Article 13: SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

13.00.00. Intent.

The Santa Rosa Island Authority was established by legislative mandate in 1947, Laws of Fla., ch. 24500 (1947), as amended. Section 3(a) vests power and authority in the Board, "to lease the island from time to time, in whole or in part or parts; to purchase, construct, extend, improve, own, maintain, insure and operate, either itself or by contract, or lease with individuals, firms or corporations, all of the bridges, buildings, structures, facilities, projects, developments, streets, playgrounds, installations, utilities, properties, establishments and things mentioned in this act; to acquire, sell and dispose of property; to fix

13.01.00. Administration.

13.02.00. Enclosed living area requirements.

13.03.00. Zoning districts.

13.04.00. Automobile off-street parking requirements.

13.05.00. Residential construction.

13.06.00. Multiple dwelling and commercial construction.

13.07.00. Other requirements.

13.08.00. Reserved.

13.09.00. Demolition, reconstruction and structure relocation.

13.10.00. Fences.

13.11.00. Swimming pools.

13.12.00. Piers, basins and marinas. See section 7.05.00.

13.13.00. Erosion control.


13.15.00. Building heights.

13.16.00. Land use changes (rezonings).

13.17.00. Variances.

13.18.00. Appeals to Santa Rosa Island Authority decisions.

13.19.00. Reserved.

13.20.00. Floodplain management on Pensacola Beach under the control of the Santa Rosa Island Authority.

13.21.00. Subdivision review procedures for projects submitted to the Santa Rosa Island Authority.

13.22.00. Regulation of signs and outdoor displays.

13.23.00 Exterior lighting.
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

and collect tolls, rents, revenues and profits; to advertise the island; to adopt and enforce building codes and health, sanitation and safety rules and regulations, and regulations generally; and to enter into leases and contracts.” Article 13 contains rules and regulations governing construction and land development on Pensacola Beach and its surrounding waters.

The Santa Rosa Island Authority shall be notified in advance of any consideration for amendments, additions or deletions to this Article.

13.00.01. Purpose. Land under the jurisdiction of the Santa Rosa Island Authority is unique to Escambia County, the State of Florida and the United States of America. All property within this jurisdiction is owned by Escambia County, and the Santa Rosa Island Authority is charged with the stewardship of the island to protect the public interest of the citizens of Escambia County.

This unique requirement for stewardship of public property requires that the Santa Rosa Island Authority take great care in its protection of this asset. The Santa Rosa Island Authority is also responsible for insuring compliance with the National Flood Insurance Program regulations to make certain that flood insurance is available for those residing on and investing in the island.

13.00.02. Applicability. This article applies to development or redevelopment of property within the jurisdiction of the Santa Rosa Island Authority (SRIA).

This article is established in conjunction with other articles of this Code, setting forth regulations, standards and practices that include factors which are unique and of particular concern to a barrier island environment.

13.00.03. Covenants and restrictions. Every lease with the Santa Rosa Island Authority includes, by reference, covenants and restrictions recorded on February 10, 1949. In some cases certain leases may contain provisions which are in conflict with this article. In such cases the lease will prevail unless otherwise mutually agreed upon between lessee and the Santa Rosa Island Authority. All leases executed or renegotiated by the SRIA after (the effective date of this article) shall be consistent with the Escambia County Comprehensive Plan, the Escambia County Land Development Code, and figure 13 from the Future Land Utilization Map (Zoning) in the 1988 Pensacola Beach Land Utilization Plan contained within the 1993 Escambia County Comprehensive Plan.

Any modification to legally executed lease agreements on Pensacola Beach must be approved by the Santa Rosa Island Authority Board, and may only be approved by the Santa Rosa Island Authority Board, except as provided for in Ch. 79-457, Laws of Fla.

13.00.04. Reserved.

13.00.05. Flood insurance program. The requirements of the National Flood Insurance Program must be enforced by the SRIA in order to assure continued participation under the program for all properties under the jurisdiction of the SRIA. Flood Insurance Rate Map (FIRM) #12033C0000 Index (Revised: July 17, 2002) (Community Panel Numbers 125138 557, 558, 559, 577, 578, 579, 581)(Revised: February 23, 2000) issued by the National Flood Insurance Program and any subsequent revisions thereto is a part of this Development Code and copies of such maps are available and open to public inspection in the office of the SRIA at Pensacola Beach. Floodplain management regulations designed to reduce flood losses, shall take precedence over any less restrictive conflicting laws; ordinances, codes and agreements. Floodplain management regulations are set forth in sections 13.20.00 through 13.20.09 in this article.

(Ord. No. 97-51, § 2, 10-2-1997; Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 2006-20, § 1, 3-2-2006; Ord. No. 2007-49, § 1, 9-6-2007)
13.01.00. Administration.

Initial development approval authority. The Santa Rosa Island Authority must approve all residential and commercial building plans, all plans for construction, alteration, repair, demolition, fencing, swimming pools, docks, piers, marinas, etc., and all subdivision or resubdivision of land, acting as the initial development approval authority for all lands under its jurisdiction. All such building plans, will be processed by the SRIA according to sections 13.01.02.A and B, and as otherwise required by this Code (LDC). Following initial approval by the SRIA, final approval for such plans and permits, must be obtained from Escambia County.

13.01.01. Interpretation and conflict. Development proposed on Pensacola Beach shall be subject to all other applicable provisions of this Code as contained in other articles, except as otherwise noted. Where any conflict exists between the provisions of this article and any other code provision, the more restrictive provision shall apply. As stated in Article 2, interpretation of this Code is the responsibility of the Escambia County Planning Board (LPA).

13.01.02. SRIA development approval levels. Because of the leasehold nature of properties on Pensacola Beach which are under the jurisdiction of the Santa Rosa Island Authority, all development projects must first be reviewed by the SRIA.

A. Items that are reviewed and acted upon at SRIA staff level:
   1. Residential:
      a. New construction.
      b. Reconstruction.
      c. Substantial improvement (50 percent or more).
      d. Fences.
      e. Swimming pools.
      f. All signs in section 13.22.00.
      g. Erosion control.
      h. Satellite dishes.
      i. Piers
   2. Commercial and multi-family residential construction under $1,000,000.00.
   3. All signs in section 13.22.00.

B. Items that require action by the full SRIA board:
   1. Commercial and multiple dwelling residential projects valued at more than $1,000,000.00.
   2. Projects requiring a variance or representing an obvious or questionable deviation from established codes or restrictions or policy.
   3. Projects requiring that the SRIA board address ecological or environmental aspects.
   4. Preliminary or final plats for the subdivision of land.
   5. Appeals of SRIA staff determinations.

(Ord. No. 97-51, § 2, 10-2-1997; Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 2013-11, § 1, 4-2-2013)
13.02.00. Enclosed living area requirements.

In order to insure and maintain quality development and property values on Pensacola Beach, the following living area requirements have been established. Measurements shall be made from outside of exterior walls. Screened porches, garages, patios, and closets not opening to the interior shall not construed to mean enclosed living area.

13.02.01. Single-family residences.
A. Villa Primera—minimum 1,000 square feet.
B. Villa Segunda—minimum 1,200 square feet on all waterfront lots and 1,000 square feet on others.
C. Villa Sabrine—minimum 1,500 square feet.

13.02.02. Multifamily structures.
A. One-bedroom units—minimum of 500 square feet.
B. Two-bedroom units—minimum of 850 square feet.

13.02.03. Motel and hotel rooms. Minimum room size shall be 220 square feet including bath, closets, etc. See section 3.00.00 for definitions.

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

13.03.00. Zoning districts.

The 11 zoning districts established in this section apply only to Pensacola Beach. These zoning districts are taken from figure 13, from the Future Land Utilization Map (Zoning) of the 1988 Pensacola Beach Land Utilization Plan contained within the 1993 Escambia County Comprehensive Plan.

13.03.01. Low density residential (LDR-PB). Areas delineated as low density residential are restricted to the development of single family detached homes at densities up to and including four units per acre.

<table>
<thead>
<tr>
<th>TABLE 13.03.01 - LDR-PB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Size Lot</td>
</tr>
<tr>
<td>Minimum lot size is 10,000 sq. ft.</td>
</tr>
</tbody>
</table>
NOTES:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. If sound front, building front setback may be reduced to a minimum of 20 feet.
5. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on 10 percent of the average of the front and rear lines, but in no case shall be less than 10 feet unless otherwise specified.
6. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). In Lafitte Cove, as per recorded plat. In Villa Sabine, as per recorded plat.
7. If sound front (Villa Primera and Villa Segunda subdivisions) building setback shall be established as 30 feet upland of the mean high water line, for structures deemed in compliance with current flood elevation requirements and whose shoreline has been stabilized. All other structures shall maintain a building setback of 50 feet upland of the vegetation line.
8. First floor level of lowest habitable floor must be in compliance with current flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.08 of this article, whichever is greater.
9. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof.)

13.03.01(A). Setbacks. Listed below are required setbacks for the existing single-family detached subdivisions located on Pensacola Beach.

**TABLE 13.03.01(A) - SUBDIVISION SETBACKS**

<table>
<thead>
<tr>
<th>Name of Subdivision</th>
<th>Front</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deluna Point plat plat plat plat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LaCaribe plat plat plat plat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lafitte Cove 25 feet 10 feet plat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lafitte Cove Unit II 40 feet plat 30 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Rosa Villas 25 feet 7.5 feet (^5) 10 feet (^1, 3, 4)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Rosa Villas 1st Addition 30 feet (^1) 15 feet (^2) 20 feet (^3)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Rosa Villas 2nd Addition 30 feet 15 feet (^2) 20 feet (^4)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
13.03.02. Medium density residential (MDR-PB). Areas delineated as medium density residential are restricted to the development of detached and multiple dwelling units at densities ranging from five units per acre up to and including 15 units per acre.

The following types of uses are permitted under MDR-PB:

A. Duplexes.
B. Triplexes.
C. Multiple Dwellings.

### TABLE 13.03.02 - MDR-PB

<table>
<thead>
<tr>
<th>Minimum Size Lot</th>
<th>Building Heights</th>
<th>Building Setbacks</th>
<th>Parking Requirements</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 sq. ft. per unit for first 3 units and 3,000 sq. ft. per unit for remaining units built; maximum density 20 units per net acre; maximum 25% for building only</td>
<td>See section 13.15.00</td>
<td>Front 30 feet[^1]</td>
<td>See section 13.04.00</td>
<td>Subdivision plat required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side 15 feet[^2]</td>
<td></td>
<td>All multiple owner projects to have approved maintenance association</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear 30 feet[^3]</td>
<td></td>
<td>Landscaping requirements. (See section 13.14.00 and Article 7)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See section 13.06.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

[^1]: 30 feet
[^2]: 15 feet
[^3]: 20 feet
[^4]: See section 13.06.00
[^5]: See section 13.14.00
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on ten percent of the average of the front and rear lines, but in no case shall be less than ten feet unless otherwise specified.
5. If gulf front, building line shall be the most restrictive 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL).
6. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater.
7. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof.)
8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

13.03.03 Medium density residential/commercial (MDR/C-PB). Areas delineated as medium density residential/commercial are for mixed uses including medium density residential, motel, hotel and limited accessory retail uses. Densities shall be in the range of five to 15 units per acre for residential use and for a mix of residential and motel/hotel uses. For developments consisting solely of motel/hotel development, where the application of the five to 15 density range will result in a reduction of the existing number of units, or where such density restrictions will impede efficient motel/hotel development, the Santa Rosa Island Authority may, but shall not be obligated to, recommend conditional use approval to the Escambia County Board of Adjustments such that motel/hotel development may be increased up to a maximum of 20 units per acre. This special exception shall not apply to condominium dwellings which are made available for rental use.

