



Recreation, Open Space, and Greenways Element – Walton County Staff Analysis of Changes

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 makes 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Outdated or Duplicative: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 opportunity for internal inconsistencies and implementation errors.

Statute and Administrative Code Related:

- Parks and recreational facilities are no longer subject to the concurrency requirement; sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis (163.3180, F.S.). The draft deletes the level of service standard for recreation.

Substantive Changes:

- Deletes level of service standard for recreation, establishes consistency with current recreational plat fee requirements.
- Includes authorizing language for greenway dedication density bonus.



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- Relocates 30-A scenic corridor Objective to Transportation Element (Existing Objective T-1.9 is similar) and it is recommended that similar objectives and policies be found in one location to eliminate potential that they are either overlooked or inconsistent.

Policy Issues:

- Multi-family residential does not currently contribute to parks and recreation, for instance apartment buildings that do not plat. The Plan treats single family residential as the only demand generator for parks which could be an inequitable development exaction.
- The Element calls for the development of a greenway system and such system is also called for in the Land Development Code via the density bonus system for public dedication of greenways.
- Deletes policy R-7.1.1 calling for heritage tree preservation. This same requirement is also found within the Conservation Element and Land Development Code regulations would need to be adopted to implement.