

Part 5: Future Land Use

Section 5.A: Overlay Zone Development

The original 1995 Navarre Beach Master Plan proposed a new Future Land Use Map for Navarre Beach that included new Future Land Use Map categories. Without the adoption of a Navarre Beach Overlay Zone, these new categories would apply to the entire County. The application of these categories county-wide such as the proposed “Hotel/Resort” category is undesirable. Therefore, the overlay zone has been developed in order to specify FLUM categories that are only applicable to the Navarre Beach Area.

Section 5.B: Inconsistencies Between the Adopted 1990-2000 Comprehensive Plan FLUM, the 1995 Navarre Beach Master Plan Proposed FLUM and the Adopted Official Zoning Map

Subsection 163.3184(1)(b) of the Florida Statutes states the following: “ All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent. If a local government allows a land development regulation which is inconsistent with the most recently adopted comprehensive plan, or element of portion thereof, to remain in effect, the local government shall adopt a schedule for bringing the land development regulation into conformity with the provisions of the most recently adopted comprehensive plan, or element or portion thereof. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.”

Subsection 163.3194(3)(b), F.S., also states “A development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities and intensities, capacity or size, timing, and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities and intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.”

Currently, there is an inconsistency between the adopted Santa Rosa County Land Development Code (referred to in the above statutes as land development regulations) and the adopted Santa Rosa County Comprehensive Plan. These inconsistencies are described in the below Table 5-A and are density related. Most basically, the currently adopted 1990-2000 Comprehensive Plan FLUM as well as the 1995 Navarre Beach Master Plan Proposed FLUM would allow a lower density than does the currently adopted Land Development Code Official Zoning Map.

Table 5-A: Summary of Current Inconsistencies

1990-2000 Adopted Comprehensive Plan Future Land Use Map	1995 Navarre Beach Master Plan Proposed FLUM	Currently Adopted Official Zoning Map
HDR – Maximum of 18 Dwelling Units per Acre	HDR – Maximum of 18 Dwelling Units per Acre	NB HD – Maximum of 30 Dwelling Units per Acre
MDR – Maximum of 10 Dwelling Units per Acre	MDR – Maximum of 10 Dwelling Units per Acre	NB MD – Maximum of 15 Dwelling Units per Acre
LDR – Maximum of 4 Dwelling Units per Acre*	Proposes MDR – Maximum of 10 Dwelling Units per Acre for Parcels Currently Zoned NB R-2	NB R-2 – Maximum of 4 Dwelling Units per Platted Lot (Approximately 12 Dwelling Units per Acre in this Particular Case)
General Commercial – 0 Dwelling Units per Acre	General Commercial – 0 Dwelling Units per Acre	NB C – Maximum of 30 Dwelling Units per Acre

Source: Santa Rosa County Land Development Code; Santa Rosa County Comprehensive Plan

*LDR is inconsistent only with the NB R-2 zoning density

Subsection 5.B.1: Coastal High Hazard Area Limitations

The coastal high hazard area is defined by Rule 9J-5.003(17), F.A.C. as the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to a local government. For Navarre Beach, the coastal high hazard area is depicted on Map 5-A and covers the entire beach. Navarre Beach is entirely located within the storm surge zone for a tropical storm meaning that is also entirely within the storm surge zone for category 1- 5 hurricanes as well.

Santa Rosa County is required by law to prepare a Coastal Management Element included in the Comprehensive Plan (reference Rule 9J-5.012, F.A.C.). The minimum criteria also established in Rule 9J-5.012, F.A.C. require the Comprehensive Plan Coastal Management Element to include the following objectives and policies:

- An objective that would serve to direct population concentrations away from known or predicted coastal high-hazard areas.
- A policy that designates coastal high hazard areas and limits development in these areas.

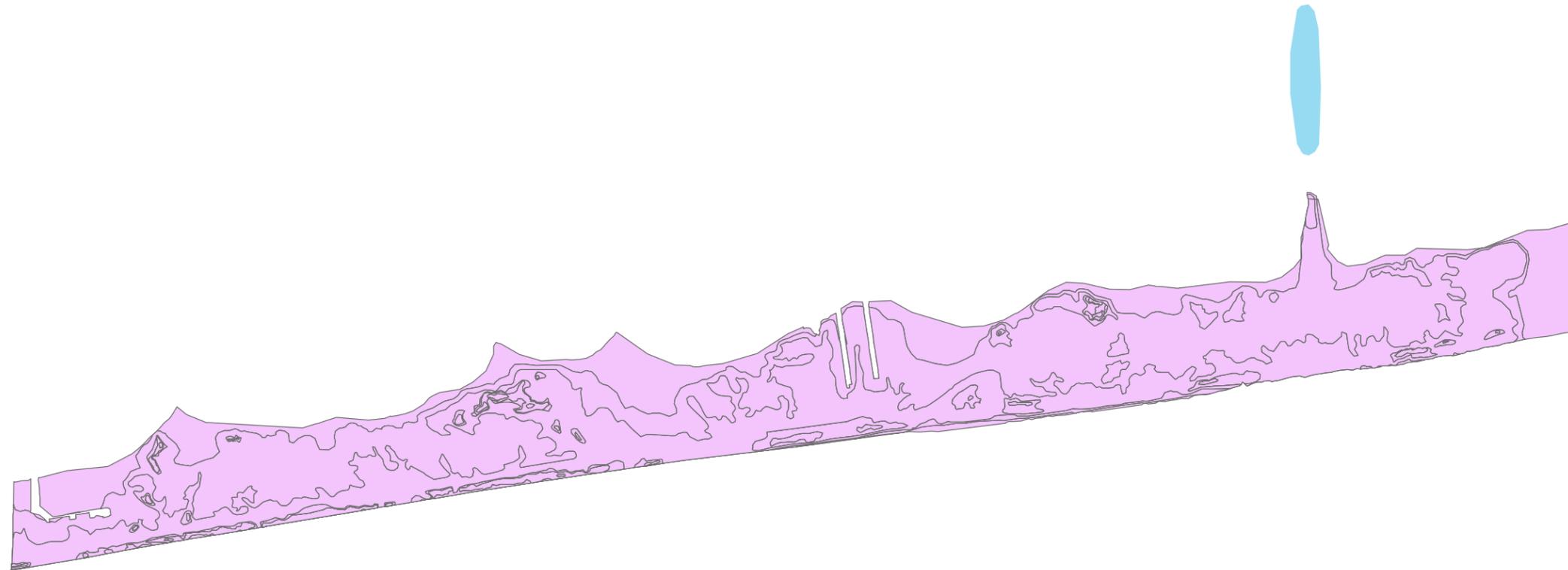
Subsection 5.B.2: 1990 – 2000 Adopted Comprehensive Plan Future Land Use Map Allocation

The current adopted Santa Rosa County Comprehensive Plan includes a Future Land Use Map (FLUM) that is based on a ten-year planning time frame (1990-2000). The 1990-2000 FLUM allocates approximately 540 acres for residential development; approximately 73 acres for commercial development; and approximately 77 acres for Conservation use. The following Table 5-B provides the 1990 - 2000 FLUM allocations for Navarre Beach as depicted on the following Map 5-B.

