



Gulf Pines Walton County Meeting

18 September 2007

Walton County LDC Intent

1.03.01. General Intent.

The provisions of this Code shall be construed and implemented to achieve the following intentions and purposes of the County Commission:

- A. To establish the regulations, procedures and standards for review and approval of all proposed development in Walton County.
- B. To foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the County in accordance with the comprehensive plan.
- C. To adopt a development review process that is:

Preserve Public Health, Safety, Comfort and Welfare

Comprehensive Plan and NPA

- a. **Neighborhood Plans.** The County encourages the preparation of neighborhood plans to guide development within NPAs. To facilitate development based upon neighborhood plans, the County shall establish a Neighborhood Planning Program. Plans for existing neighborhoods shall actively involve residents in plan preparation. The county also encourages the development of neighborhood associations to act as catalysts in the on-going Neighborhood Planning Program for existing neighborhoods. Each neighborhood, existing or proposed, shall have a plan based on a distribution of uses appropriate to its location, the natural

County Encourages Active Resident Involvement

Residential Preservation (RP)

- a. **RESIDENTIAL PRESERVATION AREAS (RP):** Residential Preservation Areas consist of previously existing platted subdivisions and approved development projects which are vested or built out, or existing platted subdivisions that have infrastructure in place and are substantially sold and developed. **Development within RP areas is limited to the type (residential, commercial, workplace, etc.), density, and intensity of development that is shown in the approved plat, development order, or recorded covenants and restrictions that were recorded before December 28, 1992.** Unless specified otherwise on a previously approved development order, the land use within an

**Development Limited to Type in the Approved Plat,
DO, or Recorded Covenants and Restrictions**

Walton County LDC Definitions

Commercial: Having to do with commerce and the generation of profit as a primary purpose. Community residential home: A dwelling unit licensed to serve clients of the department of health and rehabilitative services, which provides a living

Example

Bed and Breakfast: A commercial lodging establishment providing rooms for rent on a short term rental basis which provides meal services as a component of the rental agreement. The distinguishing characteristic of this establishment is the residential

Commercial: Primary Purpose of Generating Profit

Permit Application Checklist

9. Covenants and Restrictions for Subdivision and Recorded Plat, if applicable.

10. Approval Letter from the Architectural Review Committee if Building in a Subdivision that requires approval to build.

Checklist Requires C&Rs and Approval Letter

Summary

- Zoned NPA-RP
 - Residential Use Only
- Reunion House is Commercial
 - Having to do with commerce and the generation of profit as a primary purpose
- LCD is to:
 - “foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the County”
- Permit Application Checklist Includes the
 - Covenants and Restrictions for Subdivision and Recorded Plat, if applicable
 - Approval Letter from the Architectural Review Committee if Building in a Subdivision that requires approval to build