



PROCEDURES FOR DOCK AND SHORELINE STRUCTURE PERMITS

Dock and shoreline structures require building permits for construction. Dock related structures include boatlifts, boat davits, boathouses, fishing piers, boardwalks, floating docks, and mooring pilings. Shoreline related structures include seawalls, riprap rock revetments and other erosion control structures. Dredging is not a structure, but is also permitted through the same procedure.

Call 239-533-8585 with questions regarding dock and shoreline procedures.

SUBMITTAL REQUIREMENTS FOR ALL STRUCTURES AND DREDGING:

- 1. One (1) completed [application form](#), including directions to the site.**
- 2. Three (3) copies of a site plan (looking down at the site).**

Site plan is best drawn to scale. A property boundary survey works well as a base map for the site plan. The site plan must include the following, as applicable:

 - Property boundaries
 - Width of parcel at waterbody
 - Width of waterbody
 - Description of shoreline, including vegetation
 - Existing structures in or adjacent to waterbody
 - Distance proposed structure extends into waterbody with setbacks from side property line shown.
 - Mean low water depth (MLW) for any boat slips proposed in a natural waterbody (river, gulf, etc.)
- 3. Three (3) copies of plan view - construction drawings.**

Plan view - construction drawings must include all measurements necessary to compute dimensions, including square footage of all proposed structures. The construction drawings must include the size and type materials proposed to be used. Examples of materials that require specifications include pilings (length/diameter), dimensional lumber, fasteners (bolts/nails) and size/quantity of steel in concrete.
- 4. One (1) copy of the written authorization or exemption** from the [U.S. Army Corps of Engineers \(ACOE\)](#) and the [Florida Department of Environmental Protection \(DEP\)](#) is required for structures or repairs of structures. Under an agreement executed in 1998, the DEP has received delegation of authority to issue specific ACOE approvals. The Fort Myers Office of the DEP is located in the State Office Building, 2295 Victoria Avenue, Office 364 at (239) 344-5600.
- 5. All construction drawings associated with commercial, industrial, or multi-family projects must include sealed construction drawings by a professional engineer (P.E.) or registered architect.**
- 6. If proposed work is commercial, industrial, or multi-family, a development order (DO or LDO) is required. Contact Development Services at (239) 533-8585. If proposed work is part of an approved development order (DO or LDO) provide one (1) copy of the approved DO plans.**

BUILDING PERMITS

The building permit board and approved plans must be posted prior to beginning work and remain on the site until the final inspection has been approved. Failure to have plans or permit board posted during inspection will result in a failed inspection and additional reinspection fees.

REVIEW AND PERMIT RELATED FEES

Payment of the plan review fee is required at time of permit application submittal. Payment of the building permit fee is required when the approved permit is obtained.

Fees can be viewed at <http://leegov.com/dcd/Documents/Fees/DCDFees.pdf>.

FINAL INSPECTIONS

Final inspections of dock and shoreline structures must be requested within 6 months from date of building permit issuance. If an inspection has not been completed within 6 months, the permit will expire and reissuance will be required to complete the project. For reissuance of an expired permit, please contact the Permitting Office at 239-533-8329.

Inspections can be easily requested through the 24 hour automated permit inspection system as follows:

- ▶ Call automated permit inspection system at 239-533-8997.
- ▶ Press "1" for an inspection, Press "2" to cancel an inspection.
- ▶ Enter building permit #.
- ▶ Enter Inspection type #:

118 – Dock & Shoreline Structure final	106 – Final Framing (for boathouses)
304 – Rough Electric (for boatlifts, lights, outlets)	501 – Roof – dry in (for boathouses)
305 – Final Electric (for boatlifts, lights, outlets)	503 – Roof – final (for boathouses)
- ▶ Receive confirmation # (it is recommended to retain the confirmation # until inspection is complete).