



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
Public Hearing
November 7, 2024**

District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
(850) 334-9055

www.naturewalkcdd.org

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

District Board of Supervisors	Jonette Coram Todd Egizii Mike Grubbs Danell Head Skylar Lee	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Holly Bailey	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Jim Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
District Office · Panama City Beach, Florida · (850) 334-9055
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.naturewalkcdd.org

**Board of Supervisors
NatureWalk Community
Development District**

November 4, 2024

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held immediately following the Landowner Election meeting on **Thursday, November 7, 2024, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**. The following is the **final** agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS IN AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Administration of Oath of Office
 - B. Consideration of Resolution 2025-02, Canvassing and Certifying Results of the November 7, 2024, Landowner Election Tab 1
 - C. Consideration of Resolution 2025-03, Appointing and Removing Officers of the District Tab 2
 - D. Consideration of the Minutes of the Board of Supervisors' Meeting held on Thursday, October 3, 2024 Tab 3
 - E. Ratification of the Operations and Maintenance Expenditures for the Month of September 2024 Tab 4
- 4. STAFF REPORTS**
 - A. District Landscape Provider
 1. Presentation of Landscaping Reports
 - B. District Counsel
 1. Parcels Update
 - C. District Engineer
 1. **FY24-25 Roadway Repair Plan Tab 5**
 - D. District Manager
 1. Towing Updates
 2. Project Updates
- 5. BUSINESS ITEMS**
 - A. Discussion and Consideration of HOA Sports Courts Licensing Agreement Tab 6
 - B. Discussion & Consideration of Atlas Engineering Structural Assessment Report..... Tab 7
 - C. Discussion & Consideration of Banking Opportunities
 - D. Ratification of District Expenses
 1. Green Earth WA#25-01 Irrigation Repair Pump Start Relay Tab 8
 2. Green Earth WA#25-02 Irrigation Repair 1135 Sandgrass Mainline Break #1 Tab 9
 3. Green Earth WA#25-03 Irrigation Repair 1135 Sandgrass Mainline Break #2 Tab 10

- 4. The Lake Doctors Invoice Sunset Pond #21 Fountain Light
Repair Tab 11
- E. Discussion & Consideration of Emerald Coast Associates
Erosion Estimate 1692 Tab 12
- 6. **SUPERVISOR REQUESTS AND COMMENTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Holly Bailey

Holly Bailey
District Manager

Tab 1

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the NatureWalk Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Walton County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on November 7, 2024, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat _____	Votes _____
_____	Seat _____	Votes _____
_____	Seat _____	Votes _____

SECTION 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

_____	4 year term
_____	4 year term
_____	2 year term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of November, 2024.

ATTEST:

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Tab 2

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the NatureWalk Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desires to re-designate certain Officers of the District following the general election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of November, 2024.

ATTEST:

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, October 3, 2024, at 12:23 p.m.** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Jonette Coram	Board Supervisor, Chairman
Mike Grubbs	Board Supervisor, Assistant Secretary
Danell Head	Board Supervisor, Assistant Secretary
Skylar Lee	Board Supervisor, Assistant Secretary

Also present were:

Holly Bailey	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Kutak Rock (via speakerphone)
Jess Smith	Landscape Provider, GreenEarth
Lt. Mark Wendel	Lieutenant, Sheriff Office
Jim Martelli	District Engineer, Innerlight Engineering

Audience	No Audience
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Bailey called the meeting to order at 12:00 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

No Audience/No Comments

THIRD ORDER OF BUSINESS

WCSO Lt. Mark Wendell

Ms. Coram led discussion on the Traffic Control Jurisdiction Agreement (MOU) that is in place between Walton County and the District, asking that the Walton County Sheriff's Office provide a greater presence in NatureWalk.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
October 3, 2024 - Minutes of Meeting

Ms. Coram referenced the District's 2022 Safety Initiative and the WSCO audit which did not specify that the entirety of NatureWalk signs be replaced with FDOT signage. Ms. Coram asked if stop signs that remain on wooden posts could be the cause of the disconnect with WSCO deputies failing to issue citations in the community.

Lt. Wendell confirmed that the required standard is that stop signs must be installed so that their bottom edge is seven (7) feet from the ground. Lt. Wendell will perform a second audit, accompanied by Ms. Coram.

Lt. Wendell will notify Lt John Cheek and all WSCO deputies that an MOU is in effect in NatureWalk.

Ms. Coram informed Lt. Wendell that the District's petition to lower the speed limit on CR395 to 25mph north of NatureWalk had been approved by the Board of County Commissioners. She asked if a flashing informational sign could be placed on CR395 to inform motorists of the change.

Lt. Wendell stated WSCO could coordinate this with County Engineer Chance Powell. Mr. Martelli will contact Mr. Powell to facilitate.

Ms. Head relayed a resident's concern that WSCO are parking on the new sod, resulting in damage to turf and irrigation heads, and requested this be not done during future patrols.

Lt. Wendell stated that the catalytic converters of parked WSCO vehicles can cause pine straw to combust, so alternative parking locations may need to be explored.

Lt. Wendell thanked the Board of Supervisors (BOS) for continuing to fund two Flock cameras. He stated that WSCO utilized NatureWalk cameras in two major arrests.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the of
the Board of Supervisors Meeting held
on September 5, 2024**

Ms. Bailey presented the minutes of BOS meeting and asked if any changes were requested. No changes were requested.

On a motion by Mr. Lee, seconded by Mr. Grubbs, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on September 5, 2024, for NatureWalk Community Development District.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
October 3, 2024 - Minutes of Meeting

FIFTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of August 2024**

Ms. Bailey reviewed the maintenance expenditures with the BOS and asked if there were any questions. There were none.

On a motion by Mr. Lee seconded by Ms. Coram, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of August 2024, in the amount of \$75,481.83, for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

1. Presentation of District Landscaping Reports

Ms. Smith gave an update on projects.

Mr. Lee notified Ms. Smith that an oak at 27 Lily Lane requires structural pruning.

Ms. Coram requested that Green Earth be more proactive with shrub trimming and sod maintenance.

B. District Counsel

1. Parcels Update

Mr. Brown had no update on parcels since last meeting.

Ms. Coram stated that Parcels 291 and 292 had sold at tax deed auction on October 1, 2024 and requested that Counsel send District welcome letters to the new owners as soon as Walton County records have been updated.

2. HOA Sports Courts Fencing Licensing Agreement

Mr. Brown presented the licensing agreement and recommended approving the agreement in substantial form. However, before proceeding with their project, the HOA must provide a plan to the BOS for review, with survey and supporting documents included, that prove clear zone requirements will be met.

On a motion by Ms. Coram seconded by Mr. Grubbs, with all in favor, the Board accepted the HOA Sports Courts Fencing Licensing Agreement, for NatureWalk Community Development District.

C. District Engineer

Mr. Martelli confirmed that the Walton County Board of County Commissioners approved the District's petition to reduce the speed limit from 35 mph to 25 mph on CR395 north of the NatureWalk entrance on September 24, 2024

Ms. Coram led discussion on future pervious concrete roadway repairs in FY24-25 and emphasized the need for a strategic plan that would lessen displacement of owners.

Mr. Lee suggested that Supervisors obtain video/pictures of any issues for Mr. Martelli so that Innerlight can determine which, if any, roads require surveying.

Discussion ensued. Photos will be provided to the District Engineer for review as soon as possible so that he can present a plan at the November 7 meeting.

D. District Manager Report

1. Presentation of District Manager Report

Ms. Bailey discussed meeting with El Sankary. No further update.

2. Project Updates

Ms. Coram led discussion on current projects and updates.

3. Discussion of Banking Opportunities

Information will be provided at next meeting in November.

SEVENTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion and Consideration of HOA Holiday Lighting Agreement

Discussion ensued regarding the HOA Holiday Lighting Agreement

On a motion by Ms. Coram seconded by Mr. Lee, with all in favor, the Board accepted the HOA Holiday Lighting Agreement, for NatureWalk Community Development District.

C. Ratification of District Expenses

1. Green Earth Irrigation Repairs WA#24-10 Irrigation Repair – HOA Entrance

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
October 3, 2024 - Minutes of Meeting

On a motion by Mr. Lee, seconded by Ms. Coram, with all in favor, the Board accepted Green Earth Irrigation Repairs WA#24-10 Irrigation Repair – HOA Entrance, for NatureWalk Community Development District.

2. Green Earth Irrigation Repairs WA#24-11 Irrigation Repair – August Audit

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board accepted Green Earth Irrigation Repairs WA#24-11 Irrigation Repair – August Audit, for NatureWalk Community Development District.

3. Green Earth Irrigation Repairs WA#24-12 Irrigation Repair – Pump #3

On a motion by Ms. Coram, seconded by Mr. Grubb, with all in favor, the Board accepted Green Earth Irrigation Repairs WA#24-12 Irrigation Repair – Pump #3, for NatureWalk Community Development District.

4. Green Earth Irrigation Repairs WA#24-17 Irrigation Repair – Pond #4

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board accepted Green Earth Irrigation Repairs WA#24-17 Irrigation Repair – Pond #4, for NatureWalk Community Development District.

5. Green Earth WA#24-18 Crepe Myrtle Treatment

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board accepted Green Earth WA#24-18 Crepe Myrtle Treatment, for NatureWalk Community Development District.

6. Virgin Brothers WA#10 Bridge Hardware

Ms. Coram explained that a separate Work Authorization was not created for this expense, which is associated with WA#10, Bridge Wear Deck Board replacement. She asked Counsel if the work/materials and any future liability were covered by WA#10 and the District's continuing services agreement with Virgin Brothers LLC.

Mr. Brown confirmed that the invoice may be paid without additional paperwork.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved payment of the Virgin Brothers invoice for NatureWalk Community Development District.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
October 3, 2024 - Minutes of Meeting

7. Virgin Brothers WA#11 – Bridge 1 Pedestrian Walkway Project #2

On a motion by Ms. Coram, seconded by Ms. Head, the Board ratified accepted Virgin Brothers WA#11 – Bridge 1 Pedestrian Walkway Project #2, for NatureWalk Community Development District.