The following types of uses are permitted under MDR/C-PB:

A. Duplexes.
B. Triplexes.
C. Multiple dwellings.
D. Motel and hotels.
E. Restaurants.
F. Tourist related retail goods.
G. Marinas, etc.
H. Cocktail lounges and package stores.
I. Miscellaneous convenience goods stores.
J. Professional offices.
K. Realty and property rental offices.
L. Personal service establishments.

The following types of uses are conditional uses under MDR/C-PB:

A. Temporary structures. (See section 6.04.16.)

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>Building Setbacks. (See sections 13.03.02)</th>
<th>Project Access Points</th>
<th>Building Heights</th>
<th>Special Requirements</th>
</tr>
</thead>
</table>

Escambia County, Florida, Code of Ordinances
Page 7
### Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>and 13.05.02</th>
<th>See medium density residential under section 13.03.02</th>
<th>See medium density residential under section 13.03.02</th>
<th>See medium density residential under section 13.03.02</th>
<th>See medium density residential under section 13.03.02</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tourist oriented, service oriented, &amp; local service, commercial uses, &amp; governmental uses</strong></td>
<td><strong>Front 50 feet</strong>&lt;sup&gt;2&lt;/sup&gt; <strong>Side 50 feet</strong>&lt;sup&gt;3&lt;/sup&gt; <strong>Rear 40 feet</strong>&lt;sup&gt;4&lt;/sup&gt;</td>
<td>Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the SRIA board</td>
<td>See section 13.03.12</td>
<td>See section 13.15.00</td>
</tr>
<tr>
<td></td>
<td>1. Landscaped separate strips shall be provided and maintained along all property lines &amp; streets</td>
<td>2. Parking requirements shall be in accordance with section 13.04.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on ten percent of the average of the front and rear lines, but in no case shall be less than ten feet unless otherwise specified.
5. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL).
6. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater.
7. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof).
8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

13.03.04. High density residential (HDR-PB). Areas delineated for high density residential shall be developed for multiple dwelling development in the range of 16 to 30 units per acre.

The following types of use are permitted under HDR-PB:

A. Multiple dwelling.
### Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Minimum Building Setbacks$^1,2,3$</th>
<th>Maximum Coverage*</th>
<th>Parking</th>
<th>Special Requirements$^5$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 60 feet²</td>
<td>3 to 4 stories - 25%</td>
<td>If maximum lot coverage is attained there will be a minimum of 1 parking space per unit inside building See section 13.04.00</td>
<td>1. Maximum 30 units per acre</td>
</tr>
<tr>
<td>Side⁴</td>
<td>5 to 7 stories - 23%</td>
<td></td>
<td>2. Maximum floor area 500 s.f. per unit for 1 bedroom apts. For 2 bedroom a minimum of 850 s.f. per unit</td>
</tr>
<tr>
<td>Rear 60 feet²</td>
<td>8 to 9 stories - 21%</td>
<td></td>
<td>3. All multiple owner projects to have appropriate maintenance associations</td>
</tr>
<tr>
<td></td>
<td>Over 9 stories - 19%</td>
<td></td>
<td>4. Landscaping requirements (See section 13.14.00 and Article 7)</td>
</tr>
<tr>
<td></td>
<td>*Net building coverage maximum percent of land built over</td>
<td></td>
<td>5. See section 13.15.00 for building heights</td>
</tr>
</tbody>
</table>

**Notes:**

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). If sound front, building setback shall be established as 50 feet upland of the vegetation line.
4. Side setbacks to be determined on an individual basis.
5. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater. No floodproofing methods will be allowed in the Velocity ("V") Zone. All enclosures below base flood level must be of "break-away" type construction. Such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)
6. If sound front, building setback line shall be 50 feet upland of the vegetation line.

### 13.03.05 High density residential/commercial (HDR/C-PB)

Areas delineated as high density residential/commercial are for mixed uses including high density residential, hotel and limited accessory retail uses. Densities shall be in the range of 16 to 30 units per acre for residential uses and for a mix of residential and hotel uses. For development consisting solely of hotel development, the Santa Rosa Island Authority may, but shall not be obligated to, recommend conditional use approval to the Escambia County Board of Adjustment such that hotel development may be increased up to a maximum of 50 units per acre. This conditional use shall not apply to condominium dwellings which are made available for rental use.

The following types of uses are permitted under HDR/C-PB:

- **Condominiums.**
- **Motels and hotels.**
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

C. Restaurants.
D. Tourist related retail goods.
E. Marinas, etc.
F. Cocktail lounges and package stores.
G. Miscellaneous convenience goods stores.
H. Professional offices.
I. Realty and property rental offices.
J. Personal service establishments.
The following types of uses are conditional uses under HDR/C-PB:
A. Temporary structures. (See section 6.04.16.)

TABLE 13.03.05. HDR/C-PB

<table>
<thead>
<tr>
<th>Minimum Building Setbacks(^1,2,3)</th>
<th>Maximum Coverage*</th>
<th>Parking Project Access Points</th>
<th>Special Requirements(^5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Types of Commercial Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front 60 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side(^4)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear 60 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 to 4 stories - 25%</td>
<td>If maximum lot coverage is attained there will be a minimum of 1 parking space per unit inside building See section 13.04.00 Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the SRIA board</td>
<td>1. Maximum 30 units per acre 2. Minimum floor area 500 s.f. per unit for 1 bedroom apts. For 2 bedroom a minimum of 850 s.f. per unit 3. All multiple owner projects to have appropriate maintenance associations 4. Landscaping requirements (See section 13.14.00 and Article 7) 5. See section 13.15.00 for building heights</td>
<td></td>
</tr>
<tr>
<td>5 to 7 stories - 23%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 to 9 stories - 21%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Over 9 stories - 19%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Net building coverage maximum percent of land built over</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tourist oriented, service oriented, &amp; local service commercial uses, &amp; governmental uses</td>
<td>Front 50 feet(^2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side 50 feet(^4)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear 40 feet(^3)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.

2. Front is defined as side facing main street or access. If water front property, the side facing water is rear.

3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). If sound front, building setback shall be established as 50 feet upland of the vegetation line.

4. Side setbacks to be determined on an individual basis.

5. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater. No floodproofing methods will be allowed in the velocity (“V”) zone. All enclosures below base flood level must be of "break-away" type construction. Such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)

6. If sound front, building setback line shall be 50 feet upland of the vegetation line.

13.03.06. General retail (GR-PB). Areas delineated as general retail may be developed for uses pertaining to retail sales and services including motels (in accordance with the density provisions of medium density residential/commercial), restaurants, service stations, marinas, cocktail lounges, tourist related retail goods and professional services, sundries, convenience stores, groceries, professional offices, realty offices, personal service establishments, and substantially similar uses as determined by the Santa Rosa Island Authority Board.

The following types of uses are allowed under GR-PB:

A. Motels and hotels.
B. Restaurants, indoor and drive-in.
C. Grocery stores.
D. Miscellaneous convenience goods stores.
E. Professional offices.
F. Realty and property rental offices.
G. Personal service establishments.
H. Convenience goods stores.
I. Professional offices.
J. Personal service establishments.
K. Realty and property rental offices.
L. Marinas. (See section 7.05.00 and section 13.12.00).
M. Temporary structures. (See section 6.04.16.)

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>Building Setbacks</th>
<th>Project Access Points</th>
<th>Building Heights</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist oriented, service oriented, &amp; local service commercial</td>
<td>Front 50 feet² Side 50</td>
<td>Access points from service roads limited to 1 every 400 feet unless</td>
<td>See section 13.03.12 See section</td>
<td>1. Landscaped separate strips shall be provided and maintained along all</td>
</tr>
</tbody>
</table>

TABLE 13.03.06 - GR-PB
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>uses, &amp; governmental uses</th>
<th>feet</th>
<th>otherwise specifically approved by the SRIA board</th>
<th>13.15.00 for building heights</th>
<th>property lines &amp; streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 50 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side 50 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear 40 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on ten percent of the average of the front and rear lines, but in no case shall be less than ten feet unless otherwise specified.
5. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL).
6. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater.
7. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof.)

13.03.07. Recreation retail (REC/R-PB). Areas delineated as recreation retail are for retail establishments relating directly to a specific adjacent beach or other recreation area. Permitted uses include sandwich, fast food and other eating establishments, beachwear and tourist related sundry shops, gift shops, amusements and rental of recreation facilities, e.g. surfboards, jet skis, sailboats, and substantially similar uses as determined by the Santa Rosa Island Authority Board.

The following types of uses are allowed:

A. Restaurants, indoor and drive-in.
B. Convenience goods stores.
C. Tourist related retail goods.
D. Tourist related personal and professional services.
E. Temporary structures. (See section 6.04.16.)

<table>
<thead>
<tr>
<th>TABLE 13.03.07 REC/R-PB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
</tr>
<tr>
<td>Tourist oriented, service oriented, &amp; local service commercial uses, &amp; governmental uses</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on ten percent of the average of the front and rear lines, but in no case shall be less than ten feet unless otherwise specified.
5. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL).
6. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater.
7. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof.)

13.03.08. Commercial hotel (CH-PB). Areas delineated as commercial hotel sites are intended primarily for hotel development in keeping with the hotel density guidelines established for hotel uses within the high density residential/commercial districts. This district also permits uses permitted in the recreation retail district.

The following types of uses are allowed under CH-PB:

A. Motels and hotels.
B. Restaurants.
C. Tourist related retail goods.
D. Marinas, etc.
E. Cocktail lounges and package stores.
F. Miscellaneous convenience goods stores.
G. Professional offices.
H. Realty and property rental offices.
I. Personal service establishments.
J. Temporary structures. (See section 6.04.16.)

### TABLE 13.03.08 CH-PB

<table>
<thead>
<tr>
<th>Types of Commercial Uses</th>
<th>Minimum Building Setbacks$^1$</th>
<th>Project Access Points</th>
<th>Special Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourist oriented, service oriented, &amp; local service commercial uses, &amp;</td>
<td>Front 50 feet$^2$ Side 50</td>
<td>Access points from service roads limited to 1 every 400 feet unless otherwise</td>
<td>1. Landscaped separate strips shall be provided and maintained along all property</td>
</tr>
</tbody>
</table>

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Escambia County, Florida, Code of Ordinances Page 13
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>governmental uses</th>
<th>feet^4</th>
<th>Rear 40 feet^3</th>
<th>specifically approved by the SRIA board</th>
<th>lines &amp; streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Parking requirements shall be in accordance with section 13.04.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. See section 13.15.00 for building heights</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). If sound front, building setback shall be established as 50 feet upland of the vegetation line.
4. Side setbacks to be determined on an individual basis.
5. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or section 13.20.05 of this article, whichever is greater. No floodproofing methods will be allowed in the velocity ("V") zone. All enclosures below base flood level must be of "break-away" type construction. Such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)

13.03.09. Preservation (PR-PB). Areas delineated as preservation are environmentally sensitive and permanently set aside for the maintenance of all natural features. Such areas shall not be leased and public access may be restricted as deemed necessary by the Santa Rosa Island Authority Board.

The following types of uses are permitted in Preservation (PR-PB):

A. Areas permanently set aside for preservation in natural state.
B. Areas temporarily set aside for natural revegetation.

13.03.10. Conservation/recreation (Con/Rec-PB). Areas delineated as conservation/recreation are those set aside as open space where the need for recreation is balanced with the need for environmental conservation. Important natural site features, including dune formations, wetlands and areas of native vegetation shall not be eliminated or damaged. Depending on the specific characteristics of each site appropriate recreation uses may include, public parking, beach access boardwalks, nature trails, boat launching areas, docking facilities, picnic areas, restrooms, and other such related uses as may be approved by the Santa Rosa Island Authority consistent with legal requirements presently in force. Other uses may be approved by the Santa Rosa Island Authority subject to appropriate studies which demonstrate that such uses are environmentally sound and in the public interest. Although all gulf front beaches are places in the Conservation/Recreation Category only dune crosswalks and parking nodes shall be approved east of Avenida 10. The Santa Rosa Island Authority Board also retains the authority to establish temporary preservation areas within areas designated for conservation/recreation where such designations are needed to restrict public access and restore native vegetation.

