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www.ci.palm-coast.fl.us

*If you have any questions,
please feel free to contact us at:*

386-986-3780 (office)
386-986-3781 (fax)

Customer Service hours are
Monday–Friday
8:00 a.m.–4:00 p.m. (Building Dept)
All others
8:00 a.m.–5:00 p.m.

Important Contact numbers

Helpful Numbers

- **Building** 386-986-3780
- **Zoning** 386-986-3751
- **Stormwater** 386-986-4760
- **Code** 386-986-3764
- **Utility** 386-986-2360
- **Property Appraiser** 386-313-4150



You may also visit our city
website for additional information
as well as print any forms
required for your permit.

**Follow the review of your
permit with our online per-
mit search located on the
home page of
our website.
www.ci.palm-coast.fl.us**



How to obtain a permit for:

Docks
Boathouses
Boat
Lifts



Building Division

**160 Cypress Point Pkwy Suite B-
B-106**

Palm Coast FL 32164
386-986-3780 (office)
386-986-3781 (fax)

Docks and Boathouses / Boat Lifts

DOCKS ON SALTWATER

Setbacks from projection of side property line to structure, installation shall be a minimum of 10'. Other setbacks shall be considered based upon lot size, location, easements, existing structure and navigation.

All docks, inclusive of all components shall not exceed 65% of the distance along the shoreline which is common to the private residential property line and saltwater canal.

No docks/piers shall extend no more than 12' into the navigable area of a saltwater canal of the city unless the canal is 100' or more in width, in which case, they may extend as much as 16'. In both instances, the protruding distance is measured at right angles to the property lines.

Other than cantilevered safety walks, all dock walkways shall not be less than 3' nor greater than 6'.

Single pilings or 'dolphins' that may present a navigational hazard are not allowed in the waterways, but pilings may be installed along a seawall or bulkhead.



CANTILEVERED SAFETY WALKS

Shall only be constructed to access the length necessary for the watercraft and not for any dock area contiguous to the lift. Cantilever safety walk extensions shall be converted to a maximum of 12" beyond a 12'



FLOATING DOCK

Floating docks shall not exceed a length of 20' and only one is permitted per property.

LIFTS

All boat lifts shall be mounted or installed within the 12' or 16' dimension allowed for structures in the waterway

DOCKS ON FRESHWATER CANALS

No structure shall exceed a dimension of 10' deep by 12' wide. Walkways to the structure shall not exceed 4' in length and width. If construction placement and dimensions cause vegetation beneath the structure to die and erosion subsequently occurs, steps shall be taken by the adjacent property owner to prevent erosion.

Structures shall not project into a waterbody more than 8' from the shoreline at the normal water level.

Roofs shall not be greater than 12' by 14' and the roof overhang shall not exceed 1'.

All roofs must be 'hip' style and are to match the same material and colors as the existing home on the adjacent site.



What do I need to bring?

Docks and Boathouses/Boat Lifts

In accordance with the Palm Coast Restrictive Covenant and Easements you may not extend into the waterbody more than 12' unless such waterbody is 100' or more in width. If so, same may extend 16', in both instances as measured at right angles to and from the property line abutting the waterbody.

- * Permit Application
- * Right of Way Access Application
- * Construction Drawings
- * Site Plan
- * Recorded warranty deed
- * Construction Lien Law affidavit
- * Notice of Commencement
- * Owner/Builder disclosure

The Intracoastal Waterway must require all appropriate state and federal permits prior to permit submittal (Army Corps. Engineers, DEP, SJRWMD, SFRWMD). In addition, a database search from Florida Natural Areas Inventory, US Fish and Wildlife Services to list plant and animal species that has potential to occur on property.