

APPLICATION FOR DEVELOPMENT PERMIT
DOCKS - BOAT DAVITS - BOAT LIFTS
(WITH APPLICATION INFORMATION)

PART IV. ATTACHMENTS CHECKLIST:

The information and attachments requested as part of this application are the minimum necessary to determine compliance with the requirements of The Sanibel Plan and the Land Development Code (LDC). The City may require additional information, at any time during the application process, to determine compliance with the requirements of the Sanibel Plan and the LDC. Provide three copies of all surveys and plans. For a complete explanation of each item, refer to the Planning Department handout entitled "Instructions For Permits And Other Applications Of The Sanibel Land Development Code".

- _____ DEED (Copy) or Lee County Owner of Record
- _____ OWNER'S AUTHORIZATION (Certified - Form available in City Planning Department)
- _____ OTHER AGENCY PERMITS (Certified Statement RE: Required Permits and Copy of Applications/Permits)
- _____ VERIFICATION OF PERMITTED RESIDENTIAL DENSITY (For Development On Vacant Parcels Only)
- _____ SURVEY (MAY NOT BE REQUIRED FOR WATERBODIES NOT HAVING NAVIGABLE ACCESS TO STATE WATERS)
- _____ PROFILE OF WATERBODY SHOWING WIDTH OF WATERWAY AT SUBJECT PROPERTY AND LOCATION OF CHANNEL (ONLY FOR NATURAL AND MAN-MADE WATERBODIES HAVING NAVIGABLE ACCESS TO STATE WATERS)
- _____ SURVEYOR'S CERTIFICATION OF APPROXIMATE MEAN HIGH WATER AND MEAN LOW WATER DEPTHS (ONLY FOR NATURAL WATERBODIES HAVING NAVIGABLE ACCESS TO STATE WATERS)
- _____ LOCATION MAP
- _____ SITE DEVELOPMENT PLAN (1" = 20')
- _____ SCALED DRAWING OF DOCK, FULLY DIMENSIONED WITH PLAN VIEW AND CROSS SECTION
- _____ DOCK LIGHTING PLAN
- _____ VEGETATION PLAN
- _____ WILDLIFE HABITAT IDENTIFICATION AND PLAN FOR PRESERVATION
- _____ VERIFY GOPHER TORTOISES ARE PROTECTED ON SITE OR HAVE BEEN REMOVED (If Applicable)
- _____ REVOCABLE LICENSE TO OBSTRUCT PUBLIC WATERWAY
- _____ OTHER INFORMATION REQUIRED FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

***** **CERTIFICATION** *****

I hereby certify that the information contained in this application and the attachments hereto are true and correct to the best of my knowledge and belief. Furthermore, I acknowledge that the City has the right to inspect the subject property in conjunction with this development permit application. (Please advise the City of any restrictions or limitations on the inspections.)

SIGNATURE OF OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE **DATE**

NOTE TO OWNER/APPLICANT: The proposed development may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriate property owners association whether the proposed development complies with the applicable deed restrictions or covenants. **The City does not enforce deed restrictions or act as an arbitrator between the applicant and the association.**

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PART I. EXPLANATION OF CHECKLIST ATTACHMENT ITEMS TO BE PROVIDED WITH APPLICATION FORM FOR ACCESSORY DOCK, BOAT DAVIT OR BOAT LIFT

