

ORDINANCE BOOK 13 PG 73

ORDINANCE 2011 - 23

**AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
AMENDING THE LAND DEVELOPMENT CODE ORDINANCE 91-24 AS
AMENDED; AMENDING SECTIONS 6.05.23, TOWN CENTER
DISTRICT, AND 6.05.24, HEART OF NAVARRE OVERLAY DISTRICT;
APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP
OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE
ATTACHED MAPS; AMENDING THE ZONING DISTRICT AS
DEPICTED IN THE ATTACHED MAP; PROVIDING FOR
CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA ROSA COUNTY, FLORIDA:**

SECTION 1. The Santa Rosa County Board of County Commissioners hereby finds that the change in land use classifications hereby adopted will promote compact, orderly development and discourage urban sprawl. Article 6 Section 6.05.24 of the Santa Rosa County Ordinance 91-24 as amended to read as follows: (Language added is printed in type which is bold underline type, and language deleted is printed in ~~struck through~~ type.).

**ARTICLE SIX - LAND USE, TYPE, DENSITY, INTENSITY ZONING AND
REGULATORY CONTROLS**

6.05.23 - Town Center District

B. District Regulations

1. TC-1 Town Center Core Zoning District:

b. **Reserved** ~~The first floor of all developments in the TC-1 district shall be uses that generate high levels of pedestrian traffic such as retail or restaurant. Active service uses such as hair salons shall be allowed on the first floor, but no passive office uses shall be permitted. Office uses, retail, and residential loft style uses shall be permitted on the second floor.~~

C. Development Guidelines for TC-1 and TC-2 Districts

1. Architectural Standards

a. ~~Approved Architectural Styles: The following architectural styles are permitted for use in the Town Center District. Renderings of these styles are found in the Navarre Town Center Plan (2004) and are available from the Planning and Zoning Office.~~

- ~~1) Neoclassical- Center entrance with semicircular fanlight over front door; Gable pediment with a deep frieze and 2-story classical columns (Doric); vertical windows with diamond panes; porch balustrades of metal or wood; typically constructed of stucco or wood siding with brick foundation/base.~~
- ~~2) Caribbean Vernacular- Cantilevered 2nd floor porch with wood balustrade and rectangular pillars; large roof overhang; exposed rafters and joists; vertical or Bahamas type shutters; typically constructed of wood siding or stucco.~~
- ~~3) Cracker- The modern term cracker refers to the unpretentious people and architecture found on farms and in rural communities still sprinkled throughout peninsular and panhandle communities of Florida. Cracker style structures are wood frame with wide porches, steeply pitched roofs and log or wood clapboard siding.~~

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- 4) ~~Georgian~~ Center entrance with pilasters and pediment; vertical windows with multiple mullions (6 over 6); louvered shutters; hipped or side gable roofs of medium pitch; classical ornamentation including garlands, swags, dentils and bracketed cornices; typically constructed of brick, stucco or wood siding. This style shall be allowed in the TC-2 district only.
 - 5) ~~French Colonial~~ Stucco-sided homes with expansive two-story porches and narrow wooden pillars tucked under the roofline, double pitched roof with symmetrically placed chimneys. The porch was an important passageway because traditional French Colonial homes did not have interior halls.
 - 6) ~~Bungalow~~ Regular, rectangular floor plan, with the narrow side facing the street, typically one story, gable main roof over gable porch roof, simple ornamentation, exposed structural elements, knee braces, battered porch piers, tapered chimneys.
 - 7) ~~Queen Anne~~ (also known as Victorian) More formal, Victorian style structure, steeply pitched, multi-gabled roof, front facing gable, wrap around porch, paired Doric columns, turned wood balustrades, differing wall textures, towers are typical but not imperative. This style shall be allowed in the TC-2 district only.
 - 8) ~~Masonry Vernacular~~ Two story masonry building with wood framed sheppfronts on first story and balcony above (wrought iron); columns or brackets holding up canopies; decorative brick detailing at roof line.
- b. ~~No metal, vinyl or aluminum siding or exposed cinder block shall be permitted in the Town Center~~
 - e. ~~Fences: Fences should be lower in the front than in the rear of the structure. In addition, the following shall be required:~~
 - 1) ~~No chain link shall be permitted.~~
 - 2) ~~Fence shall be in the same style as the main structure.~~
 - 3) ~~Wrought iron or aluminum "look-alike" may be allowed.~~
 - 4) ~~Hedges may function as fences.~~
 - d. ~~Foundations: both on and off grade shall be allowed, off grade shall be cosmetically concealed.~~
 - e. ~~Columns shall be proportionate to the structure and can be constructed of the same materials as fences.~~
 - f. ~~Porches, balconies, towers, cupolas and widows walks are strongly encouraged when appropriate to the architectural style.~~
 - g. ~~The roof shall be consistent with the architectural:~~
 - 1) ~~No flat roofs shall be permitted without parapet. The parapet shall feature three dimension cornice treatment. Parapet walls shall be designed and constructed in a manner to appear as a solid, three dimensional form rather than a veneer.~~
 - 2) ~~Metal Roofing:~~
 - (a.) ~~5V Crimp or standing seam only shall be permitted.~~
 - (b.) ~~The color of a metal roof shall conform to the color requirements of this section and shall match the architectural style of the building.~~
 - h. ~~Doors: Combination metal and glass storefronts shall not be permitted unless a documented characteristic of the chosen architectural style. Flush doors shall not be allowed.~~
 - i. ~~Windows:~~