The following types of uses are permitted in Conservation/recreation (Con/Rec-PB):

A. Picnic shelters and related facilities.
B. Service concessions.
C. Public beaches.
D. Public safety facilities.
E. Public rest shelters and restrooms.
F. Open parks and play areas.
13.03.11. Government and civic (G/C-PB). Areas designated for government and civic uses are intended to accommodate public services and civic facilities including government offices and operations, public utilities, schools, religious institutions, places of worship, community service organizations, and substantially similar uses as determined by the Santa Rosa Island Authority Board.

The following types of uses are permitted under G/C-PB:

A. Santa Rosa Island Authority uses.
B. Law enforcement uses.
C. Public safety uses.
D. Public utility and service structures.
E. Schools.
F. Places of worship.

13.03.12. Places of worship may be approved by the Santa Rosa Island Authority Board as a conditional use in residential and commercial zoning districts on Pensacola Beach.

The following types of uses are permitted under places of worship:

A. Churches.
B. Associated structures.

13.03.13. Required land area dimension requirements - commercial uses. (See recreation retail and general retail.)

13.04.00. Automobile off-street parking requirements.

A. **Intent.** Parking shall be provided in all districts at the time any building or structure is erected or enlarged or increased in capacity, or where a change of use occurs, or where there is an addition of dwelling units, floor area, seats, or other factors determinative of parking demand as stated in section 7.02.00 except for the following more stringent standards.

<table>
<thead>
<tr>
<th>Types of Buildings and Uses</th>
<th>Minimum Number of Parking Spaces Required per Indicated Unit of</th>
<th>Units of Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TABLE 13.04.00 PARKING**
## PART III - LAND DEVELOPMENT CODE

### Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Measure</th>
<th>Per</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple dwellings</td>
<td>2.0</td>
</tr>
<tr>
<td>Per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Retail stores</td>
<td>0.8</td>
</tr>
<tr>
<td>Convenience stores</td>
<td></td>
</tr>
<tr>
<td>Per 100 square feet of building floor area</td>
<td></td>
</tr>
<tr>
<td>Personal service establishments</td>
<td></td>
</tr>
<tr>
<td>Business, professional and nonprofit organization offices, public offices</td>
<td>0.4</td>
</tr>
<tr>
<td>Per 100 square feet of building floor area</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>0.4</td>
</tr>
<tr>
<td>Per seat based on maximum customer capacity</td>
<td></td>
</tr>
<tr>
<td>Drive-in restaurant</td>
<td>1.0</td>
</tr>
<tr>
<td>Per 50 square feet of building floor area</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td>1.0</td>
</tr>
<tr>
<td>Per guest room</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>1.0</td>
</tr>
<tr>
<td>Basic truck parking space, plus</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td>1.0</td>
</tr>
<tr>
<td>Per three employees, plus</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>0.2</td>
</tr>
<tr>
<td>Per restaurant seat based on maximum customer capacity</td>
<td></td>
</tr>
<tr>
<td>Marine establishments</td>
<td>1.0</td>
</tr>
<tr>
<td>Per boat slip</td>
<td></td>
</tr>
<tr>
<td>Plus</td>
<td></td>
</tr>
<tr>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>Per 100 square feet of building floor area devoted to retail selling or merchandise goods and products</td>
<td></td>
</tr>
<tr>
<td>Places of worship</td>
<td>0.3</td>
</tr>
<tr>
<td>Per seat based on maximum capacity of auditorium or principal place of assembly</td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>1.4</td>
</tr>
<tr>
<td>Per bed based on maximum patient capacity</td>
<td></td>
</tr>
</tbody>
</table>
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th>Lounges, cocktail bars and nightclubs</th>
<th>1.0</th>
<th>Per two employees, plus</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.3</td>
<td>Per seat</td>
</tr>
</tbody>
</table>

(Ord. No. 98-53, § 1, 12-3-1998)

13.05.00. Residential construction.

Pensacola Beach requires additional regulations as contained within the following sections for construction of residential structures which require review and/or approval through the established Santa Rosa Island Authority review process in section 13.01.02. Permits or approvals from other governmental agencies having jurisdiction over leasehold property should be presented to Escambia County prior to county issuing permits or approvals.

This section applies to single-family detached structures, duplexes and triplexes on Pensacola Beach. The Architectural Environmental Committee shall review all plans and specifications for residential construction at Pensacola Beach for conformance to the provisions of this article and legally executed lease agreements. No development or land disturbing activities shall take place until such time as a permit has been granted by Escambia County.

13.05.01. Procedure for submission.

A. Conceptual approval. At the option of the developer, prior to submittal of final construction plans, conceptual plans may be brought before any meeting of the AEC for consideration.

1. Prior arrangements must be made in order to be placed on the agenda.
2. Conceptual approval does not assure approval of final construction plans, which must be considered by the AEC subsequent to conceptual approval.
3. After conceptual approval is granted, a letter of no objection may be issued for inclusion in an application to the FDEP for construction seaward of the coastal construction control line.

B. Development approval. Plans and specifications shall be submitted to the SRIA office for development approval, which is required prior to building permit issuance by Escambia County. Specifications shall describe fully each type of material and construction methods for all work indicated on the plans.

1. Review process. Allow at least ten working days for staff to review plans submitted for any type of construction. Minor projects as specified in section 13.05.04 may be approved by the SRIA staff at this point. After review by the staff, certain projects must be considered by the AEC as specified in section 13.01.02B. Examples are those which:
   a. Represent new or substantial improvement in the residential category.
   b. Represent a known or potential controversy.
   c. Require that the SRIA board address itself to ecological or environmental impact.

   Applicant may proceed concurrently with applications to other agencies having jurisdiction. All agencies having jurisdictions must have issued permits prior to commencement of land disturbing or development activities.

C. Plans required for approval.

1. Plot plan. Plot plans must be included which shall clearly indicate dimensions of property lines, corner stakes and location of proposed structure, including overhang. All four setback lines, as established by the SRIA, must be shown. Front side of proposed structure must be depicted. Any street/road rights-of-way and/or easement(s) adjacent to or on property must be referenced. The plan shall contain the location of the utilized bench mark as established by the SRIA for flood insurance purposes, its appropriate elevation, and the base flood elevation and zone, as established by the Federal Emergency Management Agency. This plan shall also contain elevations, as measured from NGVD, for each corner of the property, at the edge of the street fronting the property, and at a point representing the approximate center of the proposed structure. Also to be included in the height above National Geodetic Vertical Datum (NGVD) of the bottom of the lowest horizontal structural member of the proposed lowest floor (excluding pilings or columns). This height must be at least ten feet in designated A1—30 and AO zones; at least 14 feet in the designated eastern velocity (V1—30 zone); and at least 15 feet in the designated western velocity (V1—30 zone). If property is in a "V" zone, location of the state's
coastal construction control line must be shown. Plans shall show the outline of adjacent buildings and decks and their relation to property and setback lines. Location of mean high water line and vegetation line (if any) shall be shown on waterfront property. Plot plans shall be prepared by the holder of a Florida registered land surveyor’s certificate and the document shall bear his seal and signature.

2. **Landscaping.** Each plan shall include a landscaping plan which indicates landscaping and stabilization methods to be employed for the beautification of the property and the stabilization of the soil to prevent wind and water erosion. See section 13.14.00.

3. **Floor plan.** A floor plan shall indicate clearly the location and dimensions of all walls, windows, doors, rooms, and special equipment. The floor plan shall also identify the proposed use of each room or area. One separate plan shall be provided for each level; first floor plan, second floor plan, etc.

4. **Exterior elevations.** Each plan shall include four vertical views of the structures, one from front, rear, right and left side, and shall clearly indicate all the exterior materials. Walls, windows, doors, finished grade, roof lines and overhang shall be incorporated into each view.

5. **Wall and building sections.** Typical and individual wall sections shall be provided for each type of situation encountered in the structural fastenings, wall material, and anchorage of interior and exterior finishes. Any wall or enclosure below the established base flood level must be clearly identified as nonsupportive, and where applicable must be shown to be incorporated into the structure as “break-away” walls. A break-away wall shall have a designed safe loading resistance of not less than ten pounds and no more than 20 pounds per square foot. One building section will be required for each load bearing wall or support.

6. **Foundation plan.** The plan shall include a top view of footings and foundation walls, complete with size of footings, dimensions, and openings in foundation wall. When concrete floor slab is used, all information required such as thickness, waterproofing and reinforcing shall be included in the foundation plan. All footing and foundation excavations shall be formed with quarter-inch fir plywood or suitable equal material. These forms shall conform to the shape, lines and dimensions of the various concrete elements of the work shown on the drawings and shall be properly braced or tied together to maintain position and shape.

   A. **Foundation survey.** A foundation survey must be submitted to the SRIA staff prior to proceeding with the vertical construction above the foundation. Survey must be signed and sealed by a registered Florida surveyor and must contain the following:
      1. Show elevation of bottom of lowest horizontal supporting member, as measured from NGVD.
      2. Show established SRIA setbacks in relation to all lot lines.
      3. Show measurements from lot lines to the outside face of all exterior band joists or beams.
      4. With slab on grade construction rather than pilings construction, survey will be made just prior to pouring the slab. In such cases, measurements are to be made from all lot lines to outside face of foundation walls.

   B. **Elevation certificate.** An elevation certificate must be submitted to the SRIA staff at the same time the foundation survey is provided.

   13.05.02. **Elevated structures.** Residential structures shall be supported on pilings or similar supports. Areas below the first floor of habitable space shall be enclosed by nonsupportive break-away walls, decorative screening materials, plants, or other means acceptable to the AEC, or similar methods; the design of which shall be for the purpose of insuring that the structure shall be attractive, that the view of any utility lines, structures, or storage will be effectively obstructed and in keeping with the AEC’s desire to enhance the appearance of island structures. Under no condition will such enclosed area be converted to or used for habitable space.

   13.05.03. **Alterations and additions.** Requirements for development projects on Pensacola Beach. The following alteration and addition requirements shall apply:

   A. **Minor alterations of existing structures.** Prior to the beginning of alterations on a one or two-family existing residence where no roof lines will be extended and no interior partitions relocated, removed or added, lessee or his contractor shall submit to the SRIA staff, in duplicate, written statement thoroughly describing the scope of the work. Upon approval of this statement, a development approval may be issued, but no plan or specifications will be required.

   B. **Major alterations of existing structures.** When a major alteration or addition to an existing one- or two-family residence is desired, the plans for such additions in which there are interior structural changes, changes in the size or usage of roof, roof structure additions, changes in the external appearance of the structure, shall be the same as those for new residential work. Drawings shall include details on existing construction as well as on the new work. Additions which represent substantial improvement (at least half of market value of structure) must comply with existing flood insurance regulations.

   C. **Waterfront setback provision.** In the interest of adjoining lessees, additions to be constructed on the waterfront side of an existing residence beyond the permanent structure must be considered by the SRIA board.

13.05.04. **Other requirements.**
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

A. In cases which involve the CCC Line, a permit must first be obtained from the Florida Department of Environmental Protection, Bureau of Beaches and Coastal Systems, prior to issuance of SRIA development approval.

B. No swimming pools or gazebo type structures may extend seawards of the state’s 1975 coastal construction control line or 50 feet landward of the crest of the primary dune line; whichever is the most restrictive.

C. No temporary structures are allowed without approval of the SRIA board. Requests for approval to construct additional storage space may be submitted providing the construction is attached to the dwelling, and meets building code requirements. Detached structures are allowed only in conformance with the following guidelines for detached/accessory structures.