Table 5-B: Currently Adopted 1990-2000 FLUM Allocations and Densities

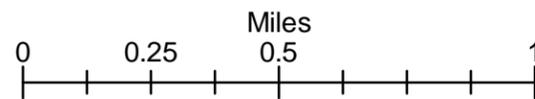
FLUM DESIGNATION	1990-2000 Allocation (Acres)	1990-2000 Allocation (Maximum Units)
Low Density Residential	167.5297	668
Medium Density Residential	213.0912	2,130
High Density Residential	160.7492	2,880
General Commercial	73.3538	Not Applicable
Conservation/Government	77.4242	Not Applicable
TOTAL:		5,678

Map 5-A Navarre Beach Coastal High Hazard Area Map



Legend

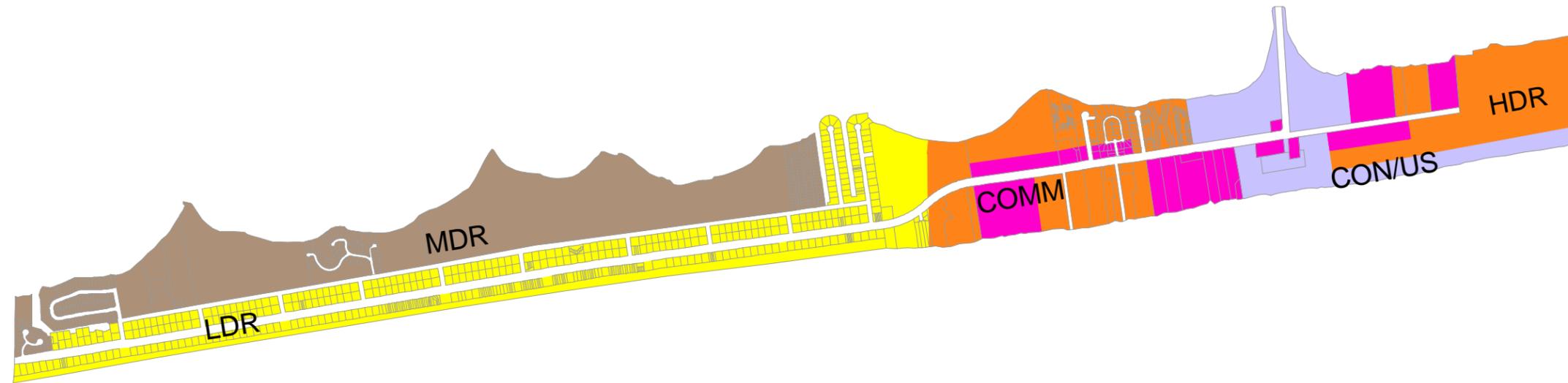
-  Category 1
-  Tropical Storm



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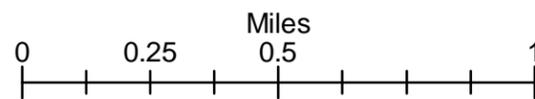
Map 5-B

Currently Adopted 1990-2000 Navarre Beach FLUM



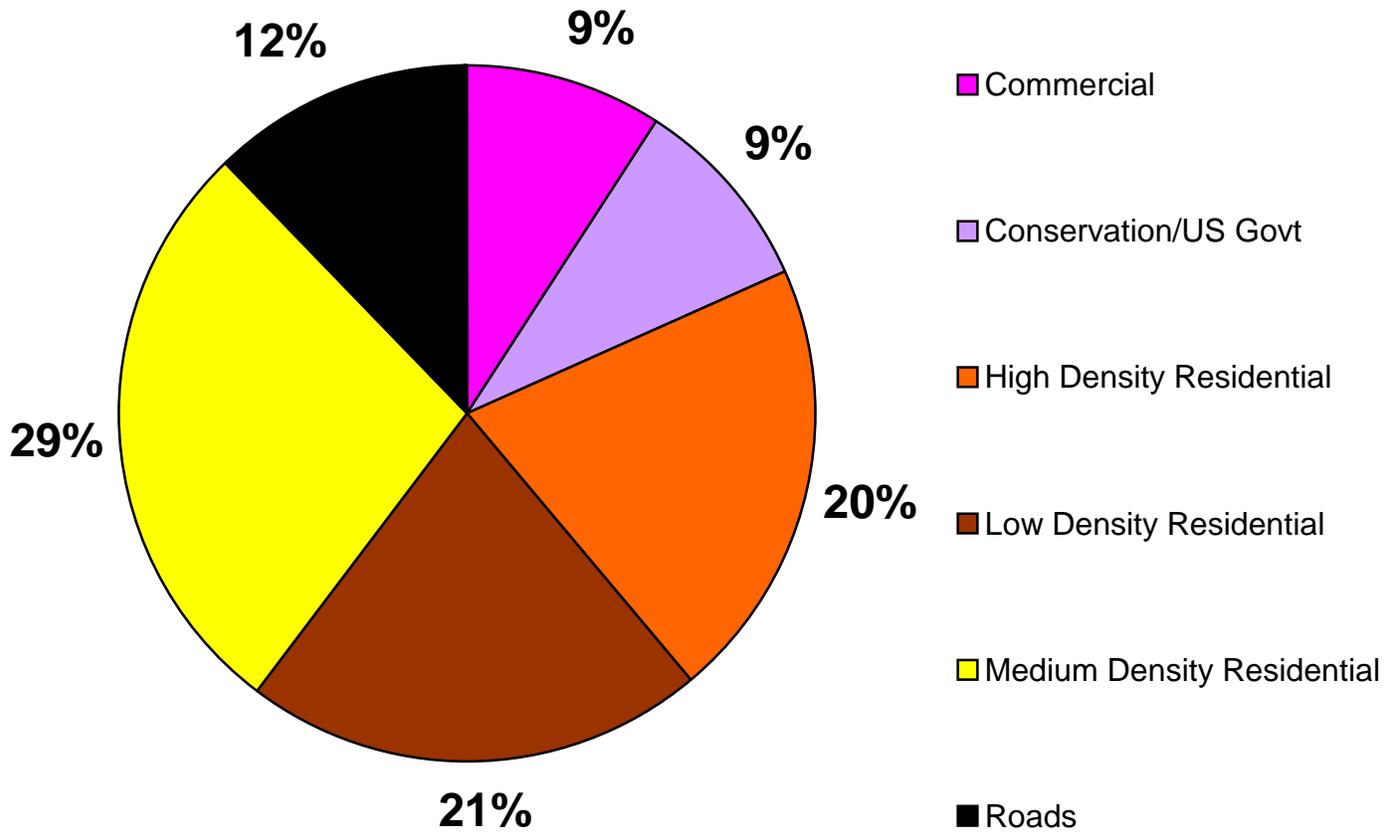
Legend

- Parcel Lines
- AGRICULTURE
- CONSERVATION/RECREATION
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED RESIDENTIAL COMMERCIAL
- COMMERCIAL
- INDUSTRIAL
- HISTORIC
- MUNICIPALITIES
- CONSERVATION/US GOVT
- WATER
- AQUATIC PRESERVES



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Figure 5-A: Currently Adopted 1990-2000 FLUM Chart with Percentage Breakdown



Subsection 5.B.3: Proposed 1995 Navarre Beach Master Plan FLUM Allocations

As indicated in Table 5-C and as shown on Map 5-C, the proposed 1995 Navarre Beach Master Plan FLUM would have allowed a theoretical maximum residential development potential of about 4,167 dwelling units. About 40% of the land is planned for residential uses . About 31% of the land is planned to be in Conservation and Recreation Uses, about 14% in rights-of-way and other public uses and the rest (about 16%) in commercial, hotel or mixed uses. ***These figures differ than those tabulated in the original 1995 proposed Navarre Beach Master plan due to calculation errors incorporated into the original Plan and to changes in development since the time that plan was adopted.***

As indicated in Table 5-C below, the total number of potential dwelling units allowed by the Future Land Use Map would have been reduced by 1,501 units upon adoption of the original 1995 Master Plan. This figure does not consider any density permitted by existing leases.