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- 1) ~~No full glass front allowed.~~
- 2) ~~No vinyl windows shall be permitted.~~
- 3) ~~Windows shall be consistent with the architectural style.~~
- j. ~~Outbuildings shall be constructed in the same style as the primary structure.~~
- k. ~~Shutters, if used, shall be operable and sized for their opening.~~
- l. ~~Paint Colors shall be consistent with the Architectural Style. The Architectural Review Board shall adopt historic paint palettes from different manufacturers for use in the Town Center District and examples will be available at the Planning and Zoning Office. The manufacturer of the paint shall not be dictated. These shall be the only colors allowed. Applicants may petition the Architectural Review Board for permission to use other colors.~~
- 2. ~~Parking: No dirt or gravel parking shall be allowed. Permeable pavement is allowed and encouraged in the Town Center District.~~
- 3. ~~Mechanical units & utility connections shall be screened and located on the side or in the rear of the structure. Sites and architecture shall be designed to accommodate off main street deliveries, to locate all waste receptacles in the rear and to slow traffic.~~
- 4. ~~Landscaping: All developers/owners/tenants shall be assessed a fee in order to maintain landscaping along the streets and sidewalks of the District.~~
- 5. ~~Building Height:~~
 - a. ~~A building height to street width ratio of 1:2 shall be used to control height of all structures within the District.~~
 - b. ~~A 10% encroachment above the permitted building height shall be allowed for decorative architectural elements.~~
- 6. ~~Building Composition, Mass and Façade:~~
 - a. ~~Building mass should reinforce the definition and importance of the street. The building façades should read as a continuous street wall. Structures shall conform to the build to lines outline in the setbacks section above.~~
 - b. ~~Building mass should be articulated to reflect a human scale both horizontally and vertically. Elements reducing the perceived building mass can include, but are not limited to articulated façades corner elements, inset windows, highlighted entry features and prominent cornices and rooflines. However, building architecture shall conform to the architectural styles described above. In order to reduce the perceived building mass:~~
 - 1) ~~Monotonous building elevations shall be avoided through the use of façade articulation, building angles, eaves, parapets and window and door placement.~~
 - 2) ~~A façade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. Architecturally integrated awnings and canopies may be counted toward façade articulation.~~
 - 3) ~~Building forms shall be articulated as an expression of the building use. As an example, the various uses in a mixed use building should be apparent through the pattern of scale of entries and windows, and through building elements such as arcades, awnings and balconies.~~
 - c. ~~Structures on Esplanade and Prado Streets shall have entries directly accessible and visible from those streets.~~
 - d. ~~Building façades shall have a consistent design on all sides and should animate the street, providing visual interest to passers by.~~

