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2010 Florida Building Code Residential Code Advisory

In addition to every sleeping room and basement, Section R310.1 of the 2010 Florida Building Code, now in effect, requires habitable attics to have at least one operable emergency escape and rescue opening. A habitable attic is defined as "a finished or unfinished area, not considered a story, complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet in accordance with Section R304.
2. The occupiable floor area has a ceiling height in accordance with Section R305 (ceiling height of 7 feet; rooms with sloped ceiling at least 35 square feet must have a ceiling height of 7 feet).
3. The occupiable space is enclosed by the roof assembly above, knee wall (if applicable) on the sides and the floor-ceiling assembly below.

Quick Links



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Drainage and Stormwater Design

Santa Rosa County adopted a 100-year design in stormwater management plans for all new developments since 1996. From 1990 to 1996 a 25-year design storm was used and from 1983 to 1990, a 10-year design. Prior to 1983 there were no standards for stormwater management. Many pre-1990 subdivisions have no retention ponds to attenuate or mitigate the impact of increased runoff from impervious surfaces and utilized swales, a shallow trough-like depression that carries water mainly during rainstorms, and ditches for drainage. The 100-year design was adopted by the board of commissioners in response to six significant rainfall events from 1989 to 1996 and their impacts on streets, homes and subdivisions.

According to the U.S. Geological Survey, the term "100-year flood" is used in an attempt to simplify the definition of a flood that statistically has a one percent chance of occurring in any given year. Likewise, the term "100-year storm" is used to define a rainfall event that statistically has this same one percent chance of occurring. In other words, over the course of one million years, these events would be expected to occur 10,000 times. But, just because it rained 10 inches in one day last year doesn't mean it can't rain 10 inches in one day again this year, or every seven years as we have seen recently in our area.



A residential road constructed before the 100-year design standards.

Residential road in Ventura Estates built to the 100-year design standards.

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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

May 2012 Permit Reports

[Commercial Permits](#)

[Residential Permits](#)

Monthly reports of permitting activity in SRC. A searchable database is available online at GoPermits.

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Many variables go into stormwater design including the property's soil type, topography, groundwater table, downstream infrastructure and receiving water body. Geotechnical information is also required in the design engineer's drainage calculations for all subdivision and commercial development submittals. They are the basis for determining pre and post development runoff volumes and timing, flood routing calculations, and pond volume recovery calculations. Poor soils or low permeability and high groundwater tables will result in larger ponds based on these required calculations regardless of the design event. Conversely, good soils will result in smaller ponds.

As part of the 100-year standards, curb and gutter requirements were adopted to address the filling of swales by homeowners and the poor drainage characteristics of successive culverts in small lot subdivisions. Curb and gutter provides a permanent flow path that is easily maintained, is difficult to alter, and provides permanent protection to the roadway base and pavement.

The benefit of building to the 100-year standard is being seen in Santa Rosa, as recently as the rain/flooding event early this month as developments utilizing the 100-year standards have fared very well. Santa Rosa County Engineering has documented reductions in downstream impacts such as roadway overtopping and property flooding as a direct result of upstream developments designed to the 100-year storm. While flooding cannot be totally eliminated, as it is a naturally occurring event, implementing storm water improvement projects and the current design standards can reduce the flooding levels, duration and frequency of flooding.

FL-AL TPO Draft Project Priorities

The draft fiscal year 2014-2018 project priorities and associated maps are posted for review online at www.wfrpc.org/fl-al-projectpriorities. This page also contains the previously adopted fiscal year 2013-2018 project priorities and associated maps.

The following project priority workshops are scheduled:

- Public Workshop - June 26, 4-6 p.m. at the Santa Rosa County Public Services Building , 6051 Old Bagdad Hwy, Milton
- Public Workshop - June 28, 4-6 p.m. at the West Florida Regional Planning Council, 4081 E. Olive Rd, Suite A, Pensacola
- TPO and Committee Public Workshop - July 11, noon- 2 p.m. at the Escambia County Central Office Complex, 3363 West Park Place, Pensacola

More Online Data

2011 Building Permit Statistics are now available online at:

www.santarosa.fl.gov/developmentservices/BPstats.cfm

Reports including commercial and residential building permits, inspections, cost of construction, single family and mobile home statistics.



Royals Named SRC Building Official



Rhonda Royals was named building official on Apr. 30. She had been serving as interim building official since Feb. 6 after Tim Tolbert, accepted a position with Santa Rosa County School Board on Feb. 3.

Royals began working with Santa Rosa County 34 years ago. While working for development services, she has served in many positions in the development services department, from permit clerk, plans examiner, inspector, to deputy building official.

Rhonda holds several state certifications including building code administrator, building inspector, 1 & 2 family dwelling inspector, building plans examiner and floodplain manager.

