

Criteria that triggers review:

Please review the Land Development Code sections and Comprehensive Plan policies referenced to determine the requirements for each criteria.

1. If the property being divided is located on an Access Management corridor:

[Section 4.04.03\(D\)](#) of the LDC provides for Access Management regulations which deal with the location and spacing of driveway connections to the roadway. Access Management is intended to help control access to significant State and County roadways so that the functionality and safety of the roadway network is maintained. [Section 4.04.03\(D\)](#) lists specific roadways where measures such as minimum spacing distances and joint or cross access requirements have been established.

2. If the property being divided is located in a Military or Public Airport Zone:

[Article 11](#) of the LDC describes the regulations for Airport Environs. Military or Public Airport Zones are overlay zones that encompass the area in the immediate vicinity of military and public airports. The purpose of these zones around airports is to help protect the safety and general welfare of the public while also preserving the mission of the area's military airfields and the operational ability of the area's public airports by imposing additional regulations on land development. Also, subdivisions of land which contain 20 acres or more in a Military or Public Airport Zone must cluster development away from the airfield as described in [Section 4.03.03\(K\)](#).

3. If the property being divided is located in the Garcon Point Protection Area:

The Garcon Point Protection Area is identified in the Santa Rosa County [Comprehensive Plan](#) as an environmentally sensitive area with a vast amount of wetlands. Policy 8.1A.1 of the Comprehensive Plan requires that newly created lots contain sufficient buildable uplands so that the filling of wetlands will not be required in order to build on the lot. Because of the environmental sensitivity and the amount of wetland areas in the Garcon Point Protection Area, subdivisions will be reviewed to ensure that Policy 8.1A.1 is complied with. The County currently has tools to show the probability of wetlands on the site of the proposed minor subdivision. However, it may be necessary for the applicant to provide the County with a wetlands delineation performed by a qualified professional to determine the exact boundaries of wetlands.

4. If the property being divided is located in an identified storm water problem area and the resultant lots or parcels are less than one (1) acre in size:

The County Engineer, in conjunction with the County Public Works Department, have identified areas where flooding results from storm water runoff. Because development in these areas can increase the flooding problem, it is important that new development mitigate this impact. Therefore, applicants who are proposing to create lots that are less than one (1) acre in size in these problem areas will be required to address storm water management impacts, which may include having a storm water management plan prepared by a State of Florida licensed Civil Engineer that will satisfy the storm water management requirements of [Section 4.03.06\(F\)](#) of the LDC. The County Engineer will be responsible for determining compliance with the requirements of [Section 4.03.06\(F\)](#) prior to approval of the minor subdivision. Please direct any questions about this requirement to the County Engineering Department (Phone: 850-981-7100 webpage: <http://www.santarosa.fl.gov/engineering/index.html>).