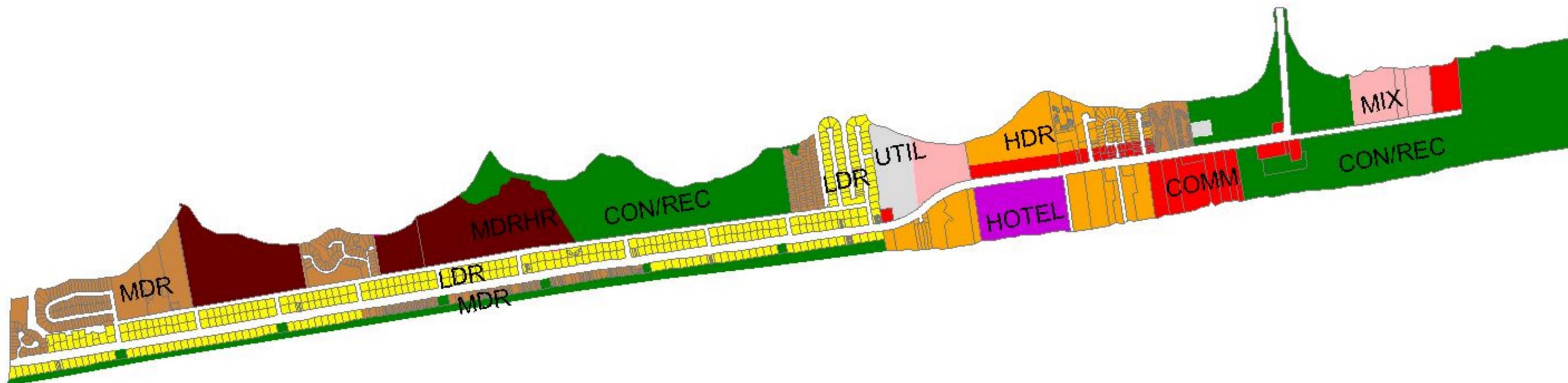
Table 5-C: Development Potential from Proposed 1995 Navarre Beach Master Plan FLUM

FLUM Designation	Maximum Allowable Density	Acreage	Maximum Allowable Units
Conservation/Recreation	Not Applicable	247.1956	
Low Density Residential	4 du's/acre	100.4834	400
Medium Density Residential	10 du's/acre	82.7046	820
Medium Density Residential With Height Restrictions	10 du's/acre	80.6839	800
High Density Residential	18 du's/acre	69.2871	1,247
Commercial	Not Applicable	43.2793	
Mixed Residential Commercial	30 du's/acre	30.4025	900
Hotel/Resort	Not Applicable	21.9269	
Utilities	Not Applicable	16.1849	
TOTAL:			4,167

Source: Santa Rosa County Community Planning, Zoning & Development Division

Map 5-C

Proposed 1995 Navarre Beach Master Plan FLUM



Legend

-  Parcel Lines
- Proposed 1995 Master Plan FLUM**
-  CONSERVATION/RECREATION
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL W/HEIGHT RESTRICTIONS
-  HIGH DENSITY RESIDENTIAL
-  MIXED RESIDENTIAL COMMERCIAL
-  COMMERCIAL
-  HOTEL/RESORT
-  UTIL

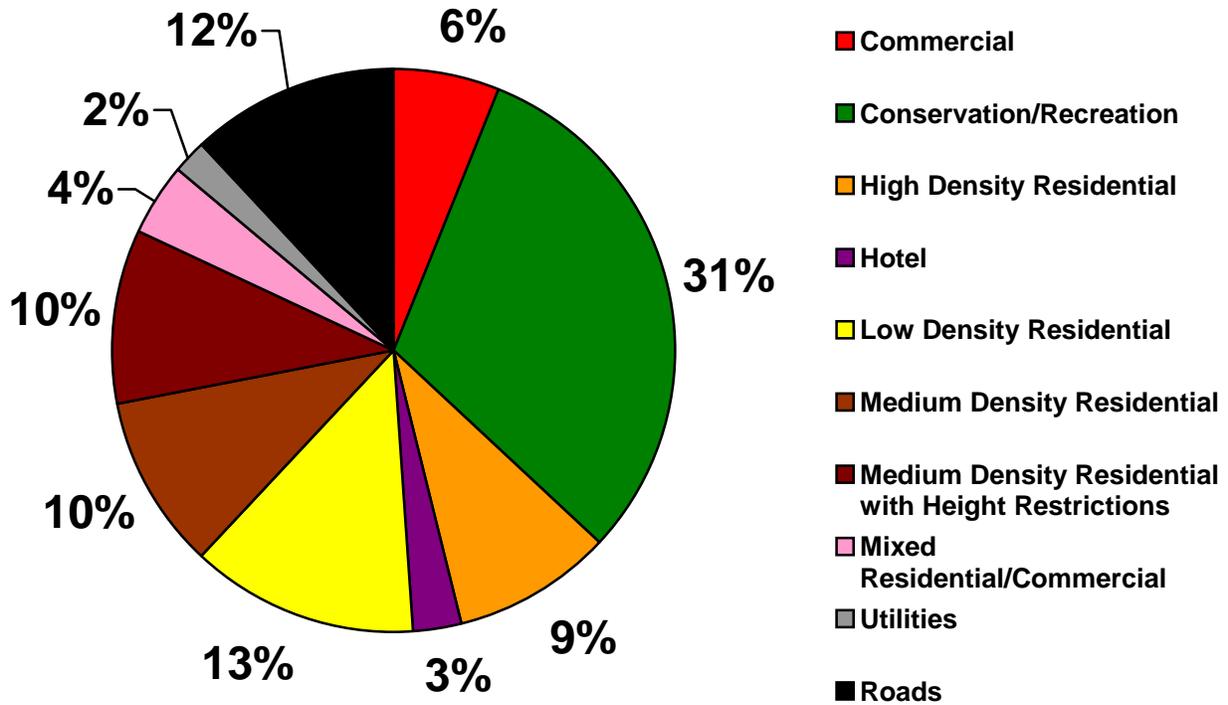


0.2 0 0.2 0.4 0.6 0.8 1 Miles



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Figure 5-B: Proposed 1995 Navarre Beach Master Plan FLUM Chart with Percentage Breakdown



Subsection 5.B.4: Proposed 2001 Navarre Beach Master Plan Update FLUM

Allocations

As indicated in Table 5-D and as shown on Map 5-D, the proposed 2001 Navarre Beach Master Plan Update FLUM would allow a theoretical maximum residential development potential of about 5,006 dwelling units. About 46% of the land is planned for residential or mixed residential/commercial uses (including currently leased parcels and existing development). About 35% of the land is planned to be in Conservation and Recreation Uses, about 12% in rights-of-way, and the rest (about 6%) in commercial uses.

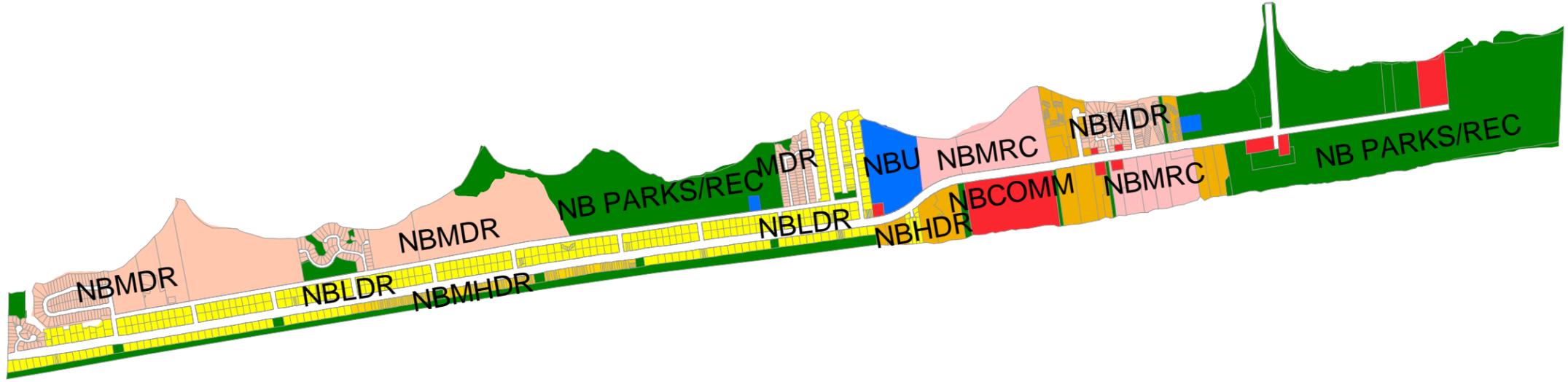
More importantly, the acreage available for private development has been reduced and almost 204 acres will be set aside for recreation and/or conservation uses, not including most of the beach front. The proposed Master Plan increases the amount of Conservation and Recreation land by about 274% over the adopted and approved Comprehensive Plan.

