



**Santa Rosa County  
Land Development Code  
Comparison  
White Paper**

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# Santa Rosa County Land Development Code Comparison

## History

In 1985 Florida enacted the Local Government Comprehensive Planning and Land Development Regulations Act. The act required that all local government adopt, implement and maintain land use plans and development regulations and comprehensive plans and that the land use plans and development regulations be consistent with the comprehensive plan.

In 1985 Santa Rosa County hired Baskerville-Donovan Engineers, Inc. to help implement Zoning along the Gulf Breeze Peninsula. After an almost year long process, in June 1986 the first Zoning Ordinance was adopted. It was decided to zone the county in pieces to make the process easier. The rest of the zoning process was accomplished in house with the Planning Director, a Zoning Administrator, Graphics Technician, and Office Assistant. The dates and areas are shown in the table below.

Area	Date (Month and Year)
Avalon and Garcon Point	July 1987
Holley	January 1988
Bagdad Galt City	August 1988
East Milton and Harold	February 1989
Pace Pea Ridge	February 1990
North End	February 1991

After the entire county had been zoned the Board of County Commissioners hired Jack Dorman & Associates to combine several ordinances, Zoning and Subdivision among them into a Land Development Code. In August 1991 the Land Development Code was adopted in the format that we know today. It has been added to and revised many times over the past 29 years and is a living document, but it has always been clumsy and does not flow well.

What started out in early 2019 as a minor revision of the current Land Development Code soon became a total repeal and replace. In late 2018 the Planning Director addressed the Board of County Commissioners about making some amendments to the Land Development Code that would update it and make some minor changes, and as the citizens would appear at the Board of County Commissioners meetings with land development issues, the Board of County Commissioners would add it to the list of

changes until it became easier to rewrite the Land Development Code than to just fix the current code.

## **Process**

Meetings were held with various stakeholders groups, a web page was set up to solicit comments and suggestions. Land Development codes from around the state were reviewed including the Land Development Codes of the counties to our immediate east and west. We also looked at other Land Development Codes for content layout and design. All comments were entered into a database. For each comment, staff reviewed the comment for consistency, enforceability, legality, etc.. This matrix is included with the first draft that is available online.

Once the layout was chosen we started relocating the existing Land Development Code into the new format and making the changes. This occurred in December 2019 through February 2020.

## **Proposed New Land Development Code**

The below is a synopsis of the Chapters of the proposed Land Development Code, for specifics about where each section in the current Land Development Code has been relocated to please see the table at the end of the document. While the synopsis below does not detail every change, significant changes are noted. For a more comprehensive list of the changes see the matrix included with the LDC draft.

For the purpose of clarity all references to Articles relate to the existing Land Development Code and references to Chapters relate to the proposed Land Development Code.

## **Chapter 1 General Provisions**

Chapter 1 is setting up the rest of the Land Development Code with the legal statements, consistency with the Comprehensive Plan, division of land, purpose of residential, commercial and industrial districts and definitions. As you can see from the attached tables we have several sections that are now housed in Chapter 1 that were in various articles. The 2 main ones are the definitions which were Article 3 and the purpose of residential, commercial and industrial zones which were in Article 6. Within the definitions there were clarifications and additions. Some of the clarifications were to the definitions of accessory structure, lot types, yard. We added many new definitions, examples are as follows: tiny homes, vehicle use area, and silviculture.

## **Chapter 2 Zoning Districts and Uses**

Chapter 2 describes our zoning districts, the allowed uses, special exceptions, conditional uses, setbacks, lot widths, lot size, building height and any yard modifications. The major departure for this Chapter is the fact that we are using tables instead of text. We realize this is a significant change, but it makes a huge difference if you are trying to compare the different zoning categories for a given use. The tables are all organized the same way: residential zones; commercial, industrial and marina; planned developments and public. This Chapter gets its information from Article 6 and Article 2. A couple of major things within R1 and R1M if you are platting you can reduce the lot width to 50 feet however no variances can be requested on those lots we also tried to clarify uses throughout the zoning categories.

## **Chapter 3 Floodplain Management and Resource Protection**

Chapter 3 incorporates the Floodplain Management, Coastal Management, Stormwater Management, Wetland Protection and Resource Protection. With this Chapter we tried to keep all of the environmental elements together starting with the Floodplain Management section which used to reside in Article 10. Next a section was added on wetland protection that was requested by the citizens and added some consistency with our comprehensive plan. Stormwater management was taken from Article 4 while the Coastal Management and Resource Protection was Article 12 and some of Article 7. There was some modifications made in the stormwater management section and the resource management section.

## **Chapter 4 Design and Development Standards**

Chapter 4 is the largest of the chapters, it houses the subdivision standards, site plan criteria, parking requirements, landscaping, alcohol licensing, signs, land clearing and access management standards. The subdivision standards did not move, they are still located at 4.03.00. The commercial and residential performance standards are before the subdivision standards, parts of Article 6 are in this area, along with 4.04.00, parking, landscaping and alcohol licensing requirements moved from Article 7 and signage moved from Article 8. We reduced the size of the heritage tree from 60" to 36" to align more with our neighboring counties and cities (City of Pensacola, City of Milton, Escambia County, Okaloosa County and Walton County) as well as working with environmental agencies, citizens and developers.