D. Discussion and Consideration of Fall Pine Straw Installation by Southeast Straw

Ms. Coram discussed the pricing and timing of the project, which will follow pine straw installation by the HOA during the week of November 18, 2024.

On a motion by Ms. Head, seconded by Mr. Lee, the Board approved Fall Pine Straw Installation by Southeast Straw, in the amount of \$30,232.50, for NatureWalk Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Coram detailed an erosion concern and relayed an owner comment on Bridge 1 fence discoloration.

Discussion ensued, which resulted in the BOS recommendation that Ms. Coram seek a proposal from Emerald Coast Associates to address the erosion, if repair is possible, for presentation on November 7.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board Adjourned the Meeting at 1:44 P.M., for NatureWalk Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 4

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures

September 2024

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2024 through September 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$150,583.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2024 Through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alpha Foundations	100471	091024 Alpha Foundations	Final balance due on sidewalk repairs 09/24	\$ 21,732.13
CHELCO	20240909-1	Monthly Summary 08/24	Monthly Summary 08/24	\$ 1,755.92
Coastal Seal Coating & Striping of NWF, Inc.	100462	1822	Removal of Speed Bumps 08/24	\$ 1,200.00
Coastal Seal Coating & Striping of NWF, Inc.	100463	1809	installed New Speed Bumps and signs 08/24	\$ 15,480.00
Danell Head	100464	DH090524	Board of Supervisors Meeting 09/05/24	\$ 200.00
Danell Head	100474	DH091624	Board of Supervisors Meeting 09/16/24	\$ 200.00
Gannett Florida LocaliQ	100478	6640815	Legal Advertising 08/24	\$ 511.41
GreenEarth Southeast, LLC	100465	105247	Landscape Maintenance 08/24	\$ 11,890.44
GreenEarth Southeast, LLC	100465	107141	July Irrigation Audit Repairs 08/24	\$ 165.12
GreenEarth Southeast, LLC	100465	111485	Landscape Maintenance 09/24	\$ 11,890.44
GreenEarth Southeast, LLC	100465	111554	Landscape Replacement Plants, Shrubs, Trees 09/24	\$ 1,359.34
GreenEarth Southeast, LLC	100465	111555	Landscape Replacement 09/24	\$ 3,305.71
GreenEarth Southeast, LLC	100472	111726	Irrigation Repair 08/24	\$ 96.44
GreenEarth Southeast, LLC	100472	111727	Irrigation Repair 08/24	\$ 778.16

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2024 Through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
GreenEarth Southeast, LLC	100472	111728	Irrigation Repair 08/24	\$ 1,369.24
GreenEarth Southeast, LLC	100479	112887	Structural Pruning - Phase 1 to 2nd Bridge 09/24	\$ 12,974.76
GreenEarth Southeast, LLC	100479	112888	Structural Pruning - Phase 1 - Second Bridge to Salamander 09/24	\$ 9,247.38
Gulf Coast Electric	100480	9404	Electrician Services 09/24	\$ 290.76
Innerlight Engineering Corporation	100481	8741	Engineering Services 03/24-04/24	\$ 6,000.00
Jonette Anne Coram	100466	JC090524	Board of Supervisors Meeting 09/05/24	\$ 200.00
Jonette Anne Coram	100475	JC091624	Board of Supervisors Meeting 09/16/24	\$ 200.00
Michael W Grubbs	100467	MG090524	Board of Supervisors Meeting 09/05/24	\$ 200.00
Michael W Grubbs	100476	MG091624	Board of Supervisors Meeting 09/16/24	\$ 200.00
Rizzetta & Company, Inc.	100461	INV0000093037	District Management Fees 09/24	\$ 4,966.17
Skylar P Lee	100468	SL090524	Board of Supervisors Meeting 09/05/24	\$ 200.00
The Lake Doctors, Inc.	100473	1933841	Pond Maintenance 09/24	\$ 746.00
The Lake Doctors, Inc.	100482	1933906	Fountain Cleaning 09/24	\$ 179.00
VGlobal Tech	100469	6493	ADA Website Maintenance 09/24	\$ 300.00
Virgin Brothers LLC	100470	090624 Virgin Brothers LLC WA #2	75 % Deposit for B1 Pedestrian Walkway Board Replacement 09/24	\$ 31,215.00
Virgin Brothers LLC	100477	090624 Virgin Brothers WA #10	Remaining Balance for the Bridge repair #10 09/24	<u>\$ 11,730.00</u>
Report Total				<u>\$ 150,583.42</u>

Tab 5



Outlook

RE: Alley repairs FY24-25

From Jim Martelli <jim@ieceng.com>**Date** Fri 11/1/2024 4:08 PM**To** Jonette Coram <Seat1@NatureWalkCDD.org>**Cc** Holly Bailey <HBailey@Rizzetta.com>

1 attachments (3 MB)

NATURE WALK CDD-ALLEY REHAB (620-694 FFL).pdf;

Hi Jonette,

Thanks for the information below and hope you had a good time away.

Regarding the priority alleys in need of repair, I would also agree with your assessment in my professional opinion.

Considering, if I understand the below correctly, that there is total budget for 2024/2025 roadway rehabilitation projects of \$100,000 and considering that the previous construction bid by Pat Shea Concrete is above that amount for the alley from the Sport Courts to 260 FFL, and considering the priority list identified above, we believe two options could be considered in our opinion.

The first option would be to complete the alley replacement for 620 to 694 FFL. This Alley consists of approximately 4,660 square feet of concrete pavement, or about 66% of the size of the Sports Court Alley. So, most likely, the entire Alley could be replaced under the allowable budget with some funds left over. Any remaining left-over funds could be carried forward to next year and hopefully would allow enough to compete the Sports Court alley in 2025/2026.

The second option would be to phase the replacement for the Sports Courts Alley into 2 phases, one phase this budget year and the second phase next budget year when the funds becomes available. Say for instance, the first phase could be 70% of the Alley and next year complete the last 30% plus the 620 to 694 FFL Alley if budget allows. We would have to determine a good location for a cold joint as obviously there would need to be one.

In either option, we would highly recommend leaving some monies in budget for a strip survey and civil engineering tasks to review existing conditions, modify rehabilitation design for items such as drainage, if necessary, prior to finalizing drawings for bid and providing limited construction administration for bidding / pay application process.

In my opinion, it seems like Option 1 would be a little cleaner, but Option 2 is also viable if that is the Board's wishes.

Also, on a final note, we have completed a preliminary version of the rehabilitation / replacement drawings for the 620 to 694 Alley Option, please see attached.

Please let me know if any questions.

I trust this email / attachment is sufficient for the upcoming Board package, but please let me know if you would like include anything else.

Thx.

Jim

**James A. Martelli, P.E.***Civil Engineer / Managing Director*

Office: 850 424 5855

Mobile: 850 333 4372

jim@ieceng.com | [Vcard](#)**Innerlight Engineering Corporation**11490 Emerald Coast Parkway, Suite 2W Miramar
Beach • Florida • 32550[Web](#) | [LinkedIn](#)**From:** Jonette Coram <Seat1@NatureWalkCDD.org>**Sent:** Monday, October 7, 2024 8:26 AM**To:** Jim Martelli <jim@ieceng.com>**Cc:** Holly Bailey <HBailey@Rizzetta.com>**Subject:** Alley repairs FY24-25

Good morning, Jim. I did a quick audit of NW alleys. It appears that the two alleys most in need of repair are:

- 620-694 Flatwoods Forest Loop (some areas show patching has taken place already)
- 260 Flatwoods Forest Loop to the intersection of FFL at the Sports Courts (Note: we have a 2023 proposal of \$112,848 for the entire alley but only \$100K available in FY24-25)
 - 268-276 FFL
 - 300-316 FFL
 - 334 FFL to the FFL - Sandgrass intersection

Future alley areas in need of repair include:

- 13 - 47 River Oats
- 15 - 59 Chordgrass (some sections were already patched by the developer, possibly in 2017 or 2018)
- 830-856 Sandgrass
 - Intersection of 27 Lily Lane & 844 Sandgrass Blvd
- Manholes between 633-701 FFL

I do not yet have any data to show that any of these areas have standing water during a hard rain - looks like the weather isn't going to cooperate with us during the next ten days.

I am out of town Oct 14-16, but if you'd like, I can meet with you either before or after that in order to inspect the areas so that you are able to prepare a recommendation for the November 7 meeting. Photos are attached, but it's difficult to gauge the depth of missing concrete from them alone.

Ideally, Rizzetta needs documents for the 11/7 agenda packet no later than 11/4 if possible.

