

PIER GUIDELINES

These guidelines are intended to ensure systematic and consistent pier and related marine construction throughout Jonathan's Landing as the land under said waters is owned by the POA. Any property that has a dock, piling, lift or any other installed item in the water located upon POA property is required to have a pier easement.

Pier Easement Application Procedure

- Homeowners will hire licensed Florida land surveyor to draft a survey showing the proposed easement. The easement must include a 6-foot setback from the boundaries of the Pier Easement to all items within the Pier Easement, i.e. docks, boatlifts, pilings etc., and a formal all metes and bounds legal description of the Pier Easement premises.
- The Pier Easement application form does not require approval from your Village, unless it is a Village joint pier (Villages have no ownership).
- Once the application has been reviewed by the DCB, it will make its recommendation to the POA for approval.
- The DCB Specialist, located in the POA Office, will update the Pier Easement documents, which will need to be signed by the homeowner and notarized.
- The Pier Easement along with the supporting documents will then be recorded by POA counsel in the Palm Beach County, Florida, Public Records and once logged, be sent back to the POA and filed at the POA office.

Requirements for Amended Pier Easements

- An amended Pier Easement is required if any changes are made to the location or size of the pier, pilings, boat lifts or any other installed item in the water, including those that have been previously grandfathered in.
- An amended Pier Easement follows the same application procedure as outlined above under Pier Easement Application Procedure.
- Like for like dock improvements in the exact same footprint do not require an Amended Pier Easement (however an application is still required to be submitted to the DCB for proposed work).

Definitions

- Bent: A pile unit, structurally connected, consisting of two or more piles and a bent cap, which supports a pier deck.
- Bent Cap: A poured reinforced concrete or wood unit that structurally connects two

pilings and upon which the pier deck rests.

- Mooring Pile: A freestanding wood or reinforced concrete pile located within the pier easement.
- Pier: A decked walkway supported by piles used for docking boats or other recreational or personal watercraft.
- Pier Easement: A legal document that identifies the boundaries within which a pier and boat lifts may be constructed, and boats may be docked. Pier Easements are granted by the JLPOA and recorded in the public records of Palm Beach County, Florida. Pier Easements are reviewed by the DCB and recommendations are made to the POA.
- Gangway: A structure providing access from a pier to a vessel, floating dock or floating platform.
- Bulkhead/Seawall: A wall constructed of wood, concrete or other fabricated material, located along the shoreline to mitigate waves and current erosion of uplands, and as a retaining wall to protect uplands from submergence.
- Floating Platform: A decked surface attached to pier that rises and falls with tides, allowing access to personal watercraft.
- Floating Dock: A type of dock supported by buoyant pontoons that displace water, allowing easy access to vessels.
- Boat Lift: A structure that allows boats to be raised out of the water.

Pier Easements and Location

- Given important considerations of safe navigation and channel widths as determined by the JLPOA, the use of waterways for private piers and the docking of vessels is subject to Pier Easements. Upon receipt of all requisite application forms and surveys, the DCB will review and recommend that the POA grant homeowners specific Pier Easements that will allow for the limited use of the Pier Easement area solely for the construction and maintenance of piers, boat lifts and related structures and the docking of vessels. Piers must be maintained in good repair and appearance.
- All Pier Easements granted by the JLPOA are recorded in the public records of Palm Beach County. Importantly, all vessels, piers, boat lifts, and mooring piles serving a lot must remain within six (6) feet of the outer limits of the lot's Pier Easement. Piers, piles and boat lifts approved prior to the effective date of these guidelines that do not comply with the six (6) foot setback shall be deemed "grandfathered" and shall be permitted to remain. However, any replacement piers and boat lifts shall be required to comply with these guidelines.
- To allow solely for perpendicular docking, "Joint Piers" may be constructed such that the joint or common Pier Easement boundary line is coincident with the centerline of the proposed joint pier and is processed as a "special exception" requiring approval by the COA, HOA or Condominium HOA, and then by the DCB.
- "Common Piers", which are piers that serve multiple lots, shall be constructed so

that a gangway connecting a pier to the shore is best located within the common area associated with the lots for which the pier is constructed.

- Gangways for all piers shall be located to avoid or minimize damage to shorelines and vegetation. Gangways located in mangroves must be approved by the Palm Beach County Department of Environmental Protection (DEP), the DCB and any other governing entity requiring approval.

