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Public Swimming Pools Regulation Changes

On April 27, House Bill 1263 went into effect upon signing by Governor Rick Scott. HB1263 reorganized the Department of Health and transferred authority over public swimming pools and bathing places to local building departments. Some of the changes include:

- The Department of Health is now responsible for only setting the standards for sanitation and safety for public swimming pools and public bathing places.
- The County Health Department is now only responsible for routine surveillance of water quality in public swimming pools and bathing places, routing inspections, complaint investigations and enforcement procedures. The number of routine inspections is no longer mandated.
- The Department of Health or County Health Department will no longer perform a construction plans review of public swimming pools. This responsibility has been shifted to the local building officials. This includes all inspections that might have been performed previously by DOH/CHD staff. It is now the responsibility of local building officials to ensure compliance with the Florida Building Code, Chapter 4, Section 424, in it's entirety.



Quick Links



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

June 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!



Where do I submit my commercial swimming pool plans?

In Santa Rosa County, plans should be submitted at one of our local Development Service Center offices. Santa Rosa County will provide public swimming pool plan review and inspection services for the entire county including the cities of Milton, Gulf Breeze and Town of Jay.

Submission of at least two sets of sealed construction plans is required; however, three sets is highly recommended since the pool owner will be required to submit a copy of the approved construction plans to the County Health Department when applying for their first annual operating permit.

Creating New Lots

Before creating new or "splitting" lots, property owners need to be aware there are different approval requirements depending on several factors including but not limited to current zoning, stormwater requirements, and subdivision type. Some new lot creations require planning and zoning approval prior to the new lot being created, some that require zoning board approval, and some that do not need prior approval.



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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

Who are our customers? For many organizations that question is easy to answer. For the Development Services Office the answer is much broader than you may think.



Some customers are obvious: someone who walks in the door to buy a building permit; or someone who applies for a variance; or someone who calls for an inspection. All of those answers are correct and providing excellent service to them is a priority for us.

Our other customers may not be as obvious, but are equally important. They may never call our office or be involved in development in any way. They may not know much about Land Development or Building Codes. They may never attend a Zoning Board or County Commission public hearing.

The customers I'm referring to are our property owners, residents, visitors, business owners and their employees and patrons. Development codes are designed to maintain safety and quality of life for the entire community. Let's look at some examples.

When a home is built, the goals of the contractor and the homeowner are to complete the project on time and on budget and our procedures are designed to accomplish that. During that process they may question the regulations, seeing those as an impediment; however, after the home is constructed, the homeowner's expectations shift to the quality and safety of construction. At that point they expect that the home was built to code and will be safe to live in. They also want assurance that utilities are connected correctly and that the yard will drain correctly. Their neighbors desire the new home to be compatible with other homes in the area. Land Development and Building Codes are written to address each of these expectations.

In the case of a commercial building, our customers include future owners, their employees, their patrons, and their neighbors. They expect that there will be enough parking, that the driveway will be wide enough, that there are accommodations for the physically disabled, that there are enough exits in case of fire, and that the commercial activity does not disrupt the residential neighborhood. Again, these are all things included in Land Development and Building Codes.

Other customer needs are even less obvious. For example, by adopting and consistently implementing regulations for floodplain development, the flood insurance rates for everyone are reduced 25 percent. Similarly, homeowner's insurance rates are often tied to verification of construction quality. Lenders typically require consistency with development codes, too, and the lack of permitting and inspections can lead to problems at the time of sale.

So what are the benefits of development regulations and permitting?

- Safe buildings
- Compatible development
- Decreased insurance rates
- Fewer problems at time of sale
- Safe and convenient parking and access
- Functioning utilities
- Stormwater that does not come into homes
- Accommodations for the physically disabled

There are many others, but you get the idea. The Development Services Office strives to meet the needs of all of our customers – including those that never walk in the door.

Model Retires, Staff Takes New Positions

On June 30, Santa Rosa County Transportation Planner Nancy Model retired after 7 years with the county. Stepping into the position is Shawn Ward. Ward has worked for the county since October 2005 and held the position of planner II. He received his bachelors' degree in Environmental Studies/Environmental Policy from UWF.

With Shawn's transfer to transportation planner, his previous position of planner II has been filled by Kelly Hobbs. Hobbs has worked for the county since December 1993. She has held the positions of personnel aide, payroll/human resource manager, and deputy clerk to the board of county commissioners. Kelly holds several degrees including a bachelors' in business management and masters in administration with a concentration in public administration.