Detached/accessory structures are discouraged; however, requests may be considered by the SRIA board if the following standards are met:

1. The design of the detached/accessory structure must be compatible with the design of the residence.
2. The structure must comply with current FEMA construction guidelines.
3. All applicable building code and development code requirements must be followed.
4. The detached/accessory structure shall be constructed within established building setback lines.
5. The maximum area for detached elevated decks shall be 200 square feet. The maximum height shall be 35 feet. In no case may these structures exceed the height of the residence.
6. Detached/accessory structures on waterfront lots shall be considered on an individual basis.* In no case may these structures extend further seaward than the adjoining residences.
7. The wall of a detached/accessory structure shall be no closer than six feet to the wall of the main structure. No part of a detached/accessory structure shall be closer than four feet to any part of the main structure.
8. An open covered walkway no more than six feet wide may connect the main structure to the detached/accessory structure.


D. When submitting plans for proposed shoreline or near shoreline projects, such as, retainer walls, seawalls, piers, bulkheads, groins, jetties, etc., a recent survey must be included to show relation of proposed project to property lines, structure, approximate mean high water line, vegetation line if any, and such structures on adjacent properties.

E. Prior approval by SRIA staff is required for installation of a satellite dish. Satellite dishes may not be installed on the street side of the dwelling. (Eff. August 9, 1990).

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

13.06.00. Multiple dwelling and commercial construction.

As specified in section 13.01.02, the architectural and environmental committee and/or SRIA board shall review and consider all plans and specifications for multiple dwelling and commercial construction at Pensacola Beach for conformance to the provisions of this article and legally executed lease agreements. No development or land disturbing activities shall take place until such time as a permit has been granted by Escambia County. All agencies having jurisdiction must have issued permits prior to commencement of land disturbing or development activities.

13.06.01. Procedure for submission.

A. Conceptual approval. At the option of the developer, prior to submittal of final construction plans, conceptual plans may be brought before any meeting of the AEC for consideration.

1. Prior arrangements must be made in order to be placed on the agenda.
2. Conceptual approval does not assure approval of final construction plans, which must be considered by the AEC subsequent to conceptual approval.
3. After conceptual approval is granted, a letter of no objection may be issued for inclusion in an application to the FDEP for construction seaward of the coastal construction control line.

B. SRIA development approval. Plans and specifications shall be submitted to the SRIA office for development approval, which must be obtained prior to building permit issuance permit issuance by Escambia County. Such plans and specifications may be
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

submitted at the same time for review by Escambia County, however no DRC action may be taken prior to SRIA board approval.

1. Review process. Allow at least ten working days for staff to review plans submitted for any type of construction. Applicant may proceed concurrently with applications to other agencies having jurisdiction.

13.06.02. Construction drawings. Drawings for all work, including new construction, renovation, and additions shall be prepared by an architect or professional engineer licensed by the State of Florida. Drawings of a complex structural nature as determined by the chief building official may require the services of a professional engineer licensed by the State of Florida. Mechanical and electrical drawings shall be prepared by licensed engineers in that field when required by Escambia County. Drawings shall clearly detail the type construction, provide scaled plans, sections, details, including elevations and plot plans for project:

A. [Windload design.] Structures shall be designed to withstand at least 120 miles per hour intensity windload.

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.

A. No swimming pools or gazebo type structures may extend seaward of the state's 1975 coastal construction control line (CCCL), or 50 feet landward of the crest of the primary dune line; whichever is the most restrictive.

B. Prior approval by SRIA staff is required for installation of a satellite dish.

1. Satellite dishes may not be installed on the street side of the business structure (eff. August 9, 1990).

(Ord. No. 98-53, § 1, 12-3-1998)
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

13.08.00. Reserved.

13.09.00. Demolition, reconstruction and structure relocation.

Requirements through the Santa Rosa Island Authority prior to permitting from Escambia County. SRIA staff and/or board approval must be obtained for any demolition or relocation project before obtaining appropriate permits from Escambia County. The requirements for reconstruction projects shall be the same as those for new construction.

(Ord. No. 98-53, § 1, 12-3-1998)

13.10.00. Fences.

Prior to construction of any fence, lessee must obtain development approval from SRIA staff prior to issuance of a fence permit by Escambia County.

A. Responsibility. Lessee assumes full responsibility for all fences and walls erected on leasehold property.

B. Location. Fences, walls, and similar construction may be erected outside building setbacks, provided such construction shall not interfere with the exposure or view, or reasonable privacy of adjoining or facing property, as shall be determined by the architectural environmental committee.

C. Height. Fences shall not exceed the maximum heights as follows. The overall height of the fence is measured from the average elevation of the finished grade.
   1. Front yard—Three feet.
   2. Side yard—Six feet.
   3. Rear yard—Six feet.

D. Waterfront. Fences to be erected on lots having waterfront must be approved by the AEC prior to construction. Each proposal will be considered on its own merit. Fences to be erected seaward of the coastal construction control line must have FDEP permit prior to approval by SRIA.

E. Design. All such structures shall be in harmony with surrounding property.

F. Standards for solid wooden fences.
   1. Palings to be not less than three-quarter-inch actual thickness and attached with two galvanized nails per connection (no staples).
   2. Stringers to be No. 2 grade or better, two by four inch nominal size pressure treated pine.
      a. Three stringers to be used with fences more than three feet in height.
   3. Posts to be not less than four inches by four inches (square) nominal size or six inches in diameter (round) and treated for below grade penetration.
      a. Spaces not more than eight feet apart.
      b. Not less than four-foot penetration; or 2.5 feet penetration below grade if set in concrete.

G. Approval.
   1. Applications for fence approvals shall include fence details showing cross sections, elevations and materials to be used.
   2. If survey by registered Florida surveyor is not furnished to the SRIA staff, such fence is erected at lessee's own risk.
   3. Fence construction shall require a final inspection by SRIA staff.

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

13.11.00. Swimming pools.

A. General. Design and construction of swimming pools at Pensacola Beach must take into consideration the existing environmental conditions on a barrier island location. Swimming pools to be constructed outside of established building setback lines must be approved by the SRIA board.
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

B. Regulations. Shall comply with the Standard Swimming Pool Code and State of Florida Swimming Pool Regulations. All swimming pools must be constructed in accordance with current requirements of Escambia County's building safety division.

C. Development approvals. Will not be issued until leaseholder executes a "hold-harmless" agreement. Construction can not begin until permit has been obtained from Escambia County.

(Ord. No. 98-53, § 1, 12-3-1998)

13.12.00. Piers, basins and marinas. See section 7.05.00.

Persons contemplating construction of a dock, pier or any other structure or activity which is to be located on a tidal area (seaward or channelward of mean high water line) should contact the local office of the Florida State Department of Environmental Protection for information on procedures to follow in order to obtain the necessary permit(s) from the appropriate agency or agencies. Acquisition of state and/or federal permit for a project as described above does not obviate the need to obtain development approval from the Santa Rosa Island Authority, but rather is a necessary prerequisite which must be accomplished before a development approval is issued by the Santa Rosa Island Authority.

A. Location of commercial piers. The location of all docks, piers, boat basins, marinas or other structures must be authorized by the SRIA board. The SRIA board will appraise each facility separately based upon its merits and the affected adjacent land or water.

B. Marinas, docks, piers, boat basin(s), building(s), ramp(s), and/or other structures constructed adjacent to a commercial area which the lessee intends to operate as a principal business to provide complete facilities for boats must provide the following:
   1. Fuel (gasoline, diesel, oil).
   2. Fresh water on docks, ice.
   3. Modern clean restrooms.
   4. Electrical outlets on docks.
   5. Garbage receptacles on docks.
   6. Telephone outlets.
   7. Ship's store.
   8. Facilities for at least minor boat repairs and accessories.
   9. Auto parking lot.
   10. Sanitary facilities for boats at dockside.

The above are considered minimum requirements. Other features such as lounges, restaurants, motels, tide gauges, major repair facilities, late weather reports, quarters for ship's crew, swimming pools, etc., are highly desirable and should be considered in the overall ultimate development of a marina. Design of boat storage facilities should receive special attention to insure an attractive appearance that lends itself to the architectural style of adjacent buildings and proposed adjacent buildings.

C. Requirements for piers to be constructed at Pensacola Beach.
   1. Plans and construction requirements.
      a. Drawings and specifications for materials and structural integrity, signed and sealed by applicant's engineer or architect must be submitted to and approved by SRIA.
      b. Current survey of property must be provided, showing property lines and location of mean high water line.
      c. Width shall be a minimum of three feet and a maximum of eight feet.
      d. Height to be a minimum of three feet and a maximum of five feet above mean high water line.
      e. Maximum length of 300 feet and no more than 1,500 square feet.
      f. Decking shall be spaced not less than one-half-inch spacing.
      g. Construction shall involve as few pilings as possible.
      h. Dolphins or mooring piles will be considered on individual basis.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

i. Construction shall not be of wood products treated with creosote, copper or arsenates, with the exception that single-family detached residences or any other pier of 50 or less pilings may be of CCA treated wood. All pilings for commercial marinas or docking facilities shall be of concrete.

j. A means of crossing over, under, or around the pier in a reasonably safe manner must be provided for persons walking the beaches. This may include steps with handrails.

k. For commercial piers, each pier must have signs posted in bold print prohibiting the dumping of garbage and the pumping of bilges.

l. Piers setback lines shall be ten percent of waterfront at MHWL, but no less than five feet from littoral lines.

m. No "T"s, as such, are allowed, but piers may be widened at the outer end on one or both sides. Maximum width may not exceed two times the pier width, and maximum length may not exceed three times the pier width.

n. Structures above the decks of piers are not allowed; however, boat lifts may be approved adjacent to piers if the supporting piles for the boat lift do not extend more than twelve feet above mean high water. Plans and applications must be accompanied by letters from the adjoining lessees stating that they have reviewed the plans and either do or do not object to the proposed construction. Existing structures that were previously approved by the SRIA may remain as long as they are properly maintained. If these structures are destroyed, they may not be rebuilt.

2. Administrative requirements.

a. No fueling facilities are allowed on residential docks or piers.

b. Piers may not be constructed on shared property lines.

c. SRIA staff shall perform an on-site inspection of area prior to approval.

d. Owners must agree to maintain piers and docks in a manner to inhibit deterioration. If it becomes necessary after calling the deteriorated condition of the pier or dock to the attention of the owner, SRIA staff may contract for proper repairs and backcharge the owner. Lease(s) shall be amended to accomplish this requirement regarding maintenance and lessee's responsibility for same and approval shall not be granted until executed lease amendment is received by SRIA.

e. Liability insurance, naming the SRIA as an certificate holder shall be provided on a yearly basis beginning the date permit is issued in an amount, (a) not less than $250,000.00 liability insurance for single-family lots; (b) additional amounts, as approved by SRIA for multifamily parcels; dependent upon amount of risk involved. Lease shall be amended to accomplish this requirement regarding insurance and lessee's responsibility for same and approval shall not be granted until executed lease amendment is received by the SRIA. Copies of the department of environmental protection (DEP) application and approval letters from DEP and the corps of engineers must be provided to the SRIA prior to development approval.

(1) In Villa Sabine Bay Waters: (a) Residential and commercial docks and piers should not be constructed beyond the edge of the channel, and no portion of the structure or mooring pile shall be constructed beyond the toe of the slope of the existing channel, nor shall the pier extend laterally so as to adversely affect the adjacent property or property rights. (b) Marinas may be constructed in authorized areas and in accordance with plans approved by the SRIA board, but a minimum 100-foot clear passageway shall be provided beyond any structure. (c) Townhouse developments in existence prior to October 19, 1983, are limited only to one dock per four townhouses units, with docks to be made available for use by all tenants in the development. (d) Effective on 10/19/83, only one pier will be allowed for each townhouse/condominium development. Such pier to be constructed as part of the project by the developer, at his cost.

