



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Rhonda C. Royals
Building Official

MEMORANDUM

TO: Board of County Commissioners

FROM: Beckie Cato, Planning Director

THROUGH: Tony Gomillion, County Administrator

DATE: March 2, 2016

RE: Discussion of County-owned Properties on Navarre Beach that are Currently Zoned Conservation/Recreation as Requested by Commissioner Rob Williamson

RECOMMENDATION:

Discussion of county-owned properties on Navarre Beach that are currently zoned Conservation/Recreation as requested by Commissioner Rob Williamson.

BACKGROUND:

Approximately 273 acres of land on Navarre Beach is designated Conservation/Recreation on both the zoning and Future Land Use maps. Most of those properties are unleased, or "county-owned." Pending legislation related to transfer of fee-simple title on Navarre Beach includes language that would require property so designated to remain so in perpetuity.

The Comprehensive Plan requires at least 34% of developable land on Navarre Beach remain designated Conservation/Recreation. The 273 acres currently designated as such represent approximately 40% of the developable land on the beach, or 45 acres more than the minimum required.

Commissioner Williamson would like to discuss the cost/benefits associated with leaving this acreage in its current designation as compared to changing the designation to allow for future development.

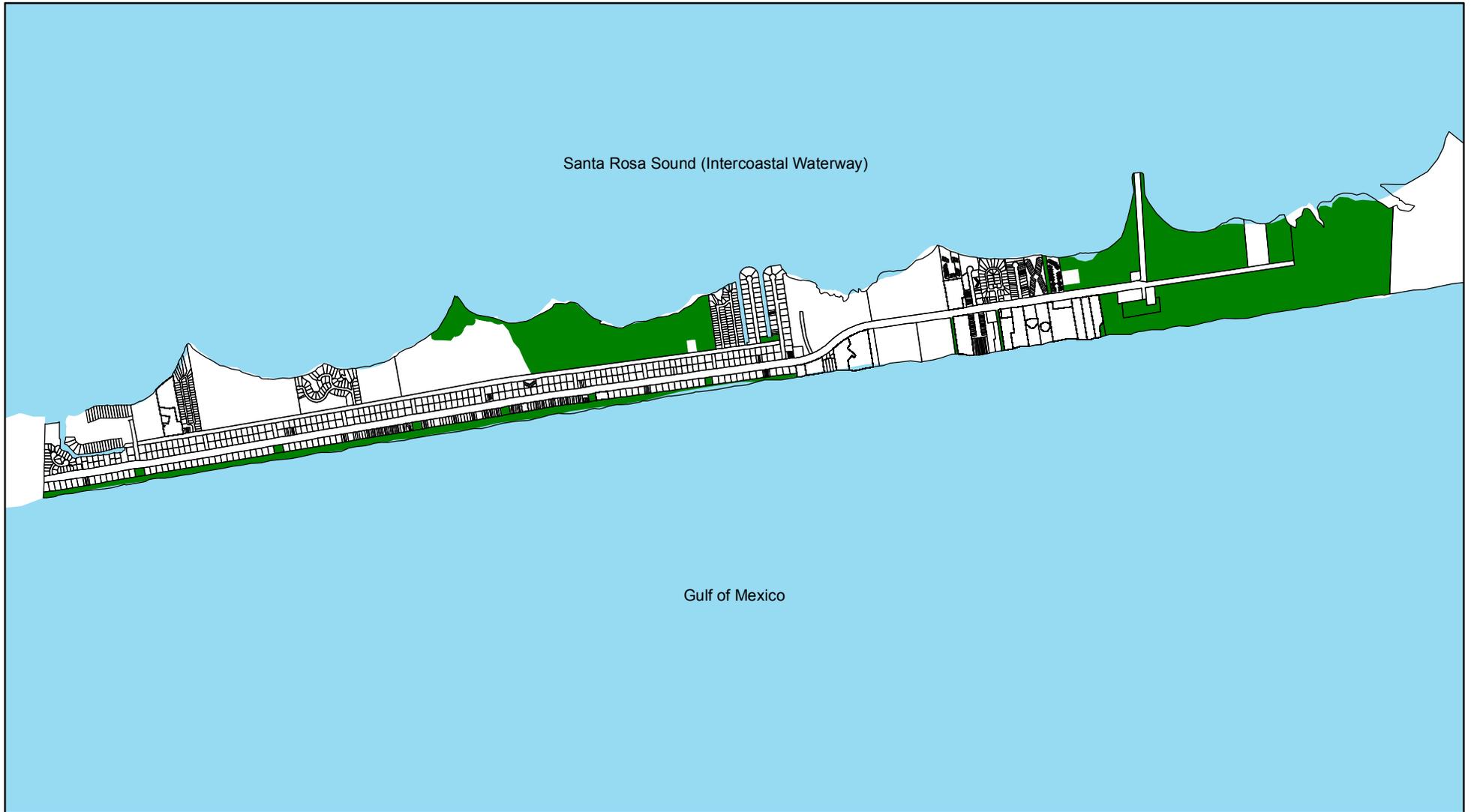
NEXT STEPS:

Should the board decide to consider changes to the zoning and Future Land Use maps, the process would follow the standard amendment process including one Zoning Board public hearing, one BOCC transmittal public hearing, state review, and one BOCC adoption public hearing. The most expedited scenario would include a Zoning Board public hearing in April with final adoption by the BOCC in June.

Enclosure: Future Land Use Map showing county-owned parcels designated Conservation/Recreation

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Navarre Beach Conservation/Recreation Future Land Use Owned by Santa Rosa County



Map Prepared by Santa Rosa County
Community, Planning, Zoning and
Development Division
Map Date: 03/02/2016