



Contact Us

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Airport Zone Lighting Standards

Santa Rosa County is home to NAS Whiting Field and six of its outlying fields, Peter Prince public airport, and Eglin AFB, making our airspace one of the busiest in the country. To reduce the potential for aircraft accidents related to pilot vision impairment or pilot confusion created by outdoor lighting, the Santa Rosa County Land Development Code establishes standards for exterior lighting within identified airport zones. The intent of the code is to "encourage outdoor lighting practices and systems that will minimize light pollution, glare, and flash illumination that may interfere with a pilot's or navigator's ability to control or navigate aircraft. The intent is also to promote optimum conditions for effective night-time military flight operations and ground training."



The airport zone lighting regulations found in the code apply to both residential and non-residential exterior lighting.

The code identifies lighting that is prohibited within airport zones including:

- Lighting that resembles lighting common to general or military aviation
- Lighting designed for the creation of sky glow to attract attention
- Outdoor floodlighting by flood light projection above the horizontal plane
- Luminous tube lighting on a building exterior or roof
- Internally lit awnings
- External illumination for signs

Outdoor lighting within airport zones is only to be used to accommodate minimum illumination for general safety, security and utility. Standards for such lighting include:

- Parking lot pole lights have a height limit of 24 feet, must be turned off one hour after the close of business, and turned on no earlier than one hour prior to the business opening.
- Fixed lights must be fully shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below a horizontal plane extending from the bottom of the light fixture.
- Moveable lights must be mounted such that the lights cannot be directed higher than twenty degrees below the horizontal.
- Lights mounted under automobile canopies, such as for service stations, must be fully shielded and utilize flat glass or flat plastic covers.

For more information on lighting and other development standards within airport zones, please visit our website at: www.santarosa.fl.gov/developmentservices/quickinfo.cfm.

Quick Links



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September-December 2012 Reports

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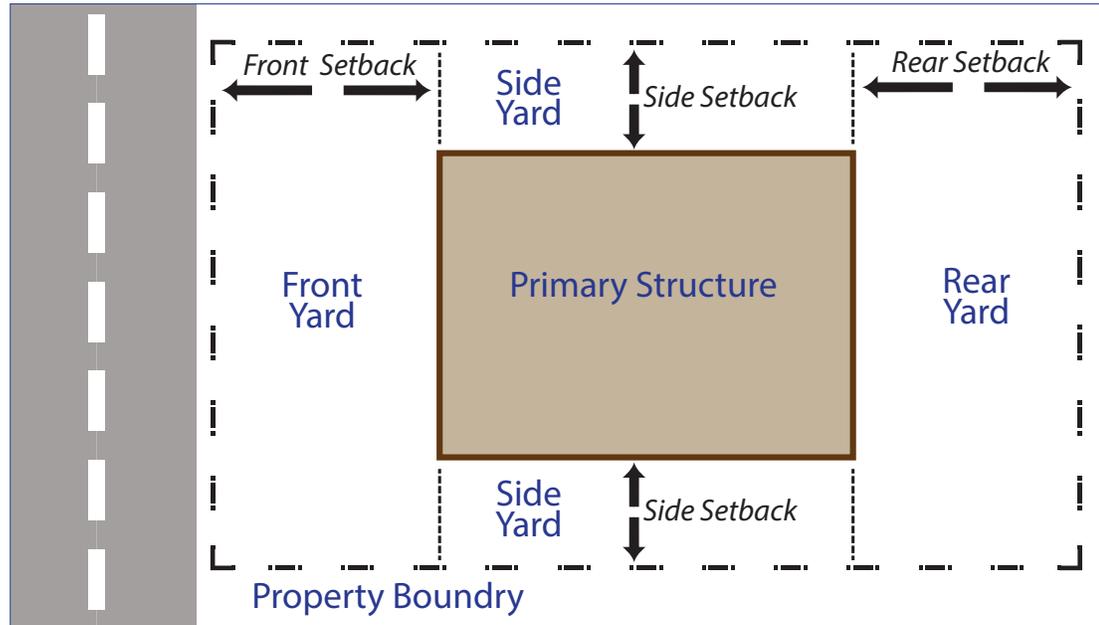


Santa Rosa's Development Service Center was created to provide a collaborative and comprehensive approach to customer service. The DSC enables residents and property owners to accomplish all of their development related county business at one location, with the help of well trained and organized county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

How's our customer service? www.santarosa.fl.gov/customerservice/survey.html

What is a building setback? A building setback is defined as "a line parallel to or concentric to the front lot line, tangent to the nearest part of the principal building, extending from side lot line to side lot line."

Setbacks are areas adjacent to your property lines that must remain clear and unobstructed. Generally, setbacks are standards that have been adopted by your local government that must be met but can also be required by the Florida Building Code primarily related to fire separation distances to safeguard against the spread of fire to or from buildings.



It is the responsibility of the building permit holder to ensure the required setbacks are met when constructing a building on a parcel of land. Setback requirements vary depending upon the zoning district classification (R1, R1M, AG, HCD, etc.) and are required along front, rear, and side property lines. When determining distances for setbacks, all distances should be measured along a horizontal plane from the property lines and/or other structures to the building under construction. The measurement is made using the shortest distance from the property line to the structure. The first step in locating your property lines is to determine the dimension of your lot. You can obtain this information from your deed, a survey, a recorded plat or by contacting our office at (850) 981-7000. However, due to irregular shaped lots, site conditions or other unforeseen circumstances, inspectors may determine that a survey is necessary in order to make an accurate determination even though a survey is not required for permit issuance.

In addition, many subdivisions in the county are subject to covenants and deed restrictions. These restrictions or conditions are private agreements between the property owners and are not enforced by the county. However, as the permit holder you should check with your homeowner's association or review the recorded deed documents to determine if any additional restrictions/requirements may also apply.