(2) In Gulf of Mexico and Santa Rosa Island Sound Waters: (a) No private piers shall be allowed in the waters of the Gulf of Mexico. (b) Piers which meet current SRIA requirements, and which must be approved by the architectural environmental committee on an individual basis, may be allowed in the waters of Santa Rosa Sound. (c) Basins and marinas shall be constructed in compliance with the current state and federal regulations. (d) Miscellaneous:

[1.] Sanitary facilities. It is imperative that the waters adjacent to Santa Rosa Island be kept clean and unpolluted, therefore, no dumping of refuse of any kind, including toilet wastes from boats will be allowed in these waters, in accordance with controlling laws.

[2.] Signs. Lessee shall display signs of such size and type as the SRIA board may specify in prominent location about the dock or marina area.

[3.] Insurance. Owners or lessees of docks, piers, marinas, and related structures will be required to maintain, at their own expense, adequate public liability insurance designed to absolve and indemnify themselves and the Santa Rosa Island Authority from all claims for injuries or damages suffered by any person on or about such structures.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS


13.13.00. Erosion control.

Retainer or seawalls are generally considered not to be in the best interest of the beach development. Each request will be considered individually on its own merits. All beach restoration and upland protection projects requiring approval of the state or federal agencies must have been approved by such agencies prior to issuance of a development approval by the Santa Rosa Island Authority.

NOTE: Applications and plans submitted for development approval to construct bulkheads, groins, jetties, revetments, or other shore line structures must be accompanied by three copies of a survey, signed and sealed by a registered Florida surveyor. Survey must have been prepared within 60 days prior to submission, and dwelling or other building(s) on the premises, together with location of mean high water line, vegetation line, if any, and location of adjacent bulkheads and/or other shore line structures, if any. Proposed location of structure to be constructed and the elevation of property at proposed location must appear on survey.

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


Requirements on Pensacola Beach.

A. General. Due to the wind and water erosion problems experienced in a beach environment, proper landscaping is considered an essential and mandatory part of each new or modified structure. A plan showing soil, landscaping and stabilization must be furnished on submission of other plans.

1. Because of their natural adaptability of physical conditions in the area, native species should be utilized if possible for landscaping.

2. A guide for nonnative plants adaptable to the island is available in the Santa Rosa Island Authority office.

3. Unvegetated areas shall be stabilized to preclude or reduce wind erosion. Stabilization may involve sprigging with sea oats or other adaptable plants, surfacing with oyster shells, crushed limestone, or other landscaping materials, mulching and/or sand fencing as defined in section 12.05.01.

4. Site alteration shall occur in planned stages or increments and not exceed the minimum area necessary to prepare the site for the next phase of development. Prior to the approval of any site alteration, the SRIA board shall require the developer of a project to provide the necessary assurances that the land will be restored to its state prior to alteration if the development is not completed.

5. Shade trees will be allowed, where practicable, along all streets, pedestrian walkways and bicycle paths.

6. Developers are encouraged to keep paved ground surface areas to a minimum and to increase landscaped areas where possible.

7. All paved ground surface areas, other than public rights-of-way, designed to be used for parking and movement of vehicular traffic, except on property used only for residential projects of five units per acre or less, shall be kept to a minimum and shall be separated by a strip of landscaped development from any boundary of the property on which the paved ground surface is located. Such a strip of landscaped development shall be at least five feet in width.

8. Publicly owned property shall be landscaped with shade trees where possible and with energy conserving landscape methods where practicable.

9. Unless it is determined that it is not economically feasible, parking areas and other paved vehicular use areas shall have internal landscaping that provides visual and climatic relief from such areas and facilities and directs pedestrian and vehicular traffic.

10. Acceptable soils. In accordance with Escambia County Land Development Code section 12.05.01, the use of staining, discoloring or darkening soils is prohibited anywhere on Santa Rosa Island under the jurisdiction of the SRIA, 13-39.


13.15.00. Building heights.

Lands within Santa Rosa Island Authority jurisdiction shall remain subject to Article 11, height limitations.

A. Low and medium density districts. In the following zoning districts (see section 13.03.00) the maximum height shall be 35 feet above the bottom of the lowest horizontal structural member of the first habitable floor area; the first habitable floor shall be at or above the minimum elevation established for the applicable flood zone. The overall height of the structure may not exceed 45 feet above the finished ground level grade.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

1. Low density residential.
2. Medium density residential.
3. Medium density residential/commercial.
4. General retail.
5. Recreation retail.

B. High density and non-residential districts. In the following districts, the maximum height shall be 12 habitable stories plus not more than two stories of parking or storage:
   1. High density residential.
   2. High-density residential/commercial.

C. Commercial Core Area. The maximum height shall be 18 habitable stories plus not more than two stories for parking or storage, excepting Gulf front property which is not leased to a private party as of June 4, 1998, commonly referred to as "Casino Beach", and the Gulf from leasehold immediately to the east of and adjoining such property, all of which property shall be limited to three stories in height, habitable or otherwise (from the Hampton Inn, incorporating Crab’s and westerly to the area immediately east of the Holiday Inn). This area is defined as being from the east line of Blocks C and H First Addition to Villa Sabine (p.b.5p.75) to Avenida 10 (the commercial core).

D. The following properties are deemed vested insofar as the application of the height restrictions imposed by this ordinance:
   1. Pensacola Beach Land Trust Property (east of Calle Marbella) - vested for 21 stories for each eight towers pursuant to the lease agreement between Pensacola Beach Land Trust Property and the Santa Rosa Island Authority dated June 30, 1997.
   2. Santa Rosa Towers Condominium (Fort Pickens Road) - vested 17 stories (16 stories above parking), pursuant to the Final Judgment issued March 13, 1997 in Santa Rosa Dunes Association, Inc. And Lamar N. Coxe, Jr. v. Santa Rosa Island Authority; Escambia County, Florida; Gulfview Partnership and Santa Rosa Towers, Ltd. Case No. 96-1231-CA-01.
   3. Gulfview Partnership parcel adjacent to Santa Rosa Towers - vested 17 stories (16 stories above parking), pursuant to the 1986 lease agreement between Gulfview Partnership and the Santa Rosa Island Authority and the option agreement between Gulfview Partners and Santa Rosa Towers, Ltd., dated April 3, 1998.

(Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 2006-20, § 3, 3-2-2006)

13.16.00. Land use changes (rezonings).

For purposes of this article, a rezoning is a change from one land use district to another, as specified in section 13.03.00 of this Code, and as depicted on the adopted Pensacola Beach Land Utilization Plan. Requests for such site specific rezonings are heard by the SRIA board in a quasi-judicial proceeding. The record and the recommended order of the SRIA shall be transmitted to the board of county commissioners for final review and approval, denial or remand in the same manner as set forth in section 2.08.02E and F of this Code.

(Ord. No. 98-53, § 1, 12-3-1998)

13.17.00. Variances.

Variances are requests for departures from the terms of this article pertaining to height, width, depth and area of structures and size of yards and open spaces, where such departure will not be contrary to the public interest, and where conditions are peculiar to the property because of its size, shape or topography, and not as a result of the actions of the applicant. Such variances are heard by the Escambia County Board of Adjustment (BOA) in a quasi-judicial proceeding. The SRIA may make an administrative recommendation to the board of adjustment. Such variances are then approved or denied by the Escambia County BOA in conformance with criteria in section 2.05.02.

(Ord. No. 98-53, § 1, 12-3-1998)

13.18.00. Appeals to Santa Rosa Island Authority decisions.

13.18.01. Appeals of administrative decisions. Procedures for appealing the administration of the terms and conditions of this Article 13 are established in Article 2, section 2.04.00 of this Code.

13.18.02. Appeals of Santa Rosa Island Authority Board decisions. Review of Santa Rosa Island Authority Board decisions may be undertaken by the Escambia County Board of County Commissioners, as provided for in Laws of Fla., ch. 79-457. Otherwise, appeals to SRIA board decisions may be taken directly to circuit court.

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

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

13.19.00. Reserved.

13.20.00. Floodplain management on Pensacola Beach under the control of the Santa Rosa Island Authority.

13.20.01. Statutory authorization. The Legislature of the State of Florida has delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Escambia County does hereby adopt the following floodplain management regulations by the Santa Rosa Island Authority.

13.20.02. Findings of fact.

A. The flood hazard areas of Pensacola Beach—Santa Rosa Island Authority are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

13.20.03. Statement of purpose. It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life, health, safety and welfare,

B. Minimize expenditure of public money for costly flood control projects,

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public,

D. Minimize prolonged business interruptions,

E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains,

F. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas, and

G. Ensure that potential homebuyers are notified that property is in a flood hazard area.

13.20.04. Methods of reducing flood losses. In order to accomplish its purpose, this ordinance includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities,

B. Requiring that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span,

C. Regulate the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters,

D. Regulate filling, grading, dredging, and other development which may increase flood damage, and

E. Regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

13.20.05. Definitions. Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. The Santa Rosa Island Authority is hereinafter referred to as S.R.I.A.

Appurtenant structure (accessory structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Examples of accessory structures are detached garages, carports, storage sheds.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The term "special flood hazard area", for purposes of these regulations, is synonymous with the phrase "area of special flood hazard".

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "regulatory flood").

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or the supporting foundation system.
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Building—See Structure.

Certification means a certification by a registered professional engineer or other party does not constitute a warranty or guarantee of performance, expressed or implied. Certification of data is a statement that the data is accurate to the best of the certifier's knowledge. Certification of analyses is a statement that the analyses have been performed correctly and in accordance with sound engineering practices. Certification of structural works is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood. Certification of "as built" conditions is a statement that the structure(s) has been built according to the plans being certified, is in place, and is fully functioning.

Coastal high hazard area means, for floodplain management purposes, an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1—V30, VE, or V.

Community means any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

Critical facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Cross bracing means an industry accepted form of diagonal timber bracing used on foundations under coastal homes.

Development means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.

Elevated building means a non-base ment building built to have the lowest floor elevated above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Residential and nonresidential structures in AE zones must be constructed to meet VE zone standards.

Existing construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date (May 26, 1970). This term may also be referred to as "existing structures".

Fifty-foot setback is the line of jurisdiction established pursuant to the provisions of F.S. § 161.052, in which construct is prohibited within 50 feet of the line of mean high water at any riparian coastal location fronting the Gulf of Mexico or the Atlantic coast shoreline.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters;
(b) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or flood prone area means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance), and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide provisions for the purpose of flood damage prevention and reduction.

Flood proofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent facility means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

General manager of the community means the official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

Increased cost of compliance (ICC) means the coverage by a standard flood insurance policy under the NFIP that provides for the payment of a claim for the cost to comply with the State of Florida and Pensacola Beach—Santa Rosa Island Authority floodplain management laws and ordinances after a direct physical loss by flood when Pensacola Beach—Santa Rosa Island Authority declares the structure to be "substantially" or "repetitively" flood-damaged. ICC coverage is provided for in every standard NFIP flood insurance policy, and will help pay for the cost to flood proof, relocate, elevate, or demolish the structure.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the nonelevation design requirements of this ordinance.

Map means the flood hazard boundary map (FHBM) or the flood insurance rate map (FIRM) for a community.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for floodplain management purposes, structures for which the start of construction commenced on or after May 26, 1970, the effective date of the initial adoption of a floodplain management regulation and includes any subsequent improvements to such structures.

Participating community, also known as an eligible community, means a community in which FEMA has authorized the sale of flood insurance.

Pool equipment means any electrically powered equipment (pool pumps and accessories) servicing the pool, excluding pool heaters.

Primary frontal dune means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

Program deficiency means a defect in a community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards in §§ 60.3, 60.4, 60.5, or 60.6 [sic].

Recreational vehicle means a vehicle which is:

(a) Built on a single chassis;
(b) Four hundred square feet or less when measured at the largest horizontal projection;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and
(d) Designed primarily not for use as a permanent dwelling, but may be allowed when the single family residence on the leasehold has been rendered unfit for human habitation and can only be occupied by the owner/leaseholder.