Table 5-D: Proposed FLUM Development Potential from 2001 Navarre Beach Master Plan Update

FLUM Designation	Max Allowable Density	Acres	Max Allowable Units
Parks and Conservation	Not Applicable	281.6557	
Low Density Residential	4 du/acre	101.6811	404
Medium Density Residential	10 du/acre	153.8017	1,530
Medium High Density Residential	12 du/acre	11.1423	132
Mixed Residential Commercial	30 du's/acre	52.0084	1,560
High Density Residential	30 du's/acre	46.1441	1,380
Commercial	Not Applicable	33.4237	
Utilities	Not Applicable	21.0177	
TOTAL:		700.8746	5,006

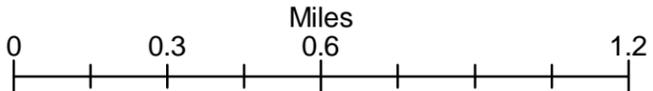
Map 5-D

Proposed 2001 Navarre Beach Master Plan Update FLUM



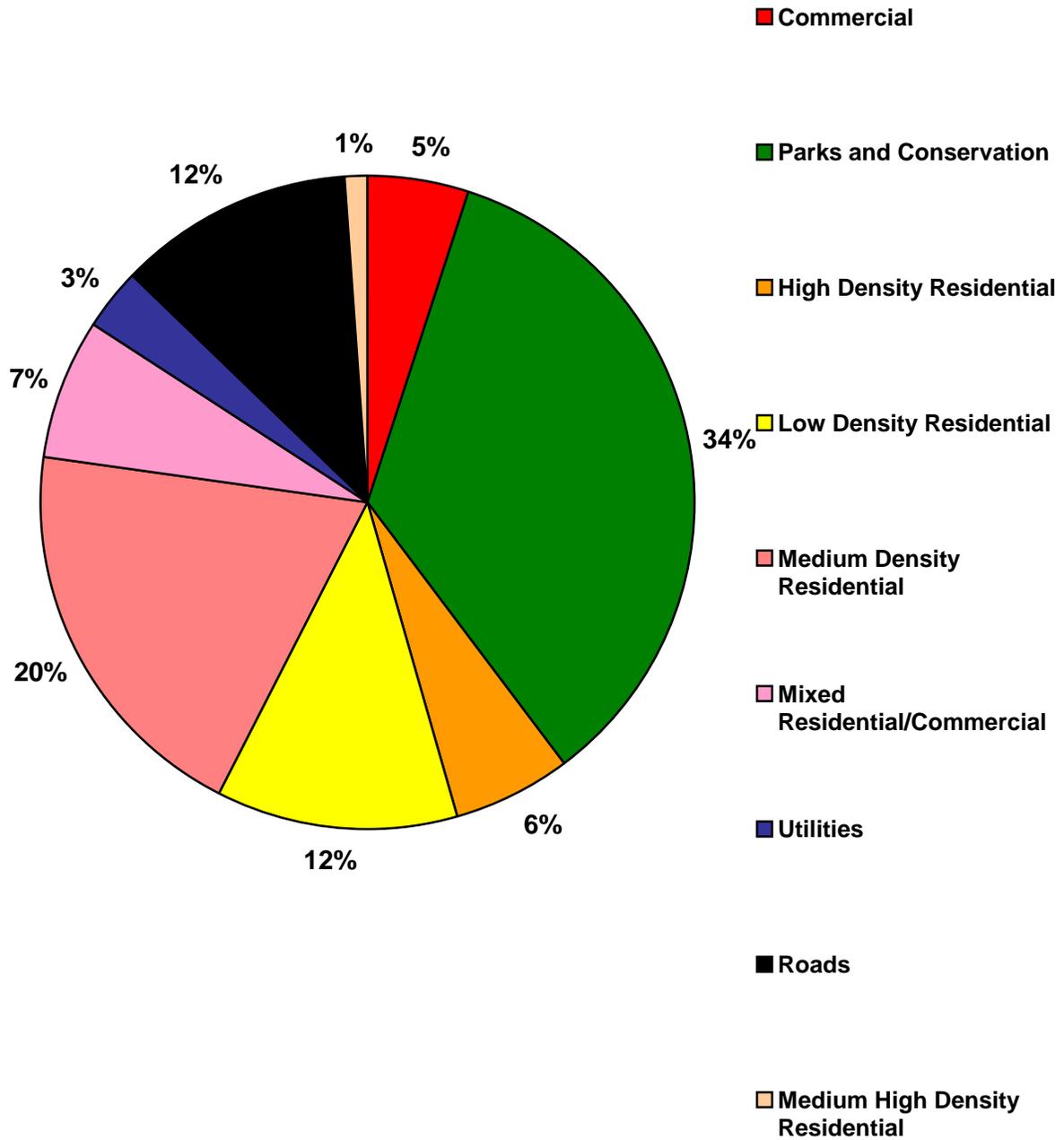
Legend

- Parcel Lines
- NB PARKS/CONSERVATION
- COMMERCIAL
- NB LOW DENSITY RESIDENTIAL
- NB MEDIUM DENSITY RESIDENTIAL
- NB MEDIUM/HIGH DENSITY RESIDENTIAL
- NB HIGH DENSITY RESIDENTIAL
- NB MIXED RESIDENTIAL/COMMERCIAL
- NB UTILITIES
- ROAD



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Figure 5-C: Proposed 2001 Navarre Beach Master Plan Update FLUM Chart with Percentage Breakdown



Subsection 5.B.5: Change in Development Potential

The following Chart 5-E summarizes the change in development potential described in subsections 5.B.2 and 5.B.4 that would be realized should the proposed 2001 Navarre Beach Master Plan FLUM be adopted.

Table 5-E: Proposed Change in Development Potential

FLUM Category	Currently Adopted 1990-2000 FLUM	1995 Proposed Navarre Beach Master Plan FLUM	2001 Proposed Master Plan FLUM
Parks/Conservation	77.4242	247.1956	281.6557
Low Density Residential	167.5297	100.4834	101.6811
Medium Density Residential With Height Restrictions		80.6839	This category is reflected on the Zoning Map
Medium Density Residential	213.0912	82.7046	153.8017
Medium/High Density Residential			11.1423
Mixed Residential Commercial		30.4025	52.0084
High Density Residential	160.7492	69.2871	46.1441
Commercial	73.3538	43.2793	33.4237
Hotel/Resort		21.9269	This category is reflected on the Zoning Map as NB-C
Utilities		16.1849	20.0177
TOTAL UNITS:	5,678	4,167	5,006

Subsection 5.B.5.1: Differenced Between the 1995 Navarre Beach Master Plan FLUM and 2001 Navarre Beach Master Plan FLUM

The approximate 35 acre change in Conservation/Recreation occurred due to the conversion of several conservation easements and private common areas and the addition to the state park. Low Density Residential remained relatively the same. Medium Density Residential with Height Restrictions is only shown on the Official Zoning Map and is included on the Future Land Use Map under the Medium Density

Residential category. The Land Development Code is a more appropriate place for height restrictions. Accounting for the addition of the Medium Density Residential with Height Restrictions, an approximate 11 acre decrease remains due to the inclusion of the Caribbean Isle subdivision without its conservation easements and/or common areas and the conversion of several already developed areas within the Commercial Core area to High Density Residential. Three additional developments, within the commercial core area were also converted to medium density residential based on already existing development densities.