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7. ~~Outdoor display areas shall be directly adjacent to the building, extending no more than four (4) feet. Café seating shall not be considered a display area. In addition:~~
- ~~a. The total maximum height of an outdoor merchandise display shall be 12 feet.~~
 - ~~b. Wares may only be displayed during business hours.~~
 - ~~c. Displays shall not block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways etc.~~
 - ~~d. Displays shall not encroach on permitted parking areas.~~
 - ~~e. Displays shall be permitted on hardscape only (not in landscaped areas).~~
 - ~~f. Displays may have one sign describing the items and price. This sign may be no larger than the display. No lighting of the display shall be permitted.~~
 - ~~g. Displays are not permitted on vacant property.~~
 - ~~h. Displays with itinerant vendor or tent permits are excepted.~~
 - ~~i. The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.~~
8. ~~Lighting~~
- ~~a. Lighting styles on public rights of way shall be uniform to create an overall look.~~
 - ~~b. All site plans for commercial or multi-family developments shall require a review of all exterior lighting, including landscape lighting.~~
 - ~~c. Light Trespass The maximum illumination at five feet inside an adjoining single-family residential parcel from an artificial light source is 0.50 footcandles.~~
 - ~~d. Parking Lot Lighting:~~
 - ~~1) All lighting in parking lots shall be direct lighting (downlighting). Gas lamps are excepted.~~
 - ~~2) All light fixtures shall be full cut off fixtures where the element is recessed in the fixture with a flat lens. Gas lamps are excepted.~~
 - ~~3) Mounting heights of lighting fixtures shall not exceed 20 feet.~~
 - ~~e. Building Lighting:~~
 - ~~1) All lighting attached to a structure shall be direct lighting. Gas lamps are excepted.~~
 - ~~2) All wall pack fixtures shall be full cut off fixtures where the element is recessed in the fixture with a horizontal flat lens.~~
 - ~~f. Lighting of Walkways/Bikeways and Parks: When special lighting is to be provided for walkways, bikeways or parks, the following requirements shall apply:~~
 - ~~1) The walkway, pathway or ground area shall be illuminated to a level of no more than 0.5 footcandles.~~
 - ~~2) The vertical illumination levels at a height of five (5) feet above grade shall be no more than 0.5 footcandles.~~
 - ~~3) Lighting fixtures shall be designed to direct light downward.~~
 - ~~g. Wherever practicable, lighting installations shall include timers, dimmers and/or~~

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~~sensors to reduce overall energy consumption and eliminate unneeded lighting.~~

9. ~~Signage~~

~~Signage shall be consistent with the requirements of Article 8, except as specified below.~~

- ~~a. No on premise (freestanding) signs shall be permitted.~~
- ~~b. No neon, flashing or animated signs allowed.~~
- ~~c. Sign construction shall be compatible with the Architectural Style in terms of both construction materials and design.~~
- ~~d. No temporary or portable signs shall be permitted; menu boards are excepted. These boards should not impede pedestrian or vehicular traffic and should not cause any safety hazard. Menu Boards shall be no more than 32 inches in height and no more than 24 inches wide.~~
- ~~e. No freestanding signs, arcade, facade or freestanding signs, shall be internally illuminated, but backlighting of letters may be allowed.~~
- ~~f. Wall signage shall be limited to 5% of the building frontage, not to exceed 24 square feet. This will not apply to businesses fronting US98.~~
- ~~g. The only electronic message boards allowed in the Town Center shall be Time and Temperature signs.~~
- ~~h. Building owners will be required to take down signs if there is not a business occupying the space~~
- ~~i. No flagging or pennants will be allowed except for civic events and grand openings. Grand openings shall be limited to 30 days.~~
- ~~j. No billboards shall be permitted in the Town Center~~

10. ~~Streetscapes in the Town Center District shall be designed as follows:~~

- ~~a. Two 11 foot lanes with a minimum of 10 foot wide parallel parking and a center median if applicable.~~
- ~~b. Twelve foot wide landscape strips between parallel parking and the sidewalk.~~
- ~~c. Café seating will be allowed.~~
- ~~d. Sidewalks will be 18 foot wide on Prado & Esplanade and 12 foot wide on all other streets.~~
- ~~e. Administrative variances will be allowed for courtyards and additional seating if:

 - ~~1) The linear street frontage of the setback request, in aggregate with other requests and existing setback areas, does not exceed 33% of the total street frontage on the block,~~
 - ~~2) There exist no impedances that would restrict free flow of pedestrian traffic between the café seating and the edge of pavement or landscape strip, and~~
 - ~~3) There exist no other hazards to public safety.~~~~
- ~~f. Crosswalks will be accented in pavers and paver accents shall be in appropriate sections of the sidewalk.~~
- ~~g. Benches should not be constructed of material that will rust, but of more indigenous materials such as cedar or cypress; their construction should be consistent with the chosen architectural styles and should contain no advertising.~~

