

## **Chapter 8: Neighborhood Plan Overlay Districts**

### **8.00.00. NEIGHBORHOOD PLANNING PROGRAM ESTABLISHED**

The County hereby establishes its Neighborhood Planning Program as a component of its land use planning and development programs. The Neighborhood Planning Program is primarily aimed at the facilitation and development of small area specific plans. Neighborhood Plans (NPs) shall be incorporated into this Code as overlay districts on the Official Zoning Map (NPODs). All neighborhood plans shall be consistent with the adopted Comprehensive Plan, but may contain additional requirements beyond those found within the Land Development Code and Comprehensive Plan.

#### **8.00.01. Statement of Purpose.**

County staff and residents work together to develop a vision for a particular neighborhood or small area, identify issues and implement solutions. The neighborhood planning process empowers neighborhood communities to make the changes they wish to see in their neighborhoods, which helps make Walton Country a better place to live, work and play through the establishment of unique neighborhoods or small areas.

#### **8.01.00. Development of Neighborhood Plans.**

**8.01.01. *Development of Neighborhood Plans by the County.*** The County may choose to prepare and adopt a Neighborhood Plan utilizing Planning and Development Services Department staff.

**8.01.02. *Development of Neighborhood Plans by a Developer or Interested Property Owners.*** The County encourages the development of neighborhood associations to act as catalysts for local input into the ongoing Neighborhood Planning Program. Residents, neighborhood associations, individual property owners or property owners' associations may utilize an urban planning professional and prepare a proposed neighborhood plan for property located within the Neighborhood Planning Area district for the County's consideration as an overlay district. The applicant, with the aid of an urban planning professional, will be responsible for preparing the neighborhood plan and all supporting information required under this Section as well as responding to additional information requests made by County staff.

#### **8.02.00 Neighborhood Planning Process**

**8.02.01. *Formation of Neighborhood Planning Group.*** The individuals or group investigating the possibility of establishing a neighborhood plan for a particular neighborhood shall be recognized as the Neighborhood Planning Group (NPG) and designate a specified agent who will be the primary contact for the NPG.

**8.02.02. *Pre-Application Conference.*** After formation, the NPG investigating the possibility of establishing a neighborhood plan for a particular neighborhood shall attend a mandatory

neighborhood plan pre-application conference with Planning and Development Services staff where the NPG will receive detailed information identifying the requirements for establishing a Neighborhood Plan Overlay District (NPOD) and a Neighborhood Plan (NP).

**8.02.03. *The Neighborhood Plan Process.*** The process of preparing a neighborhood plan involves a series of specific steps and a timeline established to facilitate community involvement in its development. The process is designed to allow a Neighborhood Plan to be prepared and adopted within an 18-month period.

***A. Community Organizational Meeting(s).*** In order to facilitate public input into the neighborhood planning process, the NPG proposing the adoption of a neighborhood plan must hold at least one initial community meeting that is advertised and open to the public. The community meeting(s) should identify neighborhood concerns and issues and identify possible solutions to be incorporated into the neighborhood plan.

(1) An initial community organizational meeting must be held.

(2) All property owners within the area proposed to be included in the neighborhood plan shall be notified at least 30 calendar days in advance of the initial organizational meeting by certified mail, return receipt requested, at the address listed on the latest approved ad valorem tax roll.

(3) The community meeting must be advertised in the legal section of the local newspaper at least 14 days in advance.

(4) Two signs announcing a "Neighborhood Plan" is being proposed shall be placed in highly visible locations within the proposed neighborhood plan boundary. Signs shall include NPG contact information and shall remain until the process is completed.

(5) The returned receipts, an affidavit of mailing, an affidavit of installation of signs, and proof that the community meeting was duly advertised in the legal section of the local newspaper at least 14 days before the meeting date must be submitted to the county before a proposed neighborhood plan can be considered.

(6) The initial community organizational meeting may be attended by county staff who will discuss Neighborhood Plans, what they are, what they do, and what is allowed to be addressed in them.

(7) At this initial meeting a schedule of future meetings will be established and that schedule will be published electronically.