## **Chapter 5 Standards for Special Situations**

In Chapter 5 we placed accessory structures, temporary structures, wind energy structures, telecommunications towers, special exceptions and conditional uses. The accessory uses comes from Articles 2, 4, 6 and 7; and temporary uses comes from Article 6. Wind Energy systems and telecommunication towers are currently located in Article 7, while special exceptions are located in Article 2 and conditional uses in Article 6.

## **Chapter 6 Concurrency Management and Infrastructure Improvements Requirements**

Chapter 6 was Article 5.

## **Chapter 7 Special Overlay Districts**

Chapter 7 is a chapter dedicated to the special overlay districts scattered throughout the county. In the current Land Development Code the overlay districts are located with the zoning districts. With the rewrite we decided to pull them out and dedicate a whole chapter to them, plus add in the overlay districts that the Comprehensive Plan has adopted but are currently not reflected in the Land Development Code. We did this in an effort to maintain consistency.

The Bagdad Historic Overlay and East Milton Wellfield Protection Zone were existing in the current Land Development Code. The Rural Protection Zone, Navarre Beach Commercial Core, Garcon Point Protection Zone, and Rosemary Sound Overlay exist in the Comprehensive Plan so in an effort to be consistent we added them to the overlay chapter.

## **Chapter 8 Airport Environs**

We relocated Article 11 to Chapter 8, in it's entirety.

## **Chapter 9 Variation from Code Requirements**

In Chapter 9 we left the first part from Article 9 for the most part alone, then we added modifications that were in Article 2 to Chapter 9 and we added variances that were in Article 2 to Chapter 9. We also added some additional language to the variance requirements that may make it easier for special circumstances to be granted.

## **Chapter 10 Decision Making and Administrative Bodies**

Chapter 10 sets up the by laws for the Zoning Board and the Bagdad Architectural Advisory Board. Some of this is new, some is from Article 2.

## **Chapter 11 Application, Review and Decision Making Procedures**

Chapter 11 sets up the application, requirements, review timelines, withdrawal requirements, for all Planning and Zoning Applications. If Planning and Zoning had an application the requirements were taken and codified.

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
1.01.00	Legal	1.03.00	Not verbatim, shortened version
1.02.00	Title	1.02.00	Does not include ordinance number
1.03.00	Jurisdiction	1.03.00	
1.04.00	Intent	1.05.00	Not verbatim
1.05.00	Abrogation		deleted
1.06.00	Severability	1.04.05	
1.07.00	Effective Date	1.03.01	
1.08.00	Ordinance Repealed and Replaced	1.03.02	
2.01.00	Purpose		Deleted
2.02.00	Administrators Assigned		Deleted
2.03.00	Board of Adjustments (Zoning Review And Appeals Board)	10.03.01	
2.03.01	Procedures	10.03.02.J	
2.03.01.A		10.03.01.C	
2.03.01.B		10.03.02.I.1	
2.03.01.C		10.03.02.I	
2.03.01.D		10.03.02.K	
2.03.01.E		10.03.03	
2.04.00	Special Exceptions and Variances		Section title not used
2.04.00.A	Variances	9.04.01	
2.04.00.B		9.04.03	
2.04.00.C		5.06.02	wording is expanded
2.04.00.D		11.05.03.B	
2.04.01	Consideration by the Board of Adjustment	11.05.03.A	
2.04.02	Protective Shoreline	11.05.03.D	
2.04.02.A		11.05.03.D.1	
2.04.02.B		11.05.03.D.2	
2.04.02.C		11.05.03.D.3	
2.04.02.D		11.05.03.D.4	
2.04.03	Procedure for Filing	11.03.02.A & 11.05.02 & 11.03.03	
2.05.00	Special Exceptions and Variances Navarre Beach	11.05.03.E	
2.05.01	Special Exceptions – Navarre Beach	11.05.03.E	
2.05.01.A		11.05.03.E.1	
2.05.01.B		11.05.03.E.2	
2.05.01.C		11.05.03.E.3	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
2.06.00	Enforcement, Violations and Penalties	11.04.03	
2.06.01	Penalties	11.04.03.B	
2.07.00	Interpretation, Purpose and Conflict	11.04.04	
2.08.00	Comprehensive Plan Amendments, Rezoning, Changes and Amendments	11.05.02	
2.08.01	Time for Reapplying after Denial	11.05.05	
2.09.00	Comprehensive Plan	11.05.07	
2.09.01	Timing of Amendments	11.05.07	
2.09.02	Procedures	11.05.02	
2.09.03	Public Participation	11.05.08	
2.10.00	Modifications and Adjustments of District Regulations	9.03.00	
2.10.01	General Modifications	9.03.01	
2.10.02	Front Yard Modifications	2.05.02	
2.10.03	Rear Yard Modifications	2.05.03	
2.10.04	Side Yard Modifications	2.05.04	
2.10.05	Accessory Buildings and Structures	5.02.01	
2.11.00	Navarre Area Architectural Review Board		Deleted
2.12.00	Bagdad Architectural Advisory Board	10.04.00	
2.12.01	Bagdad Architectural Advisory Board Design Review and Approval Process	10.04.03	
3.00.00	Definitions	1.07.02	
4.01.00	Purpose		Repurposed and absorbed into various other sections
4.01.01	Building Permit Required	1.04.01.C	Partial
4.01.02	Exceptions to the Requirements for Final Development Order or Land Development Certificate		Deleted
4.02.00	Pre-Application Procedures		
4.03.00	Subdivision Regulations and Procedures	4.03.01.A	
4.03.01	General	1.04.02	



OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
4.03.02	Preliminary Plat Approval	4.03.02	
4.03.03	General Principles of Design and Minimum Requirements for the Layout of Subdivisions	4.03.03	
4.03.04	Preliminary Plat	4.03.04	
4.03.05	Subdivision Construction Plans Approval Process( Required	4.03.05	
4.03.06	Construction Plans – Minimum Requirements	4.03.06	
4.03.06.F		3.04.11.C	
4.03.06.G		3.04.11.E	
4.03.06.H		3.04.11.F	
4.03.06.I		3.04.11.G	
4.03.06.J		3.04.11.H	
4.03.07	Minimum Requirements for the Installation of Improvements in	4.03.07	
4.03.08	Installation of Improvements	4.03.08	
4.03.09	Final Plat - Approval Process	4.03.09	
4.03.10	Final Plat Requirements	4.03.10	
4.03.11	Final Plat - Filing Process	4.03.11	
4.03.12	Fees	4.03.12	
4.03.13	Modification and Exceptions	4.03.13 & 1.04.02.B	
4.03.14	Reversion of Subdivided Land to Acreage	4.03.14	
4.03.15	Appeals	4.03.15	
4.04.00	Site Plan Approval	4.02.07.A	
4.04.01	General Procedure	11.0	
4.04.02	Conformance with Ordinance And Comprehensive Plan Required	4.02.07.B	
4.04.03	Considerations in Reviewing Site Plans	4.02.07.C	
4.04.03.C		4.04.01.C	
4.04.03.D		4.04.01.B and TABLE 4.04.02.A	
4.04.03.G		3.04.11.D	
4.04.03.J		3.04.12.A.1	
4.04.04	Approval by the County PlanningAnd Zoning Division	4.02.07.A & 4.02.07.B	Not verbatim, with some to make it easier to understand

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
4.04.05	Approval Subject to Considerations		
4.04.06	Information Included on Site Plans	4.02.07.M	
4.04.07	Modification of Site Plan	4.02.07.J	
4.04.08	Termination, Extensions and Transferability	4.02.12	
4.04.09	Approval, Disapproval and Procedure	4.02.13	
4.04.10	Continuing Obligation	4.02.014	
4.05.00	Building Permit Required	4.02.13.B	
4.06.00	Supplemental Requirements Navarre Beach		Deleted
4.06.01	Site Plan Review		Deleted
4.06.02	General Covenants and Restrictions		Deleted
5.00.00	Concurrency Management	6.01.01	
5.02.00	General Requirements	6.02.01	
5.03.00	Maintaining Levels of Service	6.02.02	
5.03.01	Exceptions	6.02.02.A	
5.03.02	Phased Construction	6.02.02.B	
5.04.00	Minimum Requirements	6.02.03	
5.05.00	Quantitative Methods for Sanitary Sewer, Solid Waste, Drainage, Potable Water, Recreation and Open Space	6.03.00	
5.05.01	Adding Capacity	6.03.02	
5.05.02	Subtracting Capacity	6.03.03	
5.05.03	Deficient Capacity	6.03.04	
5.06.00	Determination of Concurrency	6.03.05	
6.00.00	General		Deleted
6.00.01	Legislative Intent of Residential Districts	1.05.01	not verbatim
6.00.02	General Legislative Intent of Commercial Districts	1.05.02	not verbatim
6.00.03	General Legislative Intent Industrial Districts	1.05.03	not verbatim
6.01.00	Districts Established	2.02.01	broken up a little differently
6.02.00	Boundaries Established	1.06.04 & 2.02.03	not verbatim

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
6.02.01	Boundaries and Regulations - Adopted	1.06.04	not verbatim
6.02.02	Determination of Boundaries	1.06.04	not verbatim
6.03.00	Land Use Classifications and Activities		Deleted
6.03.01	Residential Activities	1.07.02	
6.03.02	Community Facility Activities	1.07.02	
6.03.03	Commercial Activities	1.07.02	
6.03.04	Industrial Activities	1.07.02	
6.03.05.B		4.02.03.G.1	
6.03.05.F		5.02.4.A	
6.03.05.H		4.02.03.G.2	
6.04.00	General Provisions		DELETED
6.04.01	Compliance with Code	1.06.02	
6.04.02	Encroachment of Yard or Open Space	9.03.01.A	
6.04.03	Number of Buildings Per Lot	4.02.03.G.3	
6.04.04	Uses and Parking of Recreational Vehicles	4.02.03.G.4	
6.04.05	Continuance of Mobile Homes and Mobile Home Parks	9.03.01.F	
6.04.06	Temporary Buildings	5.03.01.B	
6.04.07	Subdivision Sales Office	9.03.01.G	
6.04.08	Land Area Calculation Involving Land Locked Water Bodies		DELETED
6.04.09	Purpose, Use and Maintenance of Yards	9.03.01.A	
6.04.10	Lands Abutting Military and Public Airports	9.03.01.H	
6.04.11	Restrictions on Bulk Storage Of Liquified Petroleum Gas	9.03.01.I	
6.04.12	Combination of Mobile Homes Prohibited	4.02.03.G.5	
6.04.13	Abandoned, Derelict and Unlicensed Automobiles		DELETED
6.04.14	Derelict Mobile Homes	4.02.03.G.6	
6.04.15	Self Service Storage Facilities	9.03.01.J	
6.04.16	Fences and Walls	5.02.02.A	
6.04.17	Land Area Calculation for		DELETED