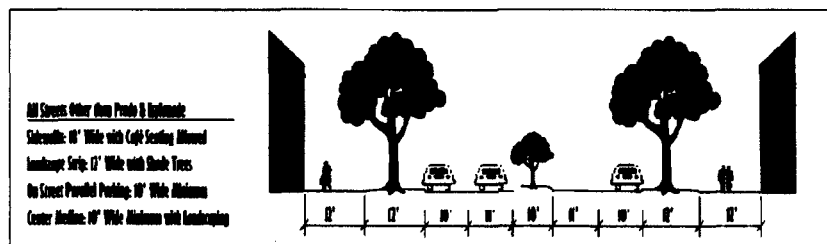
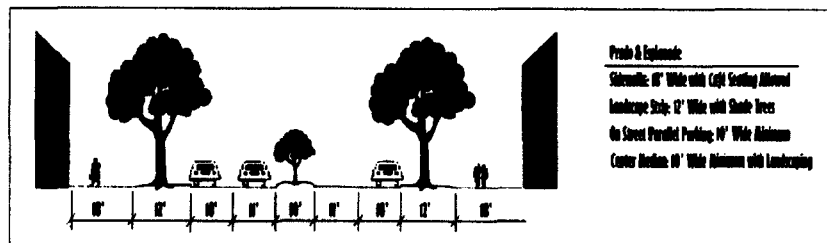
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~~h. Alleyways should be narrower with no pedestrian amenities.~~

~~i. A consistent design element shall be incorporated in the streetscape design (in benches, pavers, planter boxes, street signs etc...). This element should reflect the nautical heritage of the area, but not be "beachy."~~

A depiction of the streetscape requirements appears on the below:

Navarre Town Center Plan Streetscape Requirements in the Town Center District



Purpose of Streetscape Standards:

- Maintain Clear Street Edge
- Enhance the Street as an inviting place for pedestrians (windows, display cases, wall art, landscaping, required retail on first floor)
- Relate the Street to traditional buildings in the corridor
- Provide a sense of scale.

~~D. Any new development or redevelopment of existing sites within the TC-1 or TC-2 District shall be presented to the Navarre Architectural Review Board for review and approval prior to the issuance of any County Development Orders or Building Permits. The Architectural Review Board shall ensure adherence to the architectural and site design standards of this section.~~

6.05.24 - Heart of Navarre Overlay District

B. Land uses shall be restricted. Permitted and conditional uses are determined by the underlying zoning district, except that the following uses shall not only be permitted as conditional uses within the Heart of Navarre District.

1. Industrial uses
2. Storage uses
3. Auto sales
4. Major Auto Service
5. Pawn shops
6. Marine sales

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~~Marine sales and repair shall be permitted by conditional use only. Minor Auto Service shall be permitted on SR 87 north of the intersection with James Harvell Road by conditional use only.~~

C. Development Guidelines for the Heart of Navarre Overlay District

2. Performance Standards

- d. ~~Reserved Columns, Porches & Railings, Balconies shall be consistent with the architectural style and proportional to the overall structure.~~
- e. Towers, Cupolas & Widows Walks shall be consistent with the architectural style and may encroach up to 10% above the height limit of habitable space.

SECTION 2. The zoning district categories for Attachment A & B is amended as follows:

Attachment A - ID# Attachment A-1 - Rezone from Town Center Outer Zoning District (TC-2) to Single Family Residential District (R1).

Attachment B - ID# Attachment B-1 - Rezone from Town Center Outer Zoning District (TC-2) to Medium Density Mixed Residential District (R2M).

SECTION 3. CODIFICATION. The provisions of this ordinance shall become and be made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION 4. EFFECTIVE DATE. A copy of this Ordinance shall be filed in the office of the Secretary of State within ten (10) days of enactment. The rezoning amendment and future land use amendment for Attachments A shall be effective thirty one (31) days after adoption of this ordinance by the Board of County Commissioners, unless the amendment is challenged pursuant to Section 163.3187, Florida Statutes. If challenged, the effective date shall be the date a Final Order is issued by the Department of Community Affairs or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

PASSED AND ADOPTED by a vote of 4 yeas and 0 nays and 1 absent of the Board of County Commissioners of Santa Rosa County, Florida, on the 22nd day of September, 2011.

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: _____

Chairman

ATTEST:

Mary Johnson
Clerk of Court

I, Mary Johnson, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and a copy deposited in the Postal Department of the United States of America for delivery by registered mail to the Secretary of the State of Florida, on this 11th day of October, 2011.