- ___ **DEED** A copy of the owner's deed to the property included within this application as recorded in public records, and if the applicant is not the owner of record a certified authorization from all the owners of record to the applicant to apply for permits on behalf of the owners.
- ___ **OWNER'S AUTHORIZATION** If someone other than the owner will serve as the applicant in connection with the permitting process, provide a certified statement which authorizes that person to represent the owner and to bind the owner. (Form available at City Planning Department)
- ___ **OTHER AGENCY PERMITS** A certified statement by the applicant setting forth all other permits that are required by any other governmental agencies in connection with the proposed development. If no other permits are required, the statement shall clearly indicate none are required. If any other such permits are required, the applicant shall submit, along with the application, a copy of the application submitted, for each other required permit or, if available, a copy of the permit received.
- ___ **VERIFICATION OF PERMITTED RESIDENTIAL DENSITY** This is only required for dock, boat davit or boat lift construction on vacant parcels. For instructions regarding this item, refer to Section 1 of the Planning Department's "Instructions for Permits and Other Applications of the Sanibel Land Development Code".
- ___ **SURVEY (3 COPIES)** Up-to-date (meaning accurately reflecting present conditions), certified survey of the subject parcel bearing the signature and raised seal of a Florida registered land surveyor or professional engineer. If the land borders or contains an open body of water, the survey must be dated within six months prior to the date the application is filed. The survey must indicate or comply with the following:
- a) Scale must be 1" = 20'.
 - b) Property lines, bearings and dimensions.
 - c) Area of parcel in square feet.
 - d) Coastal Construction Control Line (if applicable).
 - e) Legal description of the property.
 - f) North arrow, which shall be the same orientation on all pages.
 - g) Abutting streets, indicating with of right-of-way, edge and width of pavement or traveled way, and whether public or private.
 - h) Existing structures.
 - i) Location of the percolation test and soil log (if applicable).
 - j) Ground elevations (sufficient in number to accurately depict the site contours), referenced to NAVD of 1988.
 - k) Easements, with use and dimension noted, and whether public or private.
 - m) Location and description of on-site well (if applicable), and whether active or inactive, public or private, and used for potable water, irrigation, or other purpose.
 - n) If the parcel contains open bodies of water, roads or road rights-of-way or easements, the area (in square feet) of each, indicated separately. The surface area of an open body of water shall be calculated to the contour of the average elevation of the groundwater of the water table aquifer. The edge of an open body of water shall be represented by the mean high water line.
 - o) Survey purporting to establish the local tidal datums or determination of the location of mean-high or mean-low water line shall provide certification by Florida registered land surveyor or professional engineer that such document was prepared in compliance with Florida Statutes Chapter 177, Part II.
 - p) Information on or accompanying the survey identifying the existing uses of all land and buildings shown thereon and indicating any structures to be removed.

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- q) The delineation of all local drainage areas, open bodies of water, drainageways, and any other area in which the seasonal high water table is at or above the ground surface.
- r) A note or statement the property is located in a special flood hazard area on the National Flood Insurance Program's Flood Insurance Rate Maps.

— **PROFILE OF WATER BODY SHOWING WIDTH OF WATERWAY AT SUBJECT PROPERTY AND LOCATION OF CHANNEL** This item is only required for natural or man-made water bodies having navigable access to state waters. The method of measurement may vary depending upon site conditions (i.e., seawalls, mangrove fringe waterways, etc). Locate navigation channels only if applicable.

— **SURVEYOR'S CERTIFICATION OF APPROXIMATE MEAN HIGH AND MEAN LOW WATER DEPTHS** This item is only required for natural water bodies have navigable access to state waters. Provide a certified survey of the parcel accurately reflecting currently existing conditions, the approximate mean high water line and mangrove prop root line, and depicting approximate mean high and mean low water depths at the location of the proposed structure. Survey purporting to establish the local tidal datums or determination of the location of mean-high or mean-low water line shall provide certification by Florida registered land surveyor or professional engineer that such document was prepared in compliance with Florida Statutes, Chapter 177, Part II. A valid and current permit from the state Department of Environmental Protection (DEP) may be substituted for this survey's requirement for establishing water depths unless the proposed structure is either exempt from DEP permit requirements or is authorized by general permit (see Chapter 17-4, Florida Administrative Code).

— **LOCATION MAP** A location map indicating the relation of the development site to streets and well-known landmarks, existing zoning district(s) of the development site, and zoning districts within 200 feet of the development site.

— **SITE PLAN (3copies)** A site development plan at a scale of 1" = 20', showing the location of the proposed dock, davit or lift in relationship to property lines, as extended into the waterway. The site plan shall also indicate the location of the proposed dock, davit or lift in relationship to the approximate mean high water line, the width of the waterway, and navigational channel.

