



Santa Rosa County

# Development Services

April 2012

## Contact Us

**24-Hour  
Inspection Line:**  
(850) 981-7050

**Main:**  
(850) 981-7000

**Email**  
developmentservices  
@santarosa.fl.gov

**Fax Number:**  
(850) 623-1208

## 2010 Florida Building Code Meeting



The Home Builders Association's Cost and Codes Committee will meet with the Building Inspection division on April 19 at 3 p.m. in the Public Services Media Room located at 6051 Old Bagdad Hwy. to discuss the significant changes made in the 2010 Florida Building Code. The public is welcome to attend.

## Our Customer Service is More Than Just a Smile



At the Development Services Center, we know that our customers want to deal with pleasant people. After all, it's their tax money that pays for the service. But more than a smile, they need help- help to get their project permitted and inspected in a timely manner. Their goal is to build a house or open a business and they don't want to spend too much time dealing with government regulatory bureaucracy.

With that in mind, the Development Services Center is positioned to assist customers quickly from the beginning to the end of their project.

Starting with the right person is important, so our reception staff has been trained to make sure you get there. We have specific processes in place to deal with both residential and commercial development. Residential development permitting begins at the permit desk where you submit your application. We take care of routing your application to a planner and a plans examiner so that you don't need to go to several offices. **Approval typically takes less than five days.** After your permit is issued, construction can begin. We will inspect the work throughout the process to make sure that your home is built to state standards. **Inspections are completed within 24 hours** of an inspection request by your contractor. The inspection process is set up to move as quickly as your contractor does to get your home completed.

For a commercial project, the process begins with a pre-application meeting where you get to know each of the people who will be reviewing and approving your project. We encourage you to include your design professionals in that meeting. We make sure that planners, engineers, and building plans examiners are present to provide you with complete information and to answer any questions you may have. After that meeting, your design professionals will prepare your plans for submittal. **Our review typically takes less than 10 days.** It's not unusual for our review to result in comments for corrections to the plans, which require correction and resubmittal. **Subsequent submittal reviews are also completed in less than 10 days.** During this process we stay in contact with you so that you're aware of the progress at each step. During this process we also help to coordinate with other local or state agencies that may need to review and approve parts of your project. For example, development on a state road will require access approval from the Florida Department of Transportation, so we coordinate with them.

*Continued on page 2...*

## Quick Links



- [DSC Home](#)
- [GoPermits](#)
- [GoCompliance](#)
- [Land Development Code](#)
- [Online Maps](#)
- [Subdivisions](#)

## March 2012 Permit Reports

[Commercial Permits](#)

[Residential Permits](#)

Monthly reports of permitting activity in SRC. A searchable database is available online at GoPermits.

Join Our Mailing List!



Santa Rosa's Development Service Center was created to provide a collaborative and comprehensive approach to customer service. The DSC enables residents and property owners to accomplish all of their development related county business at one location, with the help of well trained and organized county employees.

How's our customer service? [www.santarosa.fl.gov/customerservice/survey.html](http://www.santarosa.fl.gov/customerservice/survey.html)

After your project is permitted for development, the inspection process is similar to that of a residential project, with inspections completed as quickly as possible. During construction, we will remain in contact with you and your contractor to assist with anything that may come up during the process.

We understand that time is important to all of our customers, so for Development Services staff, these are the areas we focus on in providing service. As with most things, we continue to look for ways to improve and would welcome any recommendations you might have. You are encouraged to contact Beckie Cato, our Planning Director at [beckiec@santarosa.fl.gov](mailto:beckiec@santarosa.fl.gov) or (850) 981-7077; or Tony Gomillion, Public Services Director, at [tonyg@santarosa.fl.gov](mailto:tonyg@santarosa.fl.gov) or (850) 981-7040 with any suggestions you might have.

# United States<sup>®</sup> Census 2010

## County Census Data/Maps Available Online

The Santa Rosa County GIS/Mapping Department has updated the county's census information based on the 2010 census. The following can be found at [www.santarosa.fl.gov/gis/census.cfm](http://www.santarosa.fl.gov/gis/census.cfm):

- 2010 Demographic Data
- Commission Districts Map
- Population by Building Permit Areas Map
- Population by Census Tracts Map
- Population by Fire Districts Map
- Population by Places Map
- Population by Voting Precinct Map

## Projects in the Pipeline

### Recently Approved Development Orders

- Lifeguard Ambulance Service, ambulance service provider, 4340 Avalon Blvd., Milton

### Recently Approved Certificates of Occupancy

- YoServe, interior remodel, 344 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction- \$28,800.
- CVS, interior remodel, 225 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction- \$65,000.