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
	Determining Density Involving Parcels Crossed by Prescriptive Roads		
6.04.18	Storage of Goods or Products on Right-of-Way Prohibited	9.03.01.K	
6.04.19	Livestock	4.02.07.G.7	
6.04.20	Emergency Housing Needs		DELETED
6.05.00	District Regulations		THE TITLE WAS DELETED
6.05.01	P-1 and P-2	2.02.04.G And Tables 2.03.02.c, 2.04.02.c, and 2.05.01.c	
6.05.02	AG-RR	2.02.04.A, 2.06.02.A, 2.06.03 And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.03	AG-2	2.02.04.A, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.04	RR-1	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.05	R-1	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.06	R-1A	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.07	R-1M	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.08	R-2	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
6.05.09	R-2M	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.10	R-3	2.02.04.B, And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.11	AG-1	2.02.04.A, 2.06.02.A, 2.06.03 And Tables 2.03.02.a, 2.04.02.a and 2.05.01.a	
6.05.12	PUD	2.02.04.F, 4.02.04. and tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.05.13	PBD	2.02.04.F, 4.02.05. and tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.05.14	NC	2.02.04.C and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.15	HCD	2.02.04.C and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.16	C-1M	2.02.04.E, 4.02.11and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.17	C-2M	2.02.04.E, 4.02.11and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.18	CT		Deleted
6.05.19	M-1	2.02.04.D and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
6.05.20	M-2	2.02.04.D and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.21	PID	2.02.04.F, 4.02.06 and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.22	HD	2.02.04.B, 2.02.04.C, 7.03.01, 7.03.02, 7.03.03, 7.03.04, 7.03.05, And Tables 2.03.02.a, 2.03.02.b, 2.04.02.a, 2.04.02.b, 2.05.01.a and 2.05.01.b	
6.05.23	Town Center District		Deleted
6.05.24	Heart of Navarre Overlay		Deleted
6.05.25	East Milton Area Wellfield Protection Overlay District	7.04.01, 7.04.02, 7.04.03, 7.04.04, 7.04.05, 7.04.06, 7.04.07, 7.04.08, 7.04.09, 7.04.10, 7.04.11, 7.04.12, 7.04.13	
6.05.26	PIT – Borrow Pit and Debris Disposal Facility District	2.02.04.D, 4.02.08 and Tables 2.03.02.b, 2.04.02.b and 2.05.01.b	
6.05.27	Military Installation District	2.03.04.G and Tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.06.00	District Regulations - Navarre Beach	4.02.09	not verbatim
6.06.01	Purpose and Intent	4.02.09	not verbatim
6.06.02	Jurisdiction		Deleted
6.07.00	Districts and Boundaries - Navarre Beach	2.02.01	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
6.07.01	NB-SF	2.02.04.B, and Tables 2.03.02.a, 2.04.02.a, and 2.05.01.a	
6.07.02	NB-MHD	2.02.04.B, and Tables 2.03.02.a, 2.04.02.a, and 2.05.01.a	
6.07.03	NB-MD	2.02.04.B, and Tables 2.03.02.a, 2.04.02.a, and 2.05.01.a	
6.07.04	NB-HD	2.02.04.B, and Tables 2.03.02.a, 2.04.02.a, and 2.05.01.a	
6.07.05	NB-C	2.02.04.C, and Tables 2.03.02.b, 2.04.02.b, and 2.05.01.b	
6.07.06	NB – PMUD	2.02.04.F, and Tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.07.07	Con/Rec	2.02.04.G, and Tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.07.08	U	2.02.04.G, and Tables 2.03.02.c, 2.04.02.c and 2.05.01.c	
6.07.09	H	2.02.04.C and Tables 2.03.02.b, 2.04.02.b, and 2.05.01.b	
6.08.00	General Regulations - Navarre Beach	4.02.09	not verbatim
6.08.01	Nonconforming Uses	4.02.09	not verbatim
6.08.02	Land Development	4.02.09	not verbatim
6.08.03	Buildings to Conform	5.02.01.E	
6.08.04	Septic Tanks		deleted -- sewer is available
6.08.05	Fences	5.02.02.C	
6.08.06	Parking	4.05.03	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
6.08.06.1	High Density and Commercial Construction Projects	4.05.03.A	
6.08.07	Maintenance Associations	4.02.09	
6.08.08	Lease Agreements	4.02.09	
6.08.09	Mobile Homes	2.03.01 and 4.02.09.D	
6.08.10	Measurement of Setbacks	3.05.03	
6.08.11	Public Access	3.05.05	
6.08.12	Guidelines for Construction in Navarre Beach Canals	5.02.04.E	
6.08.13	Refuse Collection and Storage		DELETED
6.09.00	Conditional Uses	5.07.00	
6.09.01	General Provisions Regulating Conditional Uses	5.07.02	
6.09.02	Criteria Regulating Conditional Uses	5.07.02	
7.00.00	Purpose		DELETED
7.00.01	Application of Standards	4.06.01.B	
7.01.00	Performance Standards Specified		TITLE DELETED
7.01.01	General Provisions	4.06.01.C	
7.01.02	Landscaping General	4.06.01.D	
7.01.03	Required Perimeter Landscaping Adjacent to Public Rights- Of-Way	4.06.02	
7.01.04	Required Parking Area Interior Landscaping	4.06.03	
7.01.05	Landscape Buffers	4.06.04	
7.01.06	Tree Protection	4.06.05	
7.01.07	Land Clearing	4.07.01.A	
7.01.08	Off-Street Parking and Loading Requirements	4.05.02	
7.01.09	Exterior Lighting	4.02.03.H	
7.01.10	Fences and Walls	5.02.02.	
7.01.11	Refuse Collection	4.02.03.J	
7.01.12	Processing and Storage	4.02.03.J	
7.01.13	Standards Regulating Vendors Selling Liquor, Beer, or Wine	4.09.01	
7.01.14	Standards Regulating Nuisances	3.06.08 AND 4.02.03	