— **SCALED DRAWING OF DOCK, FULLY DIMENSIONED WITH PLAN VIEW AND CROSS SECTION** Provide scaled plan view and cross section drawings of the proposed structure, clearly dimensioned, which shows the following:

- Dock width - Docks shall be no more than 8 feet wide.
- Walkway width - Walkway portions of docks shall be no less than 3 feet nor more than 5 feet wide.
- Pilings - show number and width. Pilings shall be no greater in number and size than necessary to support the structure, given anticipated use and soil conditions.
- Pilings - show depth of piling penetration. Piling depth penetration, below the waterway bottom, shall be adequate to ensure continued structural integrity of the facility in the event of future maintenance dredging of the waterway.
- Deck Planking - Deck planking shall be no wider than 6 inches and spacing of no less than 1/4 inch shall be provided between deck planking to provide for light penetration and air movement.
- Depth of water under average water conditions at end of proposed dock.
- Specify materials utilized in construction. Creosote, tri-butyl tin and all asbestos treatments are not permitted. Wood treated with copper chromium arsenate (CCA) may not be allowed in certain locations.
- Mooring Pilings - show location and indicate height.

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___ **DOCK LIGHTING PLAN** Provide a drawing or photograph clearly illustrating the type of fixture to be used. Indicate the number, location and distance apart of the fixtures. Provide bulb specifications and wattage.

___ **VEGETATION PLAN (2 Copies)** A vegetation plan demonstrating compliance with the Land Development Code, including verification that the site has been prepared for vegetation inspection in accordance with the City's adopted vegetation standards. The vegetation plan shall generally described all vegetation within the area to be disturbed by the proposed development, and shall:

- a) Include an inventory of all native vegetation or native plants, as defined in this code, (number and species) within the area to be disturbed. Native vegetation or native plants, as defined in this code, outside areas to be disturbed must be preserved in place;
- b) Locate and identify on a site plan all native vegetation or native plants, as defined in this code, within the area to be disturbed that is either 2 inches or greater in diameter at any point more than 2 feet above ground level or 6 feet or more in height; locate and identify all native shrub-like plants (such as wild olive, wild coffee, white indigo berry and ferns, etc.) that are more than 2 feet in height, and locate and identify any threatened or endangered species listed by the Florida Game and Freshwater Fish Commission, regardless of size;
- c) Provide a description of native trees within the area to be disturbed that are 2 feet or more in height, by species, estimated number and general location;
- d) Describe the proposed treatment of the native vegetation or native plants, as defined in this code, within the area to be disturbed, i.e., transplant on- or off-site or destroy.
- e) State whether there exists upon the parcel any Brazilian pepper, Melaleuca, Earleaf Acacia, Lead Tree, Java Plum, Air Potato, Exotic Inkberry or Mother-in-Law's Tongue/Bowstring Hemp. If so, the vegetation plan shall include a plan for removal of these exotics, and for keeping the parcel permanently free of these exotics. The developer may omit from such a plan provisions for exotic removal and maintenance or any portions of a parcel which are donated to a bona fide organization dedicated to conservation, and which has a management plan for exotic removal; or to the city.

___ **WILDLIFE PLAN** Identification and location of wildlife habitats of gopher tortoises, eastern indigo snakes, eagles, ospreys, loggerhead turtles, alligators, pileated woodpeckers, and river otters on the lot or parcel to be developed, to be verified through a field inspection by the City. In the case of the development of a single-family dwelling, the City, upon request of the owner, shall conduct the field inspection;

AND

A plan to preserve a portion of any existing indigenous wildlife habitat or to provide evidence of additional sanctuary area on or off the property to mitigate unavoidable destruction. Such plan, sanctuary, or mitigation is to be at the applicant's expense.

