

## PERMIT SUBMITTAL REQUIREMENTS RESIDENTIAL DOCKS, SEAWALLS & BOAT LIFTS

### Examples of Types of Work:

Docks, Seawalls, & boat lift canopy and/or cover

### Documents Required:

**\*\*All the documents below must be submitted in an electronic format\*\***

- In Water Construction Affidavit
- Drainage Plan (if applicable)
- Site Plan
- Construction Plans (Signed & Sealed)
- Site plan to include the following:
  - Scaled or accurately dimensioned site plan showing all dock/seawall/boat Ramps/ and boat lift layout(s), location on the parcel, including dimensions, and location on the property
  - Width of the lake, canal, or waterway
  - Aerial image showing any neighboring docks, boat lifts, or pilings.
  - If the Property is at the end of the canal or other location where the side use lines converge, provide a riparian rights survey. Please note that a Riparian Rights survey will be required at inspection if the pilings are 3' or less from the side use lines.
  - If the property is a Condominium unit, specify the boat slip number and identify the boat slip on the site plan. Also provide a letter from the Homeowners Association giving authorization to complete the proposed work.
  - Authorization will be required from the owner of the upland and/ or waterway property to which the dock will be attached.
  - Identify any existing channel in the waterway on the site plan.
- If Boat lift:
  - The Boat lift canopy will need to be located within side use lines of property and meet waterward projection.
  - The canopy overhangs will need to be dimensioned from side use lines, and also distance from furthest canopy overhang from edge of seawall or if no seawall, from furthest canopy overhang to edge of shore to determine the waterward projection.
  - No Portion of the boat lift canopy can encroach past the 1/3 width of waterway, or past riparian and side use lines
  - The boat lift canopy location over boat lift
  - Including dimensions of existing or proposed boatlift
  - Dimensions of boat lift canopy
  - Accurate dimensions showing all existing and proposed dock and boat lift structures, location on the parcel, including dimensions, and location on the property
  - Width of the waterway, or if a dead end or where lot lines converge, provide a Riparian Rights Survey
  - Permit may be obtained by licensed professionals including: OIC, Specialty Marine, Certified/Registered General, Building and Residential Contractors who hold the appropriate longshoreman insurance
  - If the lot where work is being performed is zoned MPUD, a letter from the HOA giving approval is required

- If the Homeowner is submitting:
  - [Owner-Builder Disclosure Statement](#) (requires notarization)
  - If the project is over \$5,000
    - [Notice Of Commencement](#) (must be notarized and recorded with [Clerk of Courts](#))
  - Construction located in a [special flood hazard area](#) must comply with the requirements of floodplain construction

## Land Development Code (LDC)

Applicant must fill out the Dock and Seawall Permit Application

- Application for all the work being completed prior to final inspections
- Approved application for any extension.

Wetlands I & II (Natural Resource)

Category I or II Wetlands

- Size of dock structure and vessel mooring area
- Length of any walkway.
- If combined size is over 1,000 square feet. A permit from F.D.E.P. is required for either Category I or II
- New Seawall in Wetland Category I is prohibited under section 805 of Natural Resources and is not consistent with the Comprehensive Plans. Repairs or rebuilding the seawall may be acceptable.
- Pasco County approval and issuance of these types of permits does not imply an exemption from obtaining required State or Federal agency approvals, exemptions or permits.

## Special Conditions

- All parties working on the water would need to provide a copy of their workers' compensation coverage with a class code 6006F, Longshoreman insurance. Send the Longshoreman Insurance Certificate to [Contractorlicensing@pascocountyfl.net](mailto:Contractorlicensing@pascocountyfl.net) and use the subject line Longshoreman information and the license number, this will ensure your license will be updated promptly
- For docks with boat lifts, an electrical permit must be applied for at the same time as the main permit unless the application and plans clearly state "NO ELECTRIC." If "NO ELECTRIC" is indicated, the inspector will verify that no electrical work has been installed. If electrical components are later observed, the current contractor will not be held liable, but the property owner will be issued a violation for unpermitted electrical work. If electrical service is eventually needed, a separate electrical permit must be obtained.

## Tutorials, Helpful Videos & Reference Links:

**Florida Building Code:**

<https://floridabuilding.org/c/default.aspx>

**Pasco Land Development Code:**

[https://library.municode.com/fl/pasco\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/pasco_county/codes/land_development_code)

**Apply for a permit in PascoGateway:**

<https://aca-prod.accela.com/pasco/Default.aspx>