



Dock & Water-Dependent Structure Permitting, Frequently Asked Questions **Escambia County Environmental Permitting Division** **October, 2009**

How do I apply for/obtain a county building permit for construction of water dependent structures such as docks, marinas, piers, boathouses, seawalls, etc?

Per Escambia County's Land Development Code (LDC) Article 2.02.00 "no development may commence without a valid Escambia County permit". The Escambia County Building Inspections Department (BID) is the initial contact & permit submittal & issuance agency located at 3300 N Pace Blvd, Pensacola, FL 32501. Applicant will be required to draft a detailed site plan depicting the proposed structures on the parcel &/or over water as part of the permit application to BID. Once application is made, the Environmental Permitting (EP) staff will then partner with BID to review applications for marine & environmental concerns. If any issues arise, the County will coordinate with the applicant/agent to resolve. Once the project has met all applicable requirements of the County's LDC, a permit can be issued & will be made available at the BID office. Correspondence between all parties shall remain open throughout the process until all requirements are met & a permit is issued. BID can be reached at (850) 595-3550 or visit their web link for additional permit information at: <http://www.myescambia.com/Bureaus/DevelopmentServices/PermitsForms.html>.

What if I already built the structure, do I still need to get a permit?

Yes. If the applicant/agent/contractor built the structure without a valid County building permit, they will still need to apply to BID to for an after-the-fact permit. All structures must comply with county &/or state building codes in order to be deemed safe. Inspections on structures are made to ensure standards are met, therefore, without a building permit/application, inspectors would not have a mechanism to know/certify that a structure has been built to standards.

How much does a permit cost?

This information can be obtained by contacting the BID at the information provided above.

What kind of standards will be required for building a dock/marina? What type of dock will I be allowed to build?

The project will be reviewed for concurrency with performance standards set forth in Escambia County's Land Development Code (LDC). Environmental Permitting will compare the proposal to requirements in Articles 7.05.00 *Marina siting*, 7.08.00 *Marine/Estuarine/Riverine/Setback* (MERS), & 7.13.00 *Wetlands & Environmentally Sensitive Lands*, respectively, when reviewing waterway structures for compliance. Specific LDC Article references can be found at www.municode.com & below are some basic diagrams showing structures conforming to County code.

- 1) [Residential dock/marina diagram & requirements](#)
- 2) [Commercial dock/marina diagram & requirements](#)
- 3) [Seawall diagram & requirements](#)
- 4) [Boatlift information](#)

What other agencies do I need approval from to build my water-dependent structure?

Additional permits &/or approvals for water oriented or depended structures will likely be required from other agencies or entities having jurisdiction in these areas, such as the Florida Department of Environmental Protection (DEP 850-595-8300), U.S. Army Corps of Engineers (Corps 850-439-3474), homeowners associations & possibly others depending on aspects of the proposed project. Per LDC Article 2.02.02, "no development activity may commence in areas regulated by state & federal agencies unless all required state & federal permits have been obtained & copies provided to the county..." Environmental Consultants may also be utilized to help navigate the permitting processes but this is not a requirement.

The Environmental Permitting Division can be reached at (850) 595-3475 for any further questions.