

### Reorganization:

- **Goals** are general statements of desired outcomes of the community. While often broadly written, goals should be stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives** are more specific and are a subset of goals, providing measurable strategies. Objectives should not stand alone without a goal. If an objective does not fit under a goal and it is considered important, then it may be more appropriately written as a goal. It is undesirable to have an Objective statement that actually contains numerous Objectives, this make intent hard to discern for policy formulation/implementation and makes measurability very difficult.
- **Policies** are “operational” actions that a community will undertake to meet the goals and objectives. The Comprehensive Plan’s policies can be categorized as existing (operational) policies, or ones that need further approvals from the County Commission. However, the Plan should not contain policies that are not implementable due to financial or staffing constraints as including these types of policies confuses the vision or direction and diminishes the meaning of the Plan on an operational level.
- **Planning hierarchy related** – The Comprehensive Plan should provide authorization or general policy direction for regulations implemented within the Land Development Code. This aids in interpretation of the Code.
- **Relocation to other elements** – General policy direction or Plan related authorization should be located in a logical place to ease implementation.

### Outdated or Duplicative:

- Policies may not have been implemented due to limited staff resources, limited funding or competing priorities.
- Policies and or objectives may be repeated elsewhere in the Plan creating opportunities for internal inconsistencies and difficult administration.

### Statute and Administrative Code Related:

- Element must address air quality
- Element must contain policy related to quality and quantity of current and projected water sources and waters that flow into estuarine or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources.
- Must provide for the emergency conservation of water sources in accordance with plans of the Northwest Florida Water Management District; must include current and projected needs and sources for at least a 10 year period (water use).



## Conservation Element – Walton County Staff Analysis of Changes

### Substantive Changes:

- Clarifies wetland development scenarios; removes one unit per 20 acre and commercial development prohibition for sites that are entirely wetlands in order to remove conflict with underlying land use entitlements when appropriate state and federal permits are issued.
- Establishes authorization language but relocates wetland buffer (25 ft Secondary Wetland Protection Zone) to Land Development Code
- Relocates Coastal Dune Lake Protection Zone language to new Coastal Management Element, language is consistent with recent settlement agreement and no substantive change is included but relocated.
- Includes revised policy related to landmark trees (deleted from Recreation, Open Space, and Greeways Element)
- Relocates Coastal Protection Zone and Coastal Construction related language to new Coastal Management Element
- Amends natural community descriptions to create clarity regarding what natural communities are protected by utilizing most recent nomenclature and referencing most recent edition of the FNAI Guide to Natural Communities of Florida. Requires that preservation areas not be included in residential lots if utilizing the buy-out option for purposes of management of these areas and prevention of code enforcement action. It is anticipated that a setback reduction will be provided for within the Land Development Code should this requirement be acceptable for lots backing up to preservation areas.
- Relocates flood zone and Coastal High Hazard Area language to new Coastal Management Element
- Relocates hurricane evacuation and Local Mitigation Strategy language to new Coastal Management Element.

### Policy Issues:

- Removes one unit per 20 acre and commercial development prohibition for sites that are entirely wetlands in order to remove conflict with underlying land use entitlements when appropriate state and federal permits are issued. Language is outstanding that would address properties that are predominantly wetlands and consistency with underlying land use category entitlements. Currently, one single family home is permitted.
- Includes revised policy related to landmark trees (deleted from Recreation, Open Space, and Greeways Element). This would require implementing Land Development Code regulations.
- Requires that preservation areas not be included in residential lots if utilizing the buy-out option for purposes of management of these areas and prevention of code enforcement action. It is anticipated that a setback reduction will be provided for within the Land Development Code should this requirement be acceptable for lots backing up to preservation areas. It is also anticipated that a management and maintenance permit program could be established to allow upkeep and fuel load reduction of these areas.