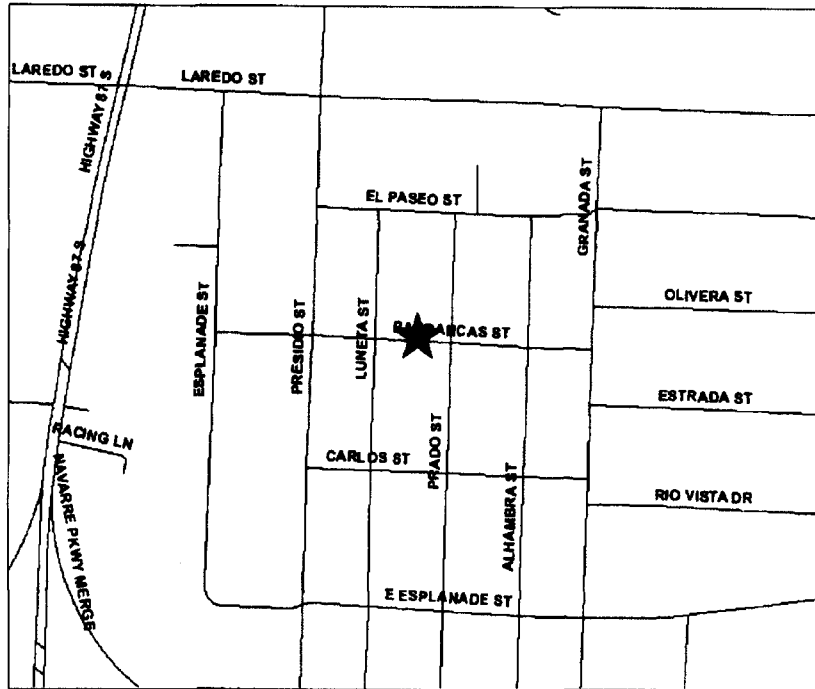
Mary Johnson
Clerk of Court

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Rezoning Case Number: Navarre Town Center

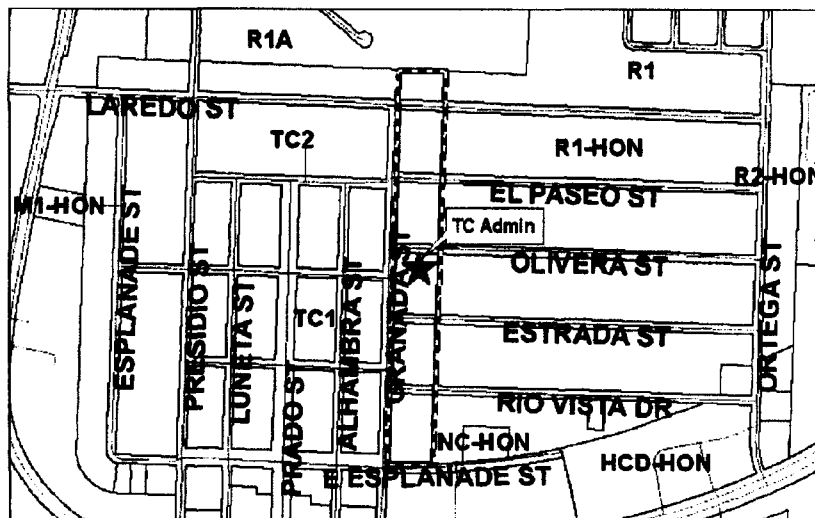
Rezoning Designation Amended: TC-2, Town Center Outer Zoning District to R1, Single Family Residential

1. General Location:



Parcel Numbers: See Attachment A-1

Parcel
Location:



ATTACHMENT A

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TC-2 Revert to R1 Parcel List