Jonette Coram
Chair, NatureWalk CDD
979-824-3901

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CONSTRUCTION PLANS FOR:

NATUREWALK AT SEAGROVE BEACH

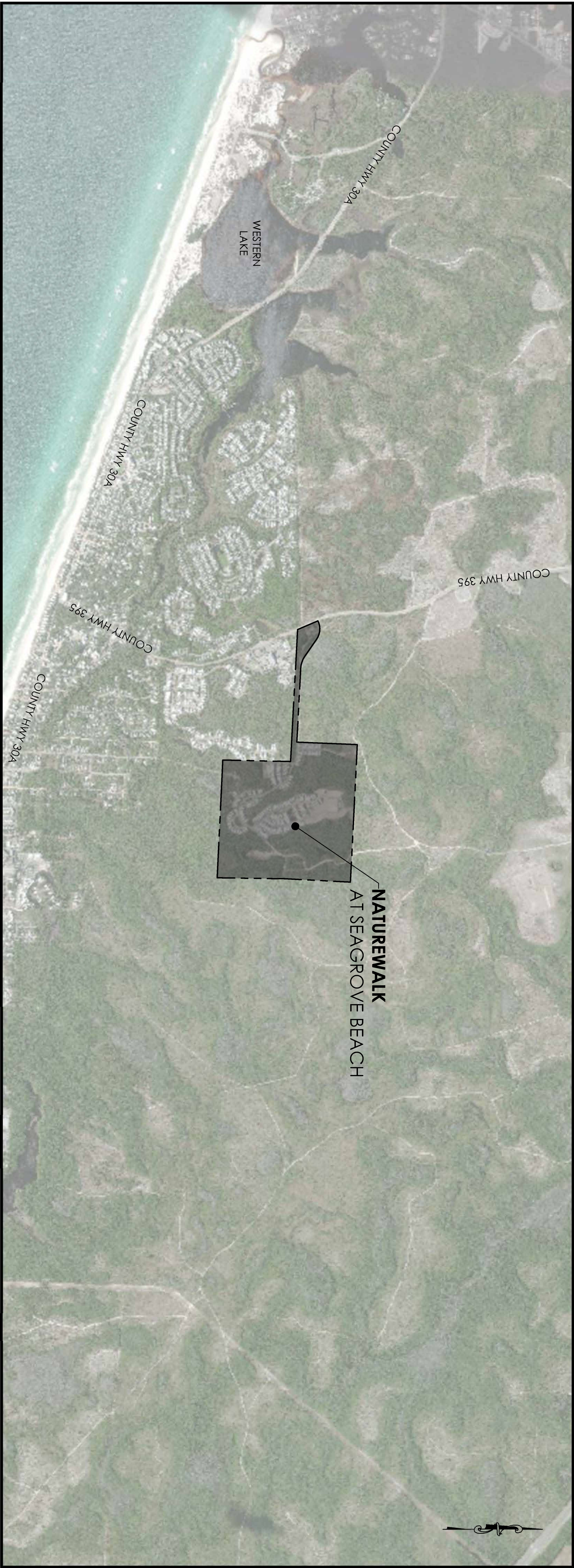
PAVEMENT REHABILITATION PROJECT

(620-694 FLATWOODS FOREST LOOP ALLEY)

SECTION 11 AND 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA

VICINITY MAP

N.T.S



PROJECT DATA

PROJECT NAME:	NATUREWALK AT SEAGROVE BEACH
CLIENT NAME:	NATUREWALK COMMUNITY DEVELOPMENT DISTRICT 120 RICHARD JACKSON BOULEVARD, SUITE 220 PANAMA CITY BEACH, FLORIDA 32407 CONTACT: KM OWEBA, DISTRICT MANAGER/LCAM
PREPARED BY:	INNERLIGHT ENGINEERING CORPORATION 111890 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550
ENGINEER OF RECORD:	JAMES A. MARTELL, P.E. FLORIDA REG. NO. 51828 INNERLIGHT ENGINEERING CORPORATION 111890 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550 850.424.5855

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1.0	COVER PAGE
2.0	PAVEMENT REHABILITATION (KEY SHEET)
3.0	PAVEMENT REHABILITATION (SHEET 1 OF 1)



CONSTRUCTION NOTES

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG WALTON COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE WALTON COUNTY ENGINEER.
- CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL ASPHALT IS IN PLACE.
- ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
- NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPED VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
- PARTY RESPONSIBLE FOR MONITORING CONSTRUCTION: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
- PARTY RESPONSIBLE FOR SUBMITTING TO THE DISTRICT THE NOTICE OF CONSTRUCTION COMMENCEMENT AND AS-BUILT CERTIFICATIONS FOR PROJECT: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
- MAINTENANCE ENTITY: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

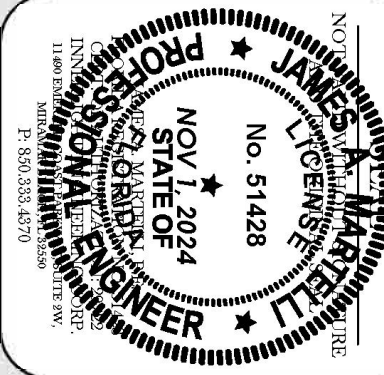
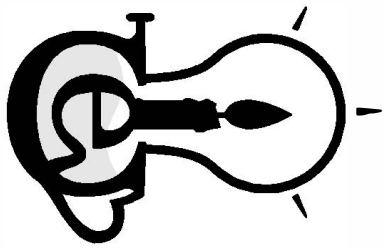
NATUREWALK AT SEAGROVE BEACH

PAVEMENT REHABILITATION PROJECT

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA 32407

RECORD DATA

DATE: 11.01.2024
REV: No N/A
REV DATE: N/A
DRAWN BY: CRP
REVIEWED BY: JAM



SHEET TITLE

COVER PAGE

SHEET NUMBER

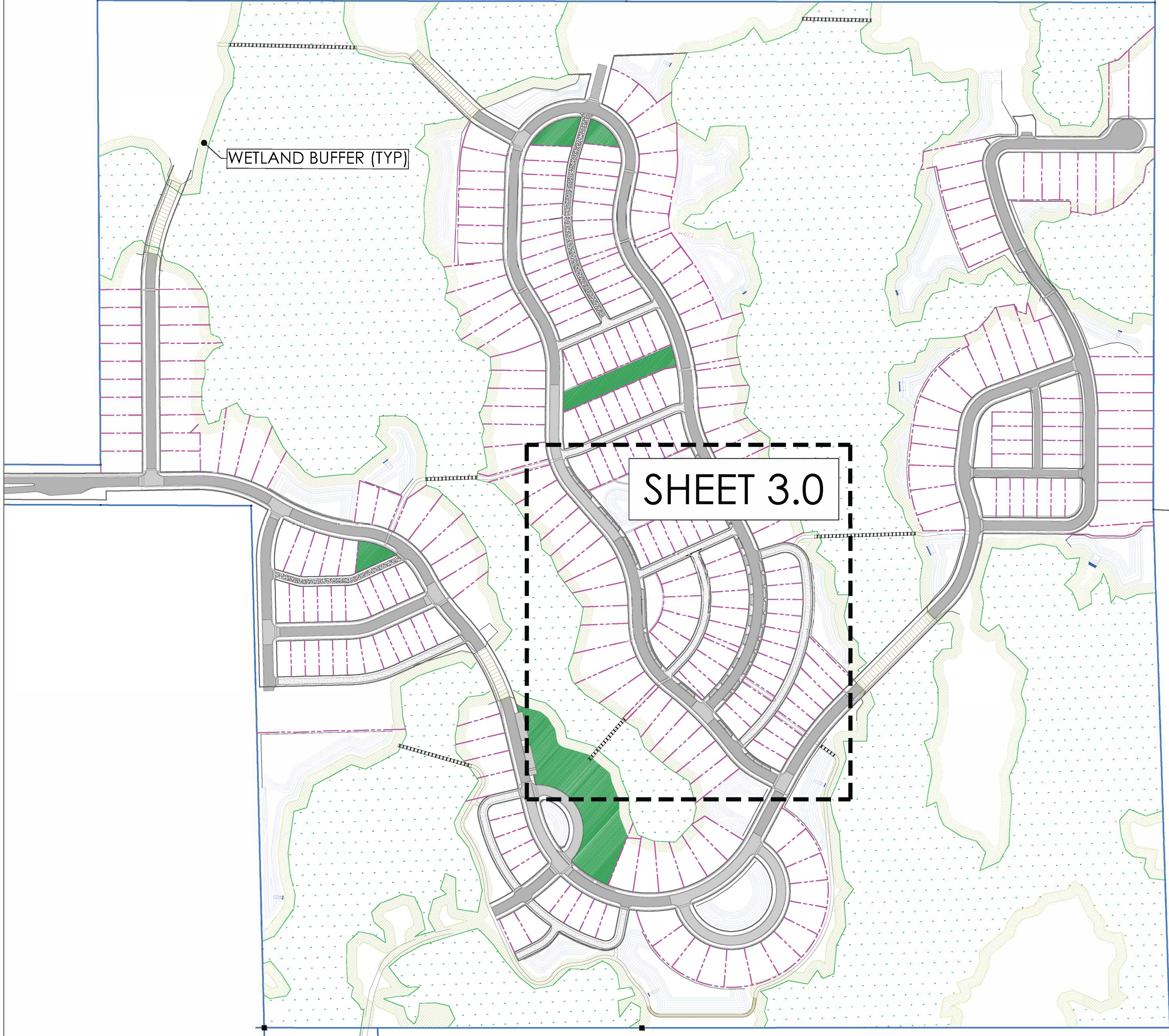
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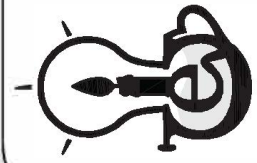
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

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GENERAL NOTES

- THIS MAP IS AN SCHEMATIC EXHIBIT DEPICTING THE NATURE WALK AT SEAGROVE MASTER PLAN AND LIMITED INFRASTRUCTURE ELEMENTS. IT IS PREPARED FROM VARIOUS SOURCES OF INFORMATION INCLUDING, BUT NOT LIMITED TO, VARIOUS NATURE WALK AT SEAGROVE FINAL PLATS AS RECORDED IN THE WALTON COUNTY CLERK OF COURTS OFFICIAL RECORDS. SELECT CONSTRUCTION DOCUMENT SHEETS BY HATCH MOTT MACDONALD, LATEST REVISION DATE 8/23/2013, VARIOUS LIMITED SPECIFIC PURPOSE SURVEYS BY INNERLIGHT ENGINEERING CORPORATION (PHASE 2 AND 4th REPLAT AREAS), WALTON COUNTY GIS ONLINE MAPPING, HISTORICAL AERIALS, AND OTHER VARIOUS SOURCES.
- IN PREPARING THE CAD FILE, THE MASTER PLAN HAS BEEN ROUGHLY TRANSLATED TO FOLLOW AND BE BASED ON THE STATE PLAN COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PLEASE NOTE THAT NO GUARANTEE CAN BE MADE TO THE ACCURACY OF THE TRANSLATION, SINCE THE DRAWING ELEMENTS ARE BOTH NOT SURVEY GRADE AND SINCE THIS WAS COMPLETED AS A COURTESY WITH LIMITED SURVEY DATA AND NOT PART OF THE SCOPE OF WORK.
- THIS MAP IS NOT INTENDED TO INFER SURVEY GRADE ACCURACY. THIS MAP MAY BE UPDATED FROM TIME TO TIME AS WARRANTED.
- SINCE THIS MAP WAS PREPARED BY COMPILING MULTIPLE AND VARIOUS DOCUMENTS AND IS NOT AN AS-BUILT SURVEY, THERE MAY BE DISCREPANCIES BETWEEN WHAT IS DEPICTED HEREON AND WHAT IS PHYSICALLY IN PLACE ONSITE.
- THIS MAP IS FOR PLANNING PURPOSES ONLY NOT INTENDED TO BE USED FOR DESIGN PURPOSES OR TO INFER OR IMPLY ANY CONSTRUCTION DIRECTIVES TO ANY ENTITY.
- ANY QUANTITIES DERIVED FROM THIS MAP OR ASSOCIATED CAD BASE FILE SHOULD BE FIELD CHECKED, NO WARRANTY OR GUARANTEE IS MADE OR SHALL BE IMPLIED ON THE ACCURACY OF THE DATA INCLUDED HEREIN.



