

Part 6: Recommendations

Recommendation #1

The proposed 1995 Navarre Beach Master Plan made the following recommendations to improve public access:

- 1) Install parking and construct a dune walkover at the access between Sanavarre Villas and the Navarre Dunes (Access Area # 10).
- 2) Install a dune walkover at the access between Navarre Sands and Sundunes (Access Area # 9).
- 3) Improve the unimproved access adjacent to and west of the Holiday Inn (Access Area # 7). The improvements should include an access drive, parking, litter receptacles and a dune walkover.

Since the time that the 1995 Navarre Beach Master Plan was written, items 1 and 2 above have been completed. This means that only item 3 needs to remain as a recommended improvement.

As noted in Part 4, this beach accesses could be further improved to facilitate use and protection to sea oats and the dune system. It is recommended that the County allocate funds, as available, to improve the unimproved access adjacent to and west of the Holiday Inn (Area 7 on figure 2-1). The Improvements should include an access drive, parking, litter receptacles and a dune walkover.

The above improvement will enhance both the protection of sensitive environmental resources and public access to the beach. Improving the unimproved access at the Holiday Inn will add an additional point for public enjoyment. As indicated earlier, there

is sufficient capacity in the County's financing ability to complete this improvement.

Recommendation # 2:

Adopt the proposed 2000-2020 Future Land Use Map for Navarre Beach as provided in this Plan. A summary of the changes this would entail is provided in Table 5-E:

Proposed Change in Development Potential. This will also require the development and inclusion of specific Comprehensive Plan goals, objectives and policies that would create the Navarre Beach Overlay Zone and support the FLUM.

Recommendation # 3:

Amend the Santa Rosa County Land Development Code to include the proposed 2001 Navarre Beach Master Plan Official Zoning Map and associated densities. The intent of these amendments is to provide consistency between the proposed Navarre Beach Future Land Use Map and the Official Zoning Map. This change will require extensive amendment of the current Land Development Code including the development of a "Planned Mixed Use Development" zoning district and the development of regulations establishing the Navarre Beach Overlay Zone.

NOTE: Other changes may be required as necessary to improve consistency.

Recommendation # 4:

Include the following in the proposed Santa Rosa County 2000-2020 Comprehensive Plan slated for adoption in late 2002 or the Update Land Development Code as

Appropriate:

The following policies are designed to implement the Master Plan provisions governing development or redevelopment at Navarre Beach. These policies were developed as part of the Master Planning process and are intended to implement provisions associated with the proposed revisions to the adopted Future Land Use Map. These policies, if and when adopted, will become part of the Comprehensive Plan or Land

Development Code as appropriate.

Section 7.05 of the Adopted Plan contains Goal 7.B and a copy of the Section is attached as Appendix 3. However, it is noted that there are policies and provisions throughout the Comprehensive Plan which apply to Navarre Beach. Section 7.05 and Goal 7.B are provisions which apply only to the Beach.

Proposed Policy:

1. The 51+ acre soundside Conservation and Recreation area adjacent to and east of "Homeport" is intended to be a natural resource preserve and family recreation area. During the Planning Period, the County will improve some of the uplands associated with the area to include accessways, parking, picnic facilities, restrooms and a wetlands walkover and observation area. Also, a boat launching facility may be constructed, provided such can be financed with proceeds from the Florida Boating Improvement Trust Fund and providing that all necessary permits can be obtained from appropriate regulatory agencies.

Two new Soundside access areas shall be created west of the Conservation and Recreation area referenced in Policy #1, above.

One of the new access areas shall be located between Ohio and New Jersey Streets, as extended and the other shall be located between Michigan and Missouri Streets, as extended.

Improvements shall be made by the leaseholder to the public access areas as a condition of the lease and the improvements may include, but not be limited to (improved parking, signage, litter receptacles, walkways and picnic facilities. The leaseholder may design, arrange and locate the public improvements in a manner consistent with the design and theme of the private development

associated with the lease, provided that access by the general public is not denied or discouraged.

Nothing in this policy shall be interpreted as preventing the County from creating and/or improving the contemplated access areas prior to or concurrent with the execution of a lease(s).

2. Properties placed in the FLUM "Medium Density with Height Restrictions" category are limited to development which is consistent with the provisions of the "R-2" zoning district. Among other things, the R-2 district limits building heights to three habitable floors or 35' above the minimum habitable floor elevations otherwise required and limits uses to single family homes, patio homes, cluster homes, duplexes, zero lot line projects and attached or detached multiple family residential structures.

3. It is the intent of this Plan to encourage the development of additional motel/hotel facilities designed to serve the needs of families while visiting Navarre Beach. Toward this end, the soundside Mixed Residential/commercial area across from Navarre Towers and adjacent to the expanded utilities area is targeted for a motel/hotel priced and marketed for families. The following provisions should be made part of the associated Land Development Code regulations governing Navarre Beach Planned Mixed Unit Development zoning district construction.
 - Facilities will be provided such as a restaurant(s), swimming pool(s), dune walkovers, a boardwalk and activity centers for both adults and children and other facilities/services associated with a family destination resort.

 - Landscaping compatible with the location to include xeriscape treatments.

 - The hotel or motel must operate as such and no, more than 20% of the

units may be used for permanent residents. Tenancy of at least 80% of the units shall be limited to fourteen (14) consecutive days.

5. To enhance the aesthetic qualities of Navarre Beach, to enhance compatibility between uses, to preserve and enhance property values and to provide for adequate vegetation and its function, all newly developed commercial and/or multifamily (with 5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscape islands in parking lots, drainage areas, preserved wetlands, side and rear buffers, and the like. Improved parking and driveways are not considered landscaped open space.
6. To enhance the family atmosphere of Navarre Beach, no permits or leases shall be issued for the development or redevelopment of any property as a gambling casino or facility.
7. No golf course shall be allowed at Navarre Beach.
8. To provide a more equitable method for establishing lease fees for newly executed leases or for leases that are amended pursuant to a request from the leaseholder, future lease fees shall be based on the assessed value of the property and improvements. An annual fee rate will then be applied to the base, which rate is equal to the total millage applied by all taxing authorities in the applicable year, not including any MSBU or MSTU. Existing leases that are modified at the request of the leaseholder will be subject to the same fee provision.
9. During the planning period, the County shall consider, study and, if feasible, improve the Causeway/Gulf Blvd. intersection. It is the intent of this policy to

encourage the replacement of the current intersection with a traffic circle, with a landscaped median, to provide for more convenient traffic flow and enhance the aesthetic qualities associated with this important roadway feature at Navarre Beach.

10. No lease shall be issued or use of property permitted if such lease or use would prevent the easterly extension of Gulf Blvd. (SR 399). Sufficient right of way shall be retained by the County to provide for such extension if the area under the jurisdiction of Eglin AFB is made available for the extension (whether by Eglin or a successor).
11. Consistent with adopted Comprehensive Plan Policies 8.A.1.6, 8.A.1.7, and S.A.2.2, all parcels developed or redeveloped after adoption of the Master Plan will be required to install sidewalks and other labor-intensive transportation facilities as appropriate for the location of the property being developed or redeveloped. All other provisions of the referenced policies shall be required on parcels containing 5 or more dwelling units and in all non-residential projects.

Local Planning Board Recommendations:

1. Encourage public transportation to and from the mainland to the beach such as a park and ride operation.
2. The County should consider not leasing additional properties on the beach until such time as the effluent from the Navarre Beach Wastewater Treatment Facility is disposed of in a more environmentally sound manner.
3. The County should consider decreasing the amount of impervious surface allowed during construction.