

Gulf Shore Manor Neighborhood Plan Initial Meeting Summary

February 25, 2020

Kristen Shell, County Planning Manager opened meeting with information on how the neighborhood plan was initiated by Gulf Shore Manor residents. These residents petitioned the County to create a neighborhood plan. The Board of County Commissioner's authorized County staff to work with neighborhood residents to create a new neighborhood plan in accordance with Chapter 8, of the Walton County Land Development Code. Mrs. Shell explained that neighborhood plans are adopted as part of the County's Land Development Code and contain additional regulation or development parameter above and beyond what is found elsewhere in the County. Ms. Shell also stressed the importance of neighborhood agreement on decided upon initiatives.

Mario Obstbaum, DVM, president of the Gulf Shore Manor Property Owners Association (GSMPOA) informed the attendees about the purpose of the association. Specifically, to educate the Gulf Shore Manor property owners as to their use rights of Gulf Shore Beach and Bathing Beach as declared in previous civil court cases and to inform the Walton County governing bodies of same. It was stressed that GSMPOA is not a Homeowners Association. Doctor Obstbaum explained that the neighborhood plan is the next step to make sure that the County abides by the property owners' wishes by having an overlay on the County's Land Development Code. The vision for the neighborhood plan was stated as follows:

1. To protect and preserve the integrity of our historic beach community.
1. To recognize the individuality and preserve the lifestyle that generations have enjoyed and respected for almost 100 years.
2. To preserve the intent of the original plat from 1925 which is still referred to in warranty deeds and court actions. This includes platted streets, lot size and density as well as the beaches denoted as Gulf Shore Beach and Bathing Beach, which are for all Gulf Shore Manor property owners to access and enjoy for customary recreational use.
3. To recognize the standards currently designated in the Walton County Future Land Use map for a Residential Preservation Area for single family residential development, which prohibits development of condominiums, multi-family homes and non-residential or commercial uses and prohibits further subdivision of lots to allow for increased density.
4. To assure that residential single family lots may not be reconfigured to eliminate the existing beach access located at Pelayo Avenue, Montigo Avenue, Santa Clara Avenue/Bramble Grove, San Juan Avenue and Barcelona Avenue.
5. To follow development standards for coastal dune protection for those lots bordering and within the Coastal Building Zone as defined in Section 4.02.05 of the Walton County Land Development Code.

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6. To define street names and have them be the same on the property tax appraiser's map, the 911 coordinator and GIS information system.

During the meeting, attendees were provided comment cards and asked to record written comments. The following represents summaries of these comments by target issue area with some key decision points shown by volume of comment.

COMMENT CARDS SUMMARY

Short Term Rental/Long Term Rental

- No prohibition on short term or grandfather existing
- Allow property owners to rent to vacation goers on short term basis

Montigo Avenue

- Non golf carts, no car parking, only allow bicycles
- Nature preserve, only foot traffic
- North of 30 A should be a nature preserve, no parking, conservation area, no building in perpetuity
- Make Montigo a nature preserve – undeveloped
- Bikes only at access
- Bikes only at walkover – no more parking
- Keep beach access natural, open expand walking and allow bicycles only
- Keep natural south of 30 A
- Stay a nature preserve, bike/ped access only
- Nature preserve with walk over and bikes only
- Keep Montigo Access as conservation
- Montego-conservation area
- Keep Montigo Pathway as it is
- Make underdeveloped Montigo a nature preserve w/ natural walk over/walk way
- Montigo boardwalk – or nature preserve
- Keep Montigo beach access natural with dune walkover

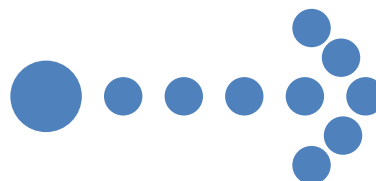
Keep Montigo Natural /
Undeveloped / Preserve