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NATUREWALK AT SEAGROVE BEACH

PAVEMENT REHABILITATION PROJECT

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA, 32407

RECORD DATA

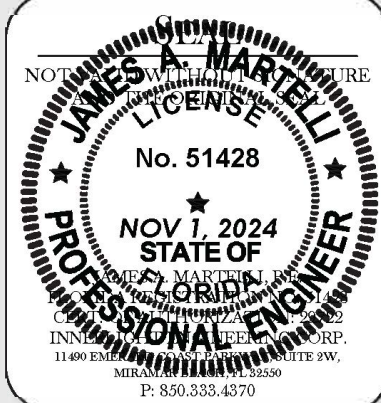
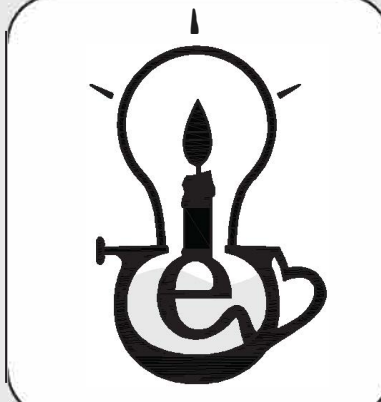
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REV. NO: N/A

REV. DATE: N/A

DRAWN BY: CRP

REVIEWED BY: JAM



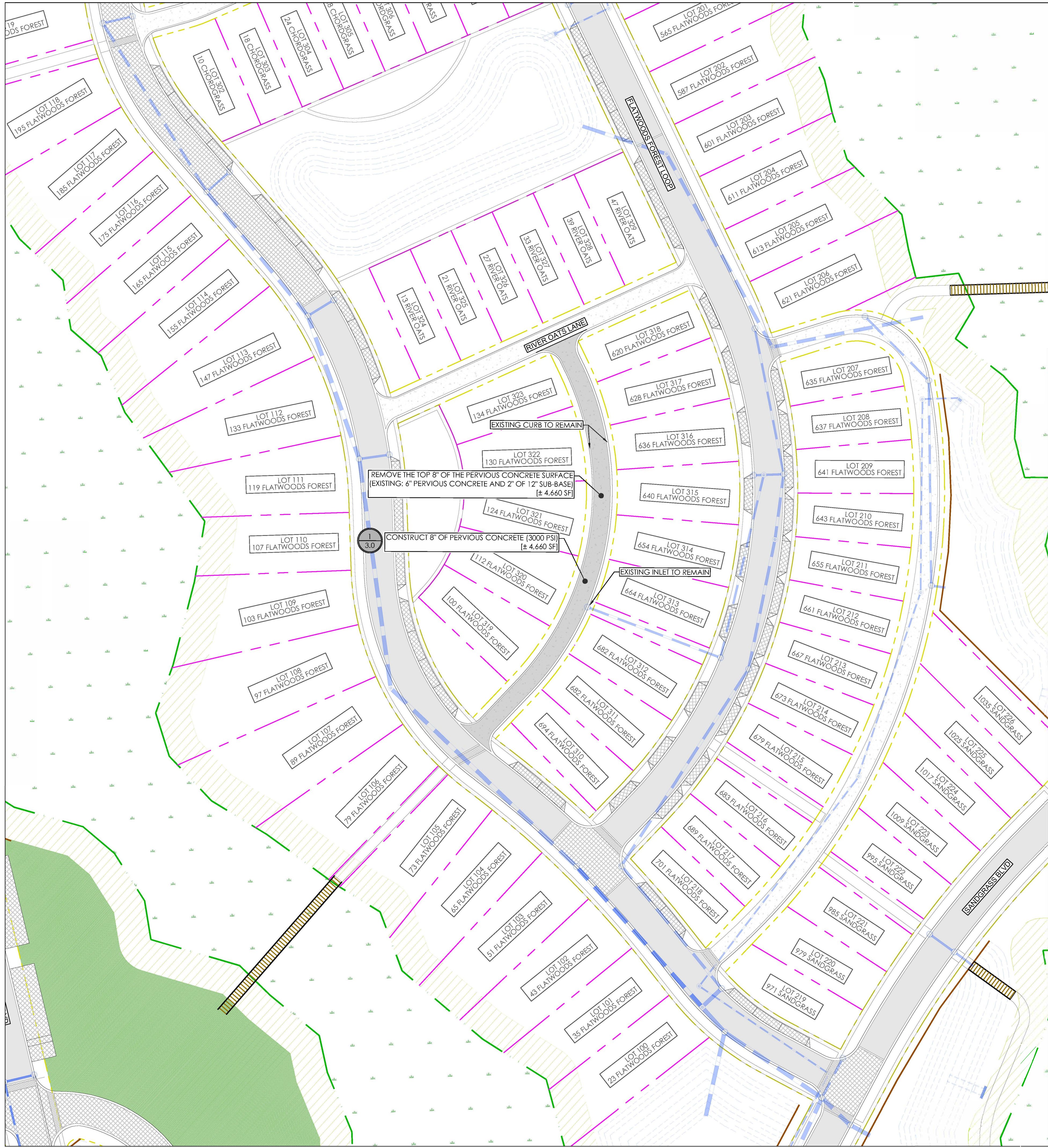
SHEET TITLE

PAVEMENT REHABILITATION (KEY SHEET)

SHEET NUMBER

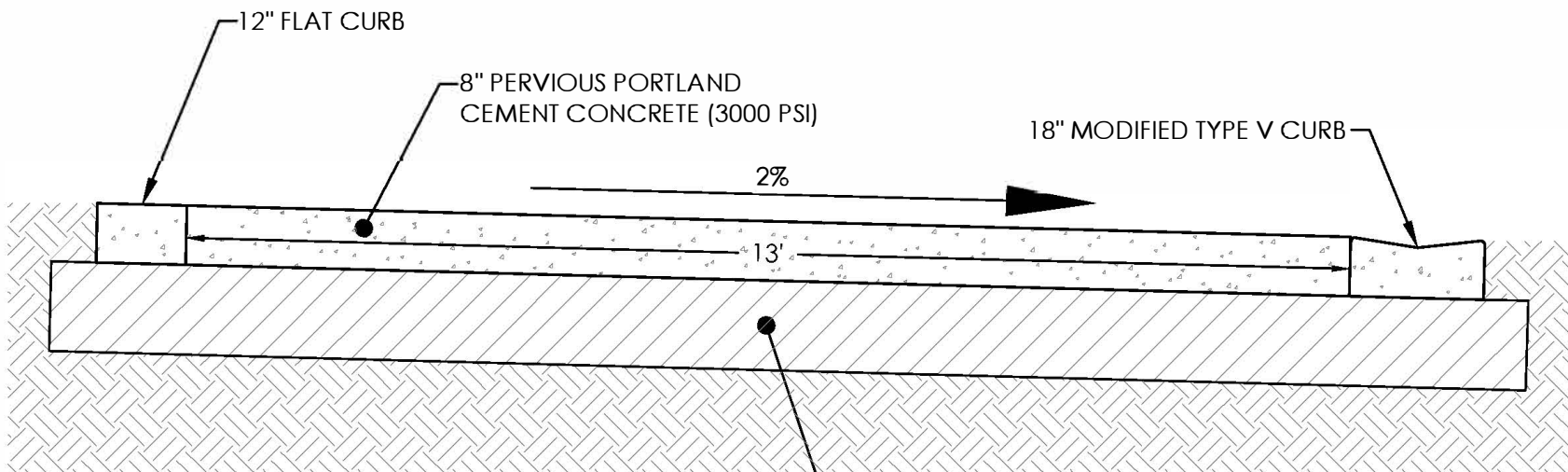
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RECOMMENDED CONSTRUCTION SEQUENCE:

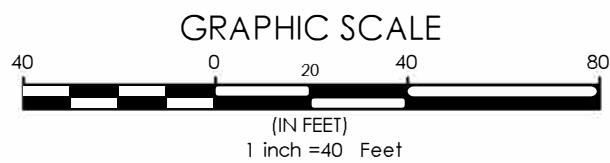
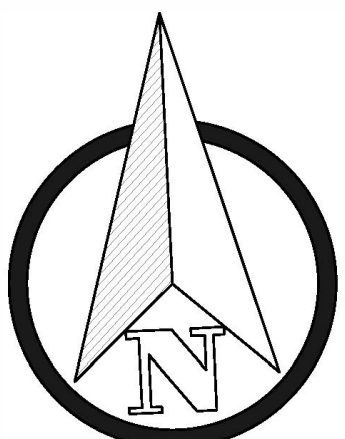
- 1. SITE PREPARATION:**
 - 1.1E CLEAR THE SITE AREA(S) OF ANY DEBRIS, VEGETATION, AND OBSTACLES.
 - 1.2. ESTABLISH A CONSTRUCTION SITE WITH PROPER FENCING AND SIGNAGE.
 - 1.3. MOBILIZE EQUIPMENT, MACHINERY, AND MATERIALS TO THE SITE.
- 2. TRAFFIC CONTROL:**
 - 2.1. IMPLEMENT TEMPORARY TRAFFIC MANAGEMENT PLANS.
 - 2.2. SET UP SIGNAGE, BARRICADES, AND DETOUR ROUTES.
- 3. REMOVAL OF EXISTING PERVIOUS SURFACE:**
 - 3.1E EXCAVATE AND REMOVE THE TOP 8\"/>
- 4. BASE ASSESSMENT:**
 - 4.1E ASSESS THE CONDITION OF THE ROAD BASE.
 - 4.2. REPAIR OR REPLACE ANY DAMAGED OR INADEQUATE BASE LAYERS.
- 5. NEW PERVIOUS SURFACE INSTALLATION:**
 - 5.1. INSTALL 8\"/>
- 6. QUALITY CONTROL AND INSPECTION:**
 - 6.1. CONDUCT QUALITY CONTROL CHECKS TO ENSURE THE NEW SURFACE MEETS DESIGN AND ENGINEERING SPECIFICATIONS AS DESCRIBED IN ACI522R-10.
 - 6.2. ADDRESS ANY DEFECTS OR ISSUES DISCOVERED.
- 7. LANDSCAPING AND RESTORATION:**
 - 7.1. RE-ESTABLISH ANY LANDSCAPING OR GREEN SPACES AFFECTED DURING CONSTRUCTION.
 - 7.2. ENSURE THE SURROUNDING ENVIRONMENT IS RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
- 8. FINAL INSPECTION AND TESTING:**
 - 8.1. CONDUCT A FINAL INSPECTION OF THE COMPLETED ROADWAY TO VERIFY ITS SAFETY AND COMPLIANCE WITH ALL RELEVANT STANDARDS.
 - 8.2. PERFORM ANY REQUIRED TESTING AS DESCRIBED IN ACI522R-10
- 9. TRAFFIC SIGNAL, SIGNAGE, AND LIGHTING INSTALLATION:**
 - 9.1. IF TRAFFIC SIGNALS, SIGNAGE, OR LIGHTING SYSTEMS WERE REMOVED OR AFFECTED DURING CONSTRUCTION, REINSTALL OR REPAIR THEM.
- 10. CLEANUP AND DEMOBILIZATION:**
 - 10.1. REMOVAL CONSTRUCTION EQUIPMENT AND MATERIALS FROM THE SITE.
 - 10.2. ENSURE PROPER DISPOSAL OF ANY WASTE OR DEBRIS GENERATED DURING CONSTRUCTION.



- NOTE:
- TRADITIONAL CONCRETE FINISHING TOOLS SUCH AS EDGERS AND COME-ALONGS MAY BE USED TO FACILITATE PROPER PLACEMENT OF PERVIOUS CONCRETE. BULL FLOATS AND TRADITIONAL CONCRETE TROWELS SHOULD NOT BE USED.
 - CONCRETE TO BE COMPACTED TO THE ELEVATION OF THE FORM WITH A WEIGHTED ROLLER.
 - CONTROL JOINTS SHOULD HAVE A DEPTH 1/3 TO 1/4 OF THE THICKNESS OF THE PAVEMENT. SPACING SHALL BE 20 FT.
 - THE COVER MATERIAL SHALL BE PLACED NO LATER THAN 20 MINUTES FOLLOWING DISCHARGE. THE COVER MATERIAL SHOULD BE A HEAVY-DUTY POLYETHYLENE SHEET, MEETING REQUIREMENTS OF ASTM C171E
 - PAVEMENT SHOULD REMAIN COVERED FOR AT LEAST 7 DAYS.

8\"/>

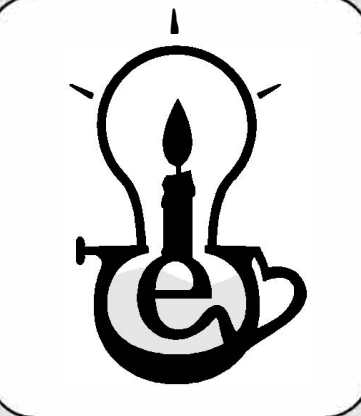
CONTRACTOR TO ACQUIRE AS-BUILT TOPOGRAPHIC DATA TO DETERMINE EXISTING ROADWAY ELEVATIONS PRIOR TO ANY DEMOLITION. CONTRACTOR TO MAINTAIN EXISTING GRADE WHEN CONSTRUCTING THE PROPOSED ROADWAY.



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NATUREWALK AT SEAGROVE BEACH
PAVEMENT REHABILITATION PROJECT
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA 32407

RECORD DATA
DATE: 11.01.2024
REV. NO: N/A
REV. DATE: N/A
DRAWN BY: CRP
REVIEWED BY: JAM



JAMES A. MARTELL
LICENSE
No. 51428
NOV 1, 2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11490 EMERALD COAST PARKWAY, SUITE 2N, MIRAMAR BEACH, FL 32550
P: 850.333.4570

SHEET TITLE
PAVEMENT REHABILITATION
(SHEET 1 OF 1)

SHEET NUMBER
3.0

Tab 6

**LICENSE AGREEMENT BY AND BETWEEN THE
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AND
NATUREWALK HOMEOWNERS' ASSOCIATION, INC. REGARDING THE
INSTALLATION OF FENCE AND PARKIN IMPROVEMENTS**

THIS LICENSE AGREEMENT ("License Agreement") is made and entered into this ____ day of _____, 2024, by and between:

NatureWalk Community Development District, a local unit of special- purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida (the "District"), and

NatureWalk Homeowners' Association, Inc., a Florida Not-For-Profit Corporation, with an address of 120 Richard Jackson Boulevard, Suite 220, Panama City Beach, Florida 32407 (the "Licensee").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains certain facilities and real property ("District Property"), which facilities and real property are within the boundaries of the District; and

WHEREAS, the Licensee desires to install certain fence improvements ("Fence Improvements") and parking improvements ("Parking Improvements", collectively the ("Improvements")) on District property, on certain District Property as generally identified in Exhibit A, which is attached and incorporated herein, for the benefit of the community, and at no cost to the District; and

WHEREAS, the District is willing to allow the Licensee to supply, install, and maintain the Improvements pursuant to the terms set forth in this License Agreement; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF INSTALLATION AND MAINTENANCE LICENSE. The District hereby grants to the Licensee a non-exclusive license ("License") to access, install and maintain the Improvements on District property at the locations generally identified in Exhibit A ("License Area"). Prior to installation of any Improvements, any construction plans (or other materials reasonably requested by the District) shall be provided to the District for review and approval. The design, installation, and maintenance of the Improvements shall comply with all laws, ordinances, rules and regulations of all governmental bodies and their respective regulatory agencies having any jurisdiction over the License Area. Any modifications or additions to the Improvements must first be approved in writing by the District. Upon Licensee's completion of the Improvements and inspection and approval by the District, which shall be given after inspection of the Improvements in its sole discretion: (i) Licensee shall submit as-built drawings of the Improvements; and (ii) the District may in its sole discretion elect to take ownership and maintenance responsibility for the Parking Improvements.

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3. CONDITIONS ON THE LICENSE. The License granted herein is subject to the following terms and conditions:

A. Licensee's access to District Property under this License Agreement is limited to reasonable ingress and egress to install and maintain the Improvements.

B. Licensee's use License is limited to that set forth in this License Agreement.

C. Licensee shall exercise its best efforts to maintain the Improvements in a good condition and free from visual deterioration.

D. Licensee shall be solely responsible for any and all costs or fees associated with the acquisition, installation, maintenance, repair, replacement, operation and monitoring of the Improvements.

E. District makes no representation or warranty regarding the condition of the License Area or whether the use contemplated by this Agreement is allowed under applicable law, restrictions, or zoning requirements. Licensee accepts the License Area in its present "AS IS" condition. Licensee shall make no alterations or changes to the License Area without the District's written consent.

F. Licensee shall abide by all reasonable directions and requirements of District and any insurance company insuring the License Area.

4. MAINTENANCE. Licensee shall be responsible for maintaining the Improvements and any associated costs and shall maintain the License Area and Improvements in a clean, safe, and sightly condition.

5. TERMINATION OF LICENSES. [Reserved].

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6. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated earlier in accordance with Section 7, herein.

~~7. REVOCATION, SUSPENSION AND 7. TERMINATION.~~ The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be ~~suspended or revoked~~ terminated, with or without cause, at the sole discretion of the District. ~~In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee.~~ Both the District and Licensee may terminate this License Agreement upon thirty (30) days' written notice. ~~The provisions of Sections 9 and 10, below, shall survive any revocation, suspension or~~ In the event License terminates the License Agreement, or the District terminates the License Agreement for cause, Licensee shall be responsible for removing any Improvements that have not been conveyed to the District from the District Property and returning the District Property as nearly as practicable to its condition prior to this License Agreement. In the event the District terminates the License Agreement without cause, the District shall be responsible for removing any Improvements from the District Property as determined in its discretion. The provisions of Sections 9 and 10, below, shall survive termination of this License Agreement.

8. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the installation of the Improvements and shall, upon request of the District, provide proof of such compliance.

9. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its authorized representatives or contractor. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Section 9 shall survive termination of this License Agreement.

10. INDEMNIFICATION.

A. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. For ten dollars (\$10.00) and other valuable consideration paid by the District to Licensee separate and apart from the consideration stated in the recitals, Licensee agrees to defend, indemnify, save and hold the District, and its

supervisors, staff, and assigns harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Licensee, its members, managers, agents, contractor, assigns or employees arising out of, or relating to, this License Agreement.

C. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Section 10 shall survive the termination or expiration of this License Agreement. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.

D. Should the District take ownership of and assume the maintenance responsibility for any of the Improvements, the Licensee's indemnification obligations under this Section 10 shall terminate in connection with such Improvements.