212S262740002000160
212S262740002000170
212S262740002000180
212S262740002000190
212S262740002000200
212S262740002000210
212S262740003000210
212S262740003000220
212S262740003000230
212S262740003000240
212S262740003000250
212S262740003000260
212S262740004000200
212S262740004000210
212S262740004000220
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212S262740005000230
212S262740005000240
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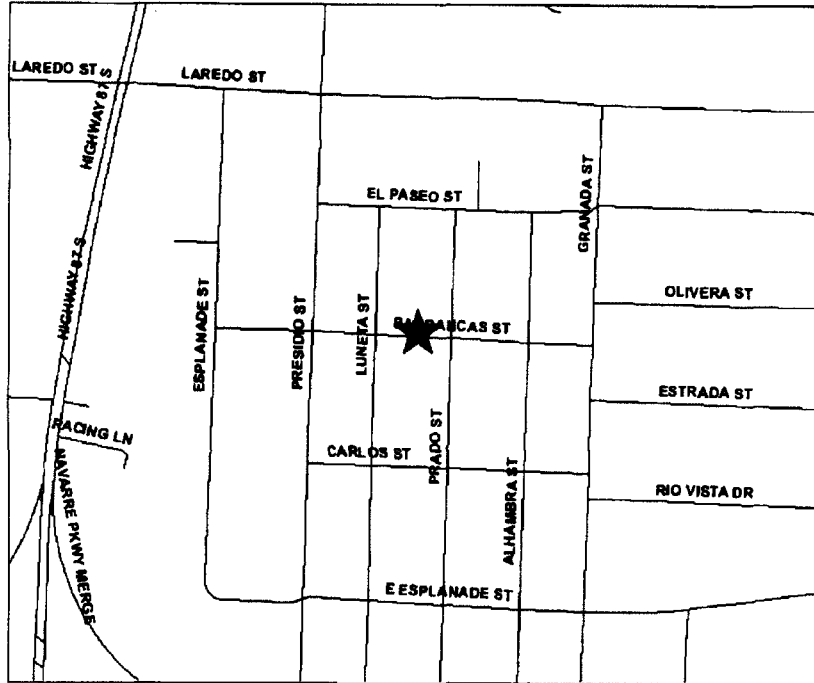
ATTACHMENT A-1

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Rezoning Case Number: Navarre Town Center

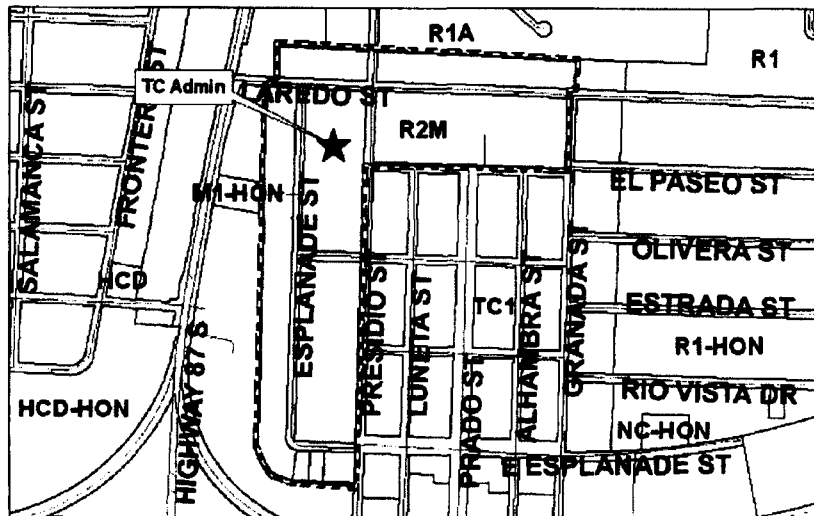
Rezoning Designation Amended: TC-2, Town Center Outer Zoning District to R2M, Medium Density Mixed Residential Subdivision District

1. General Location:



Parcel Numbers: See Attachment B-1

Parcel
Location:



ATTACHMENT B

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TC-2 Revert to R2M Parcel List

212S262740008000240	212S262740010000060	212S262740012000010
212S262740008000270	212S262740010000070	212S262740012000020
212S262740008000270	212S262740010000080	212S262740012000030
212S262740008000271	212S262740010000090	212S262740012000040
212S262740008000280	212S262740010000100	212S262740012000050
212S262740008000290	212S262740010000101	212S262740012000070
212S262740008000300	212S262740010000102	212S262740012000090
212S262740008000310	212S262740010000110	212S262740012000100
212S262740008000320	212S262740010000111	212S262740012000101
212S262740008000330	212S262740010000112	212S262740012000110
212S262740008000340	212S262740010000113	212S262740012000111
212S262740008000350	212S262740010000120	212S262740012000120
212S262740008000361	212S262740010000121	212S262740012000121
212S262740008000371	212S262740010000122	212S262740012000130
212S262740008000380	212S262740010000130	212S262740012000131
212S262740008000381	212S262740010000140	212S262740012000140
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212S262740010000040	212S262740011000230	
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ATTACHMENT B-1