

# Land Development Code (LDC) Amendments

Ord #	Adoption Date	Brief Description	Section Number
1993-04	2/11/1993	Provision of definitions; regulating conditional uses, driveway connections, setbacks, provision of sanitary sewer systems in new subdivisions, gravel, earth and dirt material excavations, fence heights, and off-premise directional signs.	2.04.00 B. 2.10.03 B. 3.00.01 4.03.02 4. 4.03.03 G. 4.03.05 4.03.07 D.1.b. 4.03.10 Q. 4.03.13 B.C.D.H. 4.04.01 A.B. 4.04.02 4.04.03 C.6. 4.04.06 T. 4.04.07 4. 4.04.09 B. 6.02.00 6.03.05 (B.)7. 6.05.01 A. 6.05.02 C.F. 6.05.03 C. 6.05.04 I. 6.05.06 I. 6.05.08 I.K. 6.05.12 (D)(1)(e) 6.05.16 B.2.1. 6.05.18 E.3.a.b. 6.07.01 D.1. 6.08.05 6.09.02 U.V. 7.02.02 7.02.02 C.4. 7.02.02 J.L.O.Q. 7.02.05 D. 8.07.02 B.(6)F. 12.02.00 12.04.00 B. 12.04.01 A.B.7. 12.04.02 A.

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1993-22	11/22/1993	Deleting reference to the Navarre Beach Administrative Board, accessory buildings on parcels separated from a principle parcel by a right-of-way, wholesale bakeries in historic districts, prohibiting the combination of mobile homes unless designed for said purpose, amending regulations relating to subdivision construction, and repealing Ordinance 83-03.	2.03.00 2.05.00 2.05.01 2.05.01 C.2.3. 2.05.02 4.03.07 B.1.3. 4.03.07 E.5.b.c.(1)c. 4.03.07 8.9.a.(1) 4.06.01 5.00.01 6.04.13 6.05.04 C.1. 6.05.06 G.I. 6.05.08 I.K. 6.05.18 C.1.b. 6.05.18 C.3.a.(3) 6.08.02 6.08.05 6.09.02 W.1.(a)(b) 8.14.00
1994-12	6/7/1994	Providing for sewer infrastructure in subdivisions, providing for retail and wholesale bakeries in commercial districts, and requiring itinerant vendors to comply with LDC.	4.03.07 D.1.b. 6.05.13 B.2.n. 6.05.13 N. 12.05.04

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1995-25	9/14/1995	Setbacks, road construction standards, finished floor elevation, lot width, home occupations, storage of recreational vehicles, construction in canals, tent erection, prohibiting the storage of abandoned vehicles, building height, side yards, recreational vehicles, outside storage of materials and merchandise, recreational activities, enforcement, fences, and signs.	2.10.03 B. 2.10.04 B. 2.10.06(B)4.C. 3.00.00 4.03.07(B)3.I. 4.03.13E.-K. 4.04.03(C)3. 4.04.03(F)3. 6.00.02 D. 6.03.04 B.3.C.2.3. 6.03.05 B.(7.)9.10.F. 6.04.06 A.-C. 6.04.14 6.05.02 D.G.H. 6.05.03 C.1.D.G.H. 6.05.04 G.I. 6.05.05 C.1.G.-K. 6.05.06 E.G.H.J. 6.05.07 C.1.G.-K. 6.05.08 G.H.I.K. 6.05.09 G.-K. 6.06.10 G.-K. 6.05.13 B.2.4. 6.05.13 C.F.H.L.1. 6.05.14 H. 6.05.15 H. 6.05.16 B.3.d.F.-I. 6.06.17 B.3.h.F.-I. 6.08.05 6.08.11 6.08.12 6.09.02 J.V.X.Y. 7.01.02 A.-G. 7.02.05 A.C.D. 8.06.05 B. 8.08.00 F.

