

SECTION 40.0 OCEANFRONT RIGHT-OF-WAY BULKHEAD PERMITS

Section 40.01 Introduction

Oceanfront right-of-way bulkhead construction requires a Clearance Sheet and Building Permit. The purpose of this section is to regulate construction or installation of bulkheads within any oceanfront right of way owned by St. Johns County. Due to high tides and beach erosion, and in order to assist oceanfront property owners in protecting their property, the County will allow construction of bulkheads across County rights of way when certain criteria's are met. This section only applies to right of way adjacent to ocean front property and does not apply to any other right-of-way in St. Johns County. Provisions in this section are based on the proprietary right and superintendence of right-of-way. Improvements in the right-of-way are under a license for permissive use only and does not operate to create or vest any property rights into the right of way. Nothing herein shall be interpreted as acceptance or ownership of any improvement or bulkhead placed in the County right-of-way. Bulkhead improvements in the right-of-way must be affirmatively accepted at the sole discretion of Board of County Commissioners.

Section 40.02 General Information

- A. Applications for bulkheads within rights of way owned by St. Johns County are submitted to the Growth Management Department for processing.

Address: 4040 Lewis Speedway, St. Augustine, FL 32084
Phone: (904) 209-0660
Email: faxplandept@sjcfl.us

Section 40.03 Application Process

Following is a list of the items required.

Preliminary Submittal requires Items A. and B. only to review for compliance with Section 40.04 B. This submittal will be routed to St. Johns County Construction Services Division for review prior to the County issuing the Owner's Authorization needed for your FDEP Permit Application.

Upon receipt of your FDEP Permit, a complete application package (Items A through E), including any updates to the Construction Plan Set based on the FDEP review and permitting, must be submitted to begin the formal review process with the St. Johns County Building Services Division.

- A. Completed Clearance Sheet Application
- B. Construction plan set, signed and sealed by a Florida Registered Professional Engineer, containing the following items:

1. Current topographic survey of the site.
 2. A detailed site plan, showing the relation of the proposed improvement to the site and to adjoining land or areas.
 3. Arrangement and structural details in the plan, section and elevation views sufficiently expanded to serve as construction drawings.
 4. 2 copies of construction plan set (**both of which need to be signed and sealed**).
- C. Florida Department of Environmental Protection Permit.
- D. Owner's Authorization from the adjacent property owner(s) and the County. The County's owner authorization is provided by the Land Management Systems Department.

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Phone: (904) 209-0760
Email: lford@sjcfl.us

- E. Executed Ocean Bulkhead Release Form addressing maintenance responsibilities and hold harmless (1 copy). Any questions related to this form should be directed to the Land Management Systems Department. See D. above for contact information.

Section 40.04 Review Process

- A. The above items are routed to the appropriate Departments and Divisions who review the plans and supporting information for compliance within 7 working days.
- B. Review criteria includes, but is not limited to the following:
1. Bulkheads shall be designed by a Florida Registered Professional Engineer.
 2. Bulkheads shall be designed per the current Florida Building Code.
 3. Bulkheads shall be permitted per St. Johns County Building Services Division
 4. No such permit shall be issued for any improvements or repair to any existing improvement which is deemed substandard by the Building Official.
 5. Bulkhead wall sheeting/cribbing shall, at a minimum be vinyl. Wood plank cribbing shall not be permitted.
 6. Any bulkhead constructed across County ROW connecting to adjacent bulkheads or being constructed jointly as part thereof shall be constructed of the more stringent of the two adjacent designs.
 7. Bulkheads shall have a concrete cap, per engineered drawings.

8. Bulkheads shall have tie backs, per engineering drawings.
9. Bulkheads crossing County right of way shall be of uniform construction and shall be continuous.
10. Bulkheads shall provide access stairs at access points where walkover or footpaths previously existed, in compliance with the Florida Building Code for access to and from the beach.

Section 40.05 Completion of Construction

- A. Upon completion of improvements constructed across County rights of way the applicant may request acceptance by the Board of County Commissioners of said improvements. In order for the Board of County Commissioners to consider acceptance the applicant will be required to provide the following:
 1. Bill of Sale for the bulkhead improvements, including a schedule of values.
 2. Final Release of Lien from the Contractor for labor, services or materials.
 3. Execute Covenants and Restrictions setting forth the conditions associated with the acceptance.
- B. Acceptance of the improvements is at the sole discretion of the Board of County Commissioners.
- C. Contact the Land Management Systems Department to initiate the acceptance request.

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