



SANTA ROSA COUNTY DEVELOPMENT SERVICES – Planning & Zoning

SHAWN WARD, AICP
Planning Director
shawnw@santarosa.fl.gov

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

Coastal Construction Application

Instructions:

1. Complete application and submit along with the following:
 - a. Provide a site plan drawn to scale of the proposed structure with exact dimensions and placement on the property. The location, relative to the body of water, including protrusion into or over the body of water must be shown. Existing structures on the water must also be shown. Please show all property lines. For docks, piers, and covered boathouses, please show how high each extends above the mean high water line.
 - b. Submit \$100.00 fee for Coastal Construction Review.

Taken from the Santa Rosa County Land Development Code:

Article 6.03.5.F

Docks, Piers and Mooring Devices: Non commercial structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures where allowed in residential districts.

Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 6.03.05(F)(5.b).

When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

On all construction of docks, boathouses, piers, retaining walls, seawalls, and dolphin poles a zoning review and site plan must be filed and approved by the Community Planning, Zoning and Development Division before building permits can be obtained or construction begun.

The site plan must include:

1. A survey of the property showing all boundaries.
2. Permits or exemption letters from FDEP and Army Corps of Engineers.
3. A drawing of the proposed structure with exact dimensions and their placement on the property. The location, relative to the body of water including protrusion into or over the body of water, must be shown.
4. A plat, survey or other documentation to confirm the width or distance across the body of water.
5. All canal front construction must meet the following dimensions and setbacks.
 - a. Side setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width whichever is less.
 - b. All construction including dolphin poles and/or moored watercraft shall be set back from the center line of the canal a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system and the terminal ends of any canals. The requirements for those areas are as follows:

The terminal ends of the canals are considered special circumstances. In such cases the Planning and Zoning Department shall have discretion in determining the setbacks, configurations and distances into the canal for docks/piers and boatlifts. The goal will be to allow a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability. Adjacent or affected property owners as determined by the Planning and Zoning Department will be consulted to determine the

impact to them. If any such affected property owner has objections and a compromise can not be obtained, the applicant must apply for a variance from the Santa Rosa County Board of Adjustments. The SRCBOA decision shall be based upon the goal of allowing a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability.

The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Islands, Polynesian Islands First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebttide Townhomes. A dock or pier may not extend more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, roof overhangs or moored/docked watercraft can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line. All moored or docked watercraft must be inside the limits of the boatlift or along side and resting against the allowed dock.

- c. Decking shall be no more than three (3) feet above mean high water.
- d. Seawalls must be located on or behind the surveyed property line bordering the canal.
- e. No waterfront construction, except for seawalls may begin until the foundation for the residence has been completed and inspected.
- f. Building permits must be posted in accordance with the building code.
- g. Boat shelters or storage structures shall be unwalled and shall not have roofs exceeding twenty-five (25) feet above mean high water.

6.08.12 Guidelines for Construction in Navarre Beach Canals: Docks or boardwalks shall be no higher than the seawall or protrude more than four (4) feet over the water from the seawall. Width shall not exceed into side yard setbacks. Docking pilings may be set in the canal and shall be no further from the seawall than twenty-five (25) percent of the width of the canal. Docking pilings set in the canal shall be limited to four (4) per lot and shall not exceed eight (8) feet in height above the height of the seawall. Any structure and boat combined shall not exceed the above states boundaries (25% of the canals). No structure shall include sidewalls or roof as these may infringe on adjacent property owners water view.



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** For Official Use Only **	
Application No. _____ - CC - _____	Date Received: _____
Review Fee: \$100.00	Receipt No.: _____
Zoning District: _____	Waterway: _____
Commissioner District: _____	

Property Owner Property Owner Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Applicant Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue coastal construction approvals.

Company: _____
 Contact Name: _____
 Address: _____

 Phone: _____ Fax: _____
 Email: _____

Project Information Parcel ID Number(s): _____
 -OR-
 Street Address of property for which the coastal construction approval is requested:

**Project
Details**

Construction Type:

- New Construction Repair Rebuild

Type of project:

- Seawall Boathouse Dock/Pier Boat Lift

Other _____

Height above Mean High Water Line (MHWL): _____

Presence of Submerged Aquatic Vegetation: _____ Yes _____ No

If Yes, describe the location and requirements from DEP/ACOE: _____

Name of Waterway impacted: _____

Setback from Canal/Waterway Centerline: _____

Setback from the nearest side property line: _____

Structure Length: _____

Is the property vacant? _____ If no, does the property have a dwelling on it? _____

Public Access Available (where applicable): _____ Yes _____ No

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