

Conceptual Plan

for

Forest Lake, a Planned Unit Development

Prepared and Submitted by:

**Gulf Hills Joint Venture
#7 Town Center Loop, C-14
Santa Rosa Beach, FL 32459**

submitted on June 18, 2003

Forest Lake, a Planned Unit Development

LIST OF CONSULTANTS

DEVELOPER / OWNER: Gulf Hills Joint Venture
Ricky Rookis, Managing Partner
#7 Town Center Loop, Unit C-14
Santa Rosa Beach, FL 32459
(850) 267.3400

PLANNER / ARCHITECT: McWhorter Architects, P.A.
Carey McWhorter, Architect
2979 Highway 395, South
Seagrove Beach, FL 32459
(850) 231.1750

CIVIL ENGINEER: Emerald Coast Associates, Inc.
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SURVEYOR: Emerald Coast Associates, Inc.
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ATTORNEY / AGENT: Hall and Runnels, P.A.
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ENVIRONMENTAL: Environmental Services, Inc.
Katherine Berryman, PWS
12605 Emerald Coast Parkway, Suite 3
Destin, FL 32550
(850) 837.5377

STATEMENT OF UNIFIED PLANNED UNIT DEVELOPMENT CONTROL

Forest Lake is a 37.36 acre parcel bordered by State forest to the north, First Addition to Gulfview Heights Subdivision to the west, the unrecorded Gulf Hills Estates Subdivision to the east, and Highway 30-A to the south.

Gulf Hills Joint Venture, with members of Andrews Investments, L.L.C., Hilltop of Northwest Florida, Inc., South Walton Properties, L.L.C., and Rookis Development, is Developer of Forest Lake P.U.D. and is in control of the Board of Directors of the Forest Lake Homeowners' Association, Inc., until 75% of Developer owned lots are sold. As such, Gulf Hills Joint Venture is in control of the Forest Lake P.U.D. property. All covenants, conditions, and restrictions of the Forest Lake P.U.D. are binding upon all successors, heirs, and assigns of Gulf Hills Joint Venture and all future homeowners. Gulf Hills Joint Venture and Forest Lake Homeowners' Association, Inc., assure Walton County that it will follow the approvals granted under the Forest Lake P.U.D., as amended.

GULF HILLS JOINT VENTURE

By: Richard J. Rookis as Managing Partner of Gulf Hills Joint Venture

June 17, 2003

VICINITY MAP
LEGAL DESCRIPTION
SURVEY



LEGAL DESCRIPTION:

All that portion of the NE 1/4 of SE 1/4 lying North of State Road No. 30-A in Section 2, Township 3 South, Range 20 West, Walton County, Florida, EXCEPT the West 11 1/2 feet thereof.

DENSITY CALCULATION

LAND USE SUMMARY TABLE

PRELIMINARY SITE PLAN

Forest Lake

Density Calculation

Total
Points

PRIMARY DISTRICT

Habitat Protection / Enhancement

Protecting or maintaining wildlife corridor	3
Habitat protection	3
Reforestation habitat	2

Scenic Corridor Vegetation Reestablishment	2
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Pervious Surface Coverage	10
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Public Involvement Program	5
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SECONDARY DISTRICT

Bike Path Connector	2
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Vertical Mixed Use	3
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Water Conservation	3
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Sidewalks on Both Sides of Roads	2
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TOTAL POINTS	35
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Bonus Points allow for up to 10 units per acre, when starting with a base of 4 units per acre.
An addition of 6 units above base is allowed in each category listed below.

	Acres	Base Units Per Acre	Increase for Points	Allowed Density per Acre	Total Allowable Density
Upland Area Outside "A" Zone	20.89	4	4	8	167.12
Area Within "A" Zone	16.47	0.05	0	0.05	0.8235
TOTALS	37.36				167.9435

Forest Lake

Land Use Summary Table

	Residential	Commercial	Time Schedule
Lots 1- 18	18	31,500	2004
Lots 19 - 149	131	0	2003
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TOTALS	149	31,500	

Forest Lake, a Planned Unit Development

MASTER PLAN NOTES

COMMON AREA OWNERSHIP AND MAINTENANCE

Streets, walks, parks and other common area improvements shall be privately owned and maintained by the Developer and will eventually be transferred to the Forest Lake Homeowners' Association, Inc. ("Association"). The Association assumes maintenance responsibility for all such common area improvements.