Pier Restrictions

- Written approval of a pier plan must first be granted by the DCB. Additionally, it is an owner's responsibility to obtain and comply with all necessary federal, state and local permits and ordinances prior to construction.
- No shoreline vegetation root systems shall be removed, and no pruning of mangroves shall be done except in accordance with the DEP regulations and DCB approval.
- No dredging or excavation shall be permitted, except with the prior written approval of the JLPOA Board of Directors and all federal, state and local permitting agencies.
- Wood utilized in pier construction shall be suitable for use in a marine environment.
- Docks and accompanying structures shall be properly maintained and used for vessels only. Floats, rafts or floating docks shall not be permitted unless given a special exemption by the DCB.
- Flammable and hazardous materials shall be used and stored in accordance with local, state and federal agencies.
- Only routine maintenance of a vessel and its gear may be performed at a private residential dock.
- Observation decks (piers constructed parallel to and beyond a shoreline) may be constructed, although they may not be used for the permanent docking of boats.

Bulkheads/Seawalls

- Construction of bulkheads and seawalls requires Palm Beach County permits and must comply with all necessary federal, state and local regulations and ordinances. Materials may be pressure treated wood, wood substitute (composite), concrete, steel or vinyl panels anchored by rod tiebacks as required. Panels shall be grey or other suitable muted color (as determined by the DCB). All bulkheads and seawalls shall be capped with comparable materials.

Required Construction Submittals

- The following submittals must be prepared by a Florida licensed Marine Engineer:
- Property survey including Pier Easement boundaries and proposed plan of improvements.
- Construction plan(s) and details, including description of proposed materials.

Lighting/Electrical

- Piers shall be illuminated to provide for safe access to vessels without being a nuisance to neighbors and navigation in the area. Approved UL marine downlight fixtures shall be mounted such that the highest point of the fixture is two (2) feet above the decking. A downlight is a light fixture that shines in a downward direction to light the area below.
- Fixtures shall be suitable for the marine environment and shall be low voltage, low wattage and in warm color range (3000 K or less).
- Lighting must be on motion sensors or should automatically turn on at dusk and off at dawn. All lighting change plans must be submitted to the DCB for approval.
- Pier head electrical receptacles and shore power boxes shall be UL approved for marine application.
- Docks must have at least one light to illuminate the outmost dock piling.
- Marine pedestals used to supply electrical and water service shall be in accordance with the National Electrical Code and any other applicable regulations.



PIER EASEMENT APPLICATION FORM
J. L. PROPERTY OWNERS ASSOCIATION
DESIGN CONTROL BOARD
561-743-2032 / Fax 561-743-2062
1: TO BE COMPLETED BY OWNER:

Homeowner Name	Submission Date
Address / Unit No.	Village (COA/HOA), Marina, Golf Club
Telephone Number	Email Address
Mailing Address & Telephone # (if different from above):	
Description of Project in detail:	

APPLICATION MUST INCLUDE PLANS, SPECIFICATIONS
(Drawings & Samples) & APPROPRIATE FEES. (See Reverse Side)

SIGNATURE OF HOMEOWNER _____

Plans & specifications are not approved for engineering design or safety, or setback/code compliance. By approval of such plans & specifications, neither the DCB, the members thereof, nor the Board of Directors of Jonathan's Landing Property Owners Association, Inc., or the members thereof, assume liability or responsibility for such compliance.

IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL HOMEOWNER/BUILDER TO COMPLY WITH ALL APPLICABLE CODES, SETBACKS & OTHER REQUIREMENTS, & TO OBTAIN ALL NECESSARY STATE, COUNTY OR LOCAL PERMITS & APPROVALS.

2: TO BE COMPLETED BY THE DCB:

Date Recommendations Made: _____ Approved: _____ Denied: _____ Requiring DCB review: Y / N

Signature of Authorized DCB _____

Reasons:	Conditions:
_____	_____
_____	_____
_____	_____

3: TO BE COMPLETED BY POA OFFICE:

Date acted upon by JL POA: _____ Approved: _____ Denied: _____ Conditions: _____

Reason for Denial/Conditions: _____

Signature of Authorized POA Representative _____

Application Number: _____ Check No.: _____