

Escambia County Land Development Code

DISCLAIMER:

This is for general information on the land use regulations within the unincorporated areas of Escambia County. Please note that Escambia County regularly amends its land use regulations and that recent amendments may not yet be shown on this website. Accordingly, when buying, selling, or developing land in Escambia County, please come in to our office & speak with a Front Counter Planner for assistance on the most current regulations affecting your property.

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Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

B. *[New and substantial improvement construction in the velocity ("V") zone.]* New and substantial improvement construction in the velocity ("V") zone must be designed and constructed as provided for in section 13.20.00 of this article; and with the added provision that all references to piling will be considered as minimal requirements. Pilings must be designed to withstand all reasonable anticipated loads due to the 100-year storm, including at least wind and wave forces acting simultaneously with typical structural loads.

C. *Plot plan.* Generally, the standards set forth for residential plot plans also apply to submissions for commercial construction. A notable exception is that on parcels of property considerably larger than typical residential lots, elevations taken at the corners of the proposed structure(s) are to be substituted for elevations at each corner of the property.

1. A foundation survey must be submitted to the SRIA staff prior to proceeding with any vertical construction above the foundation. Survey must be signed and sealed by a registered Florida surveyor and must contain the following:

- a. Show elevation of bottom of lowest horizontal supporting member, as measured from NGVD.
- b. Show established SRIA setbacks in relation to all lot lines.
- c. Show measurements from lot lines to outside face of all exterior band joists or beams.

With slab on grade construction rather than pilings construction, survey will be made just prior to pouring of the slab. In such cases, measurements are to be made from all lot lines to outside face of foundation walls.

2. An elevation certificate must be submitted to the SRIA staff at the same time the final survey is provided.

D. *Grades and contours.* Grades and contours shall be shown on a separate paving and drainage plan. Bicycle path, if applicable, shall be shown on the plan, also.

E. *Utilities site plan.* A utilities site plan, prepared by a professional engineer, in addition to containing all needed requirements for existing and proposed water, sewer and power lines, shall also include proposed dumpster site locations.

F. *Landscaping plan.* In accordance with Article 7 and section 13.14.00. A complete landscaping plan shall be prepared which shall show stabilization of exposed areas, as described in section 13.14.00, Landscaping and acceptable soils.

G. *Temporary fencing.* Construction companies will be required to erect a temporary fence to protect dune areas from construction equipment and vehicles.

H. *Specifications.* Complete specifications shall accompany drawings submitted for approval.

13.06.03. Color rendering. A color rendering of the building exterior must be submitted with plans for new construction and for projects involving exterior alterations/modifications.

(Ord. No. 97-51, § 2, 10-2-1997; Ord. No. 98-53, § 1, 12-3-1998)

13.07.00. Other requirements.

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