LAND USES

Uses are shown on the Land Use Summary Table and the Master Plan drawing. Residential density may be reallocated amongst parcels, phases and blocks and may be allocated between attached, detached, and apartment residences provided that the total number of residential units shall not exceed the totals shown on the Land Use Summary Table. Commercial designations are allowed to allocate the total square footage approved amongst general business, retail and one story motor lodge motel. Lot lines shown on the Master Plan may change to reflect final land use and platting decisions. Accessory structures including apartments shall be permitted on residential lots. Residential dwellings may be rented subject only to rules and regulations established by the Association.

ROADS

Streets will conform to the following minimum standards:

ROAD TYPE	MIN. ROW	MIN. DRIVING WIDTH	MIN. CURB RADIUS
Street, 2-Way	40'	18'	15'
Street, 1-Way	25'	10' per lane	15'
Alley	10'	9' per lane	5'

Pavement widths are measured to the outside of curbs. Roadways and parking areas may be pervious or semi-pervious surfaces, and if pervious concrete is used, curbs are not required. Road locations shown on the master plan drawing may be modified provided that the modified roadways still form an interconnected street system including at least one connection to Highway 30-A.

PARKING

A minimum of two off-street parking spaces shall be provided for each residence. Shared parking, pooled parking, compact car spaces and unpaved parking areas shall be permitted. On-street parking shall be counted toward off-street parking requirements if the parking spaces are within 300 feet of the land use. Common facilities do not require parking spaces. Stacked or tandem parking is allowed and shall apply to off-street parking requirements. No landscape requirements shall apply to on-street parking. Parallel parking spaces shall have a minimum length of 18' and a minimum width of 8'.

WALKS

Sidewalks may be constructed of compacted soil, white clay, limestone, concrete, pavers or other materials approved by the Association. Specific walk locations and design specifications shall be shown on each Specific P.U.D. phase plan, however, specific walk locations and widths are not required.

NATIVE PRESERVATION AND RESTORATION AREAS

Forest Lake is divided by three types of native vegetation. Xeric, requiring 50% preservation, Flatwood, requiring 25% preservation, and Cleared areas not requiring preservation. The Preservation Plan ("Preservation") shall preserve the gross amount of vegetation required by the Walton County L.D.C. The Preservation shall combine preserving native areas and reforesting Cleared areas to create a continuous native habitat. Reforestation of Cleared areas shall count towards the total required preservation.

Areas within subdivided lots may be part of the Preservation. If subdivided lots are included within the Preservation, each individual lot shall be deeded with restrictions stating the amount of preservation and restoration required to meet the overall Preservation Plan. This areas shall be noted on the plat for Forest Lake but shall not be specified to a particular area within the lot. It is the responsibility of the Association to:

- set the specific preservation and restoration areas within a lot, prior to allowing construction on a lot;

- verify that the preservation and restoration areas within a lot meet or exceed the requirements of the Forest Lake Preservation Plan;

- verify that the Preservation Plan was adhered to after construction on a lot is complete;

- at all times, force compliance of the intent of the Preservation Plan and take appropriate steps to enforce the Preservation, including all remedies available to the Association.

SETBACKS

Setbacks for different building types will be established by the Association's Design Code ("Design Code"). While all buildings will be setback from property lines, there are no general setbacks that apply to all lots within the development. Minimum front, rear, and side setbacks for all parcels and lots within Forest Lake shall be the greater of vegetation Preservation or 5'0". A 25' buffer shall be applied to D.E.P. wetlands and 10' buffer from neighboring properties, unless otherwise restricted within the Design Code. Roof overhangs may be up to 3'. Buffers shall not be required between adjoining land uses within Forest Lake P.U.D.

BUILDING HEIGHTS

Building heights for different building types shall be established by the Design Code. No structure shall exceed 4 stories or 50 feet in height.

ACCESS

Access standards for residential uses from adjoining streets shall be specified within the Design Code.

