

Sunny Hills Property Information Sheet

Sunny Hills is a subdivision with numerous deed restrictions. The deed restrictions list, by lots, what can and cannot be constructed within certain areas. The deed restrictions also show zoning by lots.

Deed restrictions are available at the Washington County Courthouse. You may contact the courthouse at (850) 638-6285, Ext. 221. It is the property owners responsibility to check deed restrictions.

Before a development permit is approved by this office, the Architectural Review Committee (ARC) must approve the development. For questions concerning minimum/maximum square footage, number of floors, etc., the ARC can be reached at (850) 773-3245 or (850) 773-2019, and Deltona Corporation at (850) 773-2823.

For the number of units allowed per acre/lot, please see the attached page from the Washington County Land Development Code. The Land Development Code is available online at www.washingtonfl.com. Click on Planning and click on the link to view the Land Development Code. Article II covers allowable uses and densities. Again, the ARC has final approval for all Sunny Hills development, but all Florida Building Codes prevail on building standards. Regarding Land Use, deed restrictions take precedence over the Land Development Code.

2.04.12 Mixed Use/Sunny Hills District

A. Density.

1. Existing subdivided residential areas. Infill residential development is allowed at platted densities only on lots/parcels of record as of April 11, 1991 and in accordance with all DHRS rules and regulations and the following area-wide (District-wide) land use ratios:
 - a. Residential Use at 0.0 to 4.36 units per acre equal to maximum 78.0% of land area.
 - b. Residential Use at 4.36 to 20.0 units equal to maximum of 1.5% of land area.
2. Existing nonresidential subdivided areas. Nonresidential development is allowed at platted densities only on lots/parcels of record as of April 11, 1991 and in accordance with all DHRS rules and regulations and the following area-wide (District-wide) land use ratios:
 - a. Commercial Use equal to maximum of 2.5% of land area.
 - b. Recreation use equal to minimum of 18.0% of land area.
 - c. Public/Semi-Public Use as required.

B. Intensity.

1. Residential Development. Maximum allowed under DHRS guidelines.
2. Nonresidential Development. The maximum intensity for all office type uses in this district is a Floor Area Ratio (FAR) of 1.00, and is a Floor Area Ratio (FAR) of 0.75 for all other nonresidential type uses.

C. Special Provisions.

When any subdivided land area within this land use category reverts to acreage, the Future Land Use Maps in the Washington County Comprehensive Plan shall be amended to reflect a change to either conservation, recreation, agriculture, and/or silviculture use. When any land area within this district is subdivided or resubdivided, the use of such land area shall be changed to the specifically intended new use (i.e. low density residential, commercial, mixed use-PUD, etc.) subject to approval under the semi-annual comprehensive plan amendment process.