(8) Documentation of Community Involvement Meetings. One or more of the following items shall be submitted as additional proof of community involvement for any meeting held concerning the neighborhood plan:

(a) Original attendance list for the meeting(s),

(b) Copy of an audio/video recording of the meeting(s),

(c) Original minutes of the meeting(s),

(d) Summary of the issues and concerns discussed at the meeting(s), consideration of possible solutions, and options available for resolution.

***C. Additional Community Meetings.*** Additional community meetings are strongly encouraged to facilitate the planning process and may be held provided electronic notice has been provided at least two weeks in advance of the scheduled meeting. The additional meetings described in this section may be needed beyond those initially scheduled at the Community Organizational Meeting due to emerging priorities or issues that arise as the proposed plan is developed.

***D. Ballot of Interest Required after Initial Community Organizational Meeting.*** Central to the success of citizen-based planning is gauging interest and gathering support for the concept of creating a neighborhood plan. Affected property owners must be notified and be given an opportunity to demonstrate support for investigating the idea of creating a neighborhood plan for their area in order for the effort to proceed.

(1) The Neighborhood Planning Group (NPG) must notify each property owner by regular mail in the proposed Neighborhood Planning Area (NPA) of the initiative to investigate the possibility of establishing a NPA and Neighborhood Plan. County staff may assist with this effort at the direction of the Board.

(2) A Ballot of Interest will be included in the information packet to allow the affected property owners to indicate to the NPG and the county their level of interest in investigating the possibility of creating a formal Neighborhood Plan. The property owner may vote YES to indicate interest in pursuing the idea or NO if not interested.

(3) Ballots must be returned to and received by the Walton County Planning and Development Services Department. The Ballot will clearly indicate a date certain for its return.

(4) The Ballots of Interest will be counted by the Clerk of Courts and the Clerk will certify the percentage of YES votes compared to total votes received from the notified property owners. If over 20 percent vote YES the initiative MAY proceed to the next step. If 20 percent or less vote YES, the initiative DOES NOT proceed in this cycle.

(5) The Planning Department will notify the NPG with the results of the Ballot of Interest vote count by certified mail return receipt requested. If the minimum approval percentage is achieved, the NPG will then provide written notice to affected property owners by regular mail that the Neighborhood Planning process is underway.

**E. Final Draft of the Proposed Neighborhood Plan Required.** The final draft of the proposed Neighborhood Plan must be complete in order to be considered for adoption in accordance with this Chapter.

**F. Timeline Extension Requests.** The intent of the neighborhood planning process timeline is to provide a clearly defined schedule for accomplishing the creation and adoption of a Neighborhood Plan within an 18-month period. In the event that the NPG identifies the need to extend the timeline in order to accomplish the required tasks, the NPG may request a one-time 90-day extension of the timeline from the Planning Department. The NPG must demonstrate adequate progress is being made towards plan development when requesting the extension of the timeline. A revised timeline will be established for the initiative upon approval of the request.

**G. Recognition of Existing Neighborhood Planning Efforts.** The county recognizes that neighborhood planning efforts are already underway in certain neighborhoods and a significant amount of time and effort has been expended toward developing neighborhood plans consistent with the intent of the procedures contained herein. Any group that has undertaken a Neighborhood Plan prior to the adoption of this ordinance may begin the process at **Section E. Adoption of Neighborhood Plans**, unless they desire otherwise.

**H. Adoption of Neighborhood Plans.** Once a neighborhood meeting(s) has been held, the community has had a successful ballot of interest returned, and a proposed plan developed, the neighborhood may choose to initiate the process of having Walton County adopt the neighborhood plan as an overlay district in the following manner:

(1) The Neighborhood Planning Group (NPG) must publish a copy of the proposed Neighborhood Plan electronically.

(2) A mail out shall be prepared that shall include a ballot allowing the property owner to vote to approve or disapprove the neighborhood plan with a reference to where this Plan is published electronically and a summary of the substantive proposals included within the proposed Plan. The ballot shall state that for the vote to be counted it must be returned to, and received by, the Walton County Planning Department within 30 days.

(3) The proposed neighborhood plan package shall also include a notice of the public hearing dates where the neighborhood plan will be considered by the Walton County Planning Commission and the Walton County Board of County Commissioners, a contact name and number for additional information concerning the plan, and an address where comments concerning the plan may be mailed to the Walton County Planning Department to be presented to at the scheduled public hearings.