ENVIRONMENTAL SERVICES, INC.
12605 EMERALD COAST PARKWAY, SUITE 3
DESTIN, FLORIDA 32550

(850) 837-5377

12 June 2003

Mr. Angus G. Andrews, Jr.
7 Town Center Loop, Unit C-14
Santa Rosa Beach, Florida

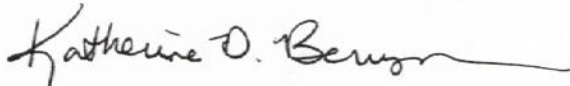
RE: Ecological Assessment
Gulf Hills Campground a.k.a. Forest Lake
Section 2, Township 3 South, Range 20 West
Blue Mountain, Walton County, Florida

Dear Mr. Andrews:

Environmental Services, Inc., (ESI) has completed an ecological assessment on a ±37.36-acre tract of land located north of 30-A in Blue Mountain, Walton County, Florida. The purpose of this study was to determine the extent of any jurisdictional wetlands, the presence of any threatened or endangered species and to categorize the vegetative habitats found on the property. The enclosed report summarizes our findings. Please review this information and contact Ms. Abby Wettergren or me with any questions.

Sincerely Yours,

ENVIRONMENTAL SERVICES, INC.



Katherine D. Berryman
Senior Scientist

(aw/ed03030/prelim)

ENVIRONMENTAL SERVICES, INC.

**ECOLOGICAL ASSESSMENT
GULF HILLS CAMPGROUND
SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST
BLUE MOUNTAIN BEACH, WALTON COUNTY, FLORIDA**

12 June 2003

PREPARED FOR

Mr. Angus G. Andrews, Jr.
7 Town Center Loop, Unit C-14
Santa Rosa Beach, Florida 32549

By

Katherine D. Berryman

Katherine D. Berryman
Senior Scientist



**ENVIRONMENTAL SERVICES, INC.
12605 Emerald Coast Parkway, Suite 3
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**ECOLOGICAL ASSESSMENT
GULF HILLS CAMPGROUND
SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST
BLUE MOUNTAIN BEACH, WALTON COUNTY, FLORIDA**

ESI Project No. ED03030.00

I. Introduction

Environmental Services, Inc., (ESI) has completed an ecological assessment of a ± 37.36 -acre tract of land located north of County Road 30-A in Blue Mountain Beach, Walton County, Florida (Figure 1). The purpose of our work was to determine if any threatened or endangered species or their critical habitat are located on the property, to determine the vegetative habitats found on the property and to determine the presence and extent of jurisdictional wetlands regulated by the U.S. Army Corps of Engineers (CE) and the Florida Department of Environmental Protection (DEP) as defined by 373.019(17), Florida Statutes, and the development implications pursuant to state and federal as well as Walton County rules and regulations of:

- Florida Department of Environmental Protection (Chapter 62-340, F.A.C.).
- U.S. Army Corps of Engineers (33 Code of Federal Regulations 320-330).
- Walton County Comprehensive Plan Guidelines.

Property Location

The property comprises one tract of land totaling ± 37.36 acres found within Section 2, Township 3 South, Range 20 West, in Blue Mountain Beach, Walton County, Florida. The property is located on the north side of County Road 30-A. The property is bordered to the north by undeveloped wooded land; to the east by and west by a mix of undeveloped wooded land and single-family residences; and to the south by County Road 30-A.

II. Methods

Prior to accessing the property, Environmental Services, Inc., reviewed the *Soil Survey of Walton County, Florida* (Soil Conservation Service, 1989), the U.S. Geological Survey Quadrangle (Grayton Beach, Florida, 1970, photorevised 1976) and Walton County aerial photographs. ESI personnel inspected the property on 25 March 2003. The property inspection comprised a thorough pedestrian survey of the property including all boundaries, as well as, the interior of the property. The property was covered in a meandering fashion following the changes in vegetation. A soil probe was used to review the soil types and

determine if they were hydric (wetland) or have hydric characteristics. Notes were taken on the vegetative communities located on the property. The state and federal indicator status of the plants was also documented. Field guides were used to identify any unknown plant species. The wetlands on-site were delineated by ESI personnel.

III. Results

A. Topography

The U.S. Geological Survey Quadrangle (Grayton Beach, Florida, 1970, photorevised 1976) identifies the property as having topography ranging between +10 to +25 feet N.G.V.D. Decreasing in elevation from north to south.

B. Soils

The *Soil Survey of Walton County, Florida* identifies three soil types mapped on the property: Pamlico muck association, frequently flooded; Foxworth sand, 0 to 5 percent slopes; and Lakeland sand, 0 to 5 percent slopes. Pamlico muck, frequently flooded is described as poorly drained and nearly level. It is in depressional areas of the flatwoods. Pamlico muck, frequently flooded is listed in the *Hydric Soils of Florida Handbook* (Florida Association of Environmental Soil Scientist, 1995) as a hydric soil.

