



Contact Us

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Recommendations Sought for Regulatory Changes

Santa Rosa County is currently reviewing the Land Development Code to identify requirements that should be modified or updated to make the code more business-friendly and there are several ways for you to be involved in that process.

First, we want to hear your suggestions for specific changes. By specific, it is most effective if you can reference what the current code requires, and further identify how you think it should be worded. If you know of particular code requirements that should be amended, please let us know. Contact Beckie Cato at (850) 981-7077 or bekiec@santarosa.fl.gov with your recommendations.

Second, you are encouraged to submit comments on proposed code changes as they are developed. The amendment process requires public hearings with both the zoning board and the board of county commissioners. As amendments are presented to those boards we would welcome your written or verbal input on the proposed changes.

The first set of changes was heard by the zoning board on April 11 and is scheduled for the board of county commissioners on April 25 meeting. The topic of those changes is land clearing - making a distinction between major and minor land clearing, identifying exemptions to the permitting process, and making it easier to conduct minor land clearing. Agendas for those meetings, with links to the draft code changes, will be posted online at www.santarosa.fl.gov/bocc/meetings.cfm. Or you may contact Beckie Cato directly for a copy of the amendments.

Future topics for consideration include landscaping and tree protection, change of use and small scale developments, and industrial park directional signage. We look forward to hearing your suggestions to add to that list.

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East Milton Wellfield Protection Area

The Santa Rosa Board of County Commissioners recently adopted an East Milton Wellfield Protection Area zoning overlay district designed to protect groundwater from contamination. The protection area covers almost 51 square miles from Persimmon Hollow Road to the Okaloosa County line.

Groundwater, contained in underground aquifers, is the source of drinking water in Santa Rosa County. The aquifer in this area supplies water to the East Milton Water System and the Fairpoint Regional Water System, which makes available water to all of the water systems in the south end of the county. Together these water systems provide water to approximately 50 percent of the county population.