___ **GOPHER TORTOISE PROTECTION PLAN** Verification that gopher tortoises have been protected on the site or have been removed from the proposed area of construction by a city authorized handler according to a plan approved by the City.

___ **REVOCABLE LICENSE TO OBSTRUCT PUBLIC WATERWAY** All structures to be developed within public (city) waterways shall require a revocable license to obstruct such public waterway, granted by the city manager, prior to issuance of a building permit. Forms may be obtained from the Sanibel Planning Department.

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PART II. STANDARD FOR DOCK, DAVIT AND LIFT CONSTRUCTION AT ALL LOCATIONS

1. No lot or parcel used for single-family or duplex dwelling units, or zoned only for such residential uses, may have more than one dock, with facilities for no more than two boats, except for residential cluster developments.
2. In any case, it shall be the policy of the city to encourage the use of mooring pilings in lieu of additional dock size.
3. Notwithstanding any provision to the contrary, no dock, boat davit or boat lift shall be developed or constructed in any place on in any manner which will intrude into a navigation channel, which will obstruct navigation, or which will allow a docked or moored vessel to intrude into a navigation channel or obstruct navigation.
4. The height of dock structures and mooring pilings shall be limited to a maximum of 3 feet and 10 feet, respectively, above mean high water.
5. Roofing and enclosures shall not be permitted on dock, boat davit, or boat lift structures, including mooring pilings.
6. Lights on docks, boat davits, bot lifts, and mooring pilings shall be no more than the minimum number necessary as an aid to navigation and to illuminate the surface of the dock and access walkway as a safety measure for those walking on these surfaces at night. A light installed as an aid to navigation shall be in conformance with the U. S. Coast Guard standards. Lights installed to illuminate the surface of a dock or walkway shall be a minimum of 11 feet apart, shall be so shielded and directed that the light falls only on the surface of the dock or walkway, shall use an incandescent bulb with a maximum of 25 watts, shall number no more than 6, shall be installed so that no part of the light fixture is more than 30 inches above the surface of the dock or walkway, and shall otherwise comply with Section 126-997 to 126-998, Outdoor lighting, and Section 126-652.
7. No fill or dredging activity is authorized by a permit for dock, boat davit or boat lift construction issued pursuant to the standards of this section. A separate permit is required to fill and dredge activities.
8. In all cases, turbidity screening shall be employed during subsurface construction, to remain in place a minimum of 24 hours to ensure protection of water quality in the area.
9. As a condition of a development permit for a dock, an applicant shall be required to establish compliance with all federal or state permitting requirements.
10. Development of any dock, boat davit, or boat lift, on or as a appurtenance to, any parcel of land upon which there is no existing primary residential use must include, and shall require a development permit for, a driveway, at least one vehicle parking space, and a walking accessway to such facility.
11. Docks, boat davits, boat lifts, and mooring pilings shall be located to the extent possible, equidistant from the lot lines, as extended into the water, of the lot served by these structures to minimize their visual impact upon adjacent waterfront properties. For docks, boat davits, boat lifts and mooring pilings that are not located equidistant from lots lines, the structures shall be set back a minimum of 1.5 feet from the property lines (as extended into the water) for every 1 foot that the docks boat davits, boat lifts and mooring pilings extend beyond mean high water into the waterway. In all cases, whether the structure is located equal distance or meets the above setbacks, no dock, boat davits, boat lifts and mooring pilings shall be located closer than 15 feet to any property line as extended into the water.

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PART III. ADDITIONAL STANDARDS FOR DOCKS, DAVITS AND LIFTS LOCATED IN NATURAL BODIES OF WATER HAVING NAVIGABLE ACCESS TO STATE WATERS (INCLUDING CLAM BAYOU AND OLD BLIND PASS)

