

PROPERTY OWNER'S GUIDE WHAT YOU SHOULD KNOW...



DEFINITIONS

Coastal Dune Lake Protection Zone (CDLPZ)

The Location of Coastal Dune Lake Protection Zones is defined as: "All lands within an area beginning at the mean or ordinary high water line of the coastal dune lakes and their tributaries and extending 300 feet landward."

The Coastal Dune Lake Protection Zone (CDLPZ) is defined and governed by Walton County's Land Development Code (Sections 04.02.00 and 04.03.00).

Mean High-water Line

"The intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waters over a 19-year period." (Walton County Land Development Code; Definitions section)

Coastal Dune Lake Outlet

A coastal dune lake outlet/outfall is an intermittent hydrologic connection between a coastal dune lake and the Gulf of Mexico. The frequency and duration of a coastal dune lake's outlet opening depends on rainfall, groundwater level, and watershed size and shape.

This definition is based on A Management Plan for Walton County's Coastal Dune Lakes (2008), Appendix I, p. 24. The management plan was developed by UF's Florida LAKEWATCH program in collaboration with the Choctawhatchee Basin Alliance (CBA) and the citizens of Walton County. It was adopted by the Board of County Commissioners. You can download a copy from CBA's website: www.basinalliance.org.

White Sand Protection Zone

All lakes that abut County Road 30A and adjoining land surrounding the lakes are subject to the restrictions of the County's White Sand Protection Zone, as follows: "...There shall be no use of construction material that is subject to wind or water transport, and that permanently discolors the white beach sands. Such construction materials includes, but are not limited to, red or yellow clay or sand." (Walton County Land Development Code , 4.07.02)



RESTRICTIONS

Walton County's Land Development Code (4.02.06 B) outlines specific restrictions within the Coastal Dune Lake Protection Zones pertaining to the following topics:

- Septic Tanks
- Stormwater Management
- Erosion Control
- Shoreline Stabilization
- Hazardous Waste
- Seawalls, Bulkheads, Revetments and Rip-Rap
- Endangered Species
- Pollution
- Open Space
- Outfalls/ Natural Outlets

This document summarizes the major restrictions, which are all designed to protect the health of the coastal dune lakes ecosystems. Remember that a healthy lake equates to a healthy home and a healthy investment!

For the most complete information on these topics, please consult the County documents and/or County personnel.



REGULATIONS

- No more than **40%** of the lot can be **IMPERVIOUS** permitted development. No more than **50%** of vegetation can be **CLEARED** within the Coastal Dune Lake Protection Zone.
- All new development and redevelopment—including septic tank drainfields—must be **SET BACK** from the mean high water line **AT LEAST 100 FEET**. This includes any construction or building activities (sheds, swimming pools, home additions, etc.)
- **NATIVE ground cover, shrubs and trees** within the zone must be retained wherever feasible.
- **SEAWALLS, BULKHEADS, REVETMENTS and RIP-RAP** are not allowed within the zone.
- Handling, storage or generation of **HAZARDOUS WASTES** is not allowed within the zone.
- No new point or non-point sources of **POLLUTION** shall be discharged into the lakes such as no treated wastewater effluent or untreated stormwater runoff.

TO CLEAR? OR NOT TO CLEAR?

- Clearing and/or mowing all the way to the water's edge is **NOT ALLOWED**. It creates problems which include:
 - Shoreline erosion
 - Increased risk, frequency, and severity of flooding
 - Nutrient loading from stormwater runoff
 - Loss of food source and habitat for native wildlife
- For these reasons, the County has established a **100 FOOT SETBACK**.
- **All development shall be set back at least 100 feet** from the ordinary or mean high water line on a coastal dune lake, and natural vegetation should be retained.
- Development includes but is not limited to home construction, storage sheds, swimming pools, and other outdoor structures. The impervious development cannot exceed 40% of the size of the lot. A maximum of 50% of vegetation can be cleared within the CDLPZ, including space required for access to the lake.
- Natural buffers should include primarily native plants, preferably those that are wildlife-friendly and do not require much water (xeric).
- Buffers must not include noxious or invasive exotic vegetation or trees.

WHERE CAN I LEARN MORE?



Walton County Government
<http://co.walton.fl.us>
Coastal Dune Lakes Coordinator
850.892.8108

The Coastal Dune Lakes Advisory Board (CDLAB) holds public meetings throughout the year. The CDLAB is comprised of residents appointed by the Board of County Commissioners. Meeting dates/times and location are posted on the County website.



Choctawhatchee Basin Alliance
www.basinalliance.org
www.facebook.com/basinalliance
cba@nwfsc.edu | **850.200.4171**

The Choctawhatchee Basin Alliance (CBA) of Northwest Florida State College is committed to sustaining and providing optimum utilization of the Choctawhatchee Basin watershed.

CBA has worked with many community volunteers and lots of partners at the local, regional, state, and federal levels to accomplish work on the coastal dune lakes:

- Over fifteen years of water quality data
- Coastal Dune Lakes Management Plan
- Plant surveys
- Bathymetric maps
- Invasive exotic plant control
- Restoration of native vegetation
- Hydrology study

■ **UF-IFAS**
IFAS: Center for Aquatic and Invasive Plants
<http://plants.ifas.ufl.edu>
<http://walton.ifas.ufl.edu>
352-392-1971

■ **FMNP**
www.masternaturalist.ifas.ufl.edu
The Florida Master Naturalist Program (FMNP) promotes awareness, understanding, and respect of Florida's natural world among Florida's citizens and visitors.

This publication is a cooperative effort of the Choctawhatchee Basin Alliance and Walton County.

Property Owner's Guide

for Living and Building on the Coastal Dune Lakes

WALTON COUNTY, FLORIDA



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850-200-4171
www.basinalliance.org

Protecting Your Environment