Foxworth sand, 0 to 5 percent slopes is described as moderately well drained and nearly level. It is found in slightly elevated areas on flatwoods and on uplands. Foxworth sand, 0 to 5 percent slopes is not listed in the *Hydric Soils of Florida Handbook* as a hydric soil.

Lakeland sand, 0 to 5 percent slopes is described as excessively drained and nearly level. It is found on broad ridgetops on uplands. Lakeland sand, 0 to 5 percent slopes is not listed in the *Hydric Soils of Florida Handbook* as a hydric soil.

The soil types on-site appear to be mapped correctly.

C. Vegetative Communities

Approximately 12.627 acres of the property is developed, currently being utilized as a campground. The understory vegetation has been cleared. The remaining overstory vegetation comprises sand pine (*Pinus clausa*), with a few live oak (*Quercus virginiana*), turkey oak (*Quercus laevis*), longleaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*), sycamore

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(*Platanus occidentalis*) and Chinese tallow (*Sapium sebiferum*) scattered throughout.

One native upland community best described as a native pine/mixed hardwood community is located on the property. Vegetation found in the ± 13.639 native pine/mixed hardwood community includes sand pine, saw palmetto, (*Serenoa repens*), longleaf pine, bracken fern (*Pteridium aquilinum*), rusty lyonia (*Lyonia ferruginea*), turkey oak, scrub mint (*Conradina canscense*), reindeer moss (*Cladonia* spp.), large-leaved jointweed (*Polygonella macrophylla*), and gulf coast lupine (*Lupinus westianus*).

Four wetland communities are located on the property: a CE/DEP regulated titi slough; a CE/DEP regulated wet pine flatwoods community; a CE-only regulated wet pine flatwoods community; and a CE/DEP regulated dome swamp. In addition there is an isolated, non-regulated pond and a CE/DEP regulated man-made pond.

Vegetation found in the ± 3.760 acre CE/DEP regulated titi slough includes: black titi (*Cliftonia monophylla*), swamp bay (*Persea palustris*), sweetbay (*Magnolia virginiana*), fetterbush (*Lyonia lucida*), sweet gallberry (*Ilex coriacea*), and bamboo vine (*Smilax laurifolia*).

Vegetation found in the ± 1.382 acre CE/DEP regulated wet pine flatwoods includes: black titi, red maple (*Acer rubrum*), sweet gallberry, and bamboo vine.

Vegetation found in the ± 0.375 acre CE-only regulated wet pine flatwoods community includes: titi (*Cyrilla racemiflora*), wax myrtle (*Myrica cerifera*), red maple, slash pine, and bitter gallberry (*Ilex glabra*).

Vegetation found in the ± 3.283 acre dome swamp includes: swamp bay, sweetbay, bamboo vine, sweet gallberry, slash pine, fetter-bush, redroot (*Lachnanthes caroliniana*), bitter gallberry, sweet gallberry, and sweetgum (*Liquidambar styraciflua*).

There was no vegetation present in the ± 2.340 acre regulated man-made ponds or in the ± 0.329 isolated non-regulated pond.

D. Endangered and Threatened Species

During our field review, notes were taken on the presence or absence of any threatened or endangered species. No threatened or endangered animal species were found on the property. Two plant species, large-leaved jointweed and Gulf Coast lupine, listed on the State of Florida's threatened

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plant list were found on the property. These plants are not listed on the Federal endangered or threatened plant list.

In Section 581.185, F.S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services authority to designate and regulate plants listed as "endangered", "commercially exploited" and "threatened."

Endangered Plants: It is unlawful for any person to harvest an endangered plant from the private land of another or any public land without first obtaining written permission of the private landowner and a permit from DACS. There is no statutory prohibition against a landowner from harvesting an endangered plant from its own private property.

Threatened Plants: It is unlawful for any person to harvest a threatened plant from the private land of another or any public land without first obtaining written permission of the private landowner. There is no statutory prohibition against a landowner from harvesting a threatened plant from its own private property.

E. Cultural Resources

A geographic information system (GIS) database search was performed using the archaeological map series of the *Florida Archaeological Site File* (Bureau of Archaeological Research, Division of Historical Resources, Department of State, February 2002). No historic or archaeological resources are known for this site. This record search does not preclude your property from having significant resources.