The Mixed Residential/Commercial category increased due to the subtraction of several parcels that are now included in the new easternmost state park and the conversion of nine additional parcels from either Commercial or High Density Residential that are located within the “Commercial Core Area”. The primary reason for conversion was to accommodate existing land uses or existing leases while providing for adequate commercial development within the “Commercial Core Area”.

High Density Residential was decreased due to the conversion of some parcels to the Mixed Residential/Commercial or “Low Density Residential” category as was the case with the seven lot Summer Place subdivision.

The slight decrease in the Commercial category is primarily a result of converting some of this land to Mixed Residential/Commercial and shifting the category to accommodate development that has already taken place. This decrease is somewhat deceiving in that much of this land can still potentially be developed commercially market permitting. Another reason for the decrease is the subtraction of several large condominiums that were also converted into the Mixed Residential/Commercial category based on existing land uses and leases.

The Utilities category has been increased in order to accommodate future expansion of

the Navarre Beach water and sewer facility.

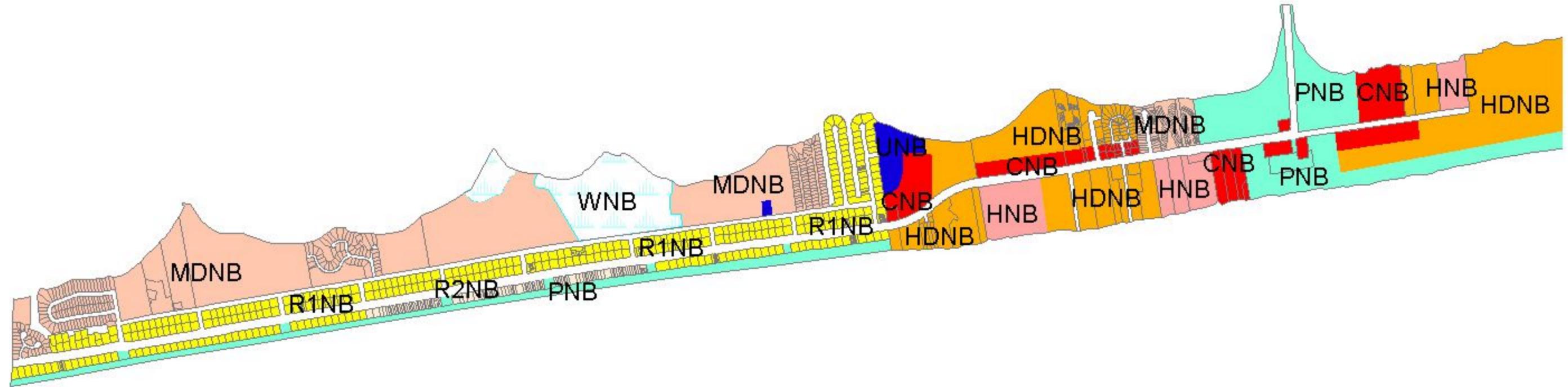
Subsection 5.B.6: Currently Adopted Zoning Allocation

As indicated in Table 5-F and shown on Map 5-F below the currently adopted Official Zoning Map would allow approximately 9,292 residential units. This is reflective of the current density inconsistencies discussed previously. It should be noted however, that these inconsistencies have not presented a problem primarily due to the fact that development has occurred consistent with the existing leases rather than the adopted FLUM or Official Zoning Map.

Table 5-F: Current Navarre Beach Zoning District and Currently Adopted Official Zoning Map Summary

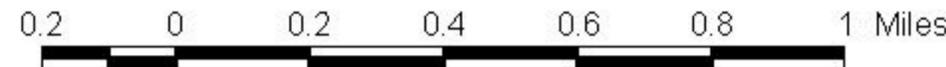
Zoning District	Max Allowable Density	Height Limitations Within Commercial Core Area	Height Limitations Outside Commercial Core Area	Height Limitations Grandfathered Leases* Outside Commercial Core Area	Current Acreage	Current Max Allowable Units
NB R-1	1 du/platted lot	3 Habitable Stories	3 Habitable Stories		100.4834	404
NB R-2	4 du/platted lot	3 Habitable Stories	3 Habitable Stories		10.8555	113
NB MD	15 du/acre	16 Habitable + 1 for Parking	3 Habitable + 1 for Parking	6 Total	183.3631	2,745
NB HD	30 du/acre	16 Habitable + 1 for Parking	12 Habitable + 1 for Parking		154.3766	4,620
NB C	30 du/acre	16 Habitable + 1 for Parking	4 Habitable + 1 for Parking		47.9729	1,410
NB Parks and Public Access	Not Applicable				109.3512	
NB Hotel	Not Applicable	16 Habitable + 1 for Parking	12 Habitable + 1 for Parking		35.1516	
NB Wetlands	Not Applicable				41.1422	
NB Utilities	Not Applicable				9.4517	
TOTAL:						9,292

Map 5-E Currently Adopted Navarre Beach Official Zoning Map



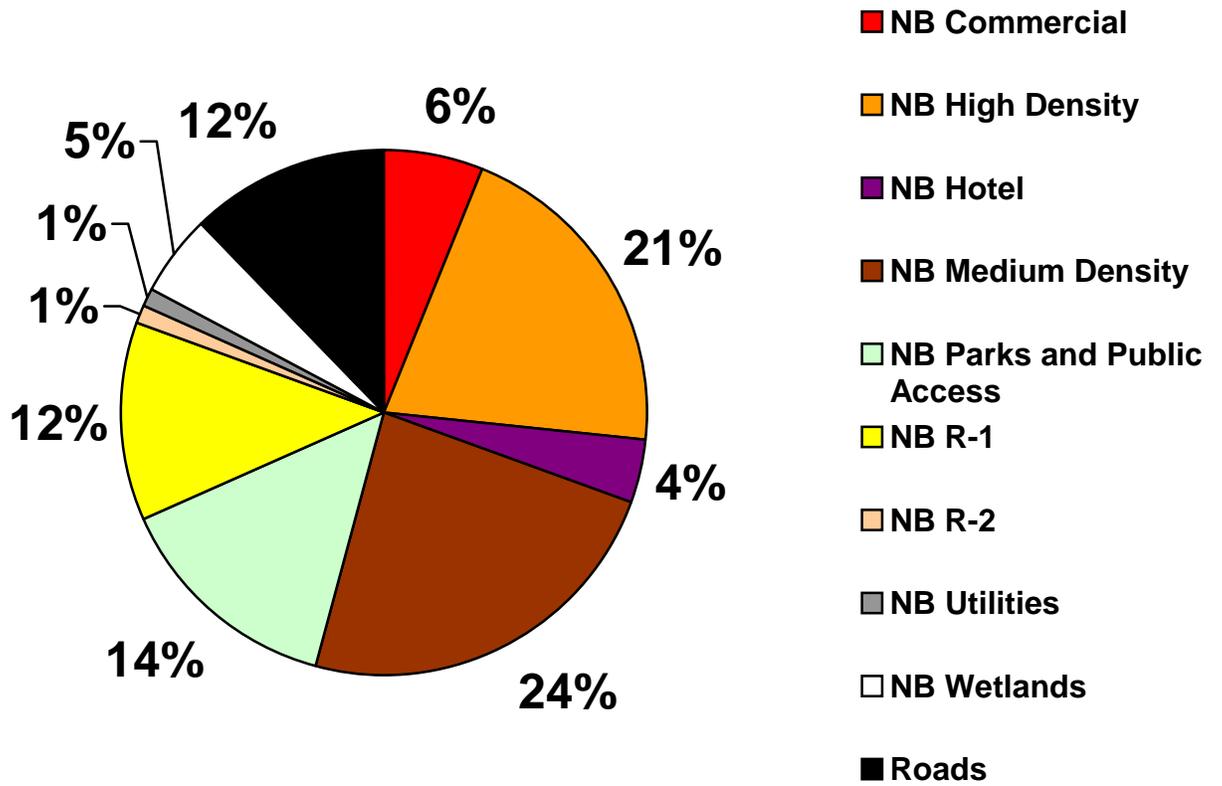
Legend

-  Parcel Lines
- Current Zoning**
-  Commercial - Navarre Beach
-  High Density Residential- Navarre Beach
-  Hotel - Navarre Beach
-  Medium Density Residential - Navarre Beach
-  Parks and Public Access - Navarre Beach
-  R1 - Navarre Beach
-  R2 - Navarre Beach
-  Utilities - Navarre Beach
-  Wetlands - Navarre Beach