(4) The plan must receive a recommendation of approval from at least 66 percent of the property owners who responded with a vote before it may be submitted to Walton County for further consideration for adoption.

(5) After the Walton County Clerk of Courts counts the ballots and certifies the required percentage of voting property owners voting in favor of approval, the NPG may submit to the Walton County Planning and Development Services Division an application for neighborhood plan with the required supporting materials, and the final proposed plan.

(6) Department staff shall review the plan within 30 days for compliance with the Walton County Comprehensive Plan and general consistency with other provisions of the Walton County Land Development Code. The Neighborhood Plan can be more restrictive than the Comprehensive Plan and Land Development Code.

(7) After the review period, the plan shall be scheduled for a public hearing at the next available meeting of the Walton County Planning Commission and subsequent hearings before the Board of County Commissioners. Staff shall provide the commissioners with findings of fact concerning the compliance of the proposed plan with the Walton County Comprehensive Plan and general consistency with the Walton County Land Development Code.

(8) The proposed NPOD must be adopted as an amendment to the Walton County Land Development Code and shall be adopted through the same process as any other amendment to the Code.

**8.02.04. Contents of Neighborhood Plans.** The proposed neighborhood plan will be prepared by the Neighborhood Planning Group (NPG) with or without Planning and Development Services staff support. During the process of developing the neighborhood plan, the Neighborhood Planning Group (NPG) may use the services of the Walton County Planning Department to assist them in preparing the neighborhood plan in accordance with generally accepted planning principles. The Plan may also be developed by an independent planning professional retained by the NPG. Drafts of the proposed plan prepared by the NPG may be submitted in advance to the Planning Department for review and suggestions. When complete, the proposed neighborhood plan shall include the following elements:

A. An introductory statement including a summary of the past development patterns in the neighborhood for existing established neighborhoods;

B. A description of community involvement;

C. A statement of the community's goals, including defining community character;

D. An existing conditions map and narrative including an identification of areas requiring improvement and a description of current community assets;

E. A proposed neighborhood plan map and narrative;

F. A provision for establishing the vested rights of existing properties, including, but not limited to, a provision that such properties shall be permitted to be reconstructed, as vested, if destroyed by natural causes or other casualty outside the control of the owner of the property.

G. A list of priorities and identification of possible funding sources, if applicable.

H. Proposed regulatory language, such language must be consistent with the adopted Comprehensive Plan but may establish neighborhood specific development and design requirements.

I. Other elements as identified by the Neighborhood Planning Group and approved by the Planning Department;

**8.02.05. Amendment of an Adopted Neighborhood Plan.** The procedure for amending the Neighborhood Plan shall be the same as the procedure for enacting the Neighborhood Plan.

#### **8.02.06. Neighborhood Plan Overlay Districts Established**

**Map 8-1** depicts the currently adopted Neighborhood Plan Overlay Districts. These districts shall be considered as overlays to the adopted Official Zoning Map. While consistent with the adopted Comprehensive Plan, these districts may require additional regulation above and beyond what is found within the Land Development Code and Comprehensive Plan. It is the intent of this program to allow neighborhoods to develop in a manner that is unique to that particular place. These additional and unique regulations and requirements are not intended to replace currently adopted Comprehensive Plan and Land Development Code requirements. All current Comprehensive Plan and Land Development Code regulations and requirements apply, unless specifically modified within an adopted neighborhood plan overlay district.

#### **8.03.00. Beach Highland Neighborhood Plan Overlay District (BH NPOD).**

A. The Beach Highland Neighborhood Plan dated May 14, 2008, establishes an overlay district with specific standards that govern development within the boundary of the Beach Highland neighborhood.

B. The boundary of the overlay district shall include the Beach Highland Subdivision as recorded in Plat Book 3, Page 47, of the Official Records of Walton County, Florida, less and except Lot 1, Block F (the location of Journey's End Condominium).

C. The Beach Highland Neighborhood Plan (BH NP) adopted by Ordinance 2008-35, is incorporated herein by reference.

**8.03.04. Blue Mountain Beach Neighborhood Plan Overlay District (BMB NPOD).**

A. The Blue Mountain Beach Neighborhood Plan (BMB NP) establishes an overlay district with specific standards that govern development within the boundary of the Blue Mountain Beach neighborhood.

