

PERMITTING: WORKS OF THE DISTRICT

POLE BARN, SHEDS, AND OTHER NON-RESIDENTIAL BUILDINGS

Permitting Construction Within Floodways

Works of the District (WOD) refers to rules that are established by the Suwannee River Water Management District (District) for construction within the floodways of five rivers: Alapaha, Aucilla, Santa Fe, Suwannee, and Withlacoochee. These rules are in place to best protect our environment through permitting and management of assets that could affect our natural resources.

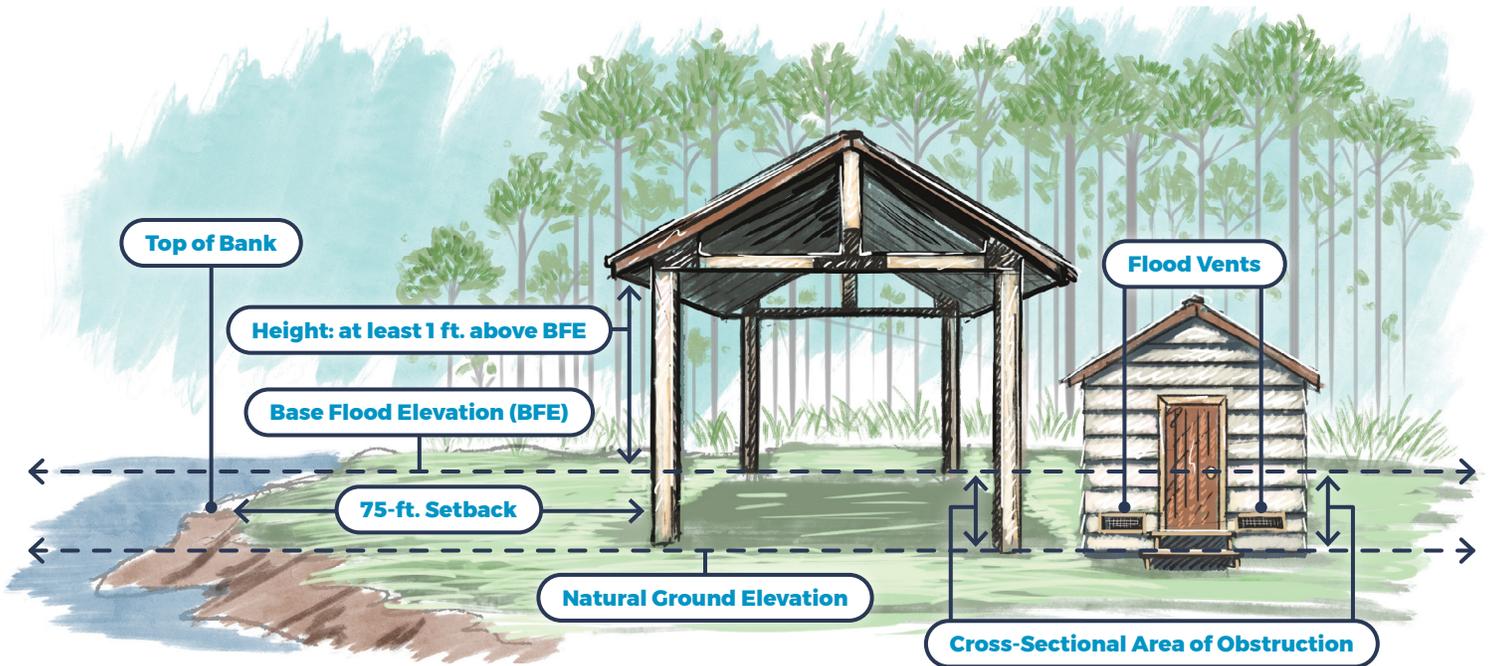
Find your base flood elevation (BFE) for your property:
srwmdfloodreport.com

You may need a permit and/or have a fee requirement if your proposed project is located in, on, or over wetlands/surface waters

Common Questions:

- **What is the difference between a pole barn and a shed?** A pole barn/carport is a non-residential structure typically consisting of pole supports and a roof with no walls, screens, or doors on any side. A shed is typically an enclosed non-residential structure with walls, screens, and/or doors.
- **Can I clear my property to install a pole barn, shed, or other nonresidential structure?** All areas of the floodway should remain in a natural state to the greatest extent possible. Disturbance to natural vegetation should be limited to that necessary for construction and not occur in the 75-foot setback.
- **When are flood vents required?** Flood vents are required for structures with enclosed areas below the base flood elevation. See 44CFR60.3(c) for flood vent requirements.

Contact District staff to find an engineer and/or environmental consultant who has previously submitted permit applications to the District. Find a list: mysuwanneeriver.com/553/Engineers-Surveyors-Environmental-Consul



SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Learn More:



Ask Us Questions:
ResourceManagement@srwmd.org

This document is intended as a guide. Please refer to 40B-4, F.A.C. and 62-330, F.A.C. for complete information. A District permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal, or abandonment authorized by a District permit. Please contact your federal, state, and local agencies for further guidance.

Help Protect the Environment:

All areas of the floodways should remain in a natural state to the greatest extent possible. Only clear what is necessary. Disturbance to natural vegetation should be minimized or avoided.

Different permitting and/or fee requirements may apply if:

- Your project will be used for any purposes other than residential;
- You would like to include additional structures with your permit;
- There is already an existing District permit at your property;
- Your proposed project is located in, on, or over wetlands/surface waters

Schedule a free pre-application meeting with District staff to discuss proposed activities and determine if an engineer and/or environmental consultant should be hired for the project.

	EXEMPT	NOTICED GENERAL	GENERAL
Total Cross-Sectional Area of Obstruction on the Property	Max 50 sq. ft.	Max 100 sq. ft.	More than 100 sq. ft.
Application Fee	\$100	\$250	\$490
Site & Profile Plans	Sketches	Sketches	Engineered Plans
Topographic Survey			Required
Zero-Rise Certification			Required

Terms:

- **75-ft. Setback:** A minimum setback 75 feet landward of the river’s top bank. It is meant to be an undisturbed buffer with minimal disturbance to natural vegetation. No more clearing is allowed within the setback than what is necessary to provide reasonable pedestrian access.
- **Cross-Sectional Area of Obstruction:** The square footage of added obstruction between the existing ground elevation and the BFE when viewed parallel to the flow of the river.
- **Top of Bank:** The vertical point of a riverbank where there is an abrupt change in the slope observed when traveling waterward.

Notes:

