Walton County Planning and Development Services

842 East Highway 20, Suite 110
Freeport, FL 32439
850-267-1955

Date: August 12, 2024
Subject: Point Washington Neighborhood Plan Update Final Vote

Dear Point Washington Neighbor,

You are receiving this letter because you own a property that is within the REVISED Point Washington Neighborhood Plan Area. Walton County's neighborhood planning program is described in Chapter 8 of the Walton County Land Development Code, and this is available online at: https://www.co.walton.fl.us/67/Land-Development-Code. Neighborhood plans are overlay districts of the Official Zoning Map that can apply additional regulations or guidelines pertaining to land use, land development, and infrastructure to properties/infrastructure located within designated neighborhood plan areas. Neighborhood plans are ultimately adopted as part of the Walton County Land Development Code.

This proposed Updated Neighborhood Plan imposes increased restrictions on development including but not limited to the following:

- Dark sky lighting requirements
- Enhanced tree protection and mitigation requirements
- Codification of the Mixed Use Future Land Use Map development standards referenced in the original Plan with the exception of the inclusion of the single use provision for parcels less than five acres.
- Inclusion of a revised Neighborhood Infill Future Land Use category specific only to Point Washington that includes enhanced development standards
- Adoption by reference of certain development standards found within the Point Washington Pattern Book
- Inclusion of a provision that allows changes from Mixed Use to Conservation Residential or Residential without utilizing the lengthy process to amend a Neighborhood Plan
- Numerous land use changes (*See Attached Maps*)

A map of the proposed neighborhood plan area and a copy of the proposed Point Washington Neighborhood Plan Update is published on the County's Neighborhood Plan website: https://www.co.walton.fl.us/1364/Point-Washington-Neighborhood-Plan

Section 8.02.00 of the Walton County Land Development Code requires the proposed Neighborhood Plan must receive a recommendation of approval from at least sixty-six (66)

percent of the property owners ***who respond with a vote*** before it is heard by the Walton County Planning Commission and County Commission.

Instructions:

Please fill out the included card completely. Cards which are not signed and dated will be deemed invalid. **This card must be returned to and received by the Walton County Planning Department within 30 calendar days from the date of this letter. Cards received after this date will not be counted.**

If you own multiple properties or lots within the Neighborhood Plan Area, you may list these and, by doing this, cast a vote for each of these properties. Properties or lots are defined as those originally platted or recorded before 1996. For instance, you may own two platted or recorded lots but only have one Parcel ID (tax ID) number assigned by the Walton County Property Appraiser. Each lot of record would be counted as a vote for a total of two votes. In this case you would need to enter the lot and block or short legal description for each property or addresses if there are existing homes on each lot with an address.

Please visit the Walton County Property Appraiser's website for Lot and Block or short legal description of your property if you do not have an address for each and you own multiple properties under the same Parcel ID (Tax ID). Your Parcel ID should be included on the front of the ballot card.