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1996-30	10/24/1996	Providing provisions relating to subdivision design; requiring adequate upland building area; providing for increased standards for stormwater design; providing for fifty foot setback for gulf lots; providing for pile elevations; regulating structure height, side, front, and rear yard standards; regulating commercial antennas; providing for conditional uses; and prohibiting non-accessory floating signs.	2.06.01 2.10.02 2.10.03 B.6.E. 3.00.01 4.03.03 J.4.a.-d.5.a.b. 4.03.05 4.03.06 D.1.b.F.-M. 4.03.07 C.E.G. 4.03.10 U.1.-5. 4.03.13 J.6. 4.04.03 B.F.H. 4.04.09 C.D. 5.05.02 B.3. 5.07.01 E. 6.03.05 F.5.e. 6.04.15 6.05.02 A.-C.G.H.O. 6.05.03 A.-C.G.H.O. 6.05.04 A.-C.F.G. 6.05.05 A.C.G.H. 6.05.06 A.C.G.H. 6.05.07 A.C.G.H. 6.05.08 A.C.G.H.L. 6.05.09 A.C.G.H.L. 6.05.10 A.C.G.H.L. 6.05.11 C.D.E.F. 6.05.12 C.D.E.F. 6.05.13 B.C.H.J. 6.05.14 C.G.H. 6.05.15 D.-M. 6.05.16 3.d.F.-K. 6.05.17 F.-K 6.07.01 D.3. 6.07.02 D.3. 6.07.03 D.3. 6.08.05 6.09.02 A.B.F.-J.Z.AA.-DD. 7.02.02 A.-R. 8.14.00 A. 8.14.01 K. 10.03.02 E.8. 12.01.00 C.2. 12.01.02 A.C. 12.04.01 3.a. 12.04.02 A. 12.04.08

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1998-06	5/14/1998	Regulating telecommunication towers; providing increased notice requirements for variances, conditional uses, and special exceptions for structures greater than 35 feet in height; providing regulations relating to concurrency determination; regulating construction in canals; providing for scenic zones where off premise signs are prohibited; and regulating setbacks.	2.04.03 2.08.00 C. 5.02.00 A.1.-3.C. 5.06.05 6.03.05(F)(5)(b) 6.07.01 D.3. 6.07.02 D.3. 7.02.10 A.-L. 8.07.01 J.1.-4.
1998-12	8/31/1998	Construction project parking on Navarre Beach for high density and commercial developments.	6.08.06 1

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1998-17	10/22/1998	Variance procedures; defining group homes and special residential facilities; amending site plan regulations; providing for building height restrictions on Navarre Beach; clarifying setback regulations for lawful non-conforming gravel, dirt or earth material excavation pits; amending landscaping requirements; amending fencing and buffering requirements; amending setback regulations for on premise and off premise signs; providing for the limited subdivision of parent parcels without platting; providing for separate penalties for each ¼ acre of land cleared without a permit; reducing allowed residential densities in highway commercial districts; and providing other miscellaneous amendments.	2.04.00 A.B. 2.04.02 A.B.D. 2.05.01 I(5)5.6. 2.09.00 C. 2.10.00 3.00.01 4.03.03 E.1.3. 4.03.06 D.M.1.-3. 4.03.07 D.1.2. 4.03.10 E. 4.04.03 C.3.-6.F.H. 4.04.06 6.03.02 I.J. 6.03.05 F.6.a. 6.03.11 A.B. 6.04.17 6.05.01 F.1. 6.05.02 C.G. 6.05.03 C. 6.05.04 B.C.F. 6.05.05 B.C.G. 6.05.06 B.C.G. 6.05.07 B.C.G. 6.05.08 B.C.I. 6.05.09 B.C.I. 6.05.10 B.C.I. 6.05.13 B.2.m.q.C. 6.05.14 C. 6.05.16 C.1.D.-L. 6.05.17 C.1.D.-L. 6.07.00 6.07.03 D.5.a.b. 6.07.04 D.5.a.b. 6.07.05 F.2.a.b. 6.08.06 6.08.13 A.-D. 6.09.02 F.G.J.L.2.Q.2.U.1.6. EE.1.FF. 7.02.02 2.B.D.L.M. 7.02.03 7.02.05 8.06.01 C. 8.06.02 C. 8.06.03 D. 8.06.04 C. 8.07.01 D.1.2. 8.10.01 9.07.00 11.01.00