<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
7.01.15	Standards Regulating Towers	5.04.00	
7.01.16	left intentionally blank		DELETED
7.01.17	Standards Regulating Small Wind Energy Systems	5.05.00	
8.00.00	Sign Regulations		Deleted
8.01.00	Permits	4.09.01	
8.02.00	Sign Placement and Removal	4.09.02	
8.03.00	Illuminations	4.09.03	
8.04.00	Installation Requirements	4.09.04	
8.05.00	Sign Area Calculations	4.09.05	
8.06.00	Permanent On Premise Signs	4.09.06	
8.06.01	On Premise Signs	4.09.06.A	
8.06.02	Shopping Center/Malls	4.09.06.B	
8.06.03	Strip Center/Project Parcel	4.09.06.C	
8.06.04	Office and Multi-Family Residential Zones	4.09.06.D	
8.06.05	Residential Zones	4.09.06.E	
8.06.06	Other Permanent Signs	4.06.06.F	
8.06.07	Manufacturing/Industrial Parks	4.09.06.G	
8.07.00	Permanent Off-Premise Signs	4.09.07	
8.07.02	Permanent Off-Premise Directional Signs	4.09.07.K	
8.08.00	Temporary Signs	4.09.08	
8.09.00	Prohibited Signs	4.09.09	
8.10.00	Zoning Approvals	4.09.01	
8.10.01	Zoning Approvals Required	4.09.01.f	
8.10.02	Application for Permit	4.09.01	
8.10.03	Plans, Specifications, and Other Data	4.09.01	
8.10.04	Revocation of Sign Permit	4.09.01	
8.11.00	Maintenance	4.09.01.L	
8.12.00	Administration and Enforcement	4.09.01.O	
8.12.02	Non-Conforming Signs	4.09.01.G	
8.12.03	Modification/Replacement of Non-Conforming Signs	4.09.01	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
8.13.00	Fees	4.09.01	
8.14.00	Signs-Navarre Beach	4.09.08	
8.14.01	Prohibited Signs	4.09.08	
8.14.02	Exempt Signs	4.09.08	
8.15.00	Special Zoning and Overlay District Sign Regulations	4.09.08	
8.15.01	Bagdad Historic and Conservation District	4.09.08	
8.15.02	Navarre Town Center District and Heart of Navarre Overlay District		Deleted
8.16.00	Substitution of Non Commercial Speech for Commercial Speech	4.09.09	
8.17.00	Content Neutrality as to Sign Message	4.09.10	
8.18.00	Severability	4.09.11	
9.00.00	Intent	9.02.01	
9.00.01	Non-Conforming Uses	9.02.01.A	
9.00.02	Non Complying Buildings and Structures	9.02.01.B	
9.01.00	Continuance of a Non-Conforming Use Or Non-Complying Building or Structure	9.02.02	
9.02.00	Increase of Non-Conforming Use Prohibited	9.02.03	
9.03.00	Change of Non-Conforming	9.02.04	
9.04.00	Alterations to Non-Conforming Uses or Non-Complying Buildings or Structures	9.02.05	
9.04.01	Incidental Alterations	9.02.05.A	
9.04.02	Non-Incidental Change	9.02.05.B	
9.04.03	Provisions for Determining the Required Corrections to Deficiencies	9.02.05.C	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
9.05.00	Abandonment or Discontinuance or A Non-Conforming Use	9.02.06	
9.06.00	Destruction of Non-Conforming Uses And Non-Complying Buildings and Structures	9.02.07	
9.07.00	Non Conforming Gravel, Dirt, or Earth Material Excavation Operations	9.02.08	
10.00.00	Title	3.02.01	
10.00.01	Scope	3.02.02	
10.00.02	Intent	3.02.03	
10.00.03	Coordination with the Florida Building Code	3.02.04	
10.00.04	Warning	3.02.05	
10.00.05	Disclaimer of Liability	3.02.06	
10.01.00	Applicability	3.02.07	
10.01.01	General	3.02.07.A	
10.01.02	Areas to which this ordinance applies	3.02.07.B	
10.01.03	Bases for establishing flood hazard areas	3.02.07.C	
10.01.04	Submission of additional data to Establish flood hazard areas	3.02.07.D	
10.01.05	Other laws	3.02.07.E	
10.01.06	Abrogation and greater restrictions	3.02.07.F	
10.01.07	Interpretation	3.02.07.G	
10.02.00	Duties and Powers of the Floodplain Administrator	3.02.08	
10.02.01	Designation	3.02.08.A	
10.02.02	General	3.02.08.B	
10.02.03	Applications and Permits	3.02.08.C	
10.02.04	Substantial improvement and substantial Damage determinations	3.02.08.D	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
10.02.05	Modifications of the strict application Of the requirements of the Florida Building Code	3.02.08.E	
10.02.06	Notices and orders	3.02.08.F	
10.02.07	Inspections	3.02.08.G	
10.02.08	Other duties of the Floodplain Administrator	3.02.08.H	
10.02.09	Floodplain Management Records	3.02.08.I	
10.03.00	Permits	3.02.09	
10.03.01	Permits Required	3.02.09.A	
10.03.02	Floodplain development permits or Approvals	3.02.09.B	
10.03.03	Buildings, structures and facilities Exempt from the Florida Building Code	3.02.09.C	
10.03.04	Application for a permit or approval	3.02.09.D	
10.03.05	Validity of Permit or	3.02.09.E	
10.03.06	Expiration	3.02.09.F	
10.03.07	Suspension or Revocation	3.02.09.G	
10.03.08	Other Permits Required	3.02.09.H	
10.04.00	Site Plans and Construction Documents	3.02.10	
10.04.01	Information for development in Flood hazard areas	3.02.10.A	
10.04.02	Information in flood hazard areas without Base flood elevations (approximate Zone A)	3.02.10.B	
10.04.03	Additional analyses and certifications	3.02.10.C	
10.04.04	Submission of additional	3.02.10.D	
10.05.00	Inspections	3.02.11	
10.05.01	General	3.02.11.A	
10.05.01.01	Development other than buildings and Structures	3.02.11.B	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
10.05.01.02	Buildings, structures and facilities exempt From the Florida Building Code	3.02.11.C	
10.05.01.02.01	Buildings, structures and facilities Exempt from the Florida Building Code Lowest floor inspection	3.02.11.D	
10.05.01.02.02	Buildings, structures and facilities Exempt from the Florida Building Code Final Inspection	3.02.11.E	
10.05.01.03	Manufactured Homes	3.02.11.F	
10.06.00	Variances and Appeals	3.02.12	
10.06.01	General	3.02.12.A	
10.06.02	Appeals	3.02.12.B	
10.06.03	Limitations on Authority to Grant Variances	3.02.12.C	
10.06.03.01	Restrictions in floodways	3.02.12.D	
10.06.04	Historic buildings	3.02.12.E	
10.06.05	Functionally Dependent	3.02.12.F	
10.06.06	Consideration for Issuance of Variances	3.02.12.G	
10.06.07	Conditions for issuance of variances	3.02.12.H	
10.07.00	Violations	3.02.13	
10.07.01	Violations	3.02.13.A	
10.07.02	Authority	3.02.13.B	
10.07.03	Unlawful continuance	3.02.12.C	
10.08.00	Definitions	3.01.03	
10.08.01		3.01.03	
10.08.02	General	3.01.01	
10.08.03	Scope	3.01.01	
10.08.04	Terms defined in the Florida Building Code	3.01.04	
10.08.05	Terms not defined	3.01.05	
10.09.00	Flood Resistant Development	3.02.14	
10.09.01	Buildings and Structures	3.02.14.A	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
10.09.02	Design and Construction of Buildings Structures and Facilities Exempt from The Florida Building Code	3.02.14.B	
10.09.03	Buildings and structures seaward of the Coastal construction control	3.02.14.C	
10.09.04	Subdivisions	3.02.14.D	
10.09.05	Minimum requirements	3.02.14.E	
10.09.06	Subdivision Plats	3.02.14.F	
10.09.07	Site Improvements, Utilities, and Limitations	3.02.14.G	
10.09.08	Minimum requirements	3.02.14.H	
10.09.09	Sanitary sewage facilities	3.02.14.I	
10.09.10	Water supply facilities	3.02.14.J	
10.09.11	Limitations on sites in regulatory Floodways	3.02.14.K	
10.09.12	Limitations on placement of	3.02.14.L	
10.09.13	Limitations on sites in coastal high Hazard areas ( Zone V)	3.02.14.M	
10.09.14	Limitations on Hazardous Materials	3.02.14.N	
10.09.15	Limitations on Alteration of Natural Functions	3.02.14.O	
10.09.16	Solid Waste Disposal Sites	3.02.14.P	
10.09.17	Forestry Activities	3.02.14.Q	
10.10.00	Manufactured Homes	3.02.15	
10.10.01	General	3.02.15.A	
10.10.02	Limitations on Installation in Floodways Coastal A Zones, and Coastal HighHazard Ares (Zone V).	3.02.15.B	
10.10.03	Foundations	3.02.15.C	
10.10.04	Anchoring	3.02.15.D	
10.10.05	Elevation	3.02.15.E	
10.10.05.01	General elevation requirement	3.02.15.F	