Remedy a violation means to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

Repellent loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period ending on the date of the event for which the second claim is made, for which the cost of repairs at the time of each such flood event, on the average, equaled or exceeded 25 percent of the market value of the structure before the damages occurred.

Sand dunes mean naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area (SFHA) means an area having special flood hazard and shown on an FHBM or FIRM as Zones AE and VE.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)) means substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Nonconforming structures may not be extended, expanded or enlarged. The term includes structures that have incurred substantial damage, regardless of the actual work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

Thirty-year erosion projection is the projection of long-term shoreline recession occurring over a period of 30 years based on shoreline change rate information obtained from historical measurements.

Thirty-year setback means a distance equal to 30 times the average annual long term recession rate at a site, measured from the reference feature.

VE Zone—See Coastal high hazard area.

Variance means a grant of relief by the board of adjustments from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Zone of imminent collapse means an area subject to erosion adjacent to the shoreline of an ocean, bay, or lake and within a distance equal to ten feet plus five times the average annual long-term erosion rate for the site, measured from the reference feature.

13.20.06. General provisions

A. Lands to which this ordinance applies. This ordinance shall apply to all areas of special flood hazard within the jurisdiction of Pensacola Beach—Santa Rosa Island Authority, Florida.

B. Basis for establishing the areas of special flood hazards. The areas of special flood hazard identified by FEMA Flood Insurance Study (FIS) for Escambia County, Florida, dated February 23, 2000, with the accompanying maps (Flood Insurance Rate Map (FIRM) #12033C0000 Index (Revised: July 17, 2002) (Community Panel Numbers 125138 557, 558, 559, 577, 578, 579, 581) (Revised: February 23, 2000) specific Flood Insurance Rate Map panels applicable for the community) and other supporting data, and any subsequent revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance.

C. Designation of flood damage prevention ordinance administrator. The Santa Rosa Island Authority of Pensacola Beach hereby appoints the general manager or his designee to administer and implement the provisions of this ordinance, and is hereinafter referred to as the floodplain management administrator, or the floodplain administrator.

D. Establishment of development permit. A development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in conformance with the provisions of this ordinance.

E. Compliance. No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the requirements of this ordinance, the SRIA lease agreement and other applicable laws and regulations.

F. Abrogation and greater restrictions. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

G. Interpretation. In the interpretation and application of this ordinance all provisions shall be:

1. Considered as minimum requirements;

2. Deemed neither to limit nor repeal any other powers granted under state statutes.

H. Warning and disclaimer of liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Santa Rosa Island Authority of Pensacola Beach or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

13.20.07. Administration.

A. Permit procedures. A development permit application shall be submitted the SRIA and Escambia County, prior to undertaking any development activities, to the SRIA administrator and Escambia County building floodplain management administrator on forms furnished by him or her, and must include, but not be limited to, the following: plans in triplicate drawn to scale showing the nature, location, dimensions, and elevations of the area under consideration for development; existing structure(s) and other features; proposed structure(s), existing and proposed infrastructure, earthen fill, storage of materials or equipment, drainage...
facilities, perimeter setbacks, environmental features such as base floodplain areas, wetlands, coastal barrier resource system areas (as established by the U.S. Department of Interior, Fish and Wildlife Service) the coastal construction control line as established by the Florida Department of Environmental Protection (see section 13.05.01.C.1., Plot plan) and other protected areas; and the location of the foregoing. Specifically, the following information, but may not be limited to, certified by a professional who is authorized to certify such information in the state, is required:

1. **Application stage:**
   a. Elevations of the area of development in relation to NGVD (such as a contour map) for both existing and proposed development;
   b. Elevation in relation to NGVD of the lowest floors of all proposed structures;
   c. Elevation in relation to NGVD to which any nonresidential structure will be floodproofed;
   d. Floodproofing certificate, meeting the floodproofing criteria. Elevation, in relation to NGVD, of the bottom of the lowest horizontal structural member in AE and VE zones;
   e. FEMA elevation certificate (most current version);
   f. Existing and proposed infrastructure; and
   g. Description of the extent to which any watercourse will be altered or relocated as result of proposed development.

2. **Construction stage:**
   a. Upon placement of the lowest floor, or floodproofing by whatever construction means, it shall be the duty of the permit holder to submit to the floodplain management administrator a FEMA elevation certificate of the elevation of the lowest floor or floodproofed elevation (as built), in relation to NGVD. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer who is authorized to certify such information in the state, and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk.
   b. The floodplain management administrator shall review the lowest floor elevation and floodproofing certificate. Should these documents be found not in conformance with the requirements of this ordinance, the permit holder shall immediately cease further work, and shall correct any deficiencies. Failure of the permit holder to submit the surveyed lowest floor elevation and floodproofing certificate, and failure to correct said deficiencies required hereby, shall be the cause to issue a stop-work order for the project.

B. **Duties and responsibilities of the floodplain administrator.** Duties of the administrator shall include, but are not be limited to the following:

1. Review all development permits to assure that the requirements of this ordinance have been fully met;
2. Review proposed development to assure that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act, as amended, or by wide-area agencies, prior to issuing a development permit. Such documentation is to be maintained on file with the development permit;
3. Review and verify the VE zone certifications for new and substantially improved structures in coastal high hazard areas;
4. Review certified plans and specifications for compliance with the requirements of this ordinance;
5. Verify and record the actual elevation (in relation to NGVDI) of the lowest floor of all new and substantially improved residential structures, in accordance with section 13.20.08;
6. Verify and record the actual elevation (in relation to NGVD) to which the new and substantially improved nonresidential structures in AE zones have been floodproofed, in accordance with section 13.20.08;
7. Where community officials determine a structure has been substantially damaged, assure market value estimates are reasonably accurate and that the cost estimate reasonably reflects the actual costs to fully repair the damage, make any other improvements to the structure, and notify the owner of the community's determination. The local permit official may require that the permit applicant or owner of the building supply the information necessary (e.g., appraisals, construction costs estimates, elevation certificate, etc.) to make the determination;
8. Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the floodplain management administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided for in this ordinance;
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

9. Coordinate with planning, zoning, and public works and other departments in Escambia County, Florida, the Santa Rosa Island Authority, to assure that the requirements of this ordinance are fully met;

10. Participate actively in evaluating variance requests and provide input and recommendations in variance hearings/proceedings;

11. Coordinate all revision or amendment requests to the FIS and/or FIRM or both, with the requester, state, and FEMA, as well as the changes to the Pensacola Beach—Santa Rosa Island Authority jurisdictional limits with the state and FEMA; and

12. Requirement to submit new technical data.
   a. The Santa Rosa Island Authority's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Santa Rosa Island Authority shall notify FEMA of the changes by submitting technical or scientific data. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

13.20.08. Standards for flood hazard reduction.
   A. General standards. In all areas of special flood hazard, determined by FEMA, the following provisions shall apply:
      1. Submit adequate documentation along with permit application for proposed construction or other development, including the placement of fill and manufactured homes, so that a determination may be made whether or not such construction or other development is proposed within flood prone areas.
      2. New construction, substantial improvements, and other development proposals shall assure that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act, as amended, or by wide-area agencies.
      3. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
      4. All new construction and substantial improvements shall be constructed with materials and utility elements resistant to flood damage.
      5. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
      6. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
      7. Subdivision proposals and other proposed new development, shall be assured that they will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood prone area, any such proposals shall assure that:
         a. All such proposals are consistent with the need to minimize flood damage within the flood prone area;
         b. All public utilities and facilities, such as sewer, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
         c. Adequate drainage is provided to reduce exposure to flood hazards.
      8. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems.
      9. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
      10. New construction and substantial improvements, when located in multiple flood zones with varying base flood elevations or in same flood zone with multiple base flood elevations shall meet the requirements for the flood zone with the most stringent requirements and the highest base flood elevation.
      11. Cross bracing IS NOT permitted except above BFE and perpendicular to the shoreline on a structure that has no breakaway walls. Cross bracing may not be used as part of the structural calculations to meet the required design criteria.
      12. All pool equipment must be strapped down or elevated above BFE to prevent floatation during a storm.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

B. Specific standards for AE zones In all areas of special flood hazard where base flood elevation data have been provided, the following provisions shall apply:

1. Residential structures. All new construction or substantial improvements of residential structures in Zones AE shall be elevated on pilings so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least three feet above the base flood elevation.

2. Nonresidential structures. All newly constructed or substantially improved nonresidential structures shall be elevated so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least three feet above the base flood elevation. Nonresidential structures may not be floodproofed in lieu of being elevated.

3. Elevated structures. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
   a. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and
   b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

4. Designs for meeting this requirement must either be certified by a professional engineer or architect, who is authorized to such information in the state, or meet or exceed the following minimum criteria.

5. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided:
   a. The bottom of all openings shall be no higher than one foot above grade; and
   b. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they result in the minimum required net area of the openings and permit the automatic entry and exit of floodwaters.

6. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).

7. The interior portion of such enclosed areas shall not be partitioned, finished, or temperature-controlled.

8. Where elevation requirements exceed six feet above the highest adjacent grade, a copy of the lease amendment restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the building's originally approved design, shall be presented as a condition of issuance of the final certificate of occupancy.

9. All recreational vehicles placed on sites must either:
   a. Be on the site for fewer than 180 consecutive days;
   b. Meet the requirements for new construction, including anchoring.
   c. A recreational vehicle must be ready for highway use if it is on its wheels or jack system, is attached to the site by quick disconnect type utility and security devices, and has no permanently attached additions.

C. Coastal high hazard area (Zone VE) Located within areas of special flood hazard areas established in section 13.20.06.B. are coastal high hazard areas, designated as Zone VE. These areas have special flood hazards associated with high velocity waters from hurricane surges and, therefore, the following provisions shall apply:

1. All new construction and substantial improvements in Zone VE shall be elevated on pilings so that:
   a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings) is elevated to at least three feet above the base flood elevation; and
   b. The pile foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards. A registered professional engineer or architect, who is authorized to certify such information by the state, shall develop or review the structural design, specifications and plans for the construction,
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section.

c. Obtain the elevation (in relation to NGVD) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings) of all new and substantially improved structures. The floodplain administrator shall maintain a record of all such information.

d. All new construction shall be located landward of the reach of mean high tide.

e. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this Section, a breakaway wall shall have a design safe loading resistance of not less than ten and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

1. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

2. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

f. The enclosed space below the lowest floor shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be partitioned into multiple rooms, finished, temperature-controlled, or used for human habitation.

g. The use of fill for structural support of buildings is prohibited. Development involving fill in coastal high hazard area shall not be permitted unless it has been demonstrated through appropriate engineering analyses that the subject fill does not cause any adverse impacts to the structure on site or adjacent structures due to wave ramping or deflection.

h. Prohibit man-made alteration of sand dunes that would increase potential flood damage.

i. Recreational vehicles placed on sites shall be in conformance with the requirements of section 13.20.08.B.9.

D. Critical facilities. Critical facilities constructed within the SFHA shall have the lowest floor elevated to at least three feet above the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the maximum extent possible.

13.20.09. Variances

A. Variances of this floodplain ordinance. The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the floodplain management administrator in the enforcement or administration of this ordinance.

B. Considerations in granting variance requests. In acting upon such applications, the (appointed board) shall consider all technical evaluations, all relevant factors, provisions specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;

2. The danger of life and property due to flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location, where applicable;

6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment of transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges; and

12. The request for variance is not an after-the-fact request.

C. Conditions for variances.

1. Variances may only be issued when there is:
   a. A showing of good and sufficient cause;
   b. A determination that failure to grant the variance would result in exceptional hardship; and
   c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
   d. That the exceptional hardship referred to in criteria above applies to the physical characteristics of the property in question, not to economic or other personal hardships of the owner or inhabitants of the structure.