IV. Conclusions and Recommendations

A. Wetland Jurisdiction and Permitting

Corp of Engineers (CE)- CE has jurisdiction over wetlands, including swamps, streams, creeks, estuaries, ponds, lakes and broad transitional areas. CE will not regulate the isolated ± 0.329 acre pond found on the property. Approximately ± 8.425 acres of wetlands regulated by CE are located on the property. In addition ± 2.340 acre of CE regulated ponds are located on the property.

Environmental Services Inc., personnel delineated the wetlands on-site and our delineation was reviewed by CE personnel on 18 April 2003 and on 21 April 2003.

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Impacts to wetlands and the ponds regulated by CE on the property will require a permit. Impacts to wetlands designated "above the head waters" are eligible for Nationwide Permits, while impacts to "adjacent" wetlands typically require an Individual Permit from CE.

Nationwide Permit #39 is issued for impacts to "above the headwaters" wetlands for up to 0.50 acre maximum. This permit will authorize discharges into non-tidal wetlands, excluding non-tidal wetlands adjacent to tidal waters, for the construction or expansion of residential structures and their attendant features that are necessary for the use and maintenance of the structures. Attendant features include roads, parking lots, garages, yards, utility lines, stormwater management facilities, and recreation facilities such as playgrounds, playing fields and golf courses.

An Individual Permit, issued for impacts to adjacent wetlands, or for most impacts totaling more than 0.5 acre, is scrutinized closely and generally takes 9 to 12 months to be issued. Permit applications are sent out on public notice for a commenting period of 30 days. A response to objections and comments raised is required prior to the issuance of an Individual Permit. Avoidance, minimization, and mitigation are each important aspects of the application and review process. Mitigation will likely be required and is discussed below.

Florida Department of Environmental Protection (DEP) - In the panhandle region of Florida, DEP regulates all waters of the state, which include streams, creeks, estuaries, and any connected waterbody or wetland. At this time, DEP does not regulate isolated wetlands in western Florida. Approximately ± 8.05 acres of wetlands regulated by DEP are located on the property. Approximately ± 2.340 acres of regulated ponds are located on the property. Impacts to wetlands and ponds regulated by DEP will require a Wetland Resource (Dredge and Fill) Permit. DEP permit applications are highly scrutinized and mitigation is usually required. DEP Wetland Resource Permits often take 4 to 6 months to obtain, and a processing fee of \$500 is required. DEP stresses avoidance and minimization of wetland impacts.

Mitigation is a form of compensation used to offset impacts to wetlands. A landowner or developer can utilize several forms of mitigation, including the creation of new wetlands at a ratio of 2 to 1 (wetlands created to wetlands impacted), the perpetual protection of existing wetlands (20 to 1 ratio or higher), and/or the enhancement of disturbed or lower quality wetlands (5 to 1 ratio or higher). Normally, during the permitting process, DEP's mitigation requirements are more strict than CE. By satisfying DEP's requirements for mitigation, CE is usually satisfied, as well.

B. Walton County Comprehensive Plan Guidelines

According to the current Walton County Comprehensive Plan, Policy C-3.2.7:4, for development of parcels two acres in size or greater characterized by mixed hardwood and pine native upland vegetation community, 25 percent of the natural community vegetation on the site shall be retained. This policy is applicable to ± 13.639 acres of the northern and western portions of the property that contain this habitat.

