

**Appendix 3 – Excerpt from the Currently Adopted Santa Rosa
County Comprehensive Plan**

Section 7.05 Navarre Beach: The Board of County Commissioners of Santa Rosa County has authority over land uses and infrastructure on Navarre Beach pursuant to acts of the Legislature and lease agreement with Escambia County (reference Chapter 3, Exhibit 3-A, Foundation Documents; Chapter 7.55 F.S., 1983, Chapter 79-562, Chapter 78-616, Chapter 67-2025, Chapter 61-703, Chapter 61-2799, Chapter 59-1822, Chapter 57-1824 and Chapter 27881, Laws of Florida). Navarre Beach is that portion of Santa Rosa Island east of the Gulf Island National Seashore and west of Eglin AFB property on Santa Rosa Island immediately south of the mainland portion of Santa Rosa County. The entire Navarre Beach area is under public ownership. All private sector development is conducted pursuant to lease agreements with public agencies, including the Board of County Commissioners of Santa Rosa County.

Goal 7.B - Manage the future development of Navarre Beach in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

Objective 7.B.1 - Maintain consistency between development regulations imposed on Navarre Beach with the general covenants and restrictions attached to the lease agreements for private sector improvements to property on Navarre Beach upon adoption of the LDC (reference Policy 7.A.1.1).

Policy 7.B.1.1 - The Land Development Code shall include provisions designed specifically to regulate, control and enhance proposed development on Navarre Beach.

Policy 7.B.1.2 - The LDC shall include provisions and regulations consistent with the general covenants and restrictions imposed upon all properties in Navarre Beach and as found in Deed Book 295, Page 303 of the Records of Escambia County (reference Attachment A, Chapter 3, Foundation Document).

Objective 7.B.2 - By 1992, all development on Navarre Beach shall be undertaken so as to preserve and protect the important natural resources of Santa Rosa Island.

Policy 7.B.2.1 - The LDC shall include regulations which address protection of the shoreline, use of discolored materials in construction, stormwater management, compatibility of adjacent uses, provisions for open space, and other items as delineated in Policies 7.A.1.5, 7.A.1.6 and 7.A.2.1 of this ordinance.

Policy 7.B.2.2 - The LDC shall contain regulations which continue the County's policy of requiring a minimum 50' building setback from the waters of Santa Rosa Sound.

Policy 7.B.2.3 - The LDC shall contain regulations which continue the County's practice of requiring public input on development projects proposed for Navarre Beach. The public input process is and will be designed so that impacts upon natural systems, beaches or dunes, wetlands or other sensitive areas are identified in advance of the issuance of development permits.

Policy 7.B.2.4 - All developments shall be required to minimize impacts upon the resources listed in Policy 7.B.2.3. In the event impacts upon the natural systems identified in Policy

7.B.2.3 can not be avoided, mitigation of the impacts shall be required pursuant to Policy 11.A.4.3 of this ordinance.

Policy 7.B.2.5 - Erosion control activities for all waterfront properties on Navarre Beach shall be limited to non-structural methods. In the event non-structural erosion control techniques prove insufficient or unsatisfactory, no permit for structural erosion control devices will be approved by the County until the applicant for such device has obtained permission from all appropriate federal and state regulatory agencies. Note: This includes both the Gulf and Sound-side properties.

Policy 7.B.2.6 - Santa Rosa County shall allow no industrial land uses on Navarre Beach.

Objective 7.B.3 - Uses of land or structures shall be consistent with the character of Navarre Beach and located so as to provide optimal use of land while protecting important resources upon adoption of the LDC (reference Policy 7.A.1.1).

Policy 7.B.3.1 - Santa Rosa County shall complete a Master Plan (study) for future development of the Navarre Beach area. Among other things, the Plan will address the level of development appropriate for the area, a balance between infrastructure needs to support the development and environmental protection concerns, hurricane evacuation requirements, family vacation destination opportunities, etc. The Plan will address the entire Navarre Beach administrative area but particular emphasis will be placed upon the unleased parcels.

Policy 7.B.3.2 - There is herewith created a moratorium on issuance of leases for parcels not leased at time of adoption of this Plan. Unleased parcels will not be leased by the County until such time as the County has developed a Master Plan for Navarre Beach (see Policy 7.B.3.1 above) and incorporated the results of the Master Plan into this Comprehensive Plan by Plan amendment.

Policy 7.B.3.3 - The unleased parcels in the Navarre Beach administrative area shall be indicated on the Future Land Use Map with "UL." The UL stands for unleased and is designed to indicate to anyone reviewing the Maps that, notwithstanding the land use category associated with the parcel, the addition of the "UL" indicates that a particular parcel is not available for lease until the County has amended this Plan consistent with Policy 7.B.3.2 above.

Policy 7.B.3.4 - Development of the leased parcels on Navarre Beach may continue provided that:

- 1) Development is consistent with this Comprehensive Plan, the Land Development Code and the rules and regulations governing development in the Navarre Beach administrative area;
- 2) The development is consistent with the lease agreement governing the parcel; and

- 3) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan (reference Policy 7.A.4.7 and the FLUM) and as implemented by the County's zoning regulations which are contained within the Land Development Code.