## Why Trees?

Do you ever wonder why tree planting is a required part of new commercial development? Is it just because they look pretty? Or do they serve some other purpose?

Trees provide many benefits, including cooling, reduction of air pollution, stormwater and erosion control, and provide a visual and sound buffer between uses. They are also known to affect consumer behavior and property values.



According to the EPA, one impact of urban development is the creation of heat islands. City centers can be as much as five to ten degrees warmer than the surrounding countryside. The same is true with suburban development, which is more prevalent in our area, with temperatures 3 to 4 degrees higher than surrounding areas. Common development materials such as asphalt and concrete absorb and radiate heat from the sun, resulting in higher localized temperatures and higher resulting energy costs. The shade provided by trees in developed areas helps to off-set that affect.

Trees also reduce air pollution. According to the US Forest Service, trees remove nitrogen dioxide, sulfur dioxide, ozone, carbon monoxide, carbon dioxide and even some particulate matter from the air. In exchange trees give off oxygen.

Trees can also have a positive influence on consumer behavior. A 1998 survey by the University of Washington found that 80 percent of consumers perceived places as having more amenities and higher comfort levels when trees were present. They also found that consumers rated the quality of products 30 percent higher in districts that had trees. Survey participants were willing to travel further, stay longer, and visit more frequently even though they also estimated prices at about 11 percent higher for products in districts having trees.

You may be asking why we require more trees to be planted since Santa Rosa County already has so many trees. The answer is two fold. First, since development naturally requires the removal of trees and other vegetation, and the placement of asphalt and concrete, trees are replaced as a way of off-setting the impact of those actions. Trees within the Blackwater State Forest, no matter how many there are, cannot ease the increase in temperature found in the middle of a suburban commercial parking lot. Second, because Santa Rosa County is characterized by the presence of large trees, use of trees in new development ensures that as growth occurs, the character of the community is maintained.

What do you think? Now that you know why the code requires the planting of new trees, what are your thoughts about it? Please e-mail the planning director at [beckiec@santarosa.fl.gov](mailto:beckiec@santarosa.fl.gov) and share your thoughts.

## JLUS Meetings Scheduled

The Eglin Joint Land Use Study done after the 2005 BRAC announcement identified encroachment caused by military and civilian uses and recommended more study of certain areas. Properties in Santa Rosa, Okaloosa, and Walton Counties, and the cities of Crestview, Laurel Hill, DeFuniak Springs, and Freeport will be reviewed in the Tri-county Small Area Studies. The Small Area Studies planning process builds on the regional collaboration begun in the JLUS. The studies include noise, heights of structures, security, and things that affect pilot performance such as night light and glare. They will produce recommendations for new comprehensive plan policies and zoning regulations for consideration by the governing bodies of each jurisdiction. This effort should ensure the public's health, safety, and welfare; and recognize private property rights. Most importantly, it will promote military compatibility to maintain the viability of existing and future mission activities on the Eglin Reservation. Funding for the project was provided by the Department of Defense's Office of Economic Adjustment.

