

# New urbanism moving north of 98

By PASHA CARROLL  
SUN REPORTER

A team of local developers are planning a unit development called Eden's Landing that will bring the New Urbanist traditional neighborhood development north of U.S. Highway 98 to Point Washington.

Seaside on County Road 30A is the original TND, built from scratch. A TND mixes commercial space, public space and residential living space to create a community setting on a pedestrian scale.

"It is a little mini traditional neighborhood development, which is commercial space, single and multi family space," said Billy McConnell, with Davis Properties and one of the two real estate agents involved in the project.

Eden's Landing is about 12 acres of land bordering the state forest and Eden State Park, about a half mile north of Highway 98 on County Road 395.

"Eden's Landing has been locally funded, promoted and developed," Murray Ross, one of the five developers said. "It is of the people, by the people and for the people."

"This is designed for people to live here year round," he said.

The existing TND's in South Walton are primarily resorts and second homes, Ross said.

There is already a post office, church and a school in Point Washington, so those parts of a traditional



Courtesy map

An artist's rendering of Eden's landing as viewed from the air, the light red buildings are commercial, yellow-orange ones are duplexes, red ones are three-story townhomes facing a courtyard, and purple ones are single-family homes.

community do not have to be recreated. It is close to all of South Walton's amenities, but far enough away to be out of the tourist traffic and congestion.

The plat includes 28 single-family home sites, five duplexes, two town homes (11 units) and nine commercial parcels.

The homes are live-work spaces, meaning that a

business can be run from the residence.

"Amenities will be available in the community," Ross said. Those amenities include a community building and swimming pool.

"People can work in the community. It will, hopefully, have an eatery and a general type store."

The infrastructure will begin in earnest in two to

four weeks. Right now surveying is being finished, plans are being cleaned up and entitlement issues are being completed. Eden's Landing will be ready for owners to start building in June 2005, Ross said.

The owners will have to adhere to Eden's Landing

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# SWFD gears up to take over 911 calls

By JOYCE OWEN  
SUN REPORTER

In early October, the South Walton Fire District hired Horace Paine as the communications coordinator to begin a program to handle 911 calls in South Walton. On Oct. 25 five new dispatchers arrived for training.

At the Nov. 1 Board of Fire Commissioners meeting, Fire Chief Les Hallman said the new dispatchers had already started intensive training at the Emergency Operations Center in DeFuniak Springs with OSSI, a company that provides computer aided dispatch software for fire, police and EMS dispatch.

"Our goal was to get seasoned dispatchers," said Deputy Chief Mike Kane. "All are experienced."

After three days of training on the equipment, the dispatchers will go live on Thursday, said Hallman. South Walton dispatchers will take incoming 911 calls, but will forward them to EOC dispatchers during the weeklong live training period.

Although the South Walton dispatchers are employees of SWFD, they will work together with the EOC dispatchers to provide support as needed, said Kane.

The South Walton dispatch will be operational Nov. 14.

# The Walton Sun seeks Spirit of Freedom nominations

Freedom Communications, parent company of The Walton Sun, was built on principles of volunteerism and the libertarian philosophy. Those principles and their legacy values — integrity, self-responsibility, respect for individual freedom, community and life-long learning — are the bedrock on which Freedom Communications operates today. We call it the Freedom Way.

Our company founder, R.C. Hoiles, held his beliefs deeply and he

believed a newspaper could only be as strong as its community. He wrote, "Newspapers cannot do it without the support of the citizens. Newspapers can be only as good, as fearless and as helpful as the public opinion of the community will permit."

His words still ring as true today as they did when they were penned.

To honor R.C. Hoiles' legacy and those locally of like mind, The Walton Sun is launching our Spirit of Freedom Award. The

award will recognize one individual in our community who embodies the values of Hoiles — integrity, self-responsibility, respect for individual freedom, community and life-long learning.

But we need your help in finding that individual. So, from today until Nov. 17, The Walton Sun will be accepting nominations from the public. Those nominations should succinctly describe why the nominated individual is worthy of such recogni-

tion. We ask that the nomination letters be kept to 300 words or less. Each nomination should include your name and a daytime phone number, as well as the name and a daytime phone number of the nominee.

The winner of the Spirit of Freedom award will receive a plaque of recognition. Additionally, \$500 will be donated to the winner's charity of choice in the winner's name.

Please send your nominations to: Spirit of Free-

dom Nomination, The Walton Sun, P.O. Box 2363, Santa Rosa Beach, FL 32459. Or you may drop them by our offices in Emerald Coast Plaza in Santa Rosa Beach.

Please help us recognize those in our community who truly embody The Spirit of Freedom.

Excerpts from nominations will appear in the Nov. 25 edition of The Walton Sun when the winner will also be announced.

Remember, the deadline for nominations is Nov. 17.



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The art of Mary Proctor comes to Pt. Washington. See page B1.



A Highland House offers up a special place for lovers. See page C1.

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design code, which was originally created by Architect, Lourdes Reynafarje, who designed the town plan for Eden's landing. Susan and Peter Horne, also developers on the project, are expanding the existing plan.

"Our plan implements the town and village concept in the Walton County Development Code," Susan

Horne said.

The purpose of Eden's Landing design code is to set parameters for design, construction, landscaping and performance of the buildings in Eden's Landing. The code is intended to allow flexible creativity for owners and architects while honoring local traditions.

Parts of the code that

make Eden's Landing a TND include a bike and pedestrian friendly community, narrow streets with "calm" traffic, greenways for parks and recreation, a small commercial center and several housing types.

The design code also requires all homes and business to be certified by the Florida Green Building Coalition, which is a non-profit Florida corporation

that encourages environmentally friendly design and building standards. The houses will be considered "high performance" and "comfortable" to ensure homebuyers' resale values will increase. Utilities will be affordable and the indoor air quality will be healthy as well.

The design code for Eden's Landing is not quite finished as the Hornes are still working on the exteri-

or color pallet and landscaping for the final design code.

Right now all of the lots and the area for commercial space are reserved, except for a few they are holding for spring, McConnell said.

We are still in the early stages of infrastructure, the development really hasn't started yet, he said.

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**392 Circle Dr., Defuniak Springs, FL**  
**Friday, November 19, 3:30 pm**



The Pansy Cottage is named after its original owner Isabelle McDonald Alden, a well known author with the pen name "Pansy." In 1894, the Pansy Cottage was built in the Victorian style with double verandas, classic columns, gingerbread trim and window dormers. Selling on site.

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