

POINT WASHINGTON NEIGHBORHOOD PLAN

I. INTRODUCTION

The primary purpose of this Neighborhood Plan is to preserve the unique heritage of Point Washington, Florida, one of the oldest settlements in Walton County (circa 1880). The Neighborhood Planning Group aims to gather, preserve and share accurate historical information about the community and to insure compatibility for future development. In order to achieve this purpose the Neighborhood Plan has established the development standards contained within this document. See boundary map attached as Exhibit 1.

II. EXISTING DEVELOPMENT PATTERN

The neighborhood consists of approximately 112 acres and includes approximately 62 parcels. Twenty of those parcels have historic significance dating back to the 1880's (See Exhibit 1). Most parcels consist of 1/2 acre lots with single family homes. This area also includes Eden State Park, two churches, a cemetery, three schools with preschool facilities, and a few businesses.

III. DEVELOPMENT STANDARDS

The Point Washington Neighborhood Planning Area in Historic Point Washington is a mixed use district focusing on preserving the historical character of the Eden Gardens State Park and the surrounding community. The Neighborhood Planning Area for Point Washington consists primarily of approved development projects that are vested or built out, or lots less than 1/4 acre in existence prior to acceptance of the Neighborhood Plan.

A. Density and Intensity - Unless specified otherwise on a previously approved plat or development order, the residential density within the Neighborhood Planning Area shall be no more than the density allowed by the Walton County Comprehensive Plan and individual parcel Future Land Use Map designations existing on the date of adoption of this plan by the Walton County Board of County Commissioners, providing allowances for infrastructure needs, and for the clustering of lots for the purpose of tree preservation. Residential units shall be designed to meet the setback requirements of the Walton County Land Development Code. Accessory structures and home occupations are allowed and must meet requirements in accordance with the Land Development Code.

Neighborhood commercial, live/work units and/or public uses are allowed in this plan as permissible within future land use categories. Live/work units should be designed to fit within the scale of the land and be compatible with adjacent neighborhood uses and the overall Point Washington historical character. Neighborhood commercial is intended to promote alternative forms of pedestrian and vehicular mobility by permitting a limited type of business and neighborhood commercial use in the Point Washington Neighborhood Planning Area, while minimizing the impact on residential areas. The Neighborhood commercial use and live/work unit intensity shall not exceed a floor area ratio of 0.50 and impervious surface ratio of 0.60 of the total land area of the parcel(s) proposed for development as Walton County Land Development Code. All parking for neighborhood commercial and live/work units must be located within the property boundaries and must be contained off of road right of ways or easements.

B. Tree Protection - No property owner, builder, contractor, landscaper, business, firm or other

legal entity shall remove, destroy, or damage a protected tree located in the Point Washington Neighborhood Plan area without first obtaining a clearing permit from Walton County Planning and Development Services. The following requirements shall apply to the removal of protected trees:

- 1. Protected Trees** - A “protected tree” is any Live Oak (*Quercus virginiana*), Southern Magnolia (*Magnolia grandiflora*) or Long Leaf Pine (*Pinus palustris*) with a diameter at breast height of eighteen (18) inches or more.
- 2. Exemptions** - Tree protection requirements shall not apply under the following circumstances and conditions:
 - a. Single-Family Dwellings** - The construction, location, or placement of single-family dwellings and customary accessory uses when protected trees are located within ten (10) feet of the actual building or structure “footprint”.
 - b. Development** - The intended allowable use of the site cannot be reasonably developed in accordance with the Land Development Code because protected trees are located within areas necessary for any structure or infrastructure purposes.
 - c. Utility Operations** - Excavation, tree pruning and removals by duly constituted communication, water, sewer, electrical or other utility companies or federal, state, or county agencies, or engineers or surveyors working under a contract with such utility companies or agencies shall be exempt, provided the activity is limited to those areas necessary for maintenance of existing lines or facilities or for construction of new lines or facilities in furtherance of providing utility service to its customers, and provided further that the activity is conducted so as to avoid unnecessary removal. Specifically for CHELCO overhead power lines, clearing from ground to sky, 10 foot on either side of the pole line is required for maintenance of existing lines or facilities or for construction of new lines or facilities. All pruning and trimming shall be done in accordance with National Arborist Association Standards. Written notice of the areas where authorized work is anticipated shall be provided to Planning and Development Services prior to the work, except that when the work is needed to restore interrupted service under emergency conditions, no prior notice is required.
 - d. Rights of Way** - The clearing of a path for existing or new roadway rights of way, provided that the rights of way are for existing roadways that are built in conformance with County standards or for new roadways that will be built in conformance with County standards. The width of the path shall not exceed the right of way width standards for each type of roadway established in this Code.
 - e. Nuisance Trees** - All trees listed on the Florida Exotic Pest Plant Council’s List of Invasive Species or the Florida Department of Agriculture and Consumer Services, “Noxious Weeds” rule in Section 5B-57, F.A.C.
 - f.** The tree is diseased, insect ridden, or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements.
- 3. Repairs** – Protected trees that are removed without obtaining a clearing permit or meeting the exemptions in subsection 2 above shall be replaced at the expense of the developer or property owner. Removed protected trees shall be replaced with the same species of trees and having a total combined caliper the same as that of the removed tree(s).