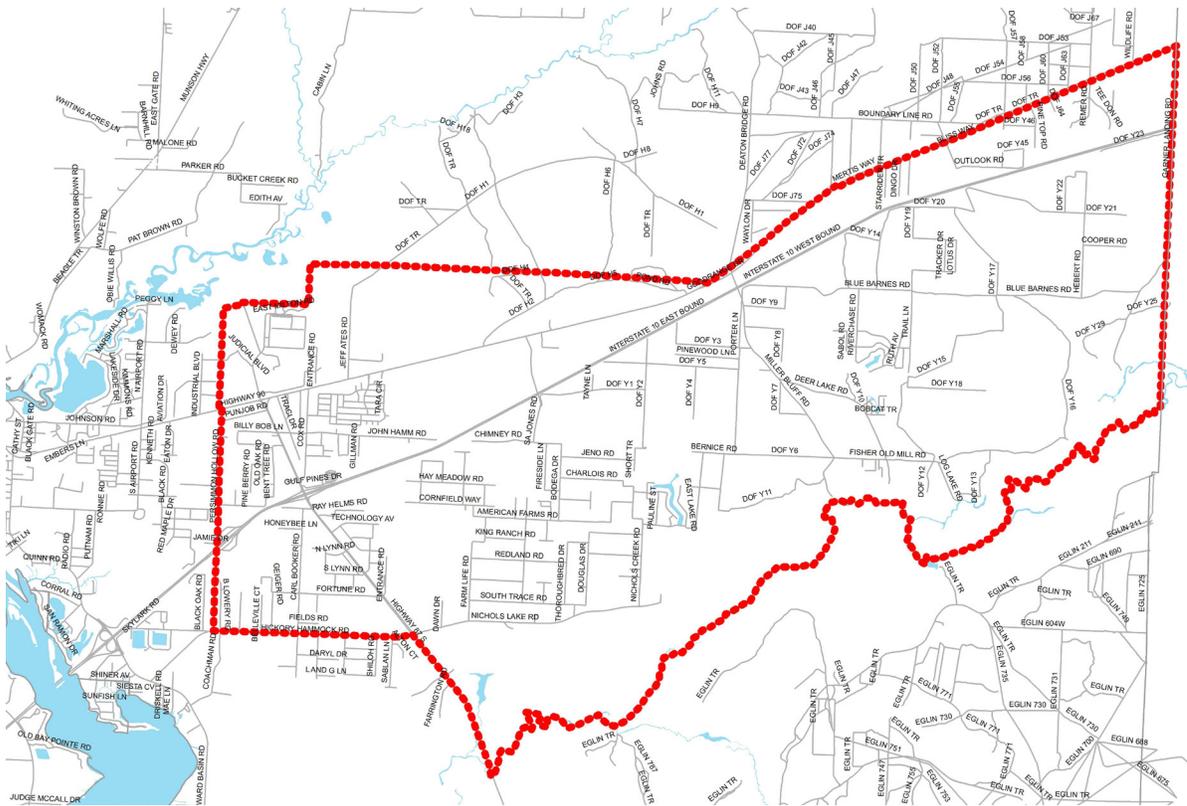
Wellfield Protection Regulations

The proposed ordinance would allow most uses permitted by the underlying zoning district, subject to specific development standards designed to ensure that contaminants are not introduced into the aquifer. This is particularly important in light of the fact that six percent of the area to be protected is industrially-zoned property.

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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



2012 during which time the ordinance was amended based upon input received. In June, the zoning board recommended that the ordinance be presented to the board of county commissioners.

The board of county commissioners held its first public hearing on the draft ordinance in June 2012, followed by a workshop and two additional meetings in August and September 2012. Tony Countryman from the Northwest Florida Water Management district made a presentation to the board at the

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The ordinance established short list of prohibited uses including solid waste disposal and land management facilities, hazardous waste treatment, storage, disposal, and transfer facilities, underground storage facilities, and resource extraction activities, mines, and mining activities.

The ordinance details development standards for non-residential development, such as secondary containment and separation of contaminants from stormwater. Each new non-residential development would be required to conform to those standards or receive approval for general exception or special exception.

Finally, the ordinance identifies general exceptions, provides a process for special exception requests, specifies how nonconforming uses will be handled, requires that variance requests be heard by the BOCC, and provides for the protection of trade secrets.

Project History

A commitment to protect potable water in Santa Rosa County goes back to the 1991 adoption of the Land Development Code and creation of a 500-foot wellhead protection

zone around each potable water well. Wellfield protection, a citizen initiative, was added in August 2010 with the adoption of the Fairpoint Regional Utility System Wellfield Overlay District. Wellfield protection differs from wellhead protection in that it protects the aquifer resource while wellhead protection protects individual wells.

In July 2010 the county was awarded a \$25,000 grant from EPA. The purpose of that grant, another citizen initiative, was twofold - creation of an aquifer protection informational brochure and GIS evaluation of the sand and gravel aquifer in the East Milton area to determine if the wellfield boundaries should be adjusted. That study, conducted by Advanced GeoSpatial Inc., recommended expansion of the wellfield protection district and amendment of the wellfield protection ordinance. The EPA grant project was completed with assistance from a 20 member volunteer workgroup who met eight times between August 2010 and March 2012.

Based upon that work a draft ordinance was developed to expand the wellfield protection area. The draft ordinance was considered by the zoning board at four public meetings between March and June

September 10 workshop regarding aquifer characteristics and travel time modeling, after which the board asked the district to conduct travel time modeling for both five year and 20 year travel times for the East Milton area. The results of the district modeling effort were received by the county in February.

In order to understand the impact of the proposed ordinance on future development recruitment, the county contracted with SCS Engineers to evaluate the draft ordinance regulatory language and provide feedback with regard to the impact of the ordinance on industrial recruitment. Their conclusion was that wellfield protection would have little impact on industrial recruitment.

Throughout the process the ordinance was modified in response to input received. The final draft was heard and approved by the board of county commissioners at a public hearing on February 28.

The new regulations will ensure that as the county continues to grow, and as commercial and industrial development expand in that area, the groundwater aquifer will remain a viable source of drinking water for county residents.

Approved Development Orders - January 7 to April 7

- Salter-Murphy, billboard, 4586 Chumuckla Hwy., Pace
- Sorrelle Salon, salon, 4366 Fifth Ave., Pace
- Sherry's, itinerate vendor, 8131 Highway 90, Milton
- Gulf Breeze United Methodist Church, storm water & road work, 4115 Soundside Dr., Gulf Breeze
- Gulf Power Blackwater Transmission Facility, maintenance building, 8486 Randy Brown Rd, Milton
- Professional Collision, automobile body repair, 8175 Navarre Pkwy., Navarre
- Messenger Warehouse, warehouse, 5880 Commerce Rd., Milton
- Fresenius Medical Center, medical office, 2583 Gulf Breeze Pkwy., Gulf Breeze
- Cozy Cottages Mobile Home Park, mobile home park, ABC Park Ct., Milton
- Ronny's Car Wash, car wash, 4254 Woodbine Rd., Pace
- Navarre Landscape Materials, retail, 9575 Navarre Pkwy., Navarre
- American Family Care, medical office, 4713 Highway 90, Pace