OLD LDC Section	OLD LDC Section Title	New LDC Section (s)	Comments
10.10.05.02	Elevation requirement for certain Existing manufactured home parks And subdivisions	3.02.15.G	
10.10.06	Enclosures	3.02.15.H	
10.10.07	Utility equipment	3.02.15.I	
10.11.00	Recreational Vehicles and Park Trailers	3.02.16	
10.11.01	Temporary placement	3.02.16..A	
10.11.02	Permanent placement	3.02.16.B	
10.12.00	Tanks	3.02.17	
10.12.01	Underground tanks	3.02.17.A	
10.12.02	Above-ground tanks, not elevated	3.02.17.B	
10.12.03	Above-ground tanks	3.02.17.C	
10.12.04	Tank inlets and vents	3.02.17.D	
10.13.00	Other Development	3.02.18	
10.13.01	General requirements for other Development r	3.02.18.A	
10.13.02	Fences in regulated	3.02.18.B	
10.13.03	Retaining walls, sidewalks and Driveways in regulated floodways	3.02.18.C	
10.13.04	Roads and watercourse crossings in Regulated floodways	3.02.18.D	
10.13.05	Concrete slabs used as parking pads, Enclosure floors, landings, decks, Walkways, patios and similar Nonstructural uses in coastal high Hazard areas (Zone V) and Coastal A Zones	3.02.18.E	
10.13.06	Decks and patios in coastal high Hazard areas (Zone V) and Coastal A Zones	3.02.18.F	
10.13.07	Other development in coastal high Hazard areas (Zone V) and Coastal A Zones	3.02.18.G	