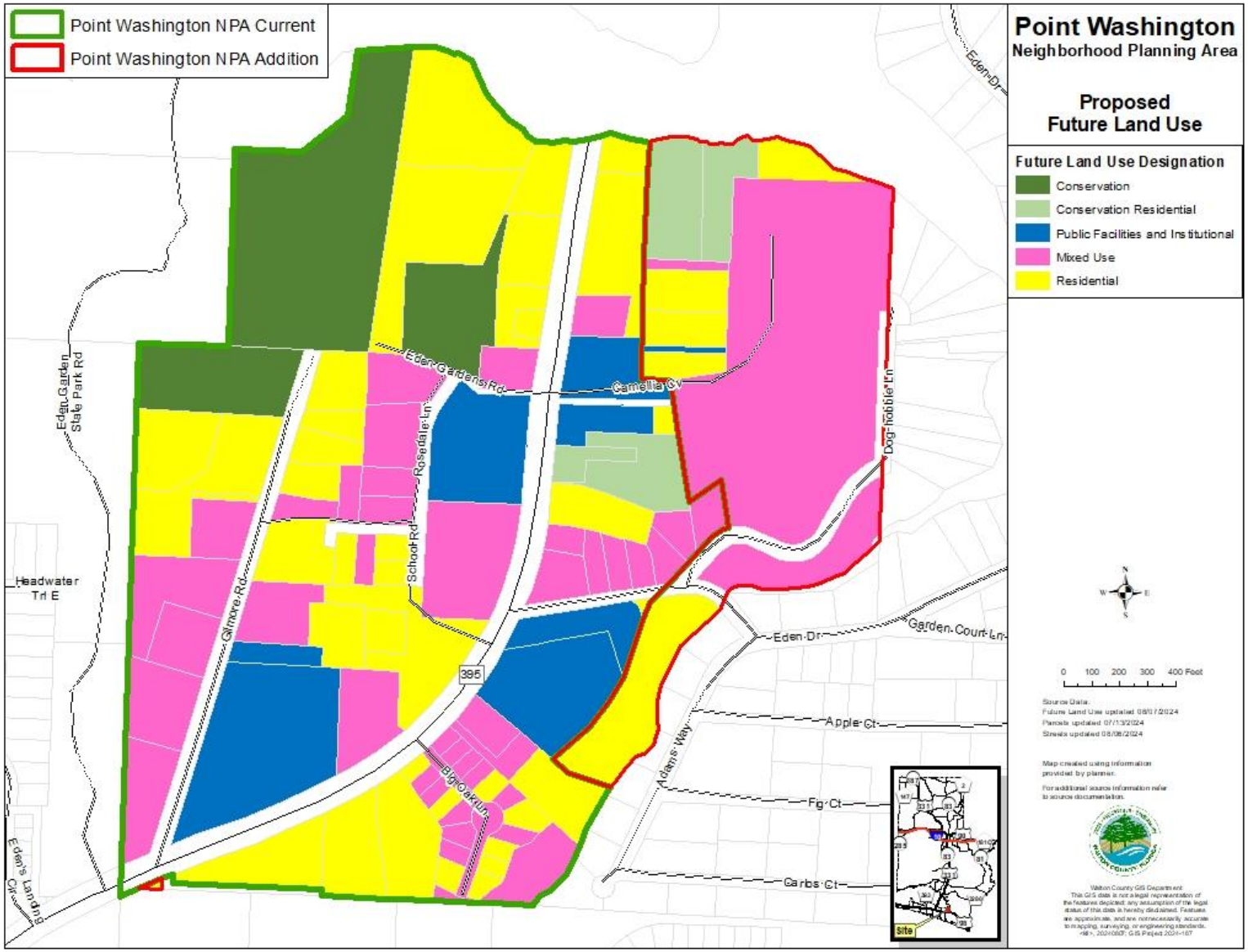
https://waltonpa.com

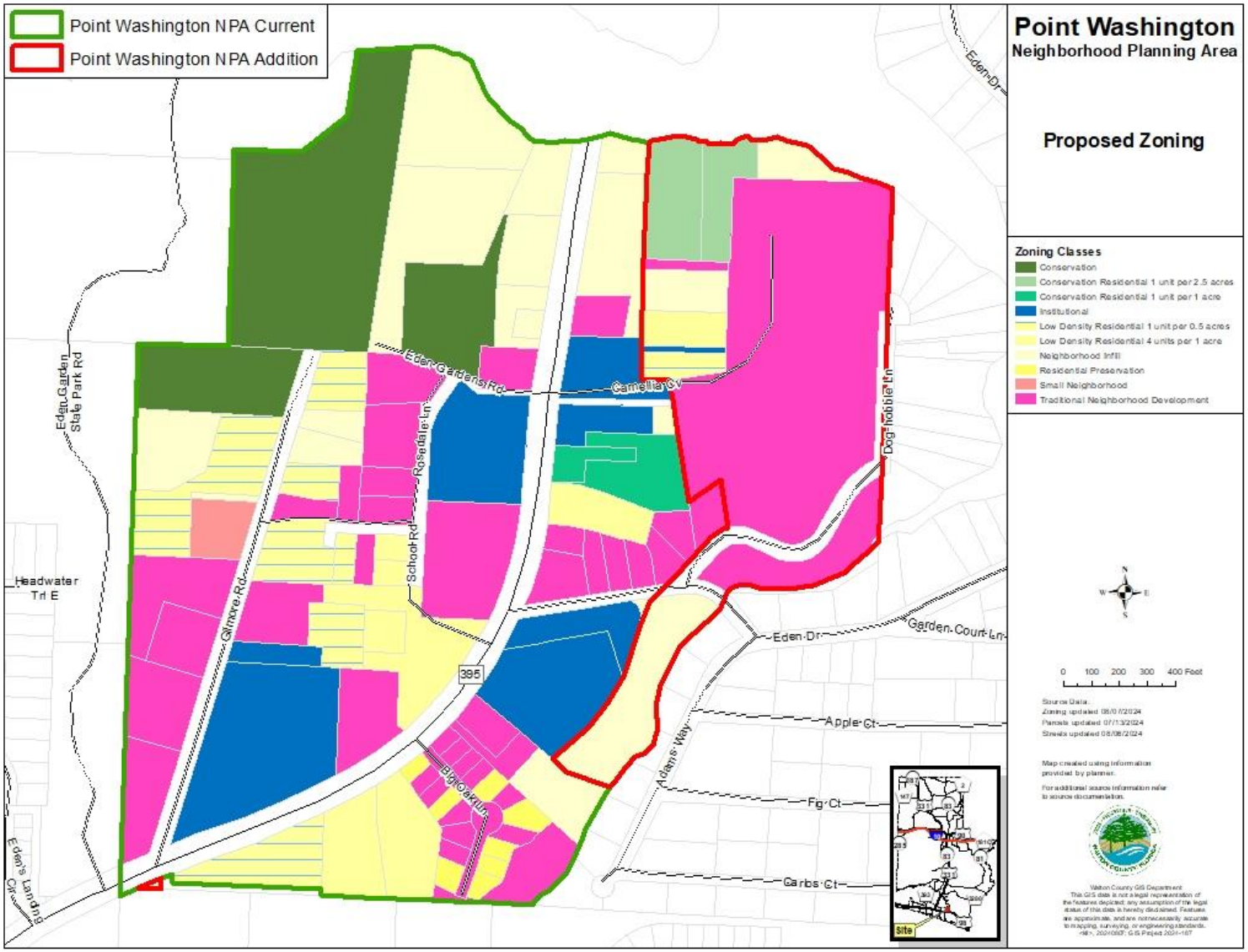
Questions or comments can be sent to Kristen Shell, Plass Urban Design: kshell@plassurbandesign.com or you may call the Planning Department directly with questions or comments at 850-267-1955 and ask to speak with Stephen Schoen or Christie Byrd.

