



APPLICATION FOR COASTAL CONSTRUCTION LAND USE APPROVAL

Santa Rosa County Community Planning, Zoning & Development Division
6051 Old Bagdad Highway
Milton, FL 32583

Phone: (850) 981-7075 Fax: (850) 983-9874
Website: www.co.santa-rosa.fl.us
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** FOR OFFICIAL USE ONLY **

Application No. _____-CC-_____	Date Received: _____
Zoning District: _____	Fee: _____

Please submit the following documentation along with the completed application.

- _____ Submit \$100.00 fee for Coastal Construction Review.
- _____ Provide a copy of permit or exemption letter from **FDEP** with approved drawings.
- _____ Provide a copy of permit or exemption letter from **Army Corps of Engineers** with approved drawings.
- _____ Provide a **survey** of property showing all boundaries (legible and to scale).
- _____ Provide a site plan drawn to scale of the **proposed structure** with exact dimensions and placement on the property. The location, relative to the body of water, including protrusion into or over the body of water must be shown. Existing structures on the water must also be shown. Please show all property lines.
- _____ Submit a Land Clearing Permit.

APPLICANT'S NAME AND MAILING ADDRESS (PROPERTY OWNER):

Name _____
Street _____
City _____ State _____ Zip _____
Daytime Telephone _____

AUTHORIZED AGENT:

Name _____
Street _____
City _____ State _____ Zip _____
Phone _____

PHYSICAL ADDRESS OF PROJECT _____

PARCEL NUMBER: _____ - _____ - _____ - _____ - _____

Is the property vacant? _____ Does the property have a main dwelling on it? _____

NAME OF WATERWAY _____

Public Access available (where applicable): _____ yes/no

When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

Please check all new construction that applies:

Seawall _____ Boathouse _____ Dock/Pier _____ Retaining Wall _____ Other _____

Description of the project:

Applicant Signature: _____

ZONING REQUIREMENTS

GENERAL REQUIREMENTS: SECTION 6.03.05.F

1. Docks, Piers, and Mooring Devices: Non-commercial structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures where allowed in residential districts.
2. Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provide in Section 6.03.05(f)(5.b.) and 6.08.12.
3. When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of such structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, and Santa Rosa Sound.
4. On all construction of docks, boathouses, piers, retaining walls, seawalls, and dolphin poles, a zoning review and site plan must be filed and approved by the Community Planning, Zoning and Development Division before building permits can be obtained or construction begun.

ADDITIONAL REQUIREMENTS FOR CANAL FRONT LOTS: SECTION 6.03.050F.5

1. Side setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width, whichever is less.
2. All construction including dolphin poles and/or moored watercraft shall be set back from the center line of the canal a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system, and the terminal ends of any canals. The requirements for those areas are as follows:
 - a. The terminal ends of the canals are considered special circumstances. In such cases, the Planning and Zoning Department shall have discretion in determining the setbacks, configurations, and distances into the canal for docks/piers, and boatlifts. The goal will be to allow a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability. Adjacent or affected property owners as determined by the Planning and Zoning Department will be consulted to determine the impact to them. If any such affected property owner has objections and a compromise cannot be obtained, the applicant must apply for a variance from the Santa Rosa County Board of Adjustments (SRC BOA). The SRC BOA decision shall be based upon the goal of allowing a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability.
 - b. The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Isles, Polynesian Isles First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebttide Townhomes. A dock or pier may not extent more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, roof overhangs, or moored/docked watercraft can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line. All moored or docked watercraft must be inside the limits of the boatlift or alongside and resting against the allowed dock. **All red clay fill must be**

within the building foundation or under the driveway limits. It is prohibited to use red clay to back fill on coastal construction projects.

(CONTINUE CANAL FRONT REQUIREMENTS)

3. Decking shall be no more than three (3) feet above mean high water.
4. Seawalls must be located on or behind the surveyed property line bordering the canal.
5. No waterfront construction, except for seawalls, may begin until the foundation for the residence has been completed and inspected.
6. Building permits must be posted in accordance with the building code.
7. Boat shelters or storage structures shall be unwallled, and shall not have roofs exceeding twenty-five (25) feet above the mean high water.

NAVARRE BEACH CANALS 6.08.12 Street names are Arkansas St., Homeport St., Alabama St.

Docks or boardwalks:

- Shall be no higher than the seawall
- Shall not protrude over the water more than 4 feet
- Shall not exceed into the side yard setback (10% of lot, corner lots 15%)
- Docking pilings may not exceed 25% of the canal width from the seawall.

Each lot shall be limited to 4 docking pilings per lot and may not exceed 8 feet in height above the height of the seawall.

No structure shall include sidewalls or roof

GENERAL INFORMATION

This application is for land use approval only! Please contact the Building Department at 850-981-7000, 850-432-2244, or 850-934-8099 for building permit information.

The Community Planning, Zoning, and Development Division has five (5) working days to review the completed application and attachments.

Inspections will be made on the property prior to approval and after construction. You are required to call the Planning and Zoning Department for final inspection on all projects in addition to your final inspection by the Building Department.

The green laminated approval form from the Planning & Zoning Department must be posted & visible from the street front on the job site before any development may begin. If the approval is not posted a citation will be issued. This approval is void after 1 (one) year from date of approval if construction has not commenced.