B. The boundary of the overlay district is the Blue Mountain Beach Subdivision #1, recorded in Deed Book 2, Page 41. This area is located in the southeast 1/4 of the northeast 1/4 of Section 12 and the northeast 1/4 of the Southeast 1/4 of Section 12 in Township 3 South, Range 20 West. It also lies in the north 1/2 of the southwest 1/4 of Section 7, and southwest 1/4 of northwest 1/4 of Section 7 in Township 3 South, Range 19 West. It is bounded by the Gulf of Mexico to the south, the shoreline of Big Red Fish Lake to the east, County Road 30-A to the north, and County Road 83 to the west, including all parcels within this boundary description.

C. The Blue Mountain Beach Neighborhood Plan (BMB NP), is hereby incorporated into the Walton County Land Development Code by reference. (Ord. No. 2009-12)

**8.03.05. Gulf Pines Neighborhood Plan Overlay District (GP NPOD).**

A. The Gulf Pines Neighborhood Plan (GP NP) establishes an overlay district with specific standards that govern development within the boundary of the Gulf Pines neighborhood.

B. The boundary of the overlay district includes the following recorded plats in Walton County: Gulf Pines Subdivision as recorded in Plat Book 2, Page 86, with the exception of the commercially developed lots along U.S. Highway 98 (Blocks 1 and 2), The First Addition to Gulf Pines as recorded in Plat Book 3, Page 2, The Second Addition to Gulf Pines as recorded in Plat Book 3, Page 48, and The Third Addition to Gulf Pines as recorded in Plat Book 3, Page 62. The Gulf Pines Subdivision is located in South Walton County, generally south of US Hwy 98, bordered on the north and west by Sandestin and on the east by Hidden Dunes. It is bordered on the south by the Gulf of Mexico.

C. The Gulf Pines Neighborhood Plan (GP NP), is hereby incorporated into the Walton County Land Development Code by reference. (Ord. No. 2009-12) (Ord. No. 2010-02)

**8.03.06. Gulf Trace Neighborhood Plan Overlay District (GT NPOD).**

A. The Gulf Trace Neighborhood Plan (GT NP) establishes an an overlay district with specific standards that govern development within the boundary of the Gulf Trace neighborhood.

B. The boundary of the overlay district includes the following recorded plats in Walton County:

Gulf Trace Subdivision as recorded in as recorded in Plat Book 5, Page 44; and The Gulf Trace First Addition as recorded in Plat Book 5, Page 73. It is bounded by the Gulf of Mexico to the south, and is surrounded on the east, west and north by state-owned land managed as part the Grayton Beach State Park.\*

(Ord. No. 2010-03, § 1, 2-23-2010)

c. The Gulf Trace Neighborhood Plan (GT NP) is hereby incorporated into the Walton County Land Development Code by reference.(ORDNINANCE)

### **8.03.07. Point Washington Neighborhood Plan Overlay District (PW NPOD).**

A. The Point Washington Neighborhood Plan (PW NP) establishes an overlay district with specific standards that govern development within the boundary of the Point Washington neighborhood.

B. The boundary of the overlay district includes the following described area in Walton County:

Beginning at the Southwest corner of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West Walton County Florida, proceed Northerly along the West line of the said Northeast One Quarter of Section 35 a distance of 1985 feet more or less to the South boundary of the TIITF OF STATE OF FLORIDA parcel, as recorded in Official Records book 2159 at page 389; thence proceed Easterly along the said South boundary of the TIITF OF STATE OF FLORIDA parcel a distance of 310 feet more or less to the East boundary of the TIITF OF STATE OF FLORIDA parcel and the West boundary of the TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel; thence proceed Northerly along the common boundary line between the TIITF OF STATE OF FLORIDA and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcels a distance of 680 feet more or less to the South Line of Section 26, Township 2 South, Range 19 West, Walton County Florida; thence proceed Northerly along the common boundary line between the TIITF RECREATION AND PARKS OF STATE OF FLORIDA parcel tax ID # 26-2S-19-24000-016-0020 and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 35-2S-9-24000-002-0020, passing into said Section 26, a distance of 35 feet more or less to a concrete monument; thence continue Easterly along the common boundary line between the TIITF RECREATION AND PARKS OF STATE OF FLORIDA parcel tax ID # 26-2S-19-24000-016-0020 and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 35-2S-9-24000-002-0020 the following bearings and distances calls: South 89 degrees 37 minutes 45 seconds East a distance of 240.00 feet; thence North 49 degrees 44 minutes 30 seconds East a distance of 209.40 feet; thence North 06 degrees 52 minutes 36 seconds East 215 more or less to the water's edge of Tucker Bayou; thence departing the common boundary line between the TIITF RECREATION AND PARKS OF STATE OF FLORIDA and TIITF RECREATION AND PARKS OF THE

