

**PROPOSED AMENDMENT TO**  
**LAND DEVELOPMENT CODE SECTION 12.01.02**  
**CLARIFYING THE COMPOSITION OF SHORELINE**  
**VEGETATIVE BUFFERS**

Prepared for the  
September 13, 2012 meeting of the Zoning Board

**RECOMMENDATION:**

That the board consider amendments to the Land Development Code to clarify the composition of shoreline vegetative buffers. The proposed changes are shown in ~~strickethrough~~ and double underline format below.

**BACKGROUND:**

The current Land Development Code requires a 10' vegetative buffer between development activities and the shoreline protection zone. This amendment clarifies that such buffer may be composed of sod or native species of trees, shrubs, or groundcover.

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**ARTICLE TWELVE**

**12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone**

- A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.
- B. Total impervious surface, including but not limited to buildings, houses, parking lots, garages, accessory buildings, driveways, pools and walkways is limited to 75 percent of the land area of the entire site.
- C. The development shall leave a minimum of 25 percent of the site as trees, shrubs, or other natural vegetation, or replace existing trees at a minimum ratio of 2:1.
- D. Point source and non-point source discharges are prohibited, except for stormwater, which may be discharged only if it meets the following minimum standards:
1. Stormwater discharges shall provide off-line retention or off-line detention with filtration of the first one inch of run-off.
- E. Siltation and erosion control measures shall be applied to stabilize sands and other un-vegetated areas during and after development. Sediment settling ponds shall be installed for stormwater runoff prior to the creation of any impervious surfaces. For lots or parcels that are cleared, silt screens shall be placed between the development site and the water body to prevent erosion and siltation. If red clay or clay-sand mixtures are used as allowed in section "K" below, silt screens must be supplemented with hay bales.
- F. Any channels constructed shall be of a minimum depth and width capable of achieving the intended purposes. Sides of channels shall reflect an equilibrium shape to prevent slumping and erosion and to allow re-vegetation.
- G. Any dredging shall be conducted at times of minimum biological activity to avoid fish migration and spawning, and other cycles and activities of wildlife.

H. Any spoil that results from dredging shall be disposed of at upland sites and stabilized within thirty (30) days, unless the spoil is causing turbidity or other problems, in which case the developer must stabilize the spoil immediately.

I. If dredging changes the littoral drift processes and causes adjacent shores to erode, the developer shall periodically replenish these shores with the appropriate quantity and quality of aggregate (sand).

J. If no natural vegetation exists, strips of buffer vegetation shall be planted between development activities and the Shoreline Protection Zone. Such buffer may be composed of sod or native species of trees, shrubs, or groundcover. Buffers shall be a minimum of ten (10) feet wide and shall be composed of native species.

K. Red clay and other discoloring materials are prohibited on Navarre Beach, consistent with section 12.05.00. The use of red clay or clay-sand mixtures is limited to foundations and driveways for parcels within and adjacent to Zone 2. Red clay or clay-sand mixtures used for driveway construction must be capped within seven (7) days. Red clay or clay-sand mixtures used for foundation construction must be capped within 45 days. White sand, oyster shell, limestone and white dolomite are among materials approved for fill or masonry mixes for new development or redevelopment projects on Navarre Beach.

Text Amendment  
Composition of Shoreline Vegetative Buffers

Citizen Comments  
Received Prior to the Zoning Board Meeting

## Kelly Hobbs

**From:** Jack Bonney [jack.bonney@att.net]  
**Sent:** Thursday, September 13, 2012 1:40 PM  
**To:** Beckie Cato  
**Cc:** Kelly Hobbs; Leslie Statler  
**Subject:** Re: Zoning Board for 09/13/2012

Beckie,

I have two comments regarding the changes you are proposing for the shoreline protection buffer zone.

1. Sometimes the property is cleared and the buffer has not been planted or if planted it is not yet growing to be effective. I would ask that during the time period of no buffer, or a immature buffer, that hay bales be in place along the 10 foot line to serve as a runoff protection.

2. Ground cover is a very general term. Does that include, for instance, seeding with Pensacola Bahia? That is a popular choice for folks on the water. Its deep roots help prevent erosion. The problem is the time frame it takes to germinate and grow--hence, item 1 above.

Thank you,

Jack Bonney

----- Original Message -----

**From:** Kelly Hobbs

**To:** Amanda Pierce ; Angie Jones ; Barry Southers ; Beckie Cato ; Board of County Commissioners ; Bob Asmus ; Brandy Kea ; Brian Watkins ; Property Appraiser - Bubba Drinkard ; Fire Department - Midway ; David Forte ; Etta Lawlor ; Hunter Walker ; Jack Bonney ; Jeff Fanto ; Jerald Ward ; Joey Harrell ; Joni Maddrey ; Kathy Jordan ; LaVerne Frye ; Merry Beth Andrews ; Michelle Parker ; City of Milton - Randy Jorgenson ; Randy Roy @ Whiting Field ; Reba Heath ; Shawn Ward ; Sheila Taylor ; Tony Gomillion ; ZB-Lonnie Hawkins ; ZB-Paul Carnley ; Rob Williamson ; ZB-Bill DuBois ; ZB-William Merrill ; ZB-Alan Isaacson ; ZB-Bill Seelmann ; ZB-Carol Boston ; ZB-David Powell ; ZB-Jim Waite

**Sent:** Wednesday, September 12, 2012 4:09 PM

**Subject:** Zoning Board for 09/13/2012

Good afternoon,

I have attached the agenda for tomorrow night's Zoning Board meeting. If you have any questions, please call or email me.

*Kelly*

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