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
1999-11	6/10/1999	Accessory buildings; access management; construction of subdivision improvements according to FDOT design standards; requirements for subdivisions located on Garcon Point to utilize sanitary sewer; subdivision plat requirements; fencing requirements; landscaping requirements; establishment of access management regulations for parcels fronting access management corridors; utilization of the Institute of Transportation Engineers trip generation manual; establishing conditions for issuance of land clearing permits; and enlarging scenic corridor area prohibiting billboards.	2.04.00 A.6. 2.10.05 A.-D. 4.03.01 4.03.03 B.1b.1c.C.2.J.(5) 4.03.06 E.2. 4.03.07 D.1.b.1.b.2. 4.03.09 F. 4.03.10 A. 4.03.11 A.-D. 4.03.13 B.J.L. 4.04.03 D.1.-13. 4.04.03 E.I.2. 5.06.02 6.04.17 A.-D. 6.04.18 6.05.04 C. 6.05.13 B.C. 6.05.16 Q.2. 6.05.17 Q.2. 6.09.00 G.DD. 7.02.02 M.R.1.a.-d. 8.07.01 (J)(2)(3)
1999-25	12/8/1999	Providing qualitative methods for transportation concurrency utilizing the FDOT transportation systems planning office level of service handbook, providing for areas of transportation impact to be analyzed, and establishing new trip percentages for development.	5.06.01 5.06.02 5.06.03 A.B. 5.06.04 A.-C.1.-3. 5.06.05 3.00.01
2000-05	4/13/2000	Prohibiting family homestead and parent parcel subdivisions not meeting the minimum road frontage requirement in residential zoning districts unless by special exception; amendment to conditional use provisions and creating consistency with comprehensive plan public school siting provisions; and requiring handicap parking stalls/spaces to be consistent with the current Americans With Disabilities design standards.	2.04.00 B.6.a.-g. 6.02.01 A.-C. 6.04.11 6.05.02 G.1.a.-f.2.a.-f. 6.05.03 G.1.a.-f.2.a.-f. 6.09.01 C. 6.09.02 D.1.4. 7.02.03 E.1.

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
2000-17	8/24/2000	Amendment of Board of Adjustment procedures requiring applications to be filed at least 30 days prior to the next regularly scheduled meeting; amendment to swimming pool and swimming pool enclosure setbacks, creating consistency with the Building Code and deleting reference to non-existing section; amendment to concurrency management levels of service; amendment to include a Neighborhood Commercial zoning district providing for a less intensive zoning district; and amendment allowing commercial outdoor amusement activities in Highway Commercial, Restricted Industrial, General Industrial, Marina, and Marina and Yacht Club zoning districts as conditional uses only and providing criteria.	2.04.01 2.04.03 2.10.05 B.3.4. 5.07.01 6.00.02 6.01.00 6.05.12 A.-N. 6.05.13 6.05.14 6.05.15 6.05.16 6.05.17 6.09.02 F.J.L.S.V.EE.1.-6. 8.03.00 8.06.01 A.1.B.6. 8.06.03 A.C. 8.07.01
2001-01	1/11/2001	Amending Section 7.02.04, exterior lighting, and repealing Section 7.01.00, Performance Standards Specified.	7.01.00 7.02.04 A.B. (Note: this section is currently located at 7.01.08)
2001-16	8/23/2001	Increasing minimum floor elevation of the lowest horizontal supporting member from 9 feet to 12 feet NGVD in all areas on Navarre Beach not designated by FEMA as V-Zones.	12.04.02 A.