STATE OF FLORIDA parcels, meander Easterly along the water's edge of Tucker Bayou as approximated by the following bearing and distance calls: North 87 degrees 31 minutes 12 seconds East 283 feet; thence South 69 degrees 11 minutes 24 seconds East 135 feet; South 24 degrees 16 minutes 12 seconds East 147 feet; thence South 45 degrees 53 minutes 24 seconds East 227 feet; thence North 89 degrees 03 minutes 36 seconds East 139 feet; thence North 81 degrees 37 minutes 12 seconds East 53 feet more or less to the intersection of the centerline of State Road 395 with the water's edge of Tucker Bayou; thence departing the centerline of State Road 395 continue Easterly along the water's edge of Tucker Bayou North 74 degrees 56 minutes 24 seconds East a distance of 80 feet; thence South 77 degrees 20 minutes 24 seconds East a distance of 143 feet more or less to the intersection of the water's edge of Tucker Bayou and the East boundary line of the Robert S. Davis property as recorded in Official Records book 399 at page 348; thence departing the water's edge of Tucker Bayou proceed South along the East boundary line of the Roberts S. Davis property a distance of 100 feet more or less to the South Line of Section 26, Township 2 South, Range 19 West; thence passing the South Line of Section 26, Township 2 South, Range 19 West, proceed South into Section 35 along the West boundary of the Ollie S. Butler and Albert B. Butler property as recorded in Official Records Book 2702 at page 2836 a distance of 302.5 feet; thence continue South a distance of 430 feet more or less to the Southwest corner of the Marvin H. Scott and Jane Scott property as recorded in Official Records Book 1549 at page 247; thence proceed Easterly along the South boundary line of the Marvin H. Scott and Jane Scott property a distance of 99 feet more or less to the Easterly boundary of the Kathryn Green property as recorded in Official Records Book 344 at page 55; thence proceed South 09 degrees 39 minutes 55 seconds East along the Easterly boundary of the Kathryn Green property a distance of 439.62 feet to an iron rod and the North boundary line of the Charles C. Fowler and Anne M. Fowler property as recorded in Official Records Book 2584 at page 1637; thence proceed North 55 degrees 12 minutes 09 seconds East along the North boundary line of the Charles C. Fowler and Anne M. Fowler property a distance of 138.14 feet; thence proceed South 09 degrees 35 minutes 44 seconds East a distance of 200.00 feet to the curved Northerly right-of-way line of a County maintained road being concave Southerly, having a radius of 176.03 feet; thence proceed Southwesterly along the arc of the curved right-of-way line of the County maintained road a distance of 130.22 feet through a central angle of 42 degrees 23 minutes 14 seconds to a point of tangency; thence departing the curved right -of-way line, continue South 35 degrees 45 minutes 03 seconds West along the Northerly right-of-way line of the County maintained road a distance of 11.58 feet; thence continue South 35 degrees 45 minutes 03 seconds West along the Northerly right-of-way line of the County maintained road a distance of 144 feet more or less to the North right-of-way line of Eden Dr as denoted on the plat of Eden Estates recorded in Plat Book 5 at page 25; thence proceed South 45 degrees 00 minutes 00 seconds West a distance of 102.7 feet more or less to the South right-of-way line of Eden Dr as denoted on the plat of Eden Estates