Fire Hazard Locational Requirements

Section 7.01.14.D.3 of the Santa Rosa County Land Development Code contains the following requirements for fire hazard liquids and gases:

- The storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted only in accordance with this section exclusive of the storage of finished products in original sealed containers (60 gallons or less) which shall be unrestricted.
- The total storage capacity of flammable liquids and gases shall be restricted to capacity expressly permitted by the building director after consultation with the fire department based on standards incorporated herein specifically or by reference.
- In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within 500 feet of any residential zone.



Examples of uses that must adhere to the 500 feet separation from residential zones are gas stations and compressed natural gas facilities. Individuals considering development of such uses should schedule a pre-application meeting with development services staff to discuss applicable LDC and building code requirements.

Approved Development Orders - Sept. 17- Jan. 7, 2013

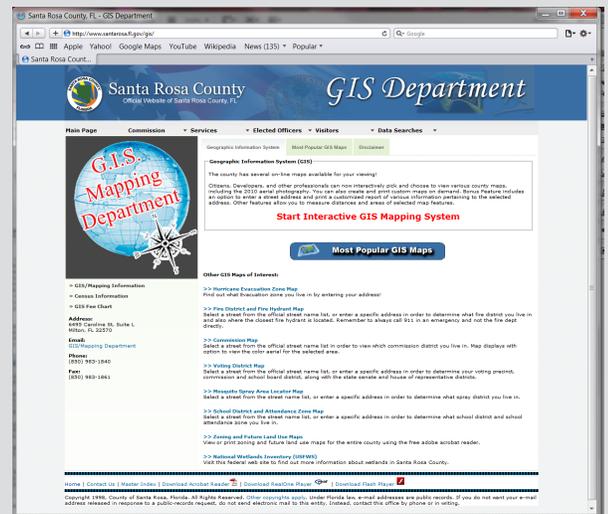
- Retirement Planners, professional office, 4631 Chumuckla Hwy., Pace
- Faith Chapel Assembly of God Church, place of worship, 8080 South Airport Rd., Milton
- Paul Patrick Electric, office, 4372 Avalon Blvd., Milton
- Tiger Point Community Center, recreational, 1370 Tiger Park Ln., Gulf Breeze
- Quality Assurance Phase II, storage building, 8172 Opportunity Dr., Milton
- Agri-Plex Santa Rosa County Equestrian Center, recreational, 8690 Bobby Brown Rd., Milton

Approved Certificates of Occupancy - Sept. 17- Jan. 7, 2013

- Training Wheels of NWFL, addition, 3749 Highway 4, Jay. Estimated cost of construction \$25,000.
- Olivet Baptist Church, addition, 5273 Newton St., Milton. Estimated cost of construction \$30,000.
- Reserve Point Townhomes, seven new townhouse units, 8853, 8855, 8857, 8865, 8867, 8869, & 8871 Brown Pelican Cir., Navarre. Estimated cost of construction \$416,000.
- Patriot Place Townhouses, three new townhouse units, 4465, 4467, & 4466 Governors St., Pace. Estimated cost of construction \$180,000.
- Racetrac, new mercantile & canopy, 3576 Highway 90, Pace. Estimated cost of construction \$500,000.
- East Milton Water System, new well house, 5959 Jeff Ates Rd. Bldg. A, Milton. Estimated cost of construction \$650,000.
- Navarre Family Eye Care, new office, 8050 Navarre Pkwy., Navarre. Estimated cost of construction \$756,000.
- Chick Fil A, new restaurant, 310 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$760,000.
- Pace Community Center, new recreation building, 5980 Chumuckla Hwy., Pace. Estimated cost of construction \$500,000.
- Rollins Distillery, interior remodel, 5680 Gulf Breeze Pkwy. Suite D10, Gulf Breeze. Estimated cost of construction \$50,000.
- Speech & Communication Center of Milton, interior remodel, 5941 Berryhill Rd., Suite A, Milton. Estimated cost of construction \$20,000.
- Wal Mart, interior remodel, 4965 Highway 90, Pace. Estimated cost of construction \$21,000.
- Izzo Cutter Salon, interior remodel, 207 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$35,000.
- Anytime Fitness, interior remodel, 4805 Highway 90, Pace. Estimated cost of construction \$65,000.
- Nail Salon, interior remodel, 217 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$97,000.
- The Penton House, interior remodel, 3660 Highway 90, Pace. Estimated cost of construction \$117,850.
- Advanced Dental Concepts, interior remodel, 4041 Highway 90, Pace. Estimated cost of construction \$120,000.
- Santa Rosa Courthouse, interior remodel, 6865 Caroline St., Milton. Estimated cost of construction \$150,000.
- Tastee Freeze, interior remodel, 6509 Caroline St., Milton. Estimated cost of construction \$157,000.
- Target, interior remodel, 4727 Highway 90, Pace. Estimated cost of construction \$750,000.

Behind the Scenes: GIS

Geographical Information Systems, known as GIS, is a computerized mapping system and its use is an integral part of the behind the scenes activities within Development Services. Development Services staff members use GIS on a daily basis to assign and verify addresses, determine archeological/historic site information, determine the location of potential wetlands, identify airport zones, identify stormwater problem areas and floodplain locations as well as other information related to development. A link to the interactive GIS Mapping System with selectable layers can be found at www.santarosa.fl.gov/gis.



Many popular search GIS maps are available for quick searches, also at www.santarosa.fl.gov/gis. For example, the Zoning and Future Land Use Maps contains land use information as well as traffic counts, airport information (airport zones, noise contours, accident potential zones, notification zones and influence areas) and commission voting and working district boundaries.

