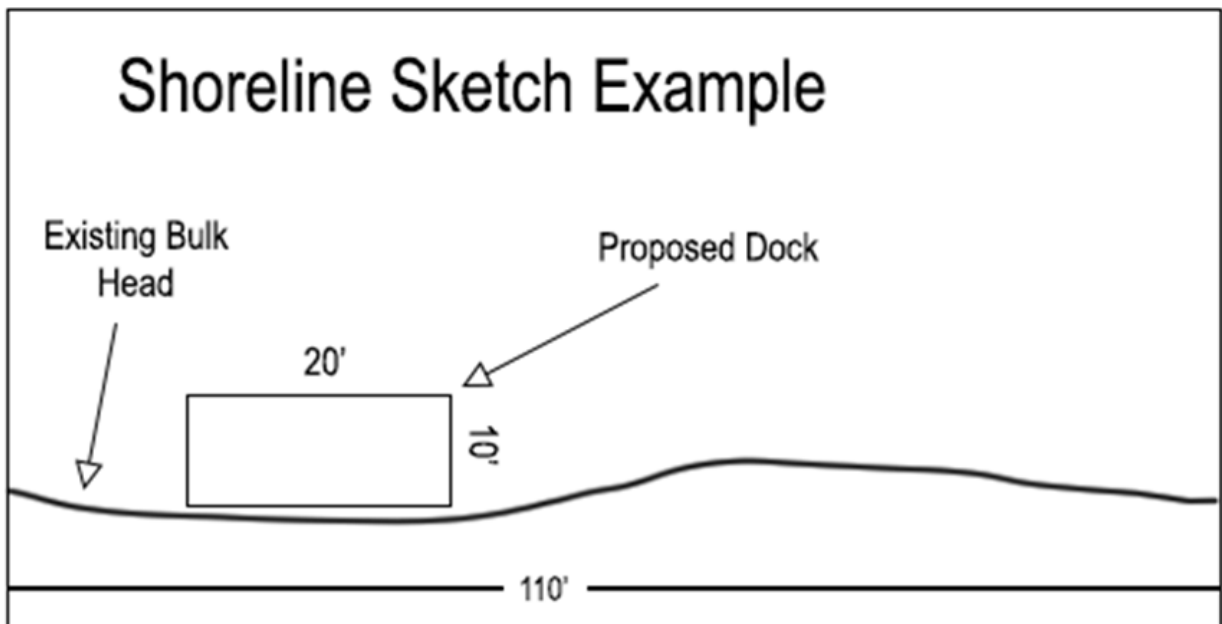
As a lakefront resident, you are solely responsible for the safety of yourself, your family, and any guests while using any non-SCCA structure in the lake, the lake itself, or SCCA facilities. Additionally, by using or occupying these facilities, you release the SCCA from liability for any death, injury, or property damage, and waive any subrogation rights. This release remains in effect for as long as you build, maintain, repair or use a structure that extends beyond the SCCA property line, regardless of its condition.

Permit Application Drawings

- Shoreline Plan View (the “overhead view”) must show the design’s overall dimensions in relation to the property’s shoreline values
- Construction Plan and Profile Views must show lumber dimensions, treatment types, fastener types, fastener locations and all dimensions.
 - For Fixed Docks, approved designs will be designed to support at least a 40 PSF live load and will include at least:

