CVS Decks & Docks Navigates Manatee Protections for In-Water Construction Permits

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ORLANDO, FL - October 29, 2026 -
Orange County's dock permitting fees changed on October 1, 2026, while manatee protection for in-water construction remains a separate, site-specific review. CVS Decks & Docks offers dock construction in the Orlando area, where the waterway and proposed work determine which wildlife conditions, if any, an authorization carries.

For an owner planning a new dock in unincorporated Orange County, the immediate change is concrete. The county now lists a $965.50 boat dock application fee as part of its second phase of environmental fee updates. This is a change in county application costs, not a newly enacted manatee rule. It should not be assumed to apply to every waterfront parcel with an Orlando mailing address.

Orange County's environmental office reviews a new dock for impacts to the environment as well as criteria such as setbacks, roof height, and platform size. Its guide says new docks in unincorporated Orange County, Oakland, Ocoee, and Windermere require environmental approval followed by a building permit from the appropriate building department. A parcel inside another municipality may follow a different local path, so the water body's location and the authority with jurisdiction matter more than the nearest city name.

The county's dock application asks for a survey and drawing showing where the structure would sit, the water depth at its outer end and mooring spots, and nearby wetlands or conservation areas. It also asks how erosion and sediment will be controlled during work. Those details help reviewers assess the site and identify whether another agency's authorization may be needed.

The wildlife question arises if the proposed work is in manatee habitat, not simply because a dock is in Florida. The Florida Fish and Wildlife Conservation Commission advises permitting agencies about potential impacts from in-water projects and recommends standard manatee construction conditions where appropriate. A project's location and methods may bring additional limits on equipment or work periods. An

inland lake is not automatically a manatee site merely because it lies in the same county as other waterways.

If an authorization includes FWC's 2011 standard conditions, crews must be instructed about manatees, project vessels must move at idle speed in the immediate work area, and barriers must not trap animals. In-water work stops if a manatee comes within 50 feet; the conditions specify when it can resume. These are conditions of an applicable authorization, not automatic rules for every dock.

That matters before an owner fixes a design or start date. Orange County's application warns that a state environmental or water-management permit may also be needed. Wildlife conditions can affect how approved work proceeds, so a county application and fee should not be mistaken for clearance to begin every part of a shoreline project.

Timing can change for reasons unrelated to a building schedule. The county conducts a site review and may request more information before issuing a dock permit; its posted process gives applicants 30 days to respond unless an approved written waiver applies. FWC identifies seasonal restrictions as a possible project-specific manatee measure, not a statewide fall shutdown for dock building. The actual authorization determines which limits, if any, affect the work window.

CVS Decks & Docks offers fixed, floating, and lift dock construction in the Orlando area. Choosing among those options involves the shoreline, available mooring water, and how the owner intends to use the dock. Those construction decisions give shape to a site plan, but they do not establish what permits or manatee conditions the project will need. That determination belongs to the county and any other agency with jurisdiction.

Before construction is scheduled, waterfront property owners should confirm applicable permit requirements and wildlife safeguards with the responsible agencies. CVS Decks & Docks provides fixed, floating, and lift dock construction services in the Orlando area, where project planning must account for site conditions, local permitting requirements, and any environmental restrictions included in the relevant authorizations.

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