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
10.13.08	Nonstructural fill in coastal high hazard Areas (Zone V) and Coastal A Zones	3.02.18.H	
11.00.00	Findings	8.01.00	
11.01.00	Applicability	8.01.00	
11.02.00	Conflicting Regulations	8.01.02	
11.03.00	Public Airport Zones and Surfaces	8.02.00	
11.03.01	Height Limitations within Public Airport Environs	8.02.02	
11.03.02	New Public or Private Airports	8.02.03	
11.03.03	Use Restrictions	8.02.04	
11.03.04	Conditional Use Criteria	8.02.05	
11.04.00	Military Airport Zones and Surfaces	8.03.01	
11.04.01	Height Limitations within Military Airport Environs	8.03.02	
11.04.02	Use Restrictions	8.03.03	
11.04.03	Conditional Use Criteria	8.03.04	
11.05.00	Non-Conforming Uses	8.03.06	
11.06.00	Permits	8.03.07	
11.07.00	Disclosure	8.04.00	
11.08.00	Outdoor Lighting Standards and Glare Control to Promote Flight Safety	8.05.00	
11.08.01	Purpose and Intent	8.05.01	
11.08.02	Definitions	8.05.02	
11.08.03	Prohibited Lights or Sources of Glare	8.05.02	
11.08.04	Lighting Standards within Military Airport or Public Airport Zones	8.05.04	
11.08.05	Advertising Signs	8.05.05	
11.08.06	Outdoor Lighting Plan	8.05.06	
11.08.07	Exemptions	8.05.07	
11.08.08	Non-Conforming Uses	8.05.08	
11.08.09	Temporary Lighting Permits	8.05.09	



<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
11.09.00	Appeals	8.06.00	
12.00.00	Purpose	3.05.01	
12.01.00	Coastal Construction/Shoreline Protection	3.05.02	
12.01.02	Design Standards in Areas Adjacent To Shoreline Protection Zone	3.05.03	
12.02.00	Scope	3.05.04	
12.03.00	Public Access	3.05.05	
12.04.00	Left Intentionally Blank		DELETED
12.05.00	Sand and Water Protection	3.05.06	
12.05.01	Purpose	3.05.06.A	
12.05.02	Approved Material	3.05.06.B	
12.05.03	Protected Areas	3.05.06.C	
12.05.04	Approval Required	3.05.06.D	
12.05.05	Special Purpose Materials in Protected And Permitted Areas	3.05.06.E	
12.05.06	Reconstruction: Redevelopment; Use of Site Previously Developed	3.05.06.F	
12.06.00	Extraction of Natural Resources	3.05.07	
12.06.01	Permit Required	3.05.07.A	
12.06.02	Permit Requirement	3.05.07.B	
12.06.03	Regulated Extraction Activities	3.05.07.C	
12.06.04	Activities Exempt	3.05.07.D	
12.07.00	Conservation of Cultural/Historical Resources	3.06.02	
12.07.01	Protected Sites	3.06.02.A	
12.07.02	Determination of Significance	3.06.02.B	
12.07.03	Cessation of Activities	3.06.02.C	
12.08.00	Water Saving Devices Required		DELETED