11. INSURANCE. Licensee shall, at its own expense, maintain insurance during the term of this License with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	
<i>Property Damage</i>	Combined Single Limit \$1,000,000

Licensee shall provide to District, prior to the commencement of any performance under this contract, a certificate naming the District as an additional insured. At no time shall Licensee be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

12. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

13. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

14. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

16. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

17. ASSIGNMENT. Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

18. INDEPENDENT CONTRACTOR. In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

19. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

- | | | |
|-----------|---------------------|--|
| A. | If to the District: | NatureWalk Community Development District
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
Attn: District Manager |
| | With a copy to: | Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel |
| B. | If to the Licensee: | NatureWalk Homeowners' Association Inc.
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
Attn: HOA Manager |

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

20. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

21. COMPLIANCE WITH PUBLIC RECORDS LAWS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the District is Kim O'Mera ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 850-334-9055,

**KO'MERA@RIZZETTA.COM, 120 RICHARD JACKSON
BOULEVARD, SUITE 220, PANAMA CITY, FLORIDA 32407.**

22. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Walton County, Florida.

23. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

24. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

25. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

27. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

28. COUNTERPARTS. This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

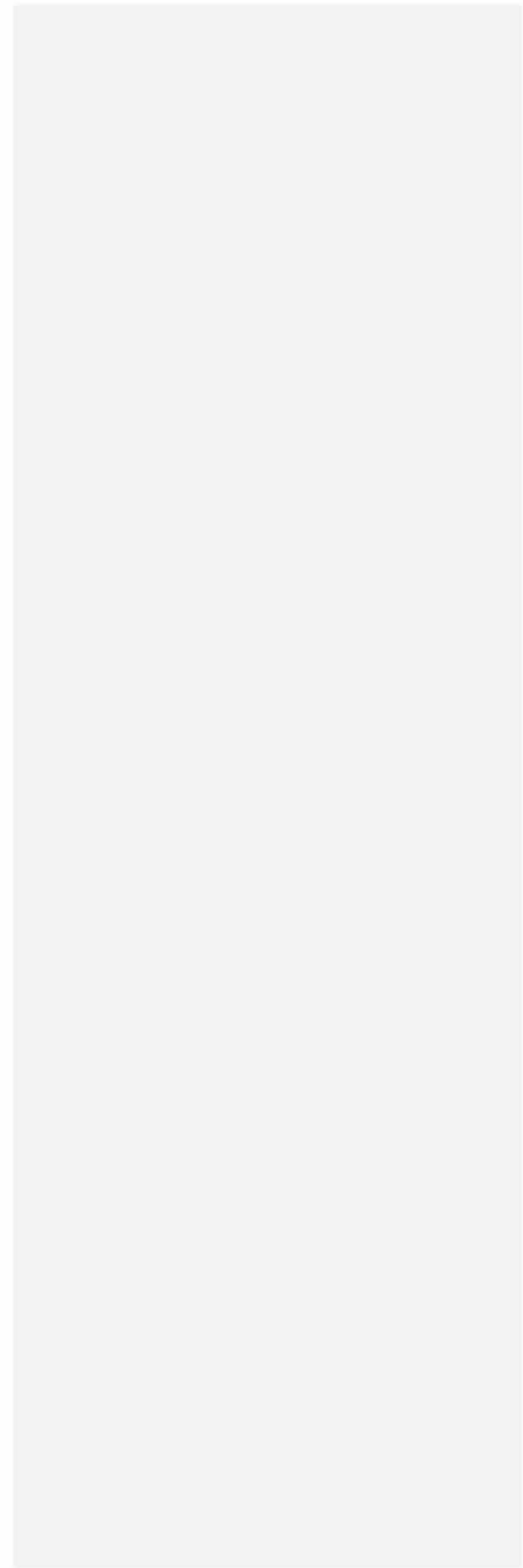
Chairperson, Board of Supervisors

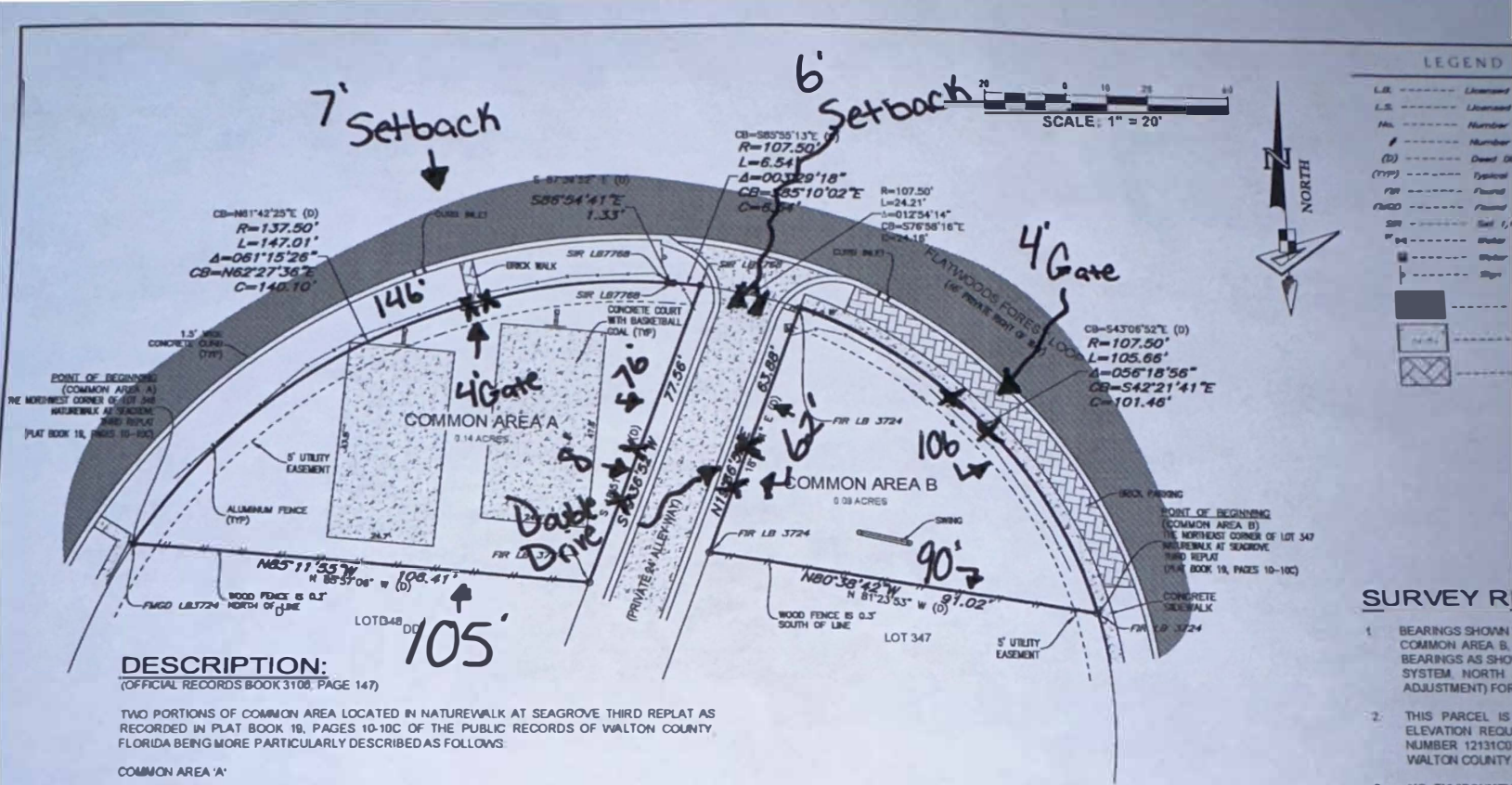
**NATUREWALK
HOMEOWNER'S ASSOCIATION INC.**

By: _____
Its: _____

8

Exhibit A





DESCRIPTION:

(OFFICIAL RECORDS BOOK 3108, PAGE 147)

TWO PORTIONS OF COMMON AREA LOCATED IN NATUREWALK AT SEAGROVE THIRD REPLAT AS RECORDED IN PLAT BOOK 19, PAGES 10-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMON AREA 'A'

BEGINNING AT THE NORTHWEST CORNER OF LOT 348, NATUREWALK AT SEAGROVE THIRD REPLAT, AS RECORDED IN PLAT BOOK 19, PAGES 10-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, ALSO BEING A POINT ON THE RIGHT OF WAY OF FLATWOODS FOREST LOOP (PRIVATE 45' RIGHT OF WAY) AND SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 61 DEGREES 15 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 42 MINUTES 25 SECONDS EAST AND A CHORD LENGTH OF 140.10 FEET TO A POINT, THENCE SOUTH 87 DEGREES 39 MINUTES 52 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 133 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 107.50 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 55 MINUTES 13 SECONDS EAST AND A CHORD LENGTH OF 6.54 FEET TO A POINT, THENCE DEPARTING SAID RIGHT OF WAY SOUTH 18 DEGREES 51 MINUTES 41 SECONDS WEST A DISTANCE OF 77.56 FEET TO A POINT ON THE NORTHERN BOUNDARY OF SAID LOT 348, THENCE NORTH 85 DEGREES 57 MINUTES 06 SECONDS WEST ALONG SAID NORTHERN BOUNDARY A DISTANCE OF 108.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

COMMON AREA 'B'

BEGINNING AT THE NORTHEAST CORNER OF LOT 347, NATUREWALK AT SEAGROVE THIRD REPLAT, AS RECORDED IN PLAT BOOK 19, PAGES 10-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, ALSO BEING A POINT ON THE RIGHT OF WAY OF FLATWOODS FOREST LOOP (PRIVATE 45' RIGHT OF WAY), THENCE DEPARTING SAID RIGHT OF WAY NORTH 81 DEGREES 23 MINUTES 53 SECONDS WEST ALONG THE NORTHERN BOUNDARY OF SAID LOT A DISTANCE OF 91.02 FEET TO A POINT, THENCE NORTH 18 DEGREES 51 MINUTES 41 SECONDS EAST A DISTANCE OF 63.88 FEET TO A POINT ON SAID RIGHT OF WAY, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 107.50 FEET, A CENTRAL ANGLE OF 56 DEGREES 18 MINUTES 56 SECONDS, A CHORD BEARING OF SOUTH 43 DEGREES 06 MINUTES 52 SECONDS EAST AND A CHORD LENGTH OF 101.46 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

