

PROPOSED AMENDMENT TO

LAND DEVELOPMENT CODE SECTIONS 6.07.00 AND
6.07.09

ADDING THE NAVARRE BEACH HOTEL DISTRICT TO
THE LIST OF ZONING DISTRICTS PERMITTED ON
NAVARRE BEACH

Prepared for the
February 14, 2013 meeting of the Zoning Board

RECOMMENDATION:

That the board consider an amendment to the Land Development Code to add the Navarre Beach Hotel District back into the list of permitted zoning districts on Navarre Beach.

BACKGROUND:

In 2004 the Land Development Code was amended to remove the Navarre Beach Hotel District. At their January 24, 2013 meeting the Board of County Commissioners directed staff to revisit the Navarre Beach Hotel District and begin the process of adding it back into the Land Development Code. That zoning district is shown below in double underline format.

The Hotel District references several other code sections. Those sections are included as attachments for reference.

6.07.00 DISTRICTS AND BOUNDARIES - NAVARRE BEACH: In order to regulate and limit the height and size of buildings, to regulate and determine the areas of open space within and surrounding buildings; to classify, regulate and restrict the location of trades and commerce; and the location of buildings designed for specified commercial, business, residential and other uses. Navarre Beach shall be divided into nine respective districts. The districts are:

NB-SF	One dwelling unit per platted lot
NB-MHD	Zero to four dwelling units per platted lot
NB-MD	Medium density residential - 0-10 DU/acre
NB-HD	High density residential - 0-30 DU/acre
NB-C	Commercial
NB-PMUD	Hotel/motel, residential, commercial – 0-30 DU/acre
NB-CON/REC	Parks, public access, and wetlands
NB-U	Utilities
<u>NB-H</u>	<u>Hotel/motel, ancillary commercial and recreational uses</u>

A Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 170 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico. The Commercial Core shall include those parcels within the Navarre Beach Commercial zoning district located east of the easterly right-of-way of Navarre Beach Causeway and fronting on Santa Rosa Sound.

6.07.09 NB – Hotel. Intent and Purpose of District: This district is composed of lands and structures used primarily for hotel development with ancillary commercial and recreational uses.

A. Uses Permitted

1. Hotels and motels.

2. Commercial and recreational uses ancillary to the primary hotel or motel use.

3. Marinas ancillary to the primary hotel or motel use.

B. Off-street Parking Requirements – See Section 6.08.06

C. Traffic Requirements – See Commercial District.

D. Screening Adjacent to Residential Districts – See Commercial District

E. Density, Site and Building Requirements

1. Yard Requirements – See Commercial District.

2. Building Height Line

a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.

b. Outside Commercial Core Area: No building shall exceed twelve (12) habitable stories plus one (1) additional story for parking.

F. Signs. See Article 8, Section 8.14.00.

Attachments

LDC Section 6.08.06, Parking

LDC Section 6.07.05, Navarre Beach Commercial District.

LDC Article 8, Section 8.14.00, Signs

LDC Section 6.08.06

6.08.06 Parking: Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association’s “Off-Street Parking Requirements” may be used.

A. Residential Districts:

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| NB-SF | 2 spaces per dwelling unit |
| NB-MHD- | 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over |
| NB-MD- | 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over |
| NB-HD- | 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over |
| NB-C- | 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over |
| NB-PMUD- | 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms
2.5 spaces per unit for three bedrooms and over |
- B. Office Buildings: One space for each 200 square feet of gross floor area in the building.
- C. Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.
- D. Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.
- E. Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.
- F. Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.
- G. Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

- H. Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.
- I. Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

6.08.06 High Density and Commercial Construction Projects. All commercial, hotel, and high-density residential construction projects shall make provisions for adequate onsite or offsite parking for all construction related and construction worker vehicles. Such parking may not be on a public right-of way. This requirement shall apply to all future projects and all projects in existence as of the date of adoption of this section.

LDC Section 6.07.05, Navarre Beach Commercial District.

6.07.05 NB - Commercial District (C). Intent and Purpose of District: This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

A. Uses Permitted

Any use permitted in the preceding district.

Any retail business, provided that the products are displayed and sold on the premises.

Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.

Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.

Indoor theaters.

Commercial piers and marinas.

Hotels and motels.

B. Special Exceptions

Any special exception allowed in the preceding districts.

