



Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

Tony Gomillion  
Public Service Director



John T. "Tim" Tolbert  
Building and Fire Official

Formatted: Font: 4 pt

## Land Clearing Permit Application

** FOR OFFICIAL USE ONLY **	
Application No. _____-LC-_____	Date Received: _____
Fee: <u>\$100.00 plus \$10.00 per protected tree removed</u>	Receipt: _____

### I. INSTRUCTIONS:

- A. Fill out application completely, and submit it with the required plans to the Community Planning, Zoning and Development Division. A pre-inspection will be completed prior to application approval and after work is complete. Contact this Department for a Final Inspection.
- B. The Community Planning, Zoning, and Development Division has five (5) working days to review the completed application and attachments.
- C. Land clearing CANNOT take place until a permit is obtained from the Community Planning, Zoning and Development Division and an approved Land Clearing permit is displayed and visible from the right of way adjacent to the property. This permit allows for the removal of underbrush and unprotected trees as demonstrated by a tree survey.
- D. Please clearly mark on all corners of property and locate all required buffers to remain prior to inspection.
- E. Failure to address or maintain any requirement will result in Code Enforcement Action.

_____	_____
Name of Property Owner	Phone Number
_____	_____/_____/_____
Mailing Address of Property Owner	Date of Application
_____	_____
City, State, Zip Code	(Area Code) Phone Number
_____	_____
Name of Contractor	(Area Code) Phone Numb

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

---

Street Address of Contractor

---

City, State, Zip Code

PARCEL # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

PARCEL SIZE (acres) \_\_\_\_\_

Street address of property, geographical description and driving directions:

---

---

---

---

**II. Commercial / Industrial Requirements: (Required if clearing prior to receiving a Development Order, LDC 7.01.07)**

1. The applicant shall submit the following:
  - A. A survey showing property boundary lines, existing easements, right of ways, and all required buffers as provided below.
  - B. A site plan indicating the limits of clearing.
  - C. No grubbing (removal of stumps), grading, filling or utility work may commence with this permit. A development order is required prior to beginning site work other than the allowances of this permit.
  - D. No protected trees will be removed as demonstrated by a tree survey submitted by the applicant;
  - E. All vegetation including non-protected trees will remain if located within ten (10) feet of any property line abutting a public right-of-way;
  - F. All vegetation including non-protected trees will remain if located within five (5) feet of a common boundary of an incompatible land use; indicate on site plan adjacent land uses.
  - G. The applicant shall provide and is responsible to maintain adequate stormwater and erosion control measures at all times. Minimum requirements will be assigned as part of this approval; however the responsibility of the adequacy of the measures is the responsibility of the owner and/or applicant. Additional protection may be required.

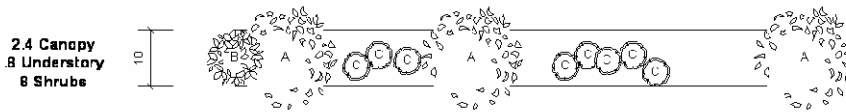
III. Waterfront Lots Within Shoreline Protection Zones 1 and 2 (Reference LDC Article 12):

**Shoreline Protection Zone 1: For lots along the Gulf of Mexico and Santa Rosa Sound.** For areas along the Gulf of Mexico, the protection zone shall be measured from the mean high water line to a line coterminous with the crest of the primary dune system. However, in no case shall any prohibitions apply landward of the Coastal Construction Control Line. For areas along the Sound, the protection zone shall be waterward from the mean high tide line.

**Shoreline Protection Zone 2: For lots along Escambia Bay, Blackwater Bay, East Bay, and the basins and bayous.** The protection zone for these areas shall be measured from the mean high water line to a point five (5) feet landward of the mean high water line.

The applicant shall submit the following:

- A. A survey showing property boundary lines, existing easements, right of ways, and the current mean high tide lines.
- B. A site plan indicating the limits of clearing.
- C. Vegetation that is five (5) inches or smaller may be removed within the Shoreline Protection Zones for residential development.
- D. Within both Shoreline Protection Zones, the development shall leave a minimum of 25 percent (25%) of the site as trees, shrubs, or other natural vegetation undisturbed. Or replace existing trees at a minimum ratio of 2:1. Demonstrate existing conditions on the survey and proposed conditions on a planting plan.
- E. If no natural vegetation exists, strips of buffer vegetation shall be planted between the development activities and the Shoreline Protection Zone. Buffers shall be a minimum of ten feet (10') wide and shall be composed of native species. Below is the minimum recommended planting requirement per one-hundred feet linear feet (100') of property line (Reference LDC Article 7):



- F. In Shoreline Protection Zone 1, planting of new vegetation is permitted within these zones only if they are native, salt-resistant species suitable for beach and dune area stabilization.
- G. Please note that for projects requiring site plan review by the Planning and Zoning Departments and/or the Engineering Department, no site work such as grading, filling, or excavating other than land clearing is permitted with this application.

- H. Material used for fill shall not discolor the natural white sands of Shoreline Protection Zone 1. White sand, oyster shell, limestone, and white dolomite, are among materials approved for fill or masonry mixes for new development and redevelopment projects in the Shoreline Protection Zone 1.
- I. The applicant shall provide and is responsible to maintain adequate stormwater and erosion control measures at all times. For lots that are cleared, silt screens shall be placed between the construction site and the water body to prevent erosion and siltation. In addition, efforts shall be made to prevent erosion onto neighboring properties.

**IV. Canal Front Lots (Reference LDC Article 6):**

The applicant shall submit the following:

- A. A survey showing property boundary lines, existing easements, right of ways, and the mean high tides.
- B. A site plan indicating the limits of clearing.
- C. The property may not be cleared closer than twenty (20) feet landward of the mean high water line unless a retaining wall is installed.
- D. All red clay fill must be within the building foundation limits or under the driveway limits.
- E. The applicant shall provide and is responsible to maintain adequate stormwater and erosion control measures at all times. Minimum requirements will be assigned as part of this approval; however the adequacy of the measures is the responsibility of the applicant.