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Figure 5-D: Currently Adopted Navarre Beach Official Zoning Map Chart with Percentage Breakdown



Subsection 5.B.7: Proposed 2001 Navarre Beach Master Plan Update Zoning Allocation

The changes proposed and summarized in Table 5-G below and depicted on Map 5-Fserve to eliminate the inconsistencies between the FLUM and the Official Zoning Map while implementing the provisions of the proposed 2001 Navarre Beach Master Plan FLUM. The undeveloped parcels, whether leased or unleased, that would be affected by the proposed density changes are identified on Map 5-G. However, it should be noted that all of the leased parcels except one depicted on these maps can be developed at the density specified in their existing lease or commercially regardless of the FLUM or OZM density limitations. The remaining parcels that are affected are unleased.

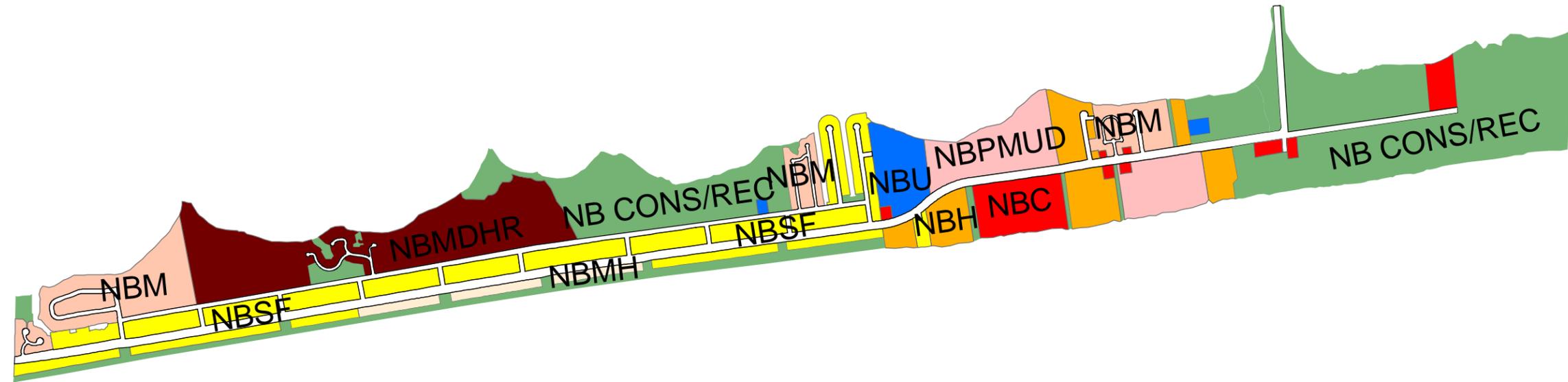
Table 5-G: Proposed Official Zoning Map Development Potential from 2001 Navarre Beach Master Plan Update

Zoning District	Max Allowable Density	Height Limitations Within Commercial Core Area	Height Limitations Outside Commercial Core Area	Height Limitations Grandfathered Leases* Outside Commercial Core Area	Acreage	Max Allowable Units
NB-SF	1 du/platted lot	3 Habitable Stories	3 Habitable Stories		101.6790	404
NB-MH	4 du/platted lot	3 Habitable Stories	3 Habitable Stories		11.1423	132
NB-MDHR	10 du/acre	3 Habitable Stories	3 Habitable Stories		91.7729	910
NB-MD	10 du/acre	16 Habitable + 1 for Parking	3 Habitable + 1 for Parking	6 Total	62.0327	620
NB-HD	30 du/acre	16 Habitable + 1 for Parking	12 Habitable + 1 for Parking		46.1441	1,380
NB-C	Not Applicable				33.4264	
NB-PMUD	30 du's/acre	16 Habitable + 1 for Parking	12 Habitable + 1 for Parking		52.0084	1,560
NB-Parks/Cons	Not Applicable				281.6532	
NB-U	Not Applicable				21.0177	
TOTAL:					700.8767	5,006

* Grandfathered leases means those in effect as of the adoption date of the Navarre Beach zoning regulations

Map 5-F

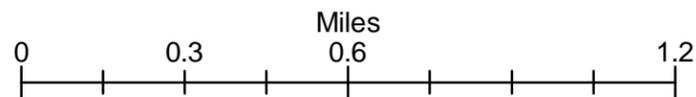
Proposed 2001 Navarre Beach Master Plan Update Official Zoning Map