recorded in Plat Book 5 at page 25; thence departing the South right-of-way line of Eden Dr proceed Southwesterly along the West boundary line of the Otis Earl Barrett property, recorded in Official Records Book 2241 at page 24 as approximated by the following bearing and distance calls: South 21 degrees 57 minutes 09 seconds West 78.19 feet, thence South 18 degrees 10 minutes 11 seconds West 201.58 feet, thence South 31 degrees 22 minutes 03 seconds West 98.83 feet , thence South 37 degrees 00 minutes 11 seconds West 116.95 feet, thence South 49 degrees 05 minutes 37 seconds West 174 feet more or less to the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property as recorded in Official Records Book 2307 at page 676; thence proceed South 41 degrees 44 minutes 00 seconds East along the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property a distance of 73.45 feet; thence continue along the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property South 71 degrees 15 minutes 00 seconds a distance of 160.00 feet to the centerline of Tucker Creek; thence proceed Southwesterly along the centerline of Tucker Creek approximated by the following two bearing and distance calls South 32 degrees 56 minutes 11 seconds West a distance of 30.00 feet; thence South 29 degrees 13 minutes 14 seconds West a distance of 145 feet more or less to the North West corner of Lot 3 Block A, Eden Estates as recorded in Plat Book 5 at page 25; thence proceed South 19 degrees 13 minutes 01 seconds West along the Westerly boundary line of Lot 3 Block A Eden Estates as recorded in Plat Book 5 at page 25 a distance of 110.71 feet to the most Southwesterly corner of Lot 3 Block A Eden Estates as recorded in Plat Book 5 at page 25; thence departing the boundary line of Lot 3 Block A Eden Estates meander Southwesterly along the center line of Tucker Creek as approximated by the following bearing and distance calls: thence South 27 degrees 05 minutes 06 seconds West 66.53 feet, thence South 45 degrees 00 minutes 18 seconds West 79.01 feet, thence South 60 degrees 51 minutes 03 seconds West 40.08 feet, thence South 41 degrees 59 minutes 22 seconds West 36.21 feet, thence South 17 degrees 55 minutes 08 seconds 48.0 feet more or less to the South line of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West; thence proceed North 87 degrees 44 minutes 05 Seconds West along the South line of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West a distance 1464.0 feet more or less to the Southwest corner of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West Walton County Florida and the Point of Beginning of the area herein described; Less and Except: COM AT SW/C OF NE4 OF SEC 35 THENCE RUN S 89DEG38'27"E A DIST OF 111.90 FT TO POB AND RUN N 0DEG34'10"E A DIST OF 39.87 FT THENCE N 65DEG14'56"E A DIST OF 44.25 FT THENCE S 00 DEG34'10"W A DIST OF 33.65 FT THENCE S 89DEG38'27"E A DIST OF 620.00 FT THENCE S 0DEG22' 38"W A DIST OF 25.00 FT THENCE N89DEG38'27"W A DIST OF 660.09 FT TO POB, containing approximately 111.6 acres more or less and as depicted in the map included in the Point Washington Neighborhood Plan.

(Ord. No 2011-60, 6-14-2011)

C. The Point Washington Neighborhood Plan (PW NP) is hereby incorporated into the Walton County Land Development Code by reference (ORDINANCE).

#### **8.03.09. Grayton Beach Neighborhood Plan Overlay District (GB NPOD)**

A. The Grayton Beach Neighborhood Plan (GB NP) establishes an overlay district with specific standards that govern development within the boundary of the Grayton Beach neighborhood.

B. The boundary of the overlay district includes the following described area in Walton County:

“Grayton Beach” is defined as the area represented by the following boundaries: County Road 30-A to the north, the Gulf of Mexico to the south, Grayton Dunes State Park to the west, and Grayton Beach State Park and Western Lake to the east, excluding the community of Lake Place at Grayton Beach.

C. The Grayton Beach Neighborhood Plan (GB NP) is hereby incorporated into the Walton County Land Development Code by reference (Ord. No. 2015-02)

#### **8.03.10 Inlet Beach Neighborhood Plan Overlay District (IB NPOD)**

*Staff Analysis Comment – Staff is recommending removing the Inlet Beach Neighborhood Plan from the Comprehensive Plan and placing it in this section so that the amendment process is clearly enumerated. This is currently being considered through a separate public meeting process.*