C. Off-street Parking and Loading Regulations - See Section 6.08.06.

D. Traffic Requirements. No entrances or exits shall direct traffic into adjacent residential districts.

E. Screening Adjacent to Residential Districts: Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.

F. Landscaped Open Space: All commercial and/or multifamily residential (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, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

G. Density, Site and Building Requirements: Density, residential site and building requirements shall be the same as for the HD district, except the allowable residential density outside of the Commercial Core Area shall be 18 dwelling units per residentially developed acre. Residential uses within this district shall be allowed when part of a predominantly commercial development (a minimum of 50% land area devoted for commercial activities) or a multi-story structure with residential units above the first floor.

Yard Requirements. Rear Yard - 25 feet; Side Yard - 10% of lot; Front Yard - 25 feet. Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures.

Building Height Line

Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.

Outside Commercial Core Area: No building shall exceed four (4) habitable stories plus one (1) additional story for parking.

Impervious Cover. 80% of lot area.

Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

H. Signs - See Article 8/Section 8.14.00.

LDC Article 8, Section 8.14.00, Signs – Navarre Beach

8.14.00 SIGNS - NAVARRE BEACH: All signs constructed on Navarre Beach shall, in addition to other requirements in this article shall conform to the requirements herein below:

A. All signs shall be constructed to withstand sustained winds of 110 miles per hour. Signs which do not remain intact in severe winds become projectiles causing severe damage to adjacent property.

B. No sign shall be constructed which will be a possible safety hazard. Some ways which a sign may be a hazard are as follows:

Danger of collapse;

Obstruction of fire fighting or police activities;

Creation of conditions which distract or confuse motorists or pedestrians.

C. The maximum allowable sign face shall be fifty (50) square feet. If both sides are used this allows for one hundred (100) square feet of area to carry the message.

D. Each place of business is entitled to one (1) sign notifying the public of the names and nature of the business. This sign must be located on the property which that business occupies. In the case of a property containing several businesses, a proliferation of signs will not be allowed.

E. Earth tones shall be emphasized with primary colors being minimized and used only for accent. No gaudy colors will be allowed.

F. Signs shall be removed when a business no longer is located on those premises.

G. Signs shall be kept clean and in good repair.

H. No free standing sign shall be higher than twenty (20) feet above adjacent ground elevation. Attached signs shall not extend above the roof line.

I. Landscaping around signs is encouraged.

8.14.01 Prohibited Signs: The following signs are prohibited either because they violate safety precautions or because by their un-attractiveness they reduce the overall value of Navarre Beach. Signs which will not be allowed are as follows:

A. Any sign which by coloring, wording, location, or shape resembles or conflicts with a traffic control sign or device.

B. Any sign or light which glares, flashes, moves, rotates, blinks, or reflects.

- C. Any sign which creates a safety hazard by obstructing clear view by pedestrians or vehicular traffic.
- D. Billboards.
- E. Signs in right-of-way.
- F. Flagging, pennants, or banners, except as expressly approved for authorized, short-term civic events.
- G. Portable signs, either free-standing A-frame or trailer mounted.
- H. Bare bulb illumination.
- I. Attention-getting devices, such as searchlights, propellers, spinners, streamers, balloons, or audio devices.
- J. Any sign posted, painted, or otherwise affixed to any rock, fence, tree or utility pole.
- K. Non-accessory signs attached to any craft or structure in or on a water body designed or used for the primary purpose of displaying advertisements. Provided, however, that this section shall not apply to any craft or structure which displays advertisement or business notice of its owner, so long as such craft or structure is engaged in the usual business or regular work of the owner, and not used merely, mainly or primarily to display advertisement.

8.14.02 The following signs are exempt from the permitting requirements as set forth herein:

- A. Contractor's Signs - Each contractor is allowed a sign no larger than eight (8) square feet, which he may post on the construction site for advertising purpose. In the case of several contractors on a project, a proliferation of signs will not be allowed. Contractor's signs are allowed only on the site of construction and only during the period of actual construction.
- B. Real Estate Signs - Signs on offered property shall not exceed eight (8) square feet per face for residential property and sixteen (16) square feet per face for commercial property. Real estate signs shall be located only on the property offered. Only one (1) real estate sign per piece of property is permissible.
- C. Signs Within a Building - Such as in display windows or in completely enclosed portions of a building.
- D. Information Signs

Signs not exceeding two (2) square feet which contain only noncommercial messages

including designation of restrooms, telephone locations, restrictions on smoking, door openings, and private traffic control and parking signs.

Permanent signs on vending machines, gas pumps, or ice containers indicating only the contents of the device.

One sign per parking lot not to exceed three (3) square feet per sign face and six (6) feet in height identifying the business and providing driving and parking information.

E. Public Signs - Signs required or authorized for public purposes by any law, statute or ordinance.