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2002-03	1/18/2002	Amending Articles 3, 7, and 10; adding definitions; modifying landscaping and buffer standards; amending floodplain management regulations; and modifying floodplain management regulations relating to mobile homes and recreational vehicles.	3.00.00 7.01.02 C.4.b.5.6.D.1.2.E.1.2.F.-M.1.-7.N. 7.01.03 1.2. (Note: this section is currently located at 7.01.02) 7.01.04 2. (Note: this section is currently located at 7.01.03) 7.01.05 A.-I. (Note: this section is currently located at 7.01.04) 7.01.05 B.1.3.C.-E. 7.01.07 A.1.-4. (Note: this section is currently located at 7.01.06) 7.01.08 A.B. (Note: this section is currently located at 7.01.07) 7.01.09 (Note: this section is currently located at 7.01.08) 7.01.10 (Note: this section is currently located at 7.01.09) 7.01.11 (Note: this section is currently located at 7.01.10) 7.01.12 (Note: this section is currently located at 7.01.11) 7.01.13 (Note: this section is currently located at 7.01.12) 7.01.14 (Note: this section is currently located at 7.01.13) 7.01.15 (Note: this section is currently located at 7.01.14) 10.03.01 B.E.
2002-22	9/26/2002	Amending Article 11, Airport Environs; providing for construction of single family homes on nonconforming lots; providing review to minimize airport hazards; providing for severability and an effective date.	11.07.03
2003-02	1/27/2003	Providing restrictions on the keeping of livestock in recorded subdivisions located in residential districts.	6.04.19
2003-06	4/7/2003	Providing for approval by the Board of Adjustment of variances for road frontage.	2.04.00 A.1.2.
2003-10	5/20/2003	Providing for land area calculation for determining density involving parcels crossed by prescriptive roads.	6.04.18

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2003-13	5/22/2003	Providing for special exceptions for the dividing of parcels in Highway Commercial Development district and amending regulations for canal front construction.	2.04.00 B.7.a.-f. 6.03.05 F.5.b.
2003-21	7/31/2003	Create an Estate Residential zoning district, allow the location of billboards on lots with less than the required road frontage, tree protection, provide for approvals of off premise signs, and allow the replacement of an existing mobile home in any residential zoning district with an upgraded mobile home.	6.05.20 A.-N. 7.01.06 1.-3. A.-E. 8.10.05 9.01.00 E. 9.02.00 G.
2003-26	10/23/2003	Providing for dividing of a parent parcel in RR-1, R-1, R-1M and R-1A zoning districts and regulating banner signs.	2.04.00 C.8.(a)-(g) 6.05.04 F. 6.05.05 G. 6.05.06 G. 6.05.07 G. 8.08.00 E.
2003-28	12/8/2003	Adding as a Special Exception the temporary use of a mobile home as a guest residence due to medical hardship in certain zoning districts; modifying regulations for accessory buildings or structures; amending regulations for M-1, M-2; creating M-3 Commerce and Technology Park District; and creating PID Planned Industrial Development District.	2.04.00 C.8.A.-N. 2.10.05 A.-D. 6.00.03 6.01.00 6.03.04 B.-E. 6.05.11 6.05.12 6.05.13 6.05.14 6.05.15 6.05.16 6.05.17 6.05.18 A.-K.1.-4 6.05.19 A. B. F.H.-K.2.-6. 6.05.20 A.B.G.-K.2.-5. 6.05.21 A.-G.1.-6. 6.09.02 J.
2004-07	2/26/2004	Providing for temporary use of recreational vehicles in Agriculture districts.	2.04.00 10. a. – f. 6.04.04 A. – F.
2004-10	3/29/2004	Providing for procedure for filing applications and providing for concurrency management system criteria.	2.04.03 5.00.01 5.02.00 C. 5.05.02 B. 1. – 5. 5.07.01 A. – F.