Legend

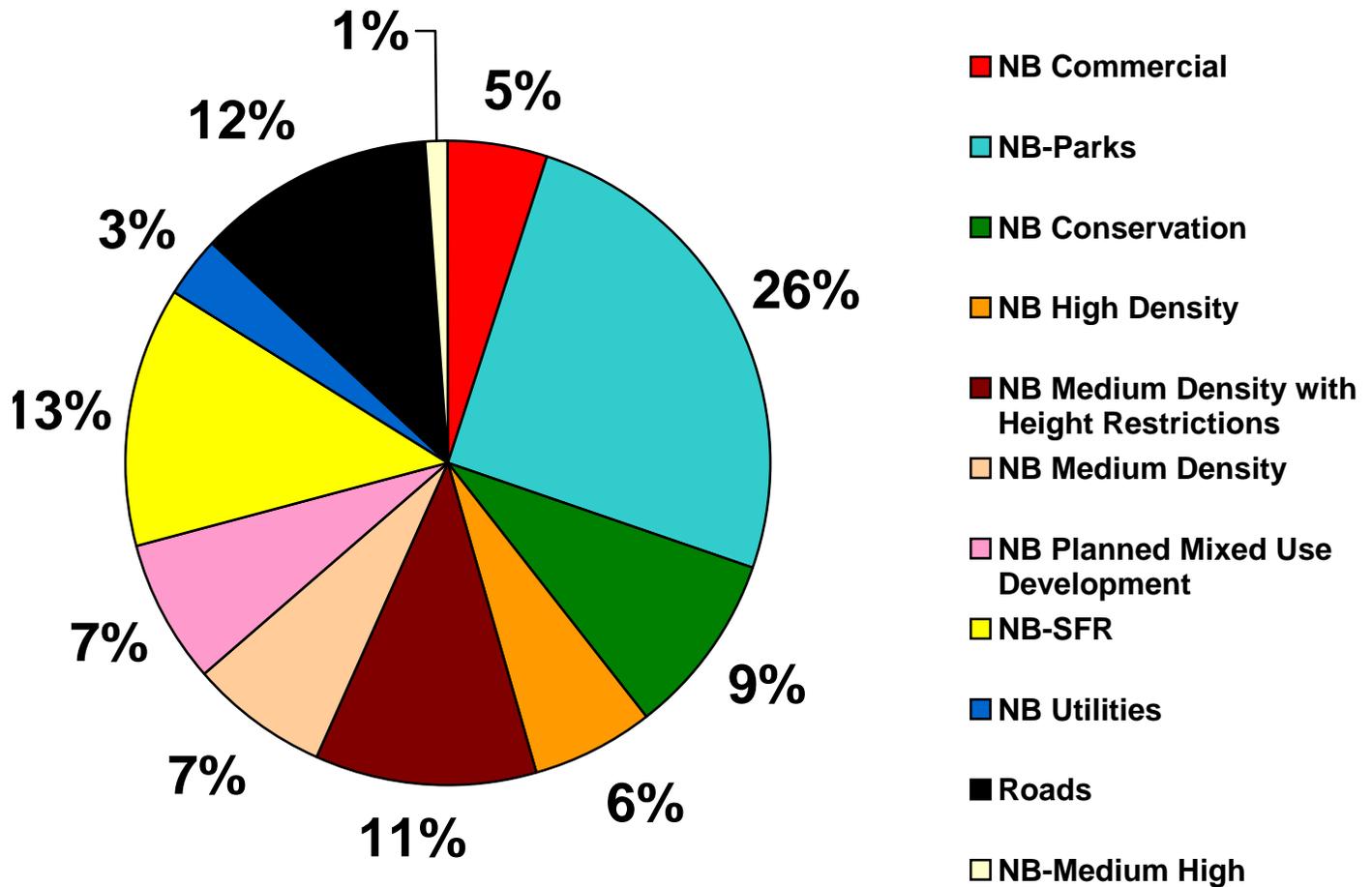
ZONE-DISTRICT

- NB COMMERCIAL
- NB CONSERVATION/RECREATION
- NB HIGH DENSITY RESIDENTIAL
- NB MEDIUM DENSITY RESIDENTIAL
- NB MEDIUM DENSITY w/HEIGHT RESTRICTIONS
- NB MEDIUM HIGH DENSITY
- NB PLANNED MIXED UNIT DEVELOPMENT
- NB SINGLE FAMILY RESIDENTIAL
- NB UTILITIES
- ROAD



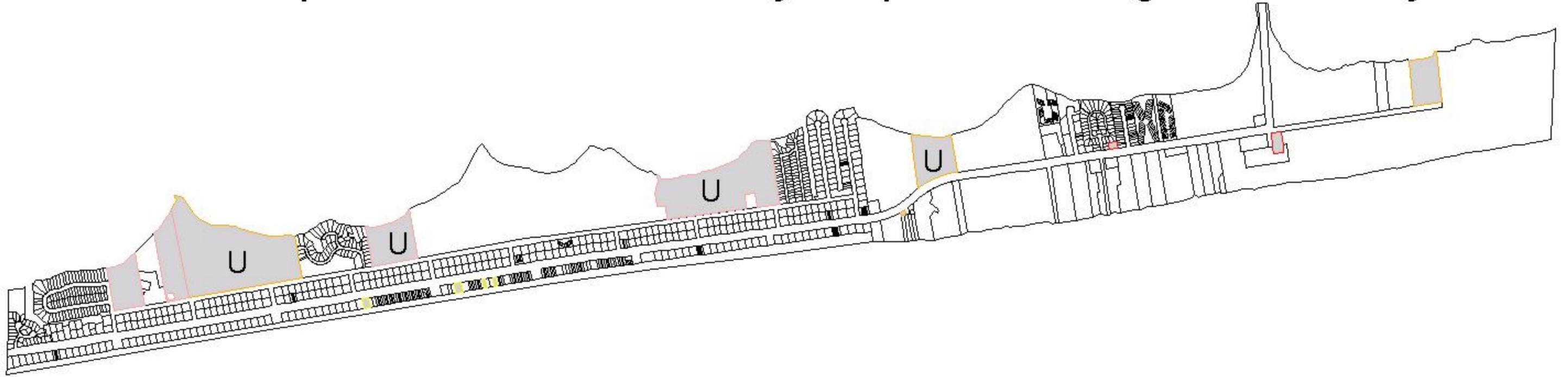
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Revised June 5, 2002

Figure 5-E: Proposed 2001 Navarre Beach Master Plan Official Zoning Map Chart with Percentage Breakdown



Map 5-G

Undeveloped Parcels Affected by Proposed Changes in Density



Legend

Vacancies

-  Commercial
-  Low Density
-  Medium Density
-  High Density
-  Parcel



0.2 0 0.2 0.4 0.6 0.8 1 Miles



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Subsection 5.B.8: Providing For Development

The Navarre Beach area is only about 4 miles long. It is joined on the west by 18 miles of unobstructed beach and open space in the Gulf Islands National Seashore and on the east by 14 miles of beach and open space in the Eglin Federal Reservation. Thus, in a 36 mile stretch of island and beach, only about 11% of the land is available for development. Among other things, this means that choices of the type, style, density and intensity of development must be carefully considered and confined to the 4 mile section.

Development exists today. Residents and visitors will continue to frequent the Beach and continue to demand certain public services, including roads, potable water, safe disposal of wastewater, etc. As is noted in Parts 2 and 3, improvements to the infrastructure systems are necessary and expensive. Without some growth and development, the costs of the improvements will be prohibitive as there will not be enough "base" to support the retirement of necessary debt to finance the improvements. Of course, the residents and visitors will continue to demand service. Therefore, in order to provide the services demanded by the citizenry, orderly and sensible development must be allowed and encouraged. The proposed Master Plan provides for such development.

Subsection 5.B.8.1: Residential

The majority of lands at Navarre Beach are designated for some type of residential development. Most of the residential acreage is in the Medium Density Residential classification primarily accommodating single family units. However, the categories that accommodate the most units are the Mixed Residential Commercial and High Density Residential categories.

Some lands are in residential categories to accommodate the existing development and provisions of existing leases. More importantly, the variety of residential densities, development types, styles and structures provides for market forces to operate and for

the public to choose that which best suits their individual needs. The future development of Navarre Beach is planned to be multi-dimensional. Dwelling units at Navarre Beach are not to be of one type, style, size, height or function. However, certain areas are specifically designated for low-rise structures in order to preserve neighborhood character.

Subsection 5.B.8.2: Motels/Hotels

During the public input phase of the planning process, numerous comments were received and discussions held regarding the provision of additional motel/hotel space at Navarre Beach. Among other things, it is noted that while many of the individually owned dwelling units are in rental programs, most have minimum stay requirements and do not attract local visitors or those with time constraints. Thus, a majority of the visitors using accommodations on Navarre Beach stay for three days or more. The increased costs associated with extended stays tend to inhibit local, over-night visitors, young families, and those with only one or two days of available time. The provision of additional motels rooms is intended to make visiting Navarre Beach more accessible to all citizens.

As a result of the public input and in order to increase the potential for the provision of affordable, family styled motel or hotel facilities, two main areas have been designated for such uses. Both areas are within the “Commercial Core Area” and near the middle of Navarre Beach close to shopping and services. Hotel and motel land uses are allowed in both the proposed Mixed Residential Commercial and Commercial categories. In fact, the proposed Mixed Residential Commercial category requires a 30% mix of commercial development. Also, one of these areas is adjacent to the expanded public use area, which contains the Fire Department, Navarre Beach administrative offices and the sewer plant. The public uses function best if buffered from residential uses and the provision of a motel facility with other development options tends to provide the optimum buffer and more compatible land uses.

Subsection 5.B.8.3: Commercial

Currently, there is very little commercial development at Navarre Beach. There are two convenience stores (Tom Thumb), several offices (real estate), a restaurant/lounge, a closed restaurant and the Holiday Inn. There are two concessions that also provide commercial services to the public; a beach bar and small restaurant and the fishing pier with a bait shop and snack bar. The sound-side beach bar and restaurant concession operate and maintain a public boat launch, beach rentals and a public parking area. The pier concession operates a 1200' Gulf fishing pier with associated facilities (restrooms, parking, etc.). There is a closed motel structure associated with the pier that is being redeveloped.

