

Land Survey Required

Updated on November 20, 2015

Indian Shores Code Sec. 18-55.

Site plan review is required whenever a new structure is built; where there will be substantial improvement, as defined in section 86-36, where there is a change in footprint or a change to the exterior appearance, unless otherwise specified in this section or unless specifically ruled as inappropriate and unnecessary for the work at hand by the Building Official.

If it is necessary to have a Site Plan Review prior to the application for a building permit, the following shall be submitted. Two copies of the land survey, signed, sealed and dated by a Florida licensed land surveyor within six months immediately preceding the date of application for the Site Plan Review, which provides a complete legal description of the property and which also includes the following:

1. Property lines with bearing and distance per State and Pinellas County standards.
2. All existing easements and any governmental right-of-way;
3. Coastal construction control line for property on the West side of Gulf Boulevard;
4. High-water line for property on the East side of Gulf Boulevard;
5. Location and size of all existing buildings or structures, including seawalls;
6. Calculate and show on the survey the total land area within the property boundary lines, exclusive of any land submerged at mean high tide for property East of Gulf Blvd., and for land West of Gulf Blvd. exclude any land West of the CCCL;
7. The location and type of any protected vegetation and existing trees;
8. The survey needs to show location and identification of the FEMA flood zone boundary line(s). If no lines touch this property, show the FEMA flood zone designation for the property;
9. The entire Town of Indian Shores, Florida, has been identified by the Federal Emergency Management Agency (FEMA) as a special flood hazard area;
10. Show site elevations on the site (and 5' adjacent to the site) adequate to design the drainage system (1" on site storage typically required) and set the proper elevation of the building. (Typically a 25' grid of existing elevations) Reference the Bench Mark name and location used for obtaining NAVD 88 for site elevations shown. Include any existing and proposed seawall elevations and elevations of other key features. Place a "Property Bench Mark" that will not be damaged by construction with the elevation set based on the referenced NAVD 88 Bench Mark and show this "Property Bench Mark" location on the survey.