Contact Rhonda Royals at:

Phone: (850) 981-7024

Email: rhondar@santarosa.fl.gov

Projects in the Pipeline

Recently Approved Development Orders

- None

Recently Approved Certificates of Occupancy

- Annas Beauty Shop, addition, 7552 Navarre Pkwy. Suite 27, Navarre. Estimated cost of construction - \$24,900,
- Juana's Pagodas & Sailors Grill, addition, 1451 Navarre Beach Causeway., Navarre. Estimated cost of construction - \$100,000,
- Strand Core, new warehouse, 5881 Commerce Road Bldg. A, Milton. Estimated cost of construction - \$150,000.
- Taminco Methylamines Inc, foundation for a chemical plant, 4575 Highway 90 Bldg. 1, Pace. Estimated cost of construction \$650,000,
- Gulf Breeze Hospital Cath Lab, interior remodel, 1110 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction - \$800,000.

Airfield Disclosure

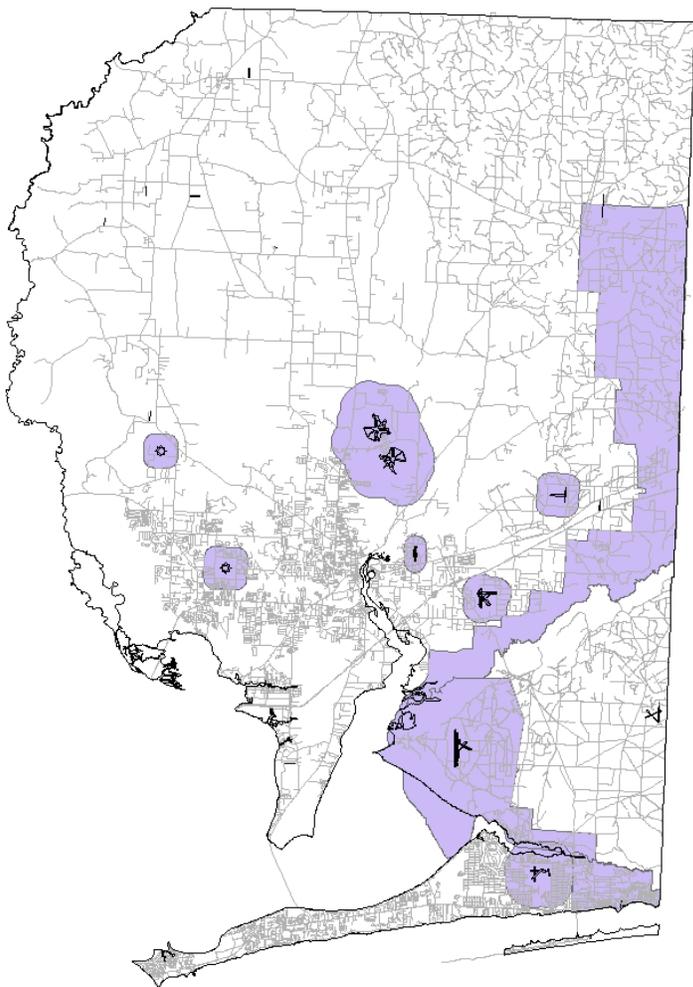
Santa Rosa County is home to NAS Whiting Field and six of its outlying fields, Peter Prince public airport, and Eglin AFB, making our airspace one of the busiest in the country. To ensure that homeowners and renters are aware of the potential noise impacts of these air operations, the Land Development Code requires that they be notified of any nearby airfields.

A disclosure notifying potential owners or lessees of the possible effects due to the operations of a public airport or military airfield or installation is required for any residential property that is sold or leased (for more than seven months) which is located, in whole or in part, within a Public Airport Notification Zone or a Military Airport Notification Zone.

This disclosure must be executed by both parties (and signed by any realtors who represented the buyers or the sellers) and must be attached to the contract of sale or lease agreement. Further, a fully executed copy must be sent to the Naval Air Station Whiting Field Aviation Planning Office.

Check to see if a property falls in an airfield disclosure zone using GoMaps (see article & link below) by selecting the "Airfields" layer or create a report and check the "Airfield Proximity Report" feature. If the property falls in the airfield disclosure zone, the report states the disclosure requirements and provides a link to the disclosure form and additional information.

For more information please visit our website at: www.santarosa.fl.gov/developmentservices/quickeninfo.cfm.



Interactive GIS - GoMaps 2.0 now Available

A new version of the very popular GIS/Mapping Program- GoMaps is now available. The updated program has many new features and tools to make the interactive mapping experience more robust and valuable to the user. Even those without much experience can use the most popular feature, map layers, to create customized maps with ease. By simply entering an address or property owner information, a detailed report including zoning, airfield proximity data, school zones, water/sewer franchise information, fire hydrant locations, soil classifications, and other pertinent property information is available at your finger tips.

Some of the new features includes Google Street View, layer transparency for aerial imagery in a larger map window, and an increase of available layers from 30 to over 60 layers. You can also place graphics on the map for a custom printed map and add bookmarks to return to a saved map at a later time. With the additional new features, the options for creating your own customized map are endless.

Give GoMaps 2.0 a try by entering your home or work address at www.santarosa.fl.gov/gis and select "Start Interactive GIS Mapping System." You just may learn something new about your property!

Questions on how to use GoMaps? We would be more than happy to assist you. Email us at gisupdates@santarosa.fl.gov or call (850) 983-1844.