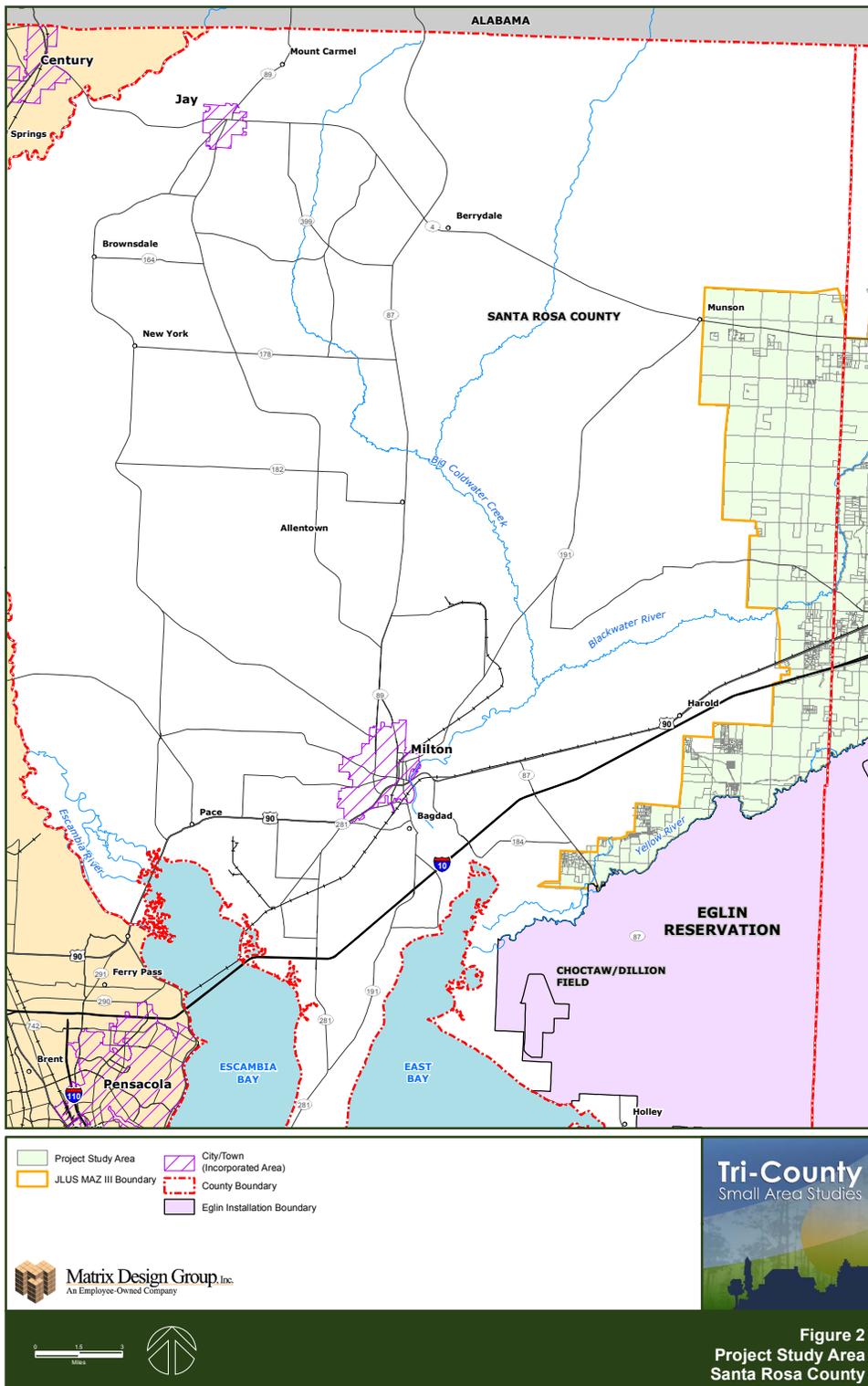
Public participation is crucial. Three upcoming public meetings are set to give attendees an opportunity to hear the issues and provide input. The agenda includes proposed comprehensive plan policies, new or revised regulations, and real estate disclosure procedures.

Okaloosa County -- Monday, April 23 at 5 p.m., Crestview Community Center, 1446 Commerce Drive, Crestview, FL 32539

Walton County -- Tuesday, April 24 at 5 p.m., Woodlawn Community Center, 5520 331 South, DeFuniak Springs, FL 32435

Santa Rosa County -- Wednesday, April 25 at 5:30 p.m., United Way of Santa Rosa Conference Room, 6479 Caroline Street, Milton, FL 32570

For more information, please contact Ken Little, Military Sustainability Partnership Coordinator at (850) 609-3014, or e-mail at [klittle@co.okaloosa.fl.us](mailto:klittle@co.okaloosa.fl.us).



## Holley-Navarre Water Offers Reduced Tap Fees

Holley-Navarre Water System has reduced tap fees for new restaurants in their service area until August 21. A reduction of 15 percent is available only for restaurants who pay the tap fees in full and do not participate in a HNWS financing plan. The tap is not transferable as it applies to the location, not the specific business. For more information, contact HNWS at (850) 939-2427

HNWS, Inc. is a member owned, not for profit corporation. Each member of the water system holds membership in the corporation upon signing a service agreement. Operations of HNWS are not under the purview of the Santa Rosa County Board of Commissioners, but rather are governed by a set of bylaws, which are enforced by a seven member-elected HNWS Board of Directions.