



### Contact Us

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### Quick Links



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

### April 2012 Permit Reports

- [Commercial Permits](#)
- [Residential Permits](#)

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

Join Our Mailing List!



## Same Day Sign Permitting Now Available!

Same day permitting is now available for sign permits, and in some cases a permit can be issued while you wait. Applications for sign permits can be found at [www.santarosa.fl.gov/developmentservices/documents/On-Premise%20Sign.pdf](http://www.santarosa.fl.gov/developmentservices/documents/On-Premise%20Sign.pdf). For questions, please call Darliene Stanhope at (850) 981-7054.

## Regulator or Advocate? Balance is Key

A new Dollar General store is under construction in the City of Milton with the help of the County Development Services Center.

Yes, you read that correctly. The Development Services Center, the office tagged with responsibility for enforcing Building Codes, has been helpful in getting this project off the ground. According to the property owner, Steve Hufstetler, county staff have been very proactive in assisting with this project and "that translates into productivity."

Bing.com defines Regulator is "an official who controls a particular activity and makes certain that regulations are complied with." An Advocate is defined as "somebody who supports or speaks in favor of something" or "somebody who acts or intercedes on behalf of another." In the development world, a regulator who is also an advocate is hard to find. In fact, the concept is a complete paradigm shift for most government employees and it requires a concerted, deliberate effort to become an advocate.

What does advocacy actually look like in a regulatory office? Using the example of the Dollar General, county staff took responsibility for coordinating with City of Milton officials to get approval for a "slab only" permit so that construction on the project could begin prior to approval of the complete building plans. County staff also maintain regular contact with the property owner to ensure that the project runs smoothly.

In the past our procedure was to do our part and then wait. Wait for the city to complete their review. Wait for the engineer to reply to comments. Wait for the owner to ask questions. But the current procedure is radically different, resulting in faster plan approval and development time frames.



**Proactive measures helped the new Milton Dollar General stay on the fast track - photos show progress of construction only 30 days after permit issuance and 58 days after initial plan submission.**



*Continued on page 2...*

**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)**

More than just a balance between regulation and advocacy, the employees of the development review center actually become advocates for every customer. When that balance is obtained, everyone - from the business owner, to their newly hired employees, to their customers - benefits.

## Projects in the Pipeline

### Recently Approved Development Orders

- Pace Water System, well and elevated tank, Alderbrook Blvd., Pace
- Chappy's Street Eats, itinerant vendor, 8121 Highway 90, Milton

### Recently Approved Certificates of Occupancy

- Iglesia Bautista Nueva Vida, new sanctuary, 4368 Pace Ln., Pace. Estimated cost of construction \$600,000.
- Tom Thumb #140, interior remodel, 4991 Gulf Breeze Pkwy., Gulf Breeze. Estimated cost of construction \$100,000.

## Publications Available at DCS

Visiting our offices? Santa Rosa County has several free publications available at the front desk. Pick up a copy of the new 2012 Santa Rosa County Disaster Guide which explains what to do before, during and after a variety of disasters; the Santa Rosa County Services Directory that lists the function and phone number of frequently requested county, city and state organizations; or the latest Santa Rosa Transit Ride Guide with the new express route schedule and stops.

## Residential Balanced Return Air Affidavit Change

Contractors are reminded that effective March 15, Santa Rosa County stopped accepting the residential balanced return air affidavit. HVAC Contractors will now need to ensure compliance with M1602.4 by providing a signed balanced return air distribution data sheet showing the required and final CFMs for each area served or meet one of the following exceptions:

1. Transfer duct may achieve the balanced return air by increasing the return transfer 1-1/2 times the cross sectional area of the supply duct entering the room or space it is serving and the door having at least an unrestricted 1-inch undercut to achieve the proper return air balance.
2. Transfer grilles shall use 50 sq. inches (of grille area) to 100 CFM (of supply air) for sizing through-the-wall transfer grilles and using an unrestricted 1-inch undercutting of doors to achieve proper return air balance.

Note: Habitable rooms only shall be required to meet these requirements for proper balanced return air excluding bathrooms, closets, storage rooms and laundry rooms, except that all supply air into the master suite shall be included.

A separate inspection for the return air plenum is required if it is not constructed or sealed at the time of the rough inspection. The mechanical contractor will be responsible for calling in an additional rough inspection. If the return air plenum has not been inspected at the time of the final inspection, if needed we will require the finished elements be removed so that our department can ensure that it is constructed according to code. For more information, call (850) 981- 7000.

## First Time Homebuyer Program

Santa Rosa County's homebuyer program provides assistance for low-income families to help them achieve their dream of owning a home. For many families the biggest barrier to homeownership is the down payment and closing costs. Eligible homebuyers can receive up to \$10,000 to help with these expenses.



The home must be the principal residence of the applicant. Eligible properties are existing homes built after January 1978 and before January 2011. The home must meet HUD Housing Quality Standards.

A deferred payment loan is issued for the homebuyer assistance. A mortgage is filed against the property for the amount of the loan. The loan term (affordability period) is 15 years. The loan is provided at zero percent with no monthly payments required. If the homebuyer fails to live in the property, sells or transfers any interest in the property during the 15 year mortgage period, the entire loan must be repaid. Other property requirements apply.

Anyone interested in additional information is encouraged to contact Erin Malbeck, Housing Program Coordinator, at 981-7092.