2. Variances may only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ordinance.

3. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
   a. The criteria of paragraphs a through c. of section 13.20.09.C.1. are met; and
   b. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

D. Variance notification. Any applicant to whom a variance is granted shall be notified in writing over the signature of the community official that:

1. The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage; and

2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the floodplain management administrator in the office of the community recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

3. The floodplain management administrator shall maintain a record of all variance actions, including justification for their issuance or denial, and report such variances issued in its annual biennial report submitted to FEMA.

E. Special conditions. Upon consideration of the factors listed in section 13.20.09, and the purposes of this ordinance, the Santa Rosa Island Authority may attach such conditions to the granting of variances, as it deems necessary to further the purposes of this ordinance.


13.21.00. Subdivision review procedures for projects submitted to the Santa Rosa Island Authority.

Subdivision regulations and subdivision design standards can be found in Article 4 of this Code. All proposed subdivisions at Pensacola Beach shall be reviewed by the SRIA board for conformance to the provisions of this article and all legally executed lease agreements. SRIA development approval is required prior to preliminary and final plat approval by Escambia County. No land disturbing or developmental activities may commence prior to issuance of appropriate permits by Escambia County.

13.21.01. Preapplication conference. Before any land is subdivided, an application for development approval by the SRIA board must be made in accordance with the following procedures:

A. At option of the developer, a preapplication conference may be arranged with the general manager, and staff to discuss plans for a subdivision.

B. Preliminary plan, approval process.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

1. A preliminary plat of the proposed subdivision conforming to the requirements specified in Article 4 of this Code shall be submitted for SRIA board review and consideration. Such plat may be submitted to the Escambia County Growth Management Department for review at the same time; however, SRIA board approval is required prior to DRC action.

2. The developer shall file written application for SRIA approval of the preliminary plat with seven copies of the preliminary plat.

3. The preliminary plat shall be reviewed by SRIA staff who will make a recommendation to the AEC for approval or disapproval, with comments and/or marked prints.

4. Plans recommended for approval by the AEC will be considered by the SRIA board at their next regularly scheduled meeting. Upon approval of the SRIA board, the developer will be so notified within five working days. The SRIA board may postpone recommendation for approval of the preliminary plat for an additional 30 days if a determination of the impact of the proposed subdivision on the environment must be made by another governmental agency.

C. Construction plans and final plat approval process.

1. After notification of approval of the preliminary plat by the SRIA board, and subsequently by Escambia County, the developer may submit construction plans and final plat, together with a letter requesting approval of same to the SRIA board. Construction plans must be in conformance with the provisions of Article 4, and the final plat must conform with the requirements specified in Article 4.

2. The final plat, if desired by the developer, may constitute only that portion of the approved preliminary plat which is proposed for development and recording at the time provided, however, that such portion conforms to all requirements of these regulations.

3. The developer shall submit an original Mylar and seven prints of the final plat to the SRIA board, along with an original and four copies of all subdivision covenants and restrictions.

4. If approval is recommended, the final plat and construction plans will be considered by the SRIA board at their next regularly scheduled meeting. Upon approval by the SRIA board, the developer will be so notified within five working days.

5. After approval of the final plat by the SRIA board, it shall be submitted to the Escambia County Growth Management Department for final approval by the county, or for such other action as the BCC deems appropriate.

6. After installation of improvements, the developer may submit a letter to the SRIA requesting acceptance of public street and drainage for maintenance, along with two sets of "as built" drawings on reproducible Mylar.

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

13.22.00. Regulation of signs and outdoor displays.

13.22.01. Signs.

A. General. No sign of any character shall be erected, pasted, posted or displayed upon or about any lot or parcel or anywhere on the island without prior written permission of the SRIA staff, AEC, or SRIA board as applicable and the SRIA board shall have the right to summarily remove all unauthorized signs.

13.22.02. Standards and guidelines for design, erection and maintenance of signs.

A. Design guidelines for signs and outdoor displays.

1. Sign structure shall be weather-resistant material. Main lettering and background shall be in the colors recommended by the SRIA to match the color and texture of the structure.

2. All permanent signs shall incorporate the use of attached lettering. The use of duraply or other exterior plywood, together with painted on lettering is not approved.

3. Up to one-third of the sign area may include the logo, which may include the name or special color scheme of that business.

4. Signs shall be located on the landward side of structures, when possible. Signs that must be placed on the seaward side of structures shall be positioned such that they are not in line of sight of the beach and shall be mounted perpendicular to the beach. If the placement of signs with line of sight of the beach is unavoidable, long-wavelength lighting shall be required.

5. Signs may not be illuminated utilizing uplighting.

6. All illuminated signs shall be "face lighted" or "shadow lighted".

   Face lighting means the light source is operated from the sign surface by means of spotlighting or similar fixtures.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Shadow lighting is an indirect, concealed light source which is attached directly to the face of the sign. Each element to be lighted must have an opaque surface such that the light does not shine through the element. No exposed neon is allowed.

Lighted canopies displaying the name of the business will be allowed, but in each case a color rendering of the proposed canopy, with the dimensions of the canopy and the building to which it will be attached, must be presented to the architectural and environmental committee for approval.

7. Signs with reader boards containing changeable wording will be considered if the reader board is restricted to not more than one-third of the sign area, is incorporated into the main sign and otherwise conforms to the color and illumination requirements of the sign regulations.

8. Signs for any establishment may be freestanding or attached or a combination of both.

9. Freestanding signs are defined as those located on the leasehold premises but not a part of the main building structure.
   a. Freestanding signs are encouraged to be low and horizontal in character. The top and bottom of the sign may not exceed 14 feet and six feet, respectively, above the crown of the nearest street/road.
   b. Freestanding signs shall be mounted in or directly adjacent to a required landscaped area which shall not be smaller than the face area of the sign itself.
   c. Freestanding signs may not exceed 65 square feet in area and may be single- or double-sided. If a double-sided sign is identical on both sides, its size will be calculated as that of a single face. Supports and landscaping are excluded from sign area calculations as long as they do not include lettering or other symbols.
   d. Businesses that are 750 feet or more from the road right-of-way may have freestanding signs that do not exceed 18 feet above the crown of the road.

10. Attached signs are defined as those which are attached to or incorporated into a building.
   a. Attached signs may not extend above the facade of a building (which may include mansards).
   b. Wall signs. The maximum square footage for a wall sign shall not exceed ten percent of the wall surface facing the addressed street. For those businesses with more than one store front, the maximum square footage for a wall sign shall not exceed 15 percent of the wall surface facing the addressed street. Any one sign shall not exceed 200 square feet. The wall surface shall be measured by determining the total vertical wall surface and the horizontal wall surface and can include the roof surface when the roof slope is steeper than 45 degrees.
       Note: The square footage authorized under this provision may be allocated to one or more wall signs mounted on the vertical wall surface or the sloped roof surface.

11. Where several businesses are incorporated into an identifiable entity operating under a master lease and a tenant's association, the following regulations will apply:
   a. The main freestanding sign identifying the complex shall not exceed 65 square feet and shall comply with other sign regulations.
   b. Informational or directory signs are limited to 16 square feet.
   c. Individual businesses within the complex having exterior walls fronting a street or parking lot, or facing the water, may display attached signs on said walls not to exceed 16 square feet in size.
   d. Individual businesses inside the complex may display attached signs not to exceed four square feet, near the entrance to their building, on walls other than those described in item c., above.

12. Should any portion of the exterior of a structure deviate in color from the main part of the structure, whether structural or not, and said deviation represents that company's color scheme or logo, it is considered to be signage.

Any proposed deviation submitted for approval will be considered on its own merit.

13. Any vehicle which displays a sign, logo or other advertising related to a business located within the jurisdiction of the Santa Rosa Island Authority must be parked in the rear of the business or in an inconspicuous place, out of view of the public street facing the business.

13.22.03. Signs exempt from SRIA development approval. The type of signs listed below do not require development approval by the SRIA, provided they are prepared, posted and maintained in accordance with the provisions of prescribed codes and providing that the intent of the codes are met in the usage and display of such signs.

Note: The following provisions for display of certain signs without obtaining development approval by the SRIA does not supersede or cancel the provisions contained in the general covenants and restrictions of legally executed lease agreements relative to obtaining written
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

permission from the SRIA board before displaying such signs, nor do these provisions supersede or cancel any references to the display of signs contained in any lease agreement or restrictive covenants which pertain to a specific subdivision.

A. Bulletin boards. One bulletin board per street frontage not over 20 square feet in area for public, charitable or religious institutions, or places of worship where the same are located on the premises of said institutions.

B. Contractor signs. Not more than 12 square feet in area naming the contractor engaged in the construction on the premises where the sign is located, but only during such period in which actual construction is taking place.

C. Memorial signs. Memorial signs or tablets, names or buildings, and dates of erection when cut into any masonry surface or inlaid so as to be part of the building, or when constructed of bronze or other incombustible material.

D. Occupant signs. Signs limited in content to name of occupant, address of premises, and signs of danger or a caution nature which are limited:
   1. Wall and ground signs;
   2. No more than two per street front;
   3. No more than three square feet per sign in area;
   4. No more than ten feet in height above grade;
   5. Signs which may be illuminated only from a concealed light source which does not flash, blink, or fluctuate; and
   6. Signs which are not animated.

E. Professional signs. Name plate signs not more than two square feet in area which are fastened directly to the building and do not project more than six inches beyond the property line.

F. Public signs. Signs required or specifically authorized for a public purpose by any law, statute or ordinance, which may be of any type, number, area, height above grade, locations, illumination or animation authorized by the law, statute or ordinance under which the signs are erected.

The Santa Rosa Island Authority, as a matter of policy, extends for itself the exemption pertaining to public signs, as contained in the SRIA sign regulations, and declares that any sign of a public information nature which is deemed necessary by the SRIA board may be erected without development approval by the SRIA and may be of such type, number, size, color, height above grade, illumination and at such location as the SRIA board deems appropriate.

G. For sale/rent/lease signs. Any sign for sale, rent or lease of real property must be approved by the SRIA prior to use on the island. Thereafter a sign may be erected upon the offered property which shall not exceed six square feet per face for residential and 12 square feet per face for commercial property. Signs are to be located upon the premises and shall be maintained in good condition as long as displayed.

H. Signs in display windows. Signs in the display window of a business which are incorporated with a display of merchandise or a display relating to services offered, but which are not affixed to the window.

I. Political signs. Not more than two political sign faces, each to be no larger than two feet by four feet, may be displayed on any leasehold property. Signs must be posted within the area of the leased property, and shall be removed within 72 hours after the polls close for that particular election. Signs for candidates who face another election may remain until not later than 72 hours after the polls close for that election, or until their condition warrants removal/replacement, whichever occurs first. Political signs may not be put on display sooner than 60 days prior to the first election.

J. Signs within a building. Any sign placed inside a building may be erected without development approval by the SRIA, but is subject to the safety regulations of the building code.

K. Information signs.
   1. Signs not exceeding two square feet that contain only non-commercial messages including designation of rest room, telephone locations, restrictions on smoking, door openings and private traffic control and parking signs.
   2. Permanent signs on vending machines, gas pumps or ice containers indicating only the contents of such devices. Vending machines must be placed inside building; or, if placed outside, must be effectively screened from public view from the street. Vending machines may not be placed on public property.
   3. One sign per parking lot not exceeding three square feet per sign face and six feet in height identifying the business and providing driving and parking information.

L. Others. Pennants and banners may only be displayed for a grand opening or special event, and must be approved by the Santa Rosa Island Authority staff.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

Pennants and banners may be approved by staff for a period not to exceed 14 days provided the request is made ten days prior to the date pennants or banners are to be displayed. Any other sign, pennant, banner or notice specifically approved by the architectural environmental committee for a temporary display not to exceed 30 days may be erected without development approval by the SRIA.