As is evident, Navarre Beach residents and visitors have very few choices for goods and services at Navarre Beach. Almost all commercial products are acquired on the mainland or at Pensacola Beach. The lack of commercial operations contribute to unnecessary trips on area roadways, inconvenience to the general public, erosion of the revenue base which supports the efforts of the County provide important public services and inhibits the cohesion of Navarre Beach as a self-supporting, well defined community.

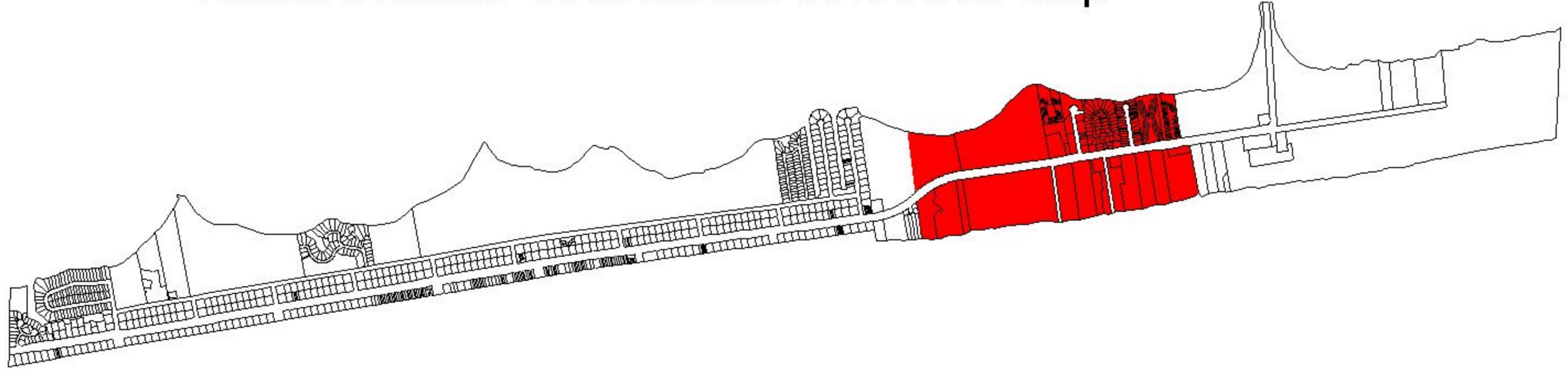
To provide sufficient space for commercial development, the "Commercial Core Area" contains land use designations that would allow commercial development. That is, the area delineated on Map 5-H designated as either Mixed Residential/Commercial or Commercial is planned to remain in the Commercial category and if the market permits could establish a small shopping area with a grocery store (supermarket), specialty shops, clothing and dry goods store(s). Also, additional office space is to be encouraged in this area. Also, those existing commercial areas near the causeway and the state park were also reflected on the map.

The "Commercial Core Area" as depicted on Map 5-H was selected to become the commercial core based on its proximity to existing high density development and its

convenient location within Navarre Beach. The area is ideally suited for pedestrian activity as it contains the newly constructed bike/walk trail. Further, it is generally free from significant environmental resource constraints (as site design must insure the continued function of the area's wetlands and drainage). And, market studies suggest that the area is best suited for the type development envisioned in the Master Plan.

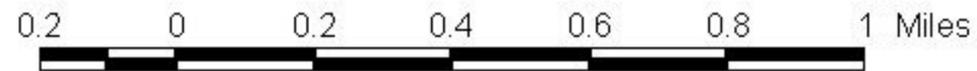
Map 5-H

Navarre Beach Commercial Core Area Map



Legend

-  Parcel Lines
-  Commercial Core Area



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The area east of the Causeway designated as "Commercial" on the adopted Future Land Use Map is proposed so due to an existing lease that would allow a commercial marina. The change in classification is warranted due to the identified priority of providing additional public access to the Gulf beaches and the previously discussed need to provide additional.

Subsection 5.B.8.4: Public Use

The area designated for public use on the proposed new Future Land Use Map is an expansion of the area currently so designated on the adopted FLUM. The area has been enlarged to accommodate the future expansion needs of the sewer plant and the fire department. Also, the expanded area is designed to include a natural buffer between the sewer plant and future commercial or other development on the adjacent parcels (see the discussion of hotels/motels, above).

Subsection 5.B.8.5: Impact of Proposed Navarre Beach Future Land Use Map on Environmental Resources

A review of the parcel specific Natural Resource Maps in Part 2 reveals that the proposed Master Plan and Comprehensive Plan FLUM (as proposed to be amended) guides development to the least sensitive portions of the Island to avoid adverse impacts to sensitive environmental resources. More importantly, numerous policies in the Comprehensive Plan and provisions in the County's Land Development Code and other State and Federal regulations provide more than adequate protection to such resources. Vacant parcels showing environmental resources have been designated Conservation/Recreation or Medium Density Residential or Public and Private Utilities and Facilities.

Section 5.C: Inventory of Uses Compatible with Coastal Resources

Section 5.C.1: Introduction

As a result of the compilation of the parcel specific resource inventory presented in Part 2 and the extensive public input and involvement in the Master Plan process, the following inventory of land uses which are compatible with the protection of coastal resources at Navarre Beach has been developed. These uses represent those which are most likely to be demanded by the public in the Coastal area and which can be provided with minimal impact to protected resources. However, it is important to note that the inclusion of a use on the list does not mean that the use is automatically compatible without appropriate safeguards associated with a specific use or parcel. Also, location of property and its relationship to various resources is a prime determinate of whether a particular use can be developed in a manner compatible with the protection of important resources.

Subsection 5.C.1.1: Compatible Uses

Subsection 5.C.1.1(a): Residential

1. Multi—family apartments and condominiums
2. Single family, detached and attached
3. duplex, triplex and quads

Subsection 5.C.1.1(b): Commercial

1. Hotels and motels
2. Marina
3. Fitness centers (racquetball, exercise, aerobics, etc.)
4. Banks, S & L, Financial institutions
5. Personal service establishments (includes barber and beauty shops)

6. Bowling alleys, billiard halls, movie theaters, skating rinks
7. Restaurants and lounges
8. Convenience stores
9. General and specialty retail stores (with minimal outside storage)
10. Day care, preschool, nursery school
11. Medical offices, but not clinics or hospitals
12. Miniature golf
13. Mini-storage
14. Professional offices
15. Fare carrying vessels
16. Churches/places for public assembly

Subsection 5.C.1.1(c): Public (not including landfills, septic fields, etc.)

1. Utilities
2. Fire and police stations
3. Administrative buildings
4. Streets and roads
5. Parks and recreation areas and facilities

The proposed new Future Land Use Map for Navarre Beach, developed as an integral part of this Master Plan, indicates areas where the above type developments or uses can exist in harmony with identified coastal resources.

Section 5.C.2: Inappropriate Uses

Certain uses have been determined to be incompatible with the protection of important resources and/or the public safety in the Navarre Beach coastal area. These include, but are not limited to, industrial uses such as manufacturing and processing, nursing homes and retirement communities, mobile homes and trailer parks, commercial uses with extensive outside storage, auto sales and repair, lumberyards, hospitals,

veterinarians, mortuaries and funeral homes, nurseries, stables and various other uses which involve chemicals or chemical processes in the routine conduct of the business. Also, golf courses and gambling casinos have been determined to be inappropriate for Navarre Beach, but not necessarily inappropriate for coastal areas.

General industrial uses have been determined to be inconsistent with the intents and purposes of the Master Plan and many such uses could contribute to further environmental degradation. Also, disposal of treated wastewater should be accomplished of f the island and out of the coastal area.