1. Structures shall be located so as to provide boat docking or mooring where the approximate mean low water level (MLW) is at least 3 feet above the bottom surface of the waterway.
2. Docks, davits and lifts shall not be extended waterward (from the approximate mean high water line) to a distance greater than is necessary to provide reasonable use of the facility.
3. No such structure (including mooring pilings) shall be extended waterward more than 30 feet or 20% of the width of the waterway, whichever is less, except along shorelines with extensive mangrove vegetation, in which case such structures may extend up to 15 feet waterward past the roots of the mangroves from which the structure projects, provided such structures can be located where the water depth is greater than 3 feet above the bottom surface at mean low water but in no event more than 20% of the width of the waterway.
4. Docks, excluding their access walkways, shall be no more than 160 square feet in surface area waterward of the approximate mean high water line. However, docks serving more than one dwelling unit may have a surface area up to an additional 160 square feet for each dwelling unit in addition to the first one, to a maximum area of 500 square feet.
5. Development permit applications for docks, davits and lifts on natural bodies of water shall include the following:
A certified survey of the parcel accurately reflecting currently existing conditions and, the approximate mean high water line and depicting approximate mean high and mean low water depths, at the location of the proposed structure. If the boat davit or boat lift is to be installed at the location of an existing dock or seawall, the survey need not show the approximate mean high water line; if the boat dock is to be installed at the location of an existing seawall, the survey need not show the approximate mean high water line. A valid and current permit from the Department of Environmental Protection (DEP) may be substituted for the survey's requirement for establish water depths unless the proposed structure is either exempt from DEP permit requirements or is authorized by general permit (See Chapter 17-4, Florida Administrative Code.)

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PART IV. ADDITIONAL STANDARDS FOR DOCKS, DAVITS AND LIFTS LOCATED IN MAN-MADE CANALS HAVING NAVIGABLE ACCESS TO STATE WATERS

1. Docks, davits and lifts shall not be extended waterward (from the approximate mean high water line) to a distance greater than is necessary to provide reasonable use of the facility. No such structure (including mooring pilings) shall be extended waterward more than 30 feet or 20% of the width of the waterway, whichever is less, except along shorelines with extensive mangrove vegetation, in which case such structures may extend up to 15 feet waterward past the roots of the mangroves from which the structure projects, but in no event more than 20% of the width of the waterway.
2. Docks, including their access walkways, located on man-made canals having navigable access to state waters, shall be no more than 320 square feet in surface area waterward of the approximate mean high water line. However, docks, serving more than one dwelling unit may have a surface area up to an additional 160 square feet for each dwelling unit in addition to the first one, to a maximum of 1000 square feet.
3. Development permit applications for docks, davits and lifts on man-made canals having navigable access to state waters shall include:
A certified survey of the parcel accurately reflecting currently existing conditions and, the approximate mean high water line. If the boat davit or boat lift is to be installed at the location of an existing dock or seawall, the survey need not show the approximate mean high water line; if the boat dock is to be installed at the location of an existing seawall, the survey need not show the approximate mean high water line. Docks, boat davits and boat lifts located on land adjacent to man-made canals are exempt from the requirement to establish water depths.

PART V. APPLICABLE TO DOCKS ONLY (DAVITS AND LIFTS ARE NOT PERMITTED), LOCATED IN A BODY OF WATER NOT HAVING NAVIGABLE ACCESS TO STATE WATERS (INCLUDING THE SANIBEL RIVER)

1. Docks, including mooring pilings, shall not be extended waterward (from the approximate mean high water line) to a distance greater than is necessary to provide reasonable use of the facility. In no event shall such docks, including mooring pilings, be extended waterward more than 15 feet or 20% of the width of the waterway, whichever is less.
2. Docks, including their access walkways, shall be no more than 80 square feet in surface area waterward from the mean high water line. However, docks serving more than one dwelling unit may have a surface area up to an additional 40 square feet for each dwelling unit in addition to the first one, to a maximum area of 250 square feet.
3. Development permit applications for docks located in bodies water not having navigable access to state waters shall include:

A drawing of the parcel showing the location of the approximate high water line and depicting the approximate depth of water under the average water conditions at the end of the proposed dock;

and

Width of the body of water at the subject property; and the city manager may require this information be furnished on a certified survey if information available is conflicting.