13.22.04. Prohibited signs. The following signs, street graphics and/or sign structures are prohibited:

A. Signs or sign structures which, by coloring, wording or location resemble or conflict with a traffic control sign or device.
B. Signs or lights that rotate, move, glare, flash, change, reflect, blink or appear to do any of these things.
C. Signs that create a safety hazard by obstructing clear view of pedestrians or vehicular traffic.
D. Roof signs erected, constructed, or maintained above the fascia or eave line of the roof.
E. All forms of poster-type signs and notices (except yard sale signs).
F. Signs that identify or advertise a product or business no longer located at a premise.
G. Bench signs.
H. Billboards.
I. Signs that display a message or graphic representation that are lewd, indecent or otherwise offensive to public morals.
J. Signs on public property or designated easements and rights-of-way.
K. Signs painted directly on a fence or any part of a building's exterior.
L. Flagging and pennants, except when approved by SRIA.
M. Devices which produce movement achieved by normal wind currents, or which give appearance of movement.
N. Attention getting devices, including searchlights, banners, propellers, spinners, streamers, balloons and similar devices or ornamentation designed for purposes of attracting attention, promotion or advertising, including audio devices.
O. Bare bulb illumination around the perimeter of a sign.
P. All forms of advertising statuary.
Q. Off-premise signs except as specifically approved by the SRIA on a temporary basis.
R. Free standing “A” frame signs of any type.
S. Portable signs of the type usually leased by sign companies which can be moved on wheels from place to place, and on which the sign copy can be readily changed.
T. Backlighted or plastic signs.
U. Murals.

Note: Consideration by the SRIA will be given to a request for the display of a sign as described in subsection R. above, but only for a specified period of time and only when it is deemed appropriate; as in the case of a new business establishment which has made provision for a permanent sign, but said sign has not yet been provided. Seasonal displays may be approved by staff on an individual basis for limited periods of time providing request is made ten days prior to date display is to be erected.

13.22.05. Other provisions.

A. [Conformance generally]. All signs at Pensacola Beach must conform to these regulations.
B. [Existing signs].
   1. All signs as described in items 13.22.04.A., B., C., and G., must be removed not later than 30 days after notification by SRIA.
   2. If lease agreement is modified for any reason, the lessee shall comply with requirements of the current sign regulations.
   3. Sign and sign structures will be removed within 30 days after a business closes permanently or changes hands, if it is a non-conforming sign.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

C.  [Interior electric signage used for exterior advertising.] Interior electric signage used for exterior advertising shall be limited to six square feet per business unless specifically approved by the SRIA.

D.  Sign inspection. All signs may be inspected by the SRIA staff as deemed necessary.

E.  Unsafe signs. Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the SRIA staff, the Lessee thereof, or the person or firm maintaining the same, shall, upon written notice from the SRIA staff, forthwith in the case of immediate danger and in any case within ten days, remove such sign or secure the same in a manner to be approved by the SRIA staff, in conformity with the provisions of the Code. If such order is not complied within ten days, the SRIA staff shall remove such sign at the expense of the lessee.

F.  Location restrictions. An outdoor advertising display sign shall not be erected, constructed or maintained so as to obstruct any fire escape or any window or door or opening used as a means of egress or so as to prevent free passage from one part of a roof to any other part therefore. A sign shall not be attached in any form, shape or manner to a fire escape, nor be placed in such manner as to interfere with any opening required for legal ventilation.

G.  Design required for development approval. Before development approval by the SRIA shall be granted, the erector of every outdoor advertising sign, with the exception of shingle signs and light cloth temporary signs, shall, if requested by the SRIA staff, submit to the SRIA staff a design and stress diagram or plan, containing the necessary information to enable the SRIA staff to determine that such sign complies with all the applicable regulations of the standard building code. (Design must comply with structural requirement of the code.

H.  Wind pressure. In the design and erection of all permanent outdoor advertising display signs, the effect of wind shall be carefully considered. All such signs shall be constructed to withstand 160 mph wind pressure, as required for other structures.

I.  Freestanding signs. Every freestanding sign shall provide rigid construction to withstand wind action from any direction.

J.  Anchors or supports. Wherever anchors or supports consist of wood embedded in the soil, the wood shall be pressure treated with an approved preservative.

K.  Attached signs. Signs attached to exterior walls of solid masonry, concrete or stone, shall be safely and securely attached by means of metal anchors, bolts or expansion screws of not less than three-eighths-inch diameter and shall be embedded at least five inches. Wood blocks shall not be used for anchorage, except in the case of signs attached to building with walls of wood. An attached sign shall not be supported by anchorages secured to an unbraced parapet wall.

L.  Requirements/procedures for obtaining SRIA development approval.

1.  A completed application and three sets of detailed drawings (one of which must be in color to represent as closely as possible the proposed sign) must be received at the SRIA office.

   a. If proposal conforms to SRIA regulations in all respects, development approval may be approved and issued at staff level.

   b. If proposal deviates from SRIA regulations, or if staff feels there is a need for clarification, the proposal will be submitted to the sign review committee and/or the AEC for approval. Applicant will be notified of times and dates on which proposal will be considered.

   c. Any proposal requiring a variance of regulations must be approved by both the AEC and the full SRIA board. Upon the required approval by the SRIA staff, AEC and/or SRIA board, the proposed sign must be submitted for review and permit issuance by Escambia County.

2.  Drawings and information submitted must include:

   a. Detailed face view.

   b. Detailed section view (including foundation details if a freestanding sign).

   c. Full color rendering of a copy of the three submitted.

   d. Description of all materials used.

   e. Method of lighting, if any.

   f. Dimensions of sign and reader board, if any.

   g. Height of top of sign above crown of nearest street, if freestanding.

   h. Height of bottom of sign above crown of nearest street, if freestanding and elevated.

   i. Size of sign in square feet.
PART III - LAND DEVELOPMENT CODE

Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

j. If double-faced, indicate if both sides are identical.
k. If attached sign, show calculations for computing size.
l. If freestanding sign, include three copies of a scaled site plan or a survey, if deemed necessary, showing proposed sign location and exact distances to structure on premises, to front and nearest side lot lines and to street right-of-way and/or easement lines.
m. If freestanding sign, show dimensions of proposed landscaped area.

NOTE: The full color rendering drawing submitted will be retained by SRIA and becomes its property.


13.23.00 Exterior lighting.

13.23.01. Exemptions.

A. Lights mandated by federal regulations (e.g., Federal Aviation Administration) for illuminating obstructions in navigable airspace and lights required by the U.S. Coast Guard for boat navigation are exempt from the provisions of this section provided such lights have been reviewed and approved in accordance with requirements of the Federal Endangered Species Act. Also exempted are traditional holiday lights used outside the sea turtle nesting season.

13.23.02. Standards for new construction activities.

A. In order to provide the highest level of protection for nesting sea turtles and their hatchlings, the following standards shall apply to artificial light sources on all new coastal construction (including redevelopment and substantial improvements) on Pensacola Beach for which a building permit was issued on or after the effective date of this section:

1. The point source of light or any reflective surface of the light fixture shall not be directly visible within line of sight of the Gulf of Mexico beach.

2. Unless otherwise exempted herein, only wildlife lighting, as defined in article 3, shall be used for all exterior applications within the line-of-sight of the Gulf of Mexico beach.

3. Pole-mounted lights for pedestrians shall only be used for those applications where mounting the lights at lower elevations cannot practically achieve the required footcandles to conform to the Florida Building Code and a waiver to those building code requirements, as provided under state statute and Florida Administrative Code Rule, has been requested and denied. Where used, these fixtures and lamps shall be properly shielded and may not be mounted at a height greater than 12 feet above the ground. Pole-mounted lights shall not be used for pathway or access area lighting.

4. Lighting of dune walkovers and elevated crossovers to the beach is prohibited seaward of the dune crest.

5. The use of metal halide lighting is prohibited throughout Pensacola Beach.

6. Temporary lighting of construction sites shall be restricted to the minimal number of lights necessary to conform to state and/or federal safety regulations (e.g., OSHA).

7. Interior stairwells, elevators and enclosed parking garages that allow light to escape through windows or other openings within line-of-sight of the beach shall comply with the definition of "wildlife lighting".

8. Tinted glass shall be installed on all windows and glass doors within line of sight of the Gulf of Mexico beach.

9. Roadway, parking lot, and utility-leased lighting including "yard" or security lighting within line-of-sight of the beach shall use low-pressure sodium lights (LPS) 55 watts or less and full cut-off fixtures mounted no higher than 25 feet above the ground, or equivalent LED. Additional shielding shall be installed if the light sources can be observed from the beach. High-intensity lighting applications not within line-of-sight of the beach shall use either full cut-off LPS 55 watts or less or full cut-off high-pressure sodium (HPS) lights 150 watts or less mounted no higher than 25 feet above the ground.

10. Before granting any building permit, the Santa Rosa Island Authority and Escambia County Building Department shall determine that all proposed construction complies in all respects with the standards imposed in this section. Detailed project lighting plans shall be submitted to the SRIA and county showing the location of all exterior light sources relative to adjacent nesting habitat. The plans must identify the location, number and type of lighting to be used for all fixtures.

11. Should the light fixtures practically permitted by section 13.23.02 fail to provide sufficient light to comply with the Florida Building Code, alternative lighting may be used provided a waiver to Florida Building Code requirements, as provided under state statute and Florida Administrative Code Rule, has been requested and denied. In that case, a combination of full-cut LPS fixtures, full-cut HPS fixtures, or LED fixtures, may be used to provide the required level of illumination,
Article 13 SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS

and the most effective light management practices available (best available technology) shall be utilized to minimize light trespass. Conflicts with other applicable state and/or federal laws or regulations may be resolved in a similar manner.

12. Upon the issuance of a certificate of occupancy for any new development within direct line-of-sight of the beach, compliance with the beachfront lighting standards set forth in this article shall be approved as follows:
   a. Upon completion of the construction activities, the inspector shall conduct a site inspection which includes a night survey with all beachfront lighting turned on.
   b. The inspector shall prepare and report the inspection findings in writing identifying:
      1) The date and time of initial inspection;
      2) The extent of compliance with the lighting standards;
      3) All areas of observed noncompliance, if applicable;
      4) Any action(s) taken to remedy observed noncompliance, if applicable;
      5) The inspector, in cases where remedial action is necessary, shall notify the owner or developer of the results of the inspection and shall schedule a date and time for a subsequent inspection.

13.23.03. Standards for existing lighting.
   A. In order to provide the highest level of protection for nesting sea turtles, their hatchlings, and other wildlife, all existing artificial light sources, including utility-leased lighting, within Pensacola Beach shall be brought into compliance with the provisions of this section as follows:
      1. All existing artificial light sources must comply with the standards set forth in section 13.23.02 by May 1, 2018.
      2. The use of up-lighting shall be prohibited after 10:00 p.m. during the turtle nesting season. However, up-lighting associated with building facade illumination may be utilized until midnight during the turtle nesting season.
      3. Documented disorientation of nesting or hatchling sea turtles caused by interior lighting is a violation of the U.S. Endangered Species Act and/or the Florida Marine Turtle Protection Act. Consequently, voluntary application of one or more of the following measures, as applicable, are encouraged to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
         a. Install tinted glass or apply window tinting;
         b. Rearrange lamps and other moveable light fixtures away from windows;
         c. Use opaque window treatments (shades, curtains, blinds, etc.) at night to shield interior lights from the beach;
         d. Turn off unnecessary lights.

13.23.04. Enforcement and penalties.
   A. Enforcement procedures and penalties under this section shall be those set forth in F.S. §§ 162.06 through 162.13, and chapter 30, Escambia County Code of Ordinances as may be amended from time to time. The intent of Escambia County is to enforce only the terms of this section and not any state or federal laws.
   B. No permit may be issued by the county to improve or expand any facility constructed or modified in violation of this article until the violation has been corrected.

(Ord. No. 2013-28, § 2, 7-11-2013)

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Cross reference—Santa Rosa Island bird sanctuary, pt. I, § 10-51 et seq. (Back)

Escambia County, Florida, Code of Ordinances