PROJECT: Naturewalk at Seagrove Third Replat
 PHASE: Common Area A & B - Boundary Survey
 DRAWN: WLL
 DATE: 08/02/24
 CHECKED BY: DLL
 PLOTTED: DM
 FIELD BOOK: 24-234, Page 43
 DATA FILE: NWMSG 3RD COMMON AREA A & B.dwg

REVISIONS

DATE	DESCRIPTION	DRAWN BY

VERTICAL DATUM: N/A

Conversion from NAD83 to NAD20: N/A

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES SJ-17.051, SJ-17.052, AND SJ-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Dexter Lundy
 Date: 2024.08.02 13:03:52 -0500
 Dexter L. Lundy
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5620

DATE OF LAST FIELD SURVEY:
 July 31, 2024



Boundary Survey Common Area Naturewalk at Seagrove Third

PREPARED FOR
 Naturewalk Homeowners Association
 LOCATED IN
 Section 11, Township 03 S., Range 19
 Walton County, Florida

FILE PATH: H:\NATUREWALK AT SEAGROVE THIRD REPLAT\COMMON AREAS A & B\BNDWG PLOTTED BY: WLL

SURVEY RECORD

1. BEARINGS SHOWN IN COMMON AREA B. BEARINGS AS SHOWN SYSTEM, NORTH ADJUSTMENT) FOR
2. THIS PARCEL IS ELEVATION REQUIRED NUMBER 1213101 WALTON COUNTY.
3. NO ENVIRONMENTAL GEOPPOINT SURVEY
4. THIS SURVEY WAS ABSTRACT OF THE PUBLIC RECORDS CERTIFICATION ENCROACHMENT
- 5.
6. THERE MAY BE A SURVEY THAT IN WALTON COUNTY, FLORIDA
7. APPARENT USES
8. NO STRUCTURAL WERE LOCATED
9. GRAPHIC SYMBOLS ETCETERA ARE CENTER POINT DIMENSIONED TO
10. NO UNDERGROUND

Tab 7



455 Harrison Ave, Suite B
Panama City, Florida 32401

Vehicular Bridges & Pedestrian Walkways Assessment Report

Location

Santa Rosa Beach, Florida 32459

Prepared For

NatureWalk at Seagrove

Prepared By

Shawn Lawrence

Date Prepared

10/22/2024

Inspection Date

10/02/2024

1. Introduction

a. **Purpose of Assessment**

Per the clients' request, a structural assessment was performed on the (4) timber vehicular bridges with attached pedestrian walkways to determine the current condition of the structural components and systems.

b. **Methods and Techniques**

The assessment was limited to the use of visual, non-destructive techniques on the decks, superstructure, substructure, bearings, and railing of the bridges.

i. **Data Collection and Documentation**

This includes but is not limited to visual observations, photographs, and measurements.

2. Description of Structures

All bridges and walkways are comprised of timber construction with the following elements.

a. **Decks**

4"x12" deck boards along the vehicular travel lanes and 3"x8" deck boards along the pedestrian walkways. A 2"x6" layer of wear decking has been installed within vehicular travel lanes for all bridges except for bridge 4.

b. **Superstructure**

- | | |
|----------------------------------|---|
| i. Stringers- | 6"x16" at 14" o.c. (vehicular lanes),
3"x12" at 14" o.c. (pedestrian wakways). |
| ii. Edge Beams- | 8"x16" |
| iii. Trusses/Rafters (Bridge 1)- | These elements appear to be comprised of 4" wide rough-cut timbers of various depths. |

c. **Substructure**

- | | |
|---------------------------|--|
| i. Piles- | 12" round (main/abutment)
10" round (wing walls) |
| ii. Pile Caps- | 12"x12" |
| iii. Abutments/Wingwalls- | 4"x12" horizontal boards attached to face of abutment piles. |

d. **Bearings**

All members bear directly atop adjacent members with no supplemental bearing elements installed.

e. Railing/Curb

- | | |
|--------------------------|---|
| i. Vehicular Lanes- | 6"x12" horizontal timbers with 8"x10" support posts at 6'-0" o.c. |
| ii. Pedestrian Walkways- | 2"x10" rail cap, 2"x6" horizontal and diagonal members, and 6"x6" support posts at 6'-0" o.c. |

f. Hardware

All hardware appears to be comprised of a combination of stainless steel and galvanized components.

g. Dates of Construction, Alteration, and Repair

The approximate date of the original construction is 2006. Dates of alterations and repairs are unknown.

3. Discussion of Findings

a. Overview

All systems and components will be assigned a “Condition State” designation based off the on-site conditions observed during the time of assessment. Please refer to charts below for description of conditions.

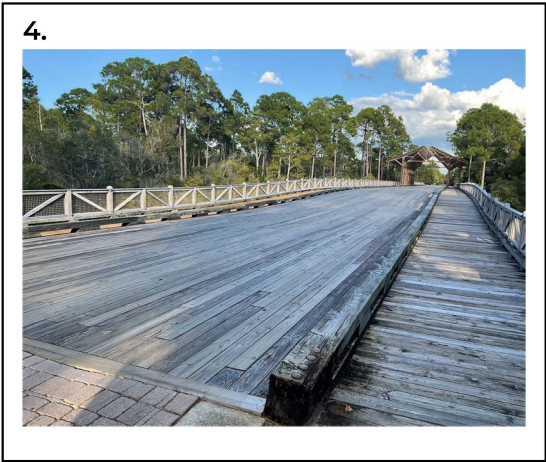
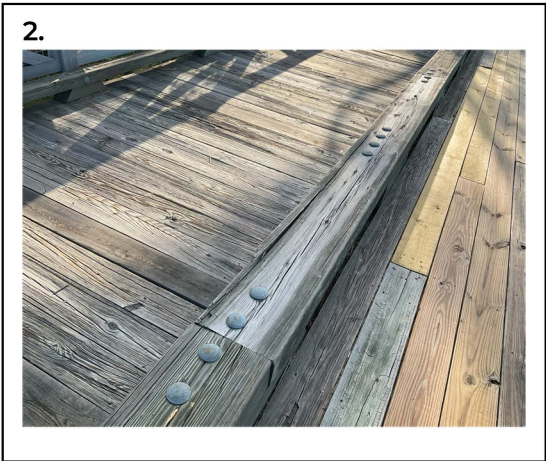
Defect	CS 1 Good	CS 2 Fair	CS 3 Poor	CS 4 Severe
Connection	Connection is in place and functioning as intended.	Loose fasteners or pack rust without distortion is present but the connection is in place and functioning as intended.	Missing bolts, rivets, broken welds, fasteners or pack rust with distortion but does not warrant a structural review.	The condition warrants a structural review to determine the effect on strength or serviceability of the element or bridge; OR a structural review has been completed and the defects impact strength or serviceability of the element or bridge.
Decay/ Section Loss	None	Affects less than 10% of the member section.	Affects 10% or more of the member but does not warrant structural review.	
Checks/Shakes/ Cracks/Splits/ Delamination	Checks/Cracks penetrate <5% of member thickness. Member does not have Splits/Shakes/Delamination.	Checks/Cracks penetrate 5%-50% of member thickness and not in tension zone. Member has Splits/Shakes with length less than member depth. Larger Cracks/Splits/Shakes have been arrested with effective repair.	Checks/Cracks penetrate >50% of member thickness or >5% in tension zone. Member has Splits/Shakes with length greater than member depth and have not been arrested. Defects do not require a structural review.	The condition warrants a structural review to determine the effect on strength or serviceability of the element or bridge; OR a structural review has been completed and the defects impact strength or serviceability of the element or bridge.
Abrasion/Wear	None	Section loss less than 10% of the member thickness.	Section loss 10% or more of the member thickness but does not warrant structural review.	The condition warrants a structural review to determine the effect on strength or serviceability of the element or bridge; OR a structural review has been completed and the defects impact strength or serviceability of the element or bridge.
Distortion	None	Distortion not requiring mitigation or mitigated distortion.	Distortion that requires mitigation that has not been addressed.	

Defect	CS 1	CS 2	CS 3	CS 4
	Good	Fair	Poor	Severe
Substructure Only				
Settlement	None	Exists and has been arrested with effective countermeasures.	Minor settlement has occurred. Countermeasures have been taken but movement is still evident. Currently does not warrant a structural review.	The condition warrants a structural review to determine the effect on strength or serviceability of the element or bridge; OR a structural review has been completed and the defects impact strength or serviceability of the element or bridge.
Scour	None	Scour has exposed the top of the footing. No undermining is evident. Counter measures are in place and functioning. Minor scour around pile bents. No significant loss of channel material compared to previous measurements.	Scour has exposed vertical face(s) of the footing. No undermining of spread footing or minor undermining of pile supported footing. Moderate scour around pile bents. Measurements indicate active channel movement. Structural review not warranted.	
Wingwalls Only				
Wingwall Movement	None	Differential movement has started to occur. Wall may be strapped to prevent further movement.	Wall rotation/sliding/settlement is occurring; sloughing of retained material behind wall is evident.	Wing has failed and no longer retains material behind wall.
Wingwall Deterioration	None	The wingwall material has deterioration described in the applicable CS 2 material defects for section loss and wall integrity.	The wingwall material has deterioration described in the applicable CS 3 material defects for section loss and wall integrity.	The wingwall material has deterioration/section loss that has caused the wing to fail and no longer retains fill material.