The proposed Point Washington Neighborhood Plan Update is tentatively scheduled to be heard at the following meetings:

- Walton County Planning Commission
  October 10, 2024
- Walton County Commission – Ordinance First Reading
  October 22, 2024
- Walton County Commission – Ordinance Second Reading
  November 26, 2024

Comments concerning the plan for consideration at these public meetings may be mailed to the Walton County Planning Department 842 East Highway 20 Suite 110, Freeport, FL 32439 ATTN: Karen Owens or emailed to owekaren@co.walton.fl.us.


Point Washington NPA Current
Point Washington NPA Addition
Point Washington
Neighborhood Planning Area
Proposed
Future Land Use
Future Land Use Designation
Conservation
Conservation Residential
Public Facilities and Institutional
Mixed Use
Residential
Eden Dr
Eden Garden State Park Rd
Eden Gardens Rd
Camellia Cv
Rosedale Ln
School Rd
Dog Hobble Ln
Headwater Trl E
Gilmore Rd
395
Eden Dr
Garden Court Ln
Apple Ct
Adams Way
Big Oak Ln
Fig Ct
Garbs Ct
Eden's Landing Cir
Site
0 100 200 300 400 Feet
Source Data:
Future Land Use updated 08/07/2024
Parcels updated 07/13/2024
Streets updated 08/08/2024
Map created using information provided by planner.
For additional source information refer to source documentation.
Walton County GIS Department
This GIS data is not a legal representation of the features depicted; any assumption of the legal status of this data is hereby disclaimed. Features are approximate, and are not necessarily accurate to mapping, surveying, or engineering standards.
<NL>, 2024/0807; GIS Project 2024-167


Point Washington NPA Current
Point Washington NPA Addition
Point Washington
Neighborhood Planning Area
Proposed Zoning
Zoning Classes
Conservation
Conservation Residential 1 unit per 2.5 acres
Conservation Residential 1 unit per 1 acre
Institutional
Low Density Residential 1 unit per 0.5 acres
Low Density Residential 4 units per 1 acre
Neighborhood Infill
Residential Preservation
Small Neighborhood
Traditional Neighborhood Development
Eden Dr
Eden Garden State Park Rd
Eden Gardens Rd
Camellia Cv
Rosedale Ln
School Rd
Gilmore Rd
Dog Hobble Ln
Headwater Trl E
395
Eden Dr
Garden Court Ln
Apple Ct
Adams Way
Big Oak Ln
Fig Ct
Garbs Ct
Eden's Landing Cir
Site
0 100 200 300 400 Feet
Source Data:
Zoning updated 08/07/2024
Parcels updated 07/13/2024
Streets updated 08/06/2024
Map created using information provided by planner.
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-ttl-, 2024-0807, GIS Project 2024-107