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Kelly Hobbs
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Have an idea for a story you would like to see in the next newsletter? Email your thoughts to beckiec@santarosa.fl.gov.

The following new lot creations do not need prior planning and zoning approval:

1. New lots that have the appropriate county maintained/approved road frontage and are not located on an access management corridor, in a military or public airport zone, in the Garcon Point Protection Area or in an identified storm water problem area.
2. New lots located within an identified storm water problem area that are greater than one acre in size and that have appropriate county maintained/approved road frontage.
3. New lots that are 20 acres in size or greater.

There are three types of new lot creations that require planning and zoning approval - minor subdivision, family homestead subdivision, and parent parcel subdivision. When a new lot needs approval from the planning and zoning division, our staff can in most cases approve the application while the customer waits and can assist in filling out the applications.

Minor subdivisions are required when the new lots will have the appropriate county maintained/approved road frontage and are located on an access management corridor, in a military or public airport zone, in the Garcon Point Protection Area or in an identified storm water problem area and are less than one acre in size.

Family homestead subdivisions are required when the new lot does not have the appropriate county maintained/approved road frontage and is located within AG (agriculture) or AG2 (agriculture 2) and it must meet the following conditions:

1. The new lot can only be given without valuable consideration to a member of the donor's immediate family (spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild or grandparent);
2. Property can not be located within a recorded platted subdivision;
3. A 20 ft access easement must be included in each newly created legal description; and
4. No new county maintained roads are created.

Parent parcel subdivisions are

required when the new lot does not have appropriate county maintained/approved road frontage and is located within AG or AG2 and is not going to remain in the family. The following conditions must be met:

1. A maximum of 3 new lots which do not meet the minimum road frontage requirements;
2. Property can not be located within a recorded platted subdivision;
3. A 20 foot access easement must be included in each newly created legal description; and
4. No new county maintained roads are created.

There are three types of new lot creations that require the approval of the zoning board. They are family homestead subdivision in residential zones and not in AG or AG2, parent parcel subdivision in RR-1, R-1, R-1M and R-1A, and parent parcel subdivision in HCD or Highway Commercial Development.

Family Homestead subdivision within the residential zoning districts are required when the new lot does not have appropriate county maintained/approved road frontage. The following conditions must be met:

1. The new lot can only be given without valuable consideration to a member of the donor's immediate family (spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild or grandparent);
2. Property can not be located within a recorded platted subdivision;
3. A 20 ft access easement must be included in each newly created legal description;
4. No new county maintained roads are created; and
5. New lots must be compatible with neighboring properties.

Parent Parcel subdivisions within RR-1, R-1, R-1M and R-1A are required when the new lot does not have appropriate county maintained/approved road frontage. The following conditions must be met:

1. A maximum of 3 new lots which do not meet the minimum road frontage requirements;
2. No new county maintained roads are created;
3. A 20 ft access easement must be included in each newly created legal description;
4. Property can not be located within a recorded platted subdivision; and

5. New lots must be compatible with neighboring properties.

Parent parcel subdivisions within HCD are required when the new lot does not have appropriate county maintained/approved road frontage. The following conditions must be met:

1. Joint access is provided and established through a joint access agreement between property owners;
2. No more than one new lot is created and that parcel is deed restricted such that it cannot be further divided;
3. The new lot is not a flag lot; and
4. An access management plan for the minor subdivision is approved by the County Engineer.

The best practice when creating new lots is to contact a development services staff member before making lot changes. Our staff is happy to help and make the process as smooth as possible.

Projects in the Pipeline

Recently Approved Development Orders

- East Bay RV & Boat Storage, RV & Boat Storage/ Outdoor Storage, 8428 East Bay Blvd., Navarre

Recently Approved Certificates of Occupancy

- Baptist Medical Park of Navarre, interior remodel, 8888 Navarre Pkwy. Suite 104, Navarre. Estimated cost of construction \$37,280.
- Santa Rosa Sound RV Resort, registration office for RV resort, 8315 Navarre Pkwy. Unit A, Navarre. Estimated cost of construction \$200,000. Also new laundry facility. Estimated cost of construction \$200,000.
- Pace Church of Christ Inc, modular building for education, 4075 Berryhill Rd. Bldg. A and Bldg. B, Pace. Estimated cost of construction for both, \$4,000.
- St. Rose of Lima Catholic Church, new building for education, 6451 Park Ave., Milton. Estimated cost of construction \$650,000.