Parking for bikes
only



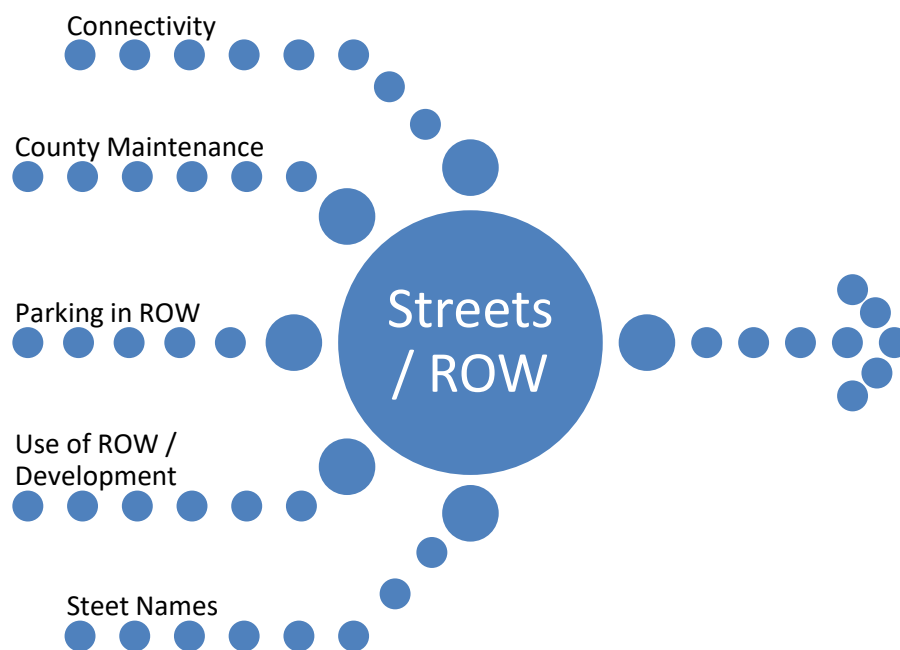
Improved bike / ped
access



Public ROW / Streets

- No development, no parking lots
- All roads are not through roads
- Turn unused roads into community gardens
- Do not want Barcelona to be one way
- Do not want Barcelona to be maintained by the County
- Street signs at West Shady Pine / S Barcelona confusing, mail is wrong
- No golf cart facilities on roads
- No connecting road from Nature Walk
- Continue sidewalks on San Juan all the way to the beach
- Bridge wetlands at Shady Pines and Montigo
- Recognize all roads in GSM as County Maintained Roads all the way to the Beach
- Do not allow a connector on San Juan north of GSM
- Park / foot bridge to connect Barcelona and Dothan
- Wetland under San Juan, flooding in San Juan
- County recognize and maintain roads from original plat
- Rename Chelsey to N. Pelayo
- No road or cart path in State forest
- Foot access to hiking trails in the state forest, aka San Juan to Nature Walk
- County to develop more roads
- Preserve roads and right of ways
- Keep Barcelona Ave as is for residential use

- Elm Street is all over
- Keep the streets (developed and undeveloped) just as they are on the 1925 Plat
- Designate roadways as “no development” areas as per original Plat.
- Currently out of 5 roads only one (San Juan) goes through
- There should be no connecting road between San Juan Ave. and Nature Walk for motored vehicles of any kind.
- No connecting road between San Juan Ave and Nature Walk Neighborhood for motorized vehicles of any kind (ex. Golf carts).
- No thru street – north ends – of/for any current GSM roadway.
- All roads non through roads into subdivision
- Connect Santa Clara & Shady Pine and Montigo Ave’s with bridges.
- Connection Santa Clara to Shady Pines
- Connecting Montigo Ave at North and South. This would relieve traffic in San Juan Ave.
- No road between Nature Walk and Gulf Shore Manor
- No building in platted streets
- Do not allow public parking on street R/W’s for public (like private owned businesses).
- Restrict building on platted streets





Beach Accesses

- **No development**
- **Should be conservation areas**
- **Neighborhood would have to vote in any changes to public beach access**
- **No replats**
- **No more encroachment into Gulf Shore Beach**
- **Keep open for all to access beach**
- **Parking for GSM residents only**
- **No future development of beach accesses**
- **Keep open for everyone**
- **Preserve pedways (?) into reserve for beach access**
- **Access to beach**
- **Maintain Gulf Shore beach accesses as they are**
- **Protect beach use**
- **Keep our beach as customary use for our subdivision**
- **No public parking**
- **Do not change natural walkdowns – keep foot pathways w/no parking**
- **County to eminent Domain beach parking on Bramble**
- **No golf carts**
- **Make beaches open to public**
- **Would love to see more accesses like Pelayo access with the large deck & benches to sit on**
- **Keep all five accesses open and free for all GSM residents**
- **The most important issue that we can see is the encroachment of the access to the beach from Gulf Shore landowners to charge/fee for parking or admittance**
- **No alternate access from outside the subdivision to the beach**
- **Beach access should remain in a natural state with a small path for beach access**
- **Maintain current walkover as they are – no parking**
- **Keep same beach access**
- **Gulf Shore Manor parking on beach access**
- **Keep all other beach accesses as now O & M by TDC**



