



Santa Rosa County

Development Services

Fall 2013

Contact Us

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

Main:
(850) 981-7000

Email
developmentservices
@santarosa.fl.gov

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(850) 623-1208



Coastal Construction Reminders

Red Clay

The use of red clay and clay-sand mixtures is prohibited on Navarre Beach and restricted along bays, basins, bayous, and canals. Where red clay is restricted, it can only be used under the foundation of structures and under driveways and must be covered within a specified period of time.

Shoreline Protection Zone

In order to protect the shorelines of the county, all development along bays, basins, and bayous is required to be set back a distance of 50 feet from the water.

Erosion Control

When parcels are cleared for development along shorelines, silt fencing is required to be placed between the development site and the water body to prevent erosion and siltation. If red clay or clay-sand mixtures are used, silt screens must be supplemented with hay bales, except along canals.

Shoreline Vegetation

Removal of vegetation along shorelines is limited. For bays, basins, and bayous, if natural vegetation does not exist, a vegetative buffer zone is to be planted. On canals, property cannot be cleared closer than 20 feet to the water line unless a retaining wall is installed.

Quick Links



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April-June 2013 Reports

- [Commercial Permits](#)
- [Residential Permits](#)

Create your own reports online or search our permitting database with GoPermits.

Join Our Mailing List!



Floodplain Management

Floodplain management assists customers in meeting the requirements of the Santa Rosa County Land Development Code and the National Flood Insurance Program. The office is the archive for all the flood information for the county and other local jurisdictions, including flood insurance rate maps, elevation certificates, letters of map amendment and flood insurance studies. The office is also responsible for the Community Rating System or CRS information. CRS is a voluntary program which based on activities performed determines a discount from five percent to 40 percent on flood insurance rates. The following information can be obtained from Santa Rosa County's Floodplain Management Office:

- Copies of Elevation Certificates
- Flood Map Determinations
- Copies of Flood Insurance Rate Maps
- Requirements for Construction in a Special Flood Hazard Area
- Substantial Damage Determinations
- Assistance with Letters of Map Amendment
- Grandfathering Assistance



Please contact the floodplain manager at (850) 981-7029 or access our webpage at www.santarosa.fl.gov/developmentservices/floodmanagement.cfm to determine if your property is in a flood zone, to report flood damage, and other information.

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

Projects in the Pipeline

Recently Approved Development Orders - July 13 to Oct. 22

- Dandy's Country Market, parking lot, 3840 Highway 90, Pace
- Midway Water System Station 2, utilities, 7689 East Bay Blvd., Navarre
- Timmy Ray's BBQ, itinerant vendor, 13195 Chumuckla Hwy., Pace
- Living Truth Church, place of worship, 8897 Byrom Campbell Rd., Pace

Recently Approved Certificates of Occupancy

- City of Gulf Breeze, community center addition and remodel, 800 Shoreline Dr. in Gulf Breeze, cost of construction \$1,000,000
- Fort Storage, addition to four buildings, 4114 Avalon Blvd. in Milton, cost of construction \$150,000
- St Ann Catholic Church, addition, 100 Daniel Dr. in Gulf Breeze, cost of construction \$170,000
- Fresenius Medical Clinic Gulf Breeze, addition and remodel, 2583 Gulf Breeze Pkwy. in Gulf Breeze, cost of construction \$1,634,800
- Pace Patriot Townhomes, 5 townhouse units, 4451-4468 Governors St. in Pace, cost of construction \$300,000
- Jay Co-op, new building, 3822 Coleman Ave., Warehouse 6 in Jay, cost of construction \$465,000,
- American Family Care, new office, 4713 Highway 90 in Pace, cost of construction \$517,039
- Pizza Hut, interior remodel, 1169 Gulf Breeze Pkwy. in Gulf Breeze, cost of construction \$22,000
- Cassida Office Building, interior remodel, 5198 Willing St. in Milton, cost of construction \$25,000
- GNC, interior remodel, 1890 Andorra St. in Navarre, cost of construction \$26,655
- Mattress Depot, interior remodel, 1163 Gulf Breeze Pkwy. in Gulf Breeze, cost of construction \$33,800
- Club 2, interior remodel, 1230 Crane Cove Blvd. in Gulf Breeze, cost of construction \$38,000
- Rusty Nail, interior remodel, 6880 Highway 87 N. in Milton, cost of construction \$40,000
- Looking Good Hair & Nail Salon, interior remodel, 4455 Highway 90 in Pace, cost of construction \$45,000
- Jacos Chiropractic & Wellness Center, interior remodel, 215 Gulf Breeze Pkwy. in Gulf Breeze, cost of construction \$48,000
- CVS Pharmacy #4449, interior remodel, 6501 Caroline St. in Milton, cost of construction \$121,861,
- Rx Express Pharmacy, interior remodel, 5987 Berryhill Rd. in Milton, cost of construction \$150,000

Behind the Scenes: Commercial Project Management

A commercial project management system was created in 2009 to facilitate the smooth completion of commercial projects. The project management system includes pre-application meetings, regularly scheduled customer contact, and weekly staff reviews.

Development pre-application meetings are strongly encouraged as a valuable resource for property owners, developers and their consultants in order to gain a comprehensive understanding of the development process and necessary approvals. These meetings typically include staff from all review disciplines so that customers receive timely and correct information. There is no fee for pre-application meetings. You can request a pre-application meeting on-line at www.santarosa.fl.gov/developmentservices/commericalreview.cfm. Click on Step #2 to schedule a meeting or you may call us at (850) 981-7000.

Each project is assigned a project manager who will routinely contact the project representative, contractor, design professional, and/or property owner to ensure that the project is moving smoothly and help resolve any problems as they arise. Additionally, the project manager helps the client "look forward" to anticipate tests or other third party information needed in order to prepare for a certificate of occupancy. This routine contact enables staff to discuss potential problems, common and uncommon, to reduce delays.

Each week plan review and management staff members meet to discuss the status of current projects and to develop a plan for moving forward. Projects are tracked through all phases of development which enables staff to anticipate and respond to customer needs, thereby saving both time and money.

Online Property Information in Map Format

The county has several online maps available for your viewing that display a variety of information about property in the county.

Citizens, developers, and other professionals can now interactively pick and choose to view a large number of county maps which include a variety of information from evacuation zones to zoning to wetlands, and much more. You can also create and print custom maps on demand. One bonus feature includes an option to enter a street address and print a customized report of various information pertaining to the selected address. Other features allow you to measure distances and areas of selected map features.

You can access this information on our website at www.santarosa.fl.gov/gis.