C. Short Term Rentals - Are permitted but must operate in a manner that respects the quiet enjoyment of the surrounding residential areas. All parking must be off of right of ways and road easements, and parked to the rear the building when possible.

D. Signage - Signs within the Point Washington Neighborhood Plan area shall conform to Walton County Land Development Code Chapter VII and Chapter XIII, the Route 30-A Scenic Corridor.

E. Parking Requirements for New Construction -

1. In addition to meeting the requirements of the Walton County Land Development Code, all residential construction in the Point Washington Neighborhood Plan authorized by building permits dated after the date of the adoption of this ordinance shall comply with the off-street parking requirements established and incorporated herein by the Point Washington Neighborhood Plan Off-street Parking Requirements Chart.
2. Parking requirements imposed for residential construction shall be met completely within the property boundary lines where the structure is located.
3. Project Specific Waiver of General Requirements. Where the Planning Director determines, upon request of an applicant and review of supporting data provided by the applicant, that the number of spaces generally required by this section is excessive for a specific proposed project, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved and available for conversion to parking area in the future should the County find those spaces are needed, and further provided:
 - a. The owner of the land upon which such parking is being reserved shall enter into a written parking agreement with the County, ensuring that the reserved parking area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.
 - b. This parking agreement shall be in a form acceptable to the County and shall be recorded in the Public Records of Walton County at the expense of the benefiting owner.