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2004-12	4/26/2004	Providing for the installation and maintenance of improvements in subdivisions and providing for the location of billboards in the HCD zoning district on lots with less than the required road frontage.	4.03.08 E. 6.05.15 E.
2004-25	8/4/2004	Providing procedure for filing applications and comprehensive plan amendments, rezonings, changes and amendments; providing for notice by certificate of mailing; amending definition of guest cottages; providing for accessory activities; providing guidelines for guest cottages.	2.04.03 2.08.00 C. E. 3.00.01 6.03.05 G. 1. – 3.
2004-29	10/6/2004	Emergency housing needs resulting from Hurricane Ivan.	6.04.20 (1) (2)
2004-35	11/29/2004	Revising the composition of the Bagdad Village Historic Zoning District Architectural Advisory Committee; modifying the district guidelines on Navarre Beach; adding an exception to continuance of a non-conforming use or non-complying building or structure.	6.05.22 H.1.a. 6.07.00 – 6.08.06 9.01.00 E.
2005-06	3/24/2005	Amending Article 3, Definitions, Article 6, building heights guidelines, and providing an effective date.	3.00.01 6.05.02.H. 6.05.04.G. 6.05.05.H. 6.05.06.H. 6.05.07.H. 6.05.08.H. 6.05.09.H. 6.05.12.C.
2005-07	4/14/2005	Providing for the replacement of Article 11 Airport Environs, establishing airport and military airport zones and surfaces, establishing conditional use criteria, establishing height, density and use restrictions; establishing disclosure requirements; establishing outdoor lighting standards; establishing subdivision design standards in airport zones, providing for severability; and providing for an effective date.	4.02.00 4.03.000.E. 4.03.02.A 4.03.02.B. 4.03.03.K.1-3 4.03.04.D.21. 4.03.04.E. 4.03.12.I 4.04.01.E 4.04.06.U. 6.09.00.FF 6.09.00.GG. 11.00.00 - 11.09.00.B

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
2005-10	5/11/2005	Amending Article 4 General Provisions and providing for an effective date.	4.04.03.J
2005-13	6/6/2005	Providing for the establishment of the Navarre Area Architectural Review Board; creating a Town Center Core Zoning District (TC-1), creating a Town Center Outer Zoning District (TC-2), creating The Heart of Navarre Overlay District; establishing architectural standards, development guidelines, signage regulations, and streetscape standards, amending Article 12 and establishing the marine turtle lighting standards; providing severability; and providing for an effective date.	2.11.00 6.05.23 12.14.00 12.14.01 12.14.02 12.14.03 12.14.04 12.14.05 12.14.06 12.14.07
2005-14	6/9/2005	Amending Article 9, NonConforming Uses and Non-Complying Structures, providing that residential structures that were damaged or destroyed by Hurricane Ivan may be reconstructed in their prior footprints and providing an effective date.	9.06.00
2005-28	8/30/2005	Amending Article 10 Flood Plain Management; Establishing V-Zne requirements.	10.03.02.A
2005-32	9/22/2005	Providing for procedures to appeal decisions of the BOA; providing for non-commercial sign messages; providing that no sign will be regulated as to content or viewpoint; providing for severability; and providing for an effective date.	2.03.01.E 2.06.00 2.08.00.E 2.11.00 8.15.00 8.16.00 8.17.00 8.17.01 8.17.02 8.17.03
2006-04	2/9/2006	Providing use restrictions for Article 11 Airport Environs.	11.04.02.D.2.7.
2006-05	2/23/2006	Providing Emergency Housing Needs resulting from Hurricane Ivan and providing an effective date.	6.04.20

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
2006-18	6/22/2006	Amending Article Six; amending the boundaries of the Heart of Navarre Overlay District Map to exclude the Holley Area North of East River; Amending Article Two; amending the time for appealing decisions for the Navarre Area Architectural Review Board;	2.11.00.H 6.05.24
2006-22	7/27/2006	Amending the Sections 3.00.01, 4.03.07, 4.04.03 and 7.01.08 revising the access, circulation and off street parking requirements for development which requires site plan approval, updating and revising the access management system and standards, implementing turn lane requirements for subdivision development and revising the standards for shared parking; amending Sections 3.00.01 and 4.03.13 establishing a review requirement for minor subdivisions and clarifying specifications for minor subdivisions and parent parcel and family homestead subdivisions; amending section 6.09.02 providing a text amendment that no height variances is required for a conditional use approval for a water tower; amending sections 3.00.01, 8.08.00 and 8.09.01 revising the definition of electronic message boards and animated signs, clarifying prohibited signs, and regulating portable changeable message boards.	3.00.01 4.03.07.H 4.03.13.B 4.03.13.L 4.04.03.C.1 4.04.03.C.2 4.04.03.C.3 4.04.03.C.4 4.04.03.C.5 4.04.03.C.6 4.04.03.C.7 4.04.03.C.8 4.04.03.D 6.09.02.J.7 7.01.08.C.7 8.08.00.H 8.009.01.B