Inspection: Bridge #1	Date: 10/02/2024
Inspector: RSL	Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good (CS-1)	None.
Pedestrian Walkways	Fair (CS-2)	50% Replacement recommended.
Wearing Layer	Good (CS-1)	50% Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair (CS-2)	20% Replacement recommended
Pedestrian Walkways	Good (CS-1)	Future replacement recommended (1-2 years)

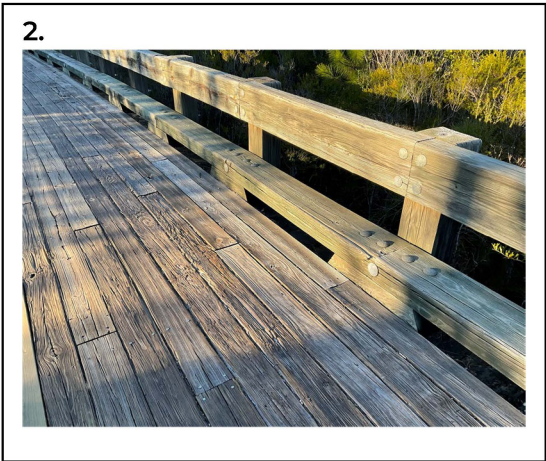
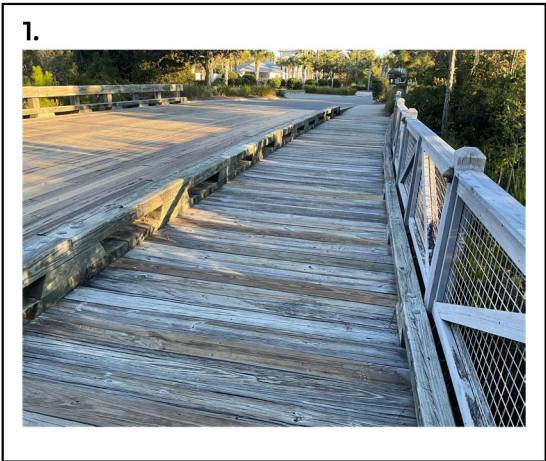


Hardware: All corroded/deteriorated hardware to be replaced as needed.

Inspection: Bridge #2		Date: 10/02/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.	

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good (CS-1)	None.
Pedestrian Walkways	Fair (CS-2)	40% Replacement recommended.
Wearing Layer	Good (CS-1)	40% Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair (CS-2)	20% Replacement recommended
Pedestrian Walkways	Good (CS-1)	Future replacement recommended (1-2 years)

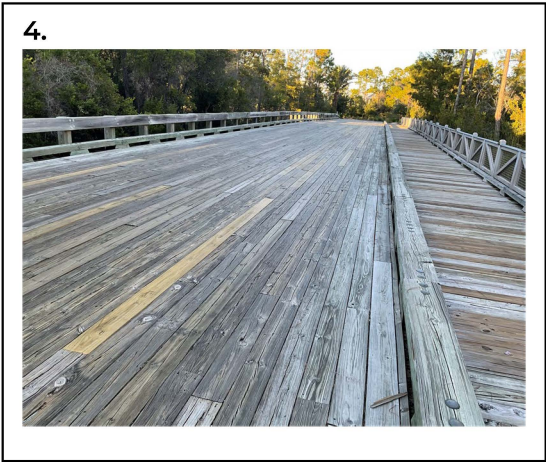
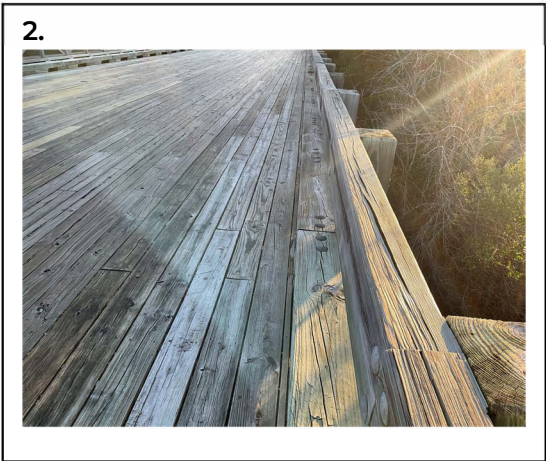
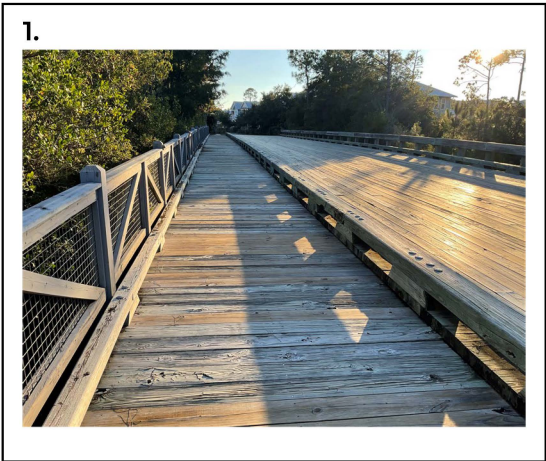


Hardware: All corroded/deteriorated hardware to be replaced as needed.

Inspection: Bridge #3	Date: 10/02/2024
Inspector: RSL	Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good (CS-1)	None.
Pedestrian Walkways	Fair (CS-2)	40% Replacement recommended.
Wearing Layer	Good (CS-1)	40% Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair (CS-2)	20% Replacement recommended
Pedestrian Walkways	Good (CS-1)	Future replacement recommended (1-2 years)

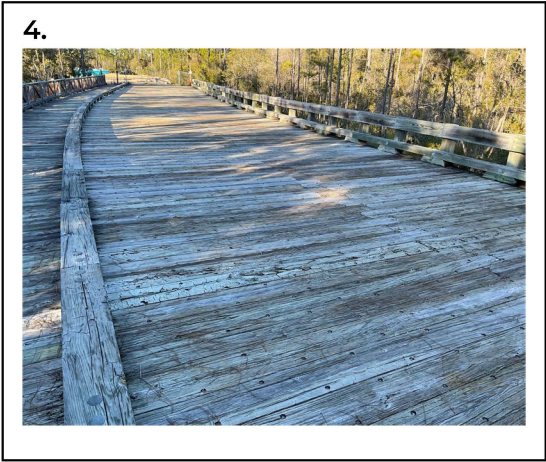
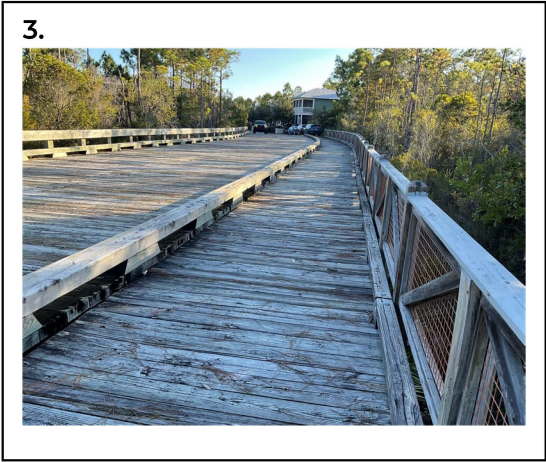
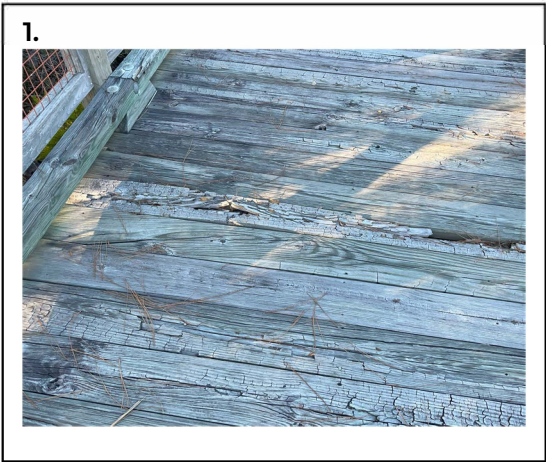


Hardware: All corroded/deteriorated hardware to be replaced as needed

Inspection: Bridge #4		Date: 10/02/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.	

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Poor (CS-3)	50% Replacement recommended.
Pedestrian Walkways	Poor (CS-3)	50% Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair (CS-2)	20% Replacement recommended
Pedestrian Walkways	Fair (CS-2)	Future replacement recommended (1-2 years)



Hardware: All corroded/deteriorated hardware to be replaced as needed.
General Note: This bridge structure does not contain a wearing layer atop vehicular lane.

Inspection: State Trail	Date: 10/02/2024
Inspector: RSL	Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Good (CS-1)	20% Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	40% Replacement recommended



Hardware: All corroded/deteriorated hardware to be replaced as needed.

Inspection: Preserve Trail Pt. 1		Date:10/02/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	30% Replacement recommended

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	25% Replacement recommended

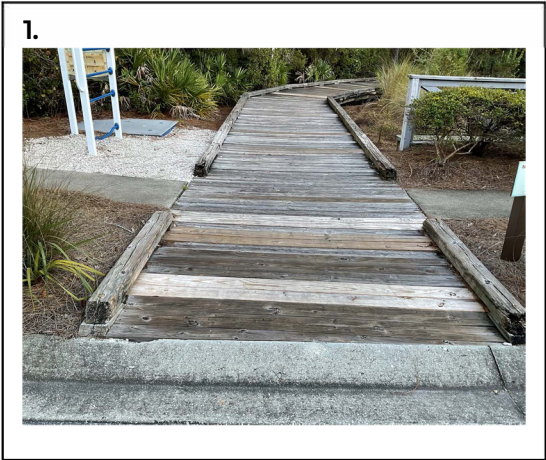


Hardware: All corroded/deteriorated hardware to be replaced as needed.

Inspection: Preserve Trail Pt. 2		Date: 10/02/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	30% Replacement recommended

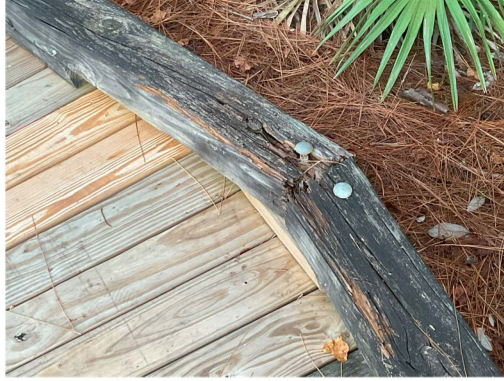
Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Poor (CS-3)	70% Replacement required.



5.



6.



7.



8.