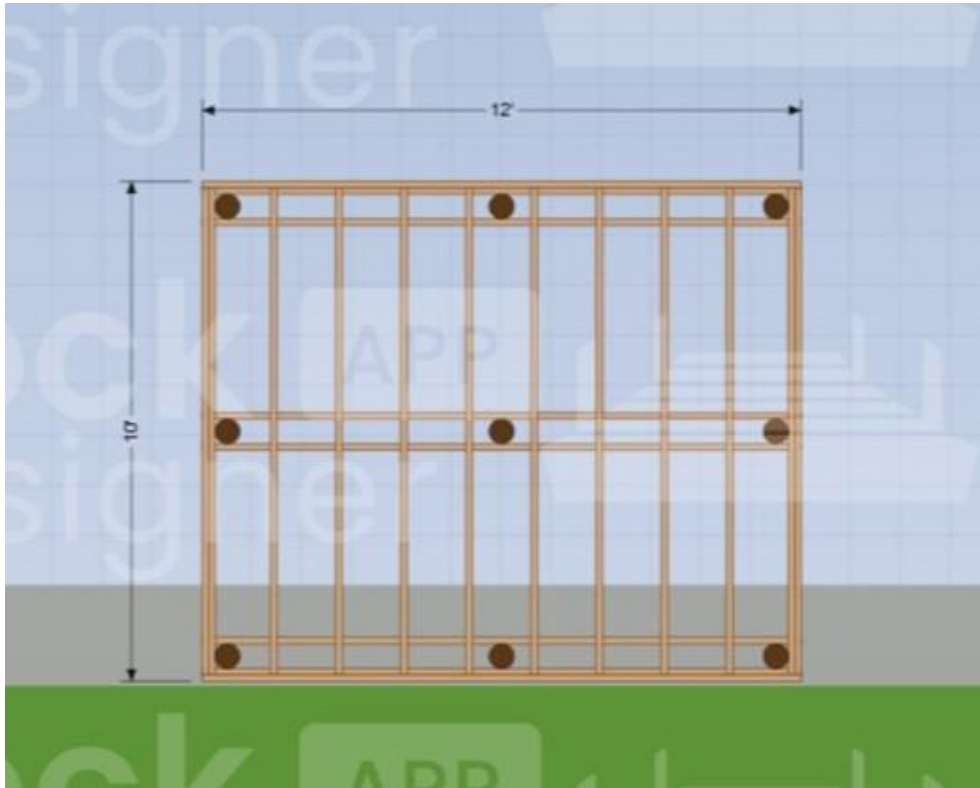
- Minimum 6-inch pilings on no greater than 8-foot centers,
- Doubled 2 x 10 beams with no greater than 8-foot spans and
- 2 x 8 joists on 16-inch centers, with
- All fasteners to be galvanized or stainless steel.
- All wooden materials must be treated to at least a UC4A standard, and pilings must be treated to at least UC4B standard.
- For Floating Docks:
 - Structural members must be treated to at least UC4B standard.
 - All fasteners to be galvanized or stainless steel.
 - Plan must show the buoyant force for the floats, stated in pounds.
 - Plan must show the expected weight of the structure, stated in pounds.
 - Manufacturer's technical specifications must be included for drums, barrels or other floatation components.

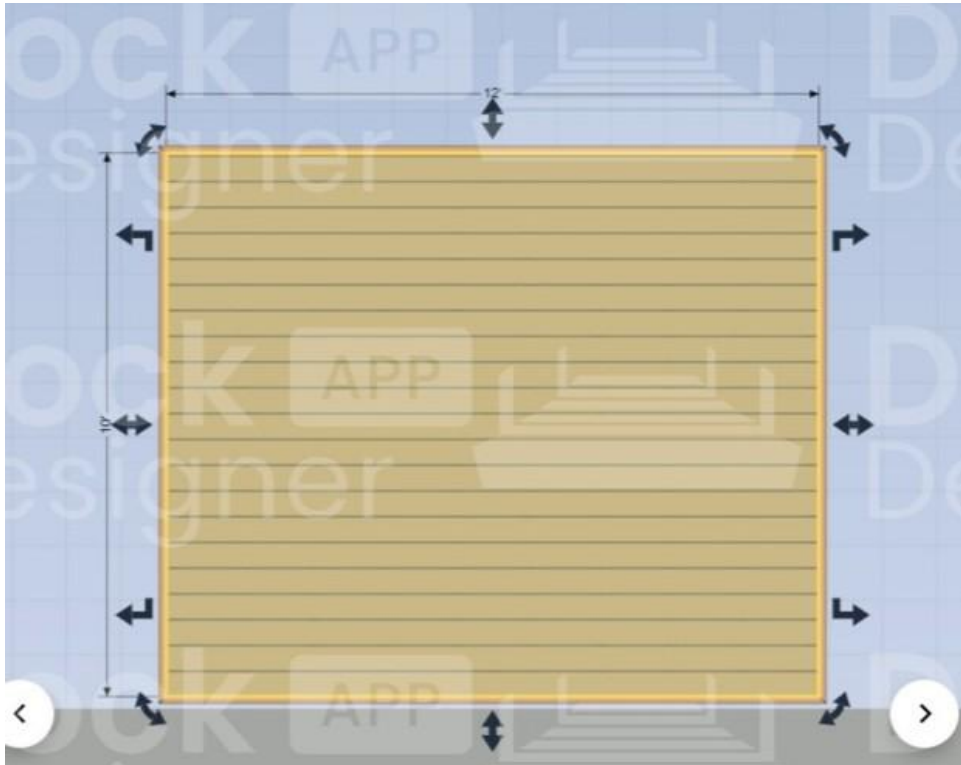
Plans may be hand drawn.



-- Following Pages Illustrate Compliant Framing Arrangements --

Examples of Compliant Framing Arrangement for 10 x 12 Ft Fixed Dock





Examples of Compliant Framing Arrangement for 10 x 16 Ft Fixed Dock



Examples of Compliant Framing for 10 x 20 Ft Fixed Dock

Start Over

Layers

Zoom Out

Center

Zoom In

2D

\$3

