



## Contact Us

**24-Hour  
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(850) 981-7050

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(850) 981-7000

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@santarosa.fl.gov

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(850) 623-1208

## Red Clay Use Along Shorelines

The Board of County Commissioners recently approved a change to the Land Development Code to limit the use of red clay along shorelines. Red clay was already prohibited on Navarre Beach and its use was limited along canals. The new code change limits the use of red clay and clay-sand mixtures along the sound, bays, basins and bayous to under the foundation of a structure and under driveways. When used as driveway foundation, the red clay must be capped within seven days. When used as structural foundation, the red clay must be capped within 45 days. Also, when red clay is used in these areas, siltation and erosion control measures along the shoreline must include the use of hay bales.

For questions about the use of red clay or clay-sand mixtures along shorelines, you may contact Beckie Cato at (850) 981-7000 or e-mail at bekiec@santarosa.fl.gov.

## Quick Links



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

## The What & Why of Approved Grading Plans

Lot grading plans are a very important portion of the overall drainage plan for subdivisions. New subdivisions are equipped with swales, curb and gutter collection systems, underground piping, and retention ponds to handle stormwater runoff. The lot grading plan is the first step in getting stormwater runoff to the collection system. In Santa Rosa County, all new subdivisions are required to include individual lot grading plans for each lot within that subdivision. In almost every case where you find a curb and gutter street, there is an approved grading plan that must be followed. Depending on the location and complexity of the development, these lot grading plans may consist of only flow arrows to show how the water should drain from each lot or they may be much more complex to include: 1) required finished floor elevations for the structure (which shall be verified by a Florida Professional Surveyor) and 2) finished grade spot elevations to be met when the lot is finally graded.



It is the builder's responsibility to make sure the lot grading plan for each proposed house is followed in order to prevent ponding of water on the subject lot and to prevent directing water onto adjacent lots that may not be set up to accept said runoff. Each permit package will contain a lot grading plan for the said lot, provided one was required in the initial subdivision review, and a typical section showing the minimum slopes required by the Florida Building Code in order to move runoff away from the foundation and the lot to a positive outfall (which is typically the street). Please note that if the lot grading plan is not found in the permit package, it is the responsibility of the permit holder to inquire or solicit the plan from the permit office.

It is imperative that the builder follow the approved subdivision grading plan. Any deviation from the approved grading plan will require a written request from the property owner of record and subsequent written approval by the county. The request should include a signed and sealed alternate design by a registered professional engineer. No work should commence until written approval by the Santa Rosa County Engineer has been issued for the alternate design.

## August 2012 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)**

## Projects in the Pipeline

### Recently Approved Development Orders

- Siwicki Plumbing, storage, 4145 Trump Blvd., Milton
- Bagdad Mill Site Park, outdoor recreation, Magnolia Blossom Tr., Milton

### Recently Approved Certificates of Occupancy

- Milton Aviation Partners, office building, 5800 Aviation Dr., Bldg. A, Milton. Estimated cost of construction \$100,000.
- Reserve Point Townhomes, seven new townhouse units, 8851, 8856, 8858, 8859, 8860, 8861, & 8862 Brown Pelican Cir., Navarre. Estimated cost of construction \$416,000.
- Dollar General, new mercantile, 5480 Dogwood Dr., Milton. Estimated cost of construction \$800,000.
- Boys and Girls Club, interior remodel, 8680 Bobby Brown Rd., Milton. Estimated cost of construction \$25,550.
- Papa Murphys, interior remodel, 3329 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$80,000.
- Pure Pilates, interior remodel, 219 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$86,000.
- Gulf Coast Dermatology, interior remodel, 3089 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$220,000.

## Code Compliance

The code compliance division enforces the land development code and other ordinances adopted by the board of county commissioners. Enforcement of these ordinances enhances the quality of life for the citizens and property owners of Santa Rosa County and protects property values as well as the public health and safety.

### Need to Report a Problem?

In order for your complaint to be handled the quickest way possible, it is important for you to understand what type of complaint you are filing. Santa Rosa County Code Compliance, under the board of county commissioners, works to enforce the land development code and to ensure that dilapidated buildings are repaired or demolished. Garbage, junk, litter and debris issues are not under the direction of code compliance; they are addressed by the environmental enforcement officers of the Santa Rosa County Sheriff's Office. Although DS enforces building code requirements, unlicensed activity is handled by the Department of Business and Professional Regulations.

To report a complaint, you can call us at (850) 981-7090, or file the complaint on our website at [www.santarosa.fl.gov/developmentservices/](http://www.santarosa.fl.gov/developmentservices/) and clicking the "Compliance Complaints" button found on the right hand side of the page.

Code Compliance Frequently Asked Questions are also available online at [www.santarosa.fl.gov/developmentservices/documents/FAQ\\_CodeCompliance.pdf](http://www.santarosa.fl.gov/developmentservices/documents/FAQ_CodeCompliance.pdf)

## Behind the Scenes

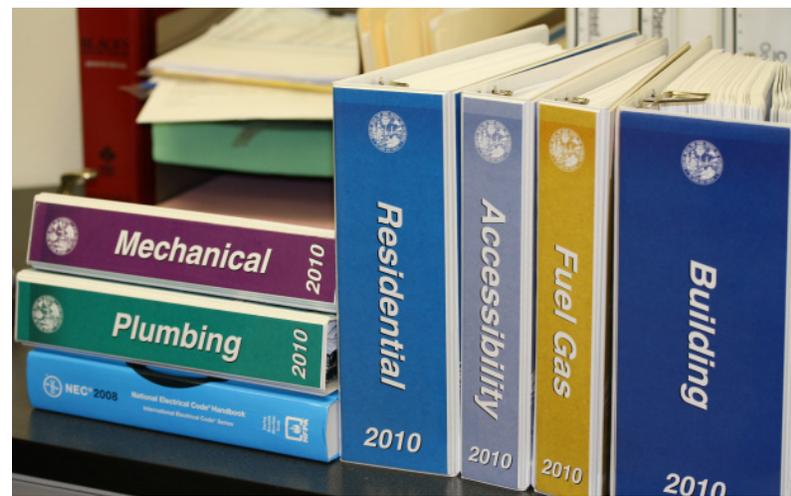
What building codes apply when someone builds a new distillery? What about a fertilizer mixing plant? What should the land development code include for the location and height of wind energy towers?

Much of the work done in Santa Rosa County Development Services is fairly standard - applying the building code and land development code to typical commercial, industrial, or residential uses; processing requests for rezonings or variances; working standard code compliance complaints. Other tasks require considerable background research to determine how to best meet the needs of the customer or the community.

Sometimes that research involves searching through the seven volumes of building and fire codes, not only to make sure that all requirements are met, but also to make sure all exceptions are identified. It's important to us that we don't require more regulation than is necessary and sometimes that requires research to determine the least cumbersome way to permit a project.

Changes to the Santa Rosa County Land Development Code might require research on what other communities are doing in Florida and throughout the country, or searching through professional publications, or talking to other jurisdictions about their experiences. Local public input is an important part of the background research for code changes that may come in the form of e-mails, phone calls, or public meetings.

The goal of Santa Rosa County Development Service staff is always to meet the community need without over-regulating the property owners.



## Newsletter Goes Quarterly

The Santa Rosa County Development Services e-Newsletter will now be published quarterly. Look for the next issue to arrive in your mailbox on Jan. 17.