<b>Ord #</b>	<b>Adoption Date</b>	<b>Brief Description</b>	<b>Section Number</b>
2006-28	9/28/2006	An Ordinance amending the Land Development Code Ordinance 91-24 as amended; adding to Article 3 Definitions for "Special Flood Hazard Area" and "Substantial Damage", Revising the definitions of "Substantial Improvement"; revising Article 10, specifying standards and clarifying construction requirements in special flood hazard areas; revising Article 12, aligning certain construction requirements with Florida Building Code; providing for severability; providing for codification; and providing for an effective date.	3.00.01 10.03.01.C 10.03.02.C 10.03.02.C.1.a 10.03.02.C.5 10.03.02.C.5.a 10.03.02.C.5.b 10.03.02.E.2 10.03.02.E.2.a 10.03.02.E.2.b 10.03.02.E.2.c 10.03.02.E.4 10.03.02.E.6 10.03.02.E.6.b 10.03.02.E.6.c 10.03.02.E.8.a 10.03.02.E.8.b 10.03.02.E.8.c 10.03.02.E.9 12.02.00.A.3 12.04.01.B.3.a 12.04.01.C.9 12.04.08 12.04.09 12.04.10
2006-31	10/26/2006	An ordinance relating to Santa Rosa County, Florida amending ordinance # 91-24 as amended; amending Articles 2 and 7; establishing regulations for swimming pool enclosures	2.10.05.B.4 7.01.10.G

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2007-18	7/6/2007	An ordinance relating to Santa Rosa County, Florida; amending the Land Development Code Ordinance 91-24 as amended; amending applicable text and adding provisions to Articles 2,3,4,6,7,9,and 11 with respect to notification, definitions, site plan review, conditional and permitted uses, performance standards, and locational criteria for borrow pits, construction and demolition debris and land clearing debris disposal facilities.	2.04.03 3.00.01 4.01.01 4.04.06.V 4.04.08 4.04.09.B 4.04.09.C 4.04.09.D 6.03.02.I 6.03.04.C 6.05.02.C 6.05.02.L 6.05.03.C 6.05.03.L 6.05.19.C.4 6.05.19.K.2 6.05.20.B.2.f 6.05.20.K.6 6.05.21.F.6 6.09.02.U 7.01.05.E.1.a 7.01.14.A 7.01.14.C 7.01.14.D 7.01.16 9.07.00 11.03.03 11.04.02
2007-30	10/25/2007	An emergency ordinance relating to Santa Rosa County, Florida; amending Ordinance 91-24, Santa Rosa County Land Development Code, as amended; amending Article Ten Flood Plain Management; establishing V-zone requirements.	10.03.02

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2007-34	11/2/2007	An ordinance relating to Santa Rosa County, Florida; amending the Land Development Code Ordinance 91-24 as amended; amending Land Development Code Sections 2.10.02, 3.00.01, 6.05.24, and 6.09.00, revising minimum front yard for placement of a single mobile home on a lot of record that is less than minimum lot size; revising the restricted and conditional land uses within the Heart of Navarre Overlay District, revising the use of restricted paint colors within the Heart of Navarre Overlay District, and revising the conditional use criteria for uses within the Heart of Navarre Overlay District.	2.10.02.F 3.00.01 6.05.24.B 6.05.24.C.2.g 6.05.24.C.2.i 6.05.24.H 6.09.02.HH