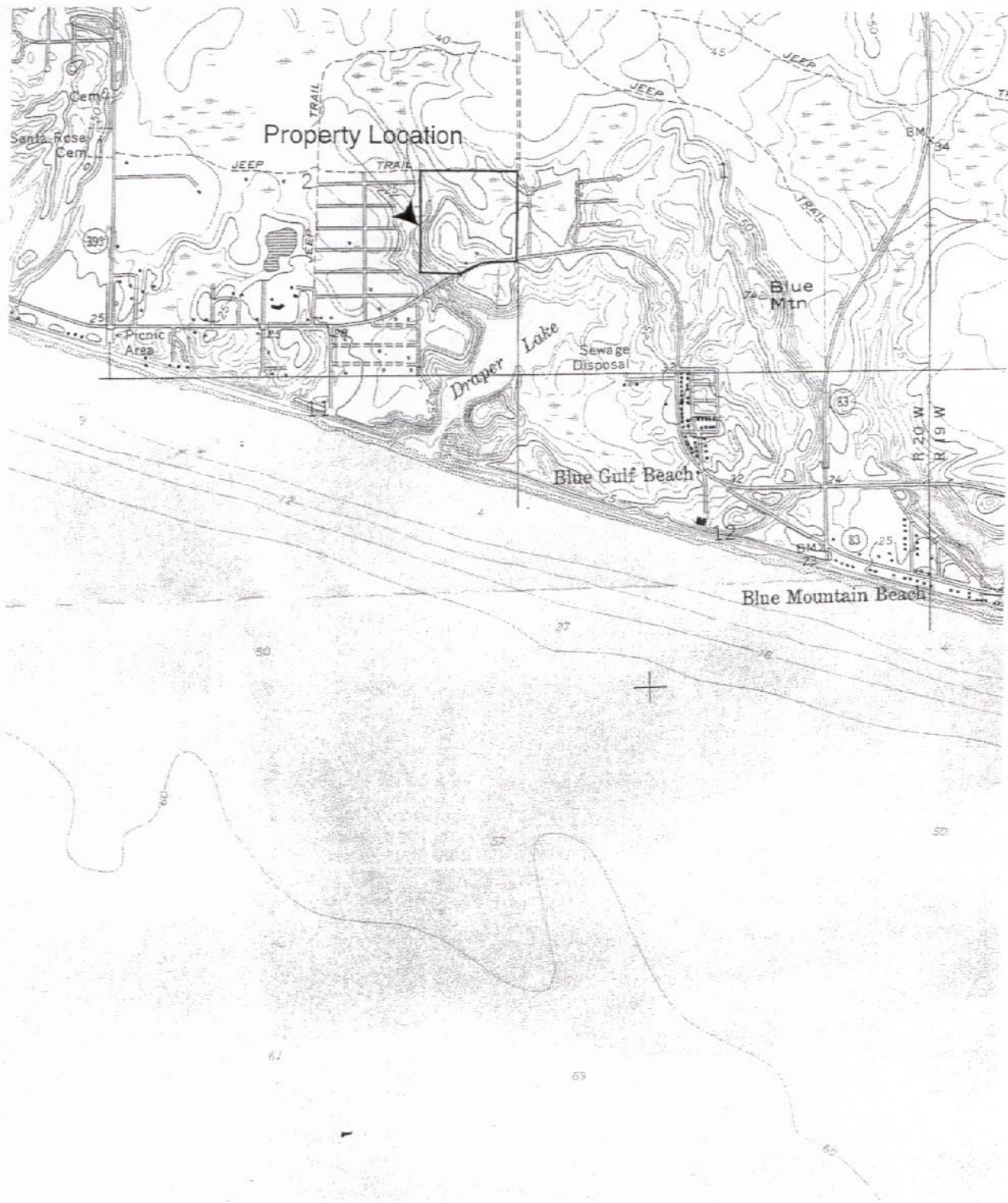
The property contains ± 8.05 acres of wetlands regulated by DEP, as defined by 373.019(17), Florida Statutes, described in Chapter 62-340, F.A.C. (supersedes Rule 9J-5.003(149), F.A.C.). According to the current Walton County Comprehensive Plan, Policy C-3.2.1:c, no development (other than boardwalks, public access facilities or docks) shall be located within 25 feet of the above, as measured landward from the upland edge of the wetland. Within the 25-foot buffer, clearing of native vegetation shall be limited to 10 percent of the area. This policy is applicable to the wetlands regulated by DEP on the property.

C. The Route 30A Scenic Corridor

Under the policy 13.02.00 all structures, shall be set back from the right-of-way line a minimum of 20 feet. The 20-foot setback from Route 30A shall be landscaped with salt tolerant native species. Where possible, existing vegetation within the setback area shall be retained as part of an overall landscape plan. This policy will apply to the southern portion of the property.

All applicable Walton County Comprehensive Plan policies and requirements should be addressed early in the planning stages of development and should be discussed with project engineers prior to final site development plans.

This is an opinion report by Environmental Services, Inc. Our opinions are based upon our professional experience and are interpretations of the jurisdiction and subsequent implications of the referenced regulatory agency. Our findings are subject to modification upon review by regulatory agencies, and we recommend agency review of our work. This report is confidential between Environmental Services, Inc. and the addressee. It is not intended to be used with any submittal to any regulatory agency. Should permits be required for work within jurisdictional areas, Environmental Services, Inc., should participate in the permit application preparation and agency coordination. If necessary a separate opinion letter will be prepared for submittal with the permit application.