**V. Additional Requirements for Canal lots in Polynesian Islands Polynesian, Islands First Addition, Bay Bridge Park Second Addition and Whisper Bay seventh addition, and Ebb Tide Town homes (reference Resolution number 88-06)**

The applicant shall submit the following:

- A. A site grading plan indicating the lot shall be graded to reverse runoff from the canal to the street once the clearing is complete. (or) Provide a swale as indicated on a site grading plan beginning 20' landward from the mean high tide line. This swale shall contain one inch of runoff and rainfall and will not be designed to flow onto the neighboring property.

- B. In addition to 20' of native vegetation landward of the mean high tide, a 10' vegetated buffer zone is required from the mean high tide level down to the mean low tide is required. This planting should be of native species.
- C. Seawalls are prohibited except in the case of a lot where they are deemed the only suitable structure to prevent erosion of the lot or adjoining lots. In this case, seawalls are only permitted when the lot is contoured to provide reverse flow rainfall and runoff away from the canal to the street. Seawalls will also include a canal-ward sloping interface to prevent erosion into the canal.
- D. Fertilizers shall not be used in the vegetated buffer zone. Native vegetation shall not be disturbed in the vegetated buffer zone.

**Santa Rosa County**  
**List of Recommended Native and Non-invasive Plants Material**

<u>Shrubs</u> (mature height 36" min)	<u>Understory Trees</u> (mature height 10-25 feet)	<u>Canopy Trees</u> (mature height over 15 feet)
Glossy abelia Abelia grandiflora	Flowering Dogwood Cornus florida	Red Maple Acer rubrum
Aucuba Aucuba japonica	Loblolly Bay Gordonia lasianthus	Silver Maple Acer saccharum
Japanese Boxwood Buxus microphylla	American Holly Ilex opaca	American Hornbeam Carpinus caroliniana
Beauty Berry Callicarpa Americana	Dahoon Holly Ilex cassine	Southern Red Cedar Juniperus silicicola
Japanese Plum-Yew Cephalotaxus harringtonia	Crepe Myrtle Lagerstroemia indica	Leyland Cypress Cupressocyparis leylandii
Elaeagnus Elaeagnus pungens	Glossy Privet Ligustrum lucidum	River Birch Betula nigra
Fatsia Fatsia japonica	Saucer Magnolia Magnolia x soulangiana	Pignut Hickory Carya glabra
Gardenia Gardenia jasminoides	Sweetbay Magnolia Magnolia virginiana	Green Ash Fraxinus pennsylvanica
Bruford Holley Ilex cornuta	Southern Crab Apple Malus angustifolia	Maidenhair Tree Ginkgo biloba (male)
Privet Ligustrum japonicum	Wax Myrtle Myrica cerifera	Sweetgum Liquidambar styraciflua
Southern Wax Myrtle Myrica cerifera	Bradford Pear Pyrus calleryana	Tulip Poplar Liriodendron tulipifera
Firethorn Pyracantha coccinea	Yaupon Holly Ilex vomitoria	Tupelo/Sour Gum Nyssa sylvatica
Japanese Holly Ilex crenata	Loquat Eriobotrya japonica	Sycamore Platanus occidentalis
Chinese Holly Ilex cornuta	Eastern Redbud Cercis Canadensis	White Oak Quercus alba
Dwarf Yaupon Holly Ilex vomitoria 'Nana'	Fringe Tree Chionanthus virginicus	Live Oak Quercus virginiana
Chinese Juniper Juniperus chinensis	Hawthorn Crateagus spp.	Sand Live Oak Quercus virginiana var. geminate
Indian Hawthorn Raphiolepis sp.	Silverbell Halesia corliniana	Shumard Oak Quercus shumardii
Red-Tip Photinia Photinia		Southern Red Oak Quercus falcate
Rhododendron/Azalea Rhododendron sp.		

## Protected Trees

Protected trees are those trees that require a permit for removal.

1. Small trees at a diameter of four (4) inches and greater at four and a half (4 ½) feet above grade:

<u>Common Name</u>	<u>Genus/Species</u>
(1) Flowering Dogwood	Cornus Florida
(2) Loblolly Bay	Gordonia lasianthus
(3) Atlantic White Cedar	Chamaecyparis thyoides

2. Large trees at a diameter of eight (8) inches and greater at four and a half (4 ½) feet above grade:

<u>Common Name</u>	<u>Genus/Species</u>
(1) Hickory	Carya sp.
(2) American Beech	Fagus grandiflora
(3) Holly	Ilex sp.
(4) Southern Magnolia	Magnolia grandiflora
(5) Black Tupelo Gum	Nyssa sylvatica
(6) Tupelo Gum (water gum)	Nyssa aquatica
(7) White Oak	Quercus alba
(8) Swamp Chestnut Oak	Quercus michauxii
(9) Live Oak	Quercus virginiana
(10) Bald Cypress	Taxodium distichum
(11) Pond Cypress	Taxodium ascendens
(12) Sweet Gum	Liquidambar styraciflua
(13) Sand Live Oak	Quercus geminate
(14) Eastern Red Cedar	Juniperous virginiana
(15) Southern Red Cedar	Juniperous solicicola

3. Heritage Tree: A living tree of special protected status, 60 inches in diameter or greater at four and a half (4 1/2) feet above grade.
4. Champion Tree: A living tree measured to be the largest specimen of its species in the state as recorded in the champion tree registry of the University of Florida and the Division of Forestry, Florida Department of Agriculture and Consumer Services.