Approved Certificates of Occupancy - January 7 to April 7

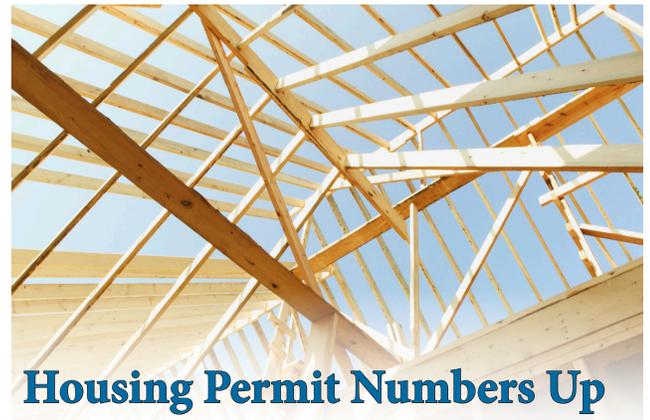
- Saint Rosa Sound RV Park, clubhouse, 8315 Navarre Pkwy Unit A, Navarre. Estimated cost of construction \$40,000.
- Santa Rosa Medical Center, equipment building, 6002 Berryhill Rd., ACC 1, Milton. Estimated cost of construction \$43,900.
- Banfield Lawncare, greenhouse, 4686 West Spencer Field Rd., ACC 2, Pace. Estimated cost of construction \$50,000.
- AT&T, equipment building, 5306 Gulf Breeze Pkwy., Unit 5, Gulf Breeze. Estimated cost of construction \$60,000,
- Wesley Jones Townhomes, two new townhouse units, 7488 Autumn Trace Blvd. & 7475 Harvest Village Ct., Navarre. Estimated cost of construction \$176,000.
- Lifeguard Ambulance Center, warehouse, 4340 Avalon Blvd., BLDG A, Milton. Estimated cost of construction \$350,000.
- O'Reilly Auto Parts, new mercantile, 1500 Green Briar Pkwy., Gulf Breeze. Estimated cost of construction \$600,000.
- McDonalds, new restaurant, 6485 Caroline St., Milton. Estimated cost of construction \$750,000.
- Victorian Manor, new assisted living facility, 4685 Chumuckla Hwy., Pace Estimated cost of construction \$990,000.
- Fraternal Order of Police Lodge 123, interior remodel, 5781 Stewart St., Milton. Estimated cost of construction \$34,000.
- Baptist Health Care, interior remodel, 1110 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$39,152.
- Strandcore, interior remodel, 5881 Commerce Rd., Milton. Estimated cost of construction \$40,000.
- Shane's Rib Shack, interior remodel, 5037 Highway 90, Pace. Estimated cost of construction \$95,000.
- Anytime Fitness, interior remodel, 6568 Caroline St., Milton. Estimated cost of construction \$100,000.
- Army Recruitment Center, interior remodel, 4221 Highway 90 Suite A, Pace. Estimated cost of construction \$107,272.
- Gulf Breeze Hospital Endoscopy Center, interior remodel, 1110 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$115,000.
- McDonalds, interior remodel, 3308 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$300,000.

Setback Variances

Building setbacks are established in the Land Development Code for each zoning district and are defined as the required minimum distance from any lot line that establishes the area within which the principle structure must be placed. To vary the setback, or build beyond the setback line, a variance from the Land Development Code is required. Those variances are processed through the Development Services Office for decision by the Zoning Board.

When a building setback is also shown on a recorded subdivision plat, a vacation of the plat is required. Plat vacations are processed by county administration for decision by the Santa Rosa Board of County Commissioners. This will apply most frequently to single family homes.

In some cases only a plat vacation will be needed, in others only an LDC variance will be needed, and in other cases both will be needed. If you have questions about setback variances, please contact Darliene Stanhope in the Development Services Office at (850) 981-7065 or darlienes@santarosa.fl.gov.



Housing Permit Numbers Up

Permits for new single family homes for the first quarter of the year are up over the same period in 2012.

<u>2013</u>		<u>2012</u>	
March	79	March	43
February	79	February	53
January	74	January	32

While an increase over 2012, the first quarter is down slightly from the last quarter of 2012. October saw 80 single family home permits were issued, 65 in November and 90 in December.