Preserve access / no replat



Parking for GSM residents



No additional parking facilities



Public use maintained



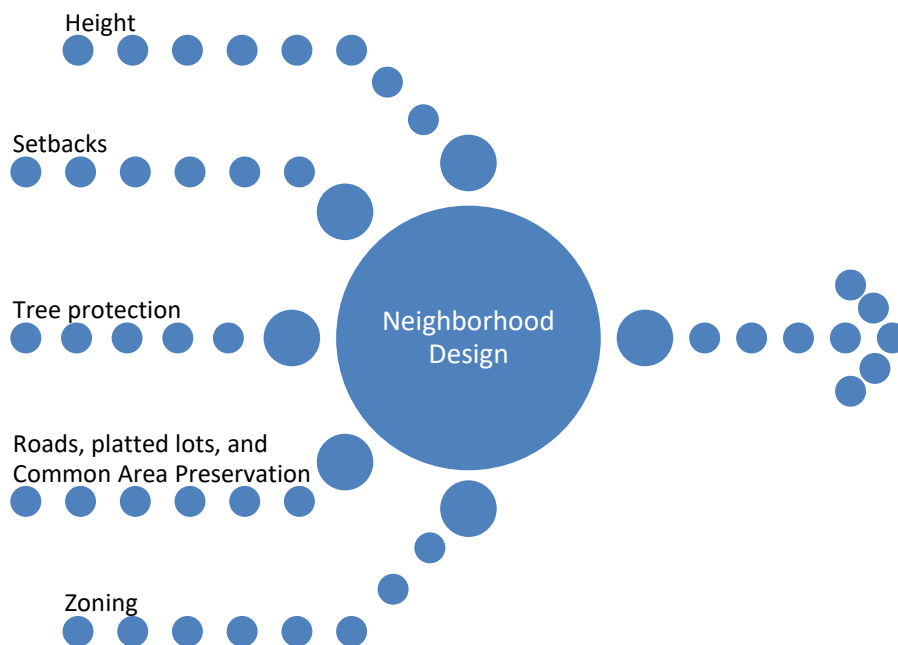
Beach
Access

Neighborhood Design

- **Keep existing setbacks**
- **Maintain current height restriction of 50 ft**
- **Keep same height**
- **Keep same setbacks**
- **Keep setbacks**
- **Keep height**
- **Adopt tree protection similar to Point Washington**
- **Limit fill, maintain wetlands**
- **Incorporate 35' height limit for main house**
- **Stormwater management on each lot and enforced**
- **Maintain original plat, no more replats**
- **Enforce height restriction of 50'**
- **Protect dunes**
- **No manufactured homes, grandfather existing**
- **No new construction or development with 50' of the top of the dune line. (n of Coastal Build Line)**
- **No (future) new manufactured homes**
- **Existing mobile homes ok/no future mobile homes**
- **No commercial use**
- **Grandfather live/work**
- **No more businesses (commercial)**



- **50 ft ht restriction should stay in place**
- **Protect Sand Oak trees/Magnolias**
- **Keep original plat**
- **Height restrictions on total structure – max 35’ main structure; no towers taller than 50’**
- **Businesses need to be properly zoned**
- **Replat subdivision**
- **Reconfiguring lots**
- **Parking – SFD vs. Rental**
- **remain true to its stated purpose of preserving access & not be swayed into building & landscaping requirements**
- **40 ft height restriction (including roof)**
- **Same setbacks**
- **Can more than one access off 30A be developed**
- **Add community park spaces in common areas.**
- **Keep current set-backs as set by county**
- **Height restriction to 40 feet including roof**
- **No development for personal/residential of roads or common areas belonging to GSM**
- **No additional restrictions on current set-backs (5 ft.) and keep 50’ height restriction**
- **No new building restrictions**



Parking

- No parking in streets or restroom areas for businesses or houses in GSM
- Designated parking for GSM residents
- No additional parking/golf cart parking
- Enforce current parking and beach codes
- Parking in the street is becoming problem (Seawalk Circle and South San Juan)
- Not enough parking at larger houses
- Parking for Gulf Shore Manor Homeowners only at existing beach access
- More bicycle parking/racks
- Golf cart designated spots
- No parking on streets or give passes to each household for renter or owner use
- Designated beach parking for GSM
- No street parking on Montego Ln
- Brambly parking lot never legally obtained
- No parking in streets
- No additional parking lots (public)
- No business parking on Pelayo
- No additional parking lots in platted areas
- No more parking spaces for cars; instead add bike or alternative spaces

Parking in streets



Parking at homes /
businesses



Parking at beach
accesses



Beach Vendors

- **Limit chair vendors – must be behind or further back**
- **No Vendors at beach accesses**
- **No commercialization at beach accesses**
- **No commercial umbrellas on Bathing Beach**
- **No vendors on the beach**
- **No vendor areas on the beach**
- **No vendors on beach (ex. beach chair setups)**
- **Vendor control!**
- **No commercial activity on beach, no weddings, no bonfires, no vendors**

Trash / Property Maintenance

- **Recycle bins**
- **Abandoned homes should be removed and or condemned**
- **Need recycling**
- **Need recycle bins at beach accesses**