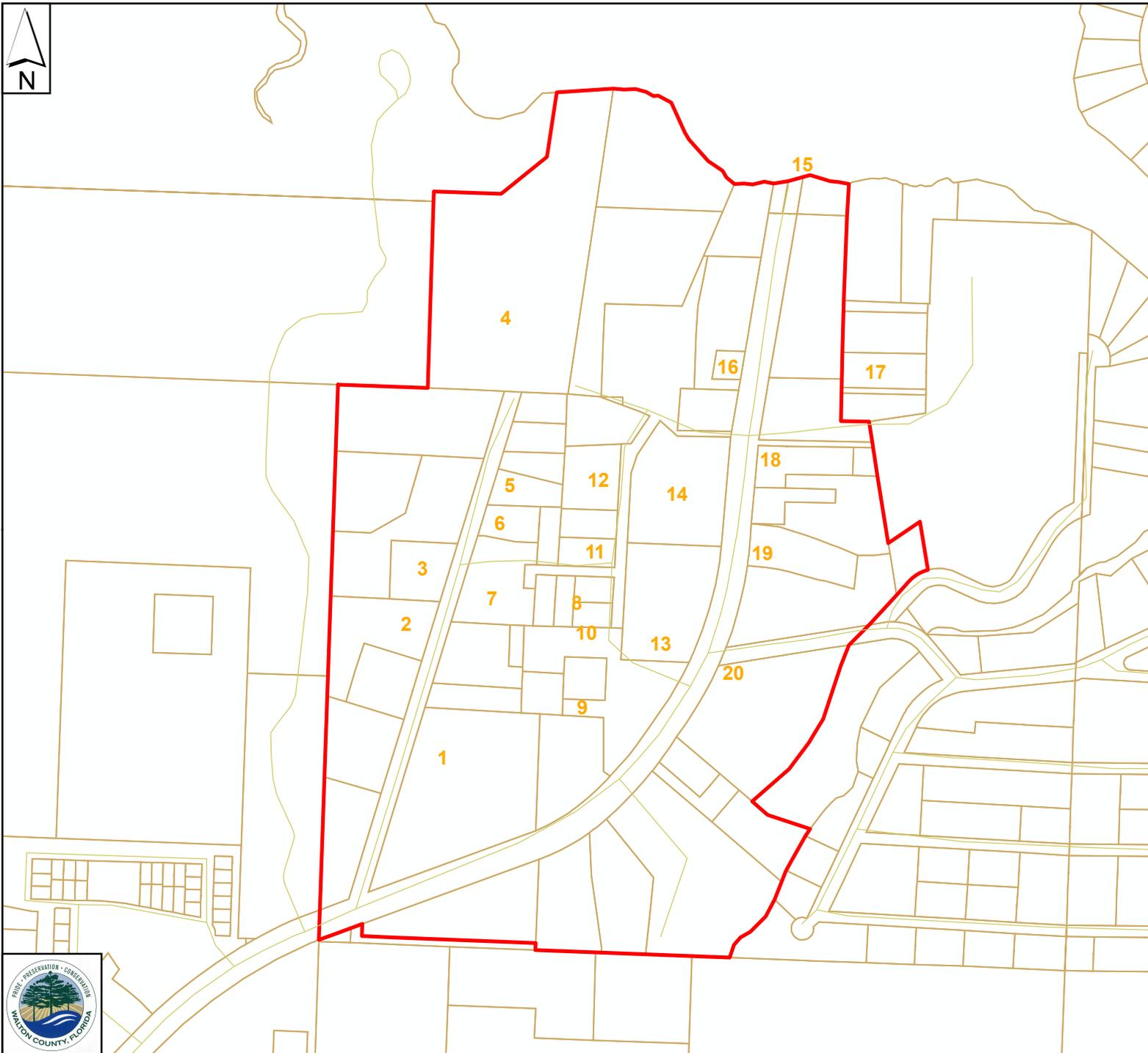
F. Point Washington Neighborhood Plan Off-street Parking Requirements Chart

Residential Structures	Square footage requirements indicated herein shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks and patios.
Up to 1500 sq. feet	2 parking spaces
1501--2000 sq. feet	3 parking spaces
2001--2500 sq. feet	4 parking spaces
2501--3000 sq. feet	5 parking spaces
3001--3500 sq. feet	6 parking spaces
3501--4000 sq. feet	7 parking spaces
4001--4500 sq. feet	8 parking spaces
4501 sq. feet or more	2 additional parking spaces for each 500 sq. ft. above 4501 sq. ft.

Note: In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted.

Commercial Structures	
Restaurant	One (1) space for every three (3) seats at booths and tables, plus one (1) space for each two (2) counter seats, plus one (1) space for each two (2) employees on the largest shift. This applies to all indoor and outdoor seating.

Exhibit 1 – Point Washington Neighborhood Planning Area Map

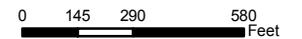


Point Washington Neighborhood Plan Area

-  Streets
-  Pt Washington NPA (Proposed)
-  Parcels

Points of Interest

1. Bay Elementary
est. 1938
2. Post Office
ca. 1940's
3. Strickland House
ca. 1890's
4. Eden State Gardens
ca. 1890
5. W.H. Butler House
ca. 1920
6. Bullard & Butler Store
ca. 1920's
7. Bert Butler House
ca. 1920
8. Board & Batten Lean-to
9. Honey Co-op
10. Aaron House
ca. 1935
11. Bullard House
ca. 1880's
12. Hill/Michenor House
ca. 1900
13. School Well
14. Burlison House
15. Ferry Landing
16. Wise House
ca. 1880's
17. Well House
ca. 1930's
18. Methodist Church
ca. 1894
19. Old Post Office
abandon ca. 1940's
20. Cornerstone Church
ca. 1943



Walton County Planning/Development Services
 This GIS data is not a legal representation of
 the features depicted; any assumption of the
 legal status of this data is hereby disclaimed.
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