<b>OLD LDC Section</b>	<b>OLD LDC Section Title</b>	<b>New LDC Section (s)</b>	<b>Comments</b>
12.08.01	Exceptions		DELETED
12.09.00	Area of Water Resources Concern	3.06.04	
12.10.00	Natural Resources Protection	3.06.00	
12.11.00	Mitigation	3.06.05	
12.11.01	Determining Acceptable Mitigation	3.06.05.A	
12.11.02	Dune Restoration	3.06.05.B	
12.12.00	Air Quality	3.06.06	
12.12.01	Purpose	3.06.06.A	
12.12.02	Permits Required	3.06.06.B	
12.12.03	Continuing Obligation	3.06.06.C	
12.13.00	Environmentally Sensitive Lands	3.06.07	
12.13.01	Protection Required	3.06.07.J	
12.13.02	Potable Water Wells and Well Fields	3.06.07.K	
12.14.00	Marine Turtle Protection Lighting Ordinance	3.05.07	
12.14.01	Purpose	3.05.07.A	
12.14.02	General Requirement	3.05.07.B	
12.14.03	New Development	3.05.07.C	
12.14.04	Existing Development	3.05.07.D	
12.14.05	Publicly Owned Lighting	3.05.07.E	
12.14.06	Penalties	3.05.07.F	
12.14.07	Variances	3.05.07.G	

## **Major/Minor Land Clearing Permit: Clarification and Examples**

A major land clearing permit is not required when:

1. Agriculture or silviculture activity in an agriculture zoning district not required to obtain a NPDES (National Pollution Discharge Elimination System) Permit for the activity being done.
2. Property maintenance activity such as bush hogging, mowing or tree trimming.

**Example:** A vacant parcel that has some overgrowth and a person is bush hogging to cut the underbrush

A vacant parcel is a little overgrown and needs to be mowed.

A vacant parcel has some trees that needs to have some branches trimmed.

3. All parcels for which a single family residence has been built, or for which a permit has been obtained, and is active.

**Example:** A person has 5 acres where they live and wants to replace a fence row and there are trees grown up in the fence row and they want to clean up the fence row before they put new fencing up.

A person has 7 acres where they have their home and 1 acre is cleared around the house. They want to clear an additional acre for a garden.

A person has 15 acres where they have their home and they have 1.5 acres currently cleared. They are building a barn and adding cows and a horse so they will be clearing the remaining acreage. They are zoned AG-RR but do not have the Agriculture designation by the property appraisers yet.

A person has a 1 acre parcel and they have obtained a building permit to build a house.

A person has a ¼ acre lot and they want to put a mobile home on the lot and have obtained a building permit to place a mobile home on the property.

A person has 10 acres and they have obtained a building permit to build a house on the land.

4. All parcels for which an approved development order has been obtained.

**Example:** A new 25,000 square foot strip center has been reviewed and approved by the applicable agencies and a Development Order has been issued.

The construction plans for a 150 lot subdivision has been approved by the Board of County Commissioners.

The plans for a 300 unit apartment complex has been approved by the applicable agencies and a development order has been issued.

A minor land clearing permit is not required for the following:

1. Agriculture or silviculture activity in an AG-RR, AG-1 or AG2 zoning district that has an Agriculture or Silviculture designation by the Property Appraiser

**Example:** Farmer clearing a field for a pasture and the property appraiser has designated the property as agriculture and it is zoned AG-RR

A person clearing to plant peanuts or soy beans and the property is zoned AG-RR and the property appraiser has the property designated as agriculture

A person has timbered the property and is preparing to replant the property in trees, the property is zoned AG2 and the property appraiser has it designated as Silviculture.

2. Lots or Parcels of land where a building permit for a single family residence, mobile home or duplex permit has been issued.

**Example:** A person has a 1 acre parcel and they have obtained a building permit to build a house.

A person has a  $\frac{1}{4}$  acre lot and they want to put a mobile home on the lot and have obtained a building permit to place a mobile home on the property.

A person has 10 acres and they have obtained a building permit to build a house on the land.

3. Property maintenance activity such as bush hogging, mowing or tree trimming.

**Example:** A vacant parcel that has some overgrowth and a person is bush hogging to cut the underbrush

A vacant parcel is a little overgrown and needs to be mowed.

A vacant parcel has some trees that needs to have some branches trimmed.

4. Property with a single family residence, mobile home or duplex in existence.

**Example:** A person has 5 acres where they live and wants to replace a fence row and there are trees grown up in the fence row and they want to clean up the fence row before they put new fencing up.

A person has 7 acres where they have their home and 1 acre is cleared around the house. They want to clear an additional acre for a garden.

A person has 15 acres where they have their home and they have 1.5 acres currently cleared. They are building a barn and adding cows and a horse so they will be clearing the remaining acreage. They are zoned AG-RR but do not have the Agriculture designation by the property appraisers yet.