Source: USGS Topographical Survey
 Grayton Beach, FL, Quadrangle 1976
 Section 2, Township 3 South, Range 20 West

Location / Topographic Map



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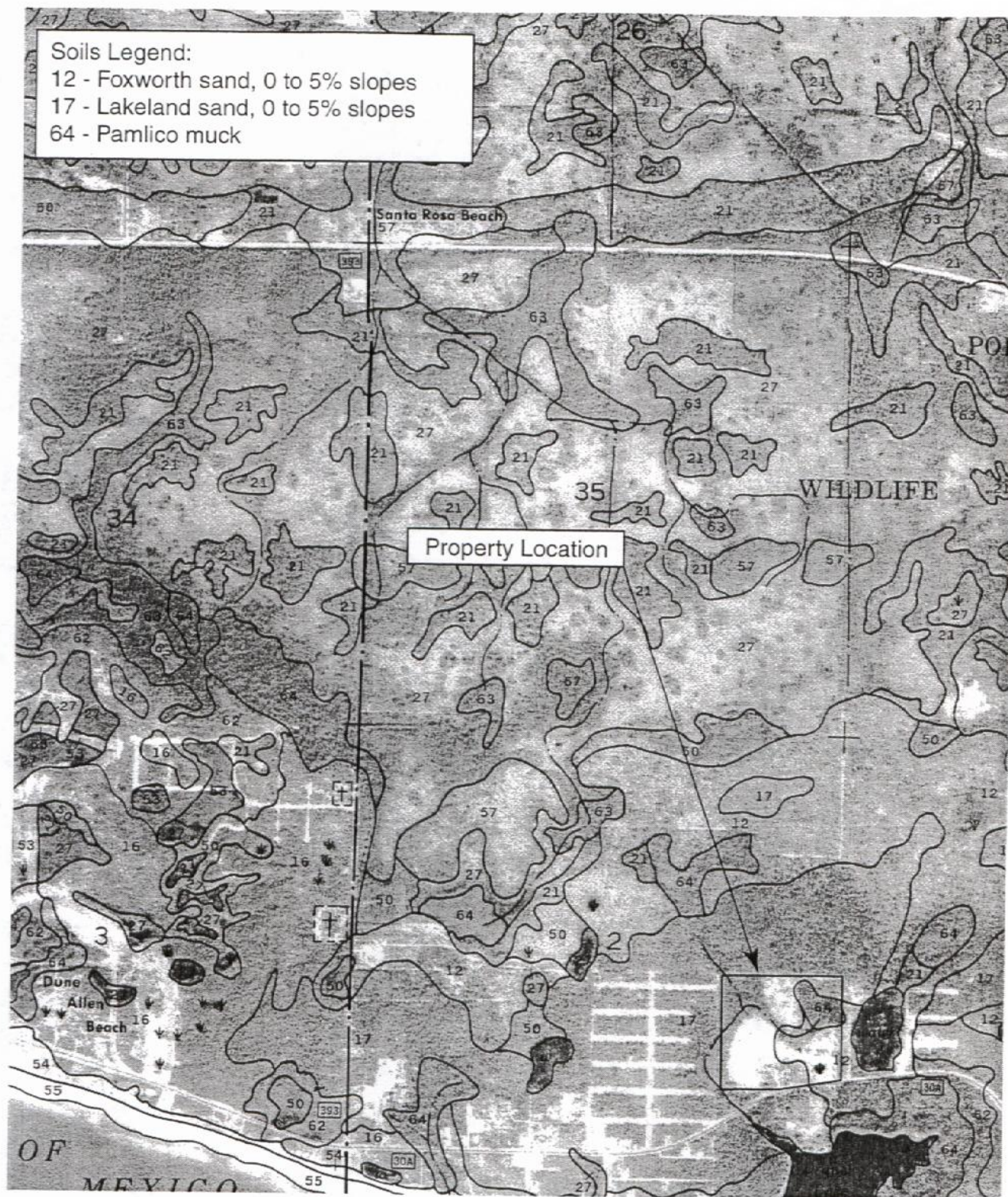
Rookis/Gulf Hills Campground
 Blue Mountain Beach
 Walton County, Florida

Project No. ED03030.00

Date March 2003

Scale 1": 2000'

Figure 1



Source: Soil Survey of Walton County, Florida Map 85
 Section 2, Township 3 South, Range 20 West

Soils Map



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Rookis/Gulf Hills Campground

Walton County, Florida

Project No. ED03030.00

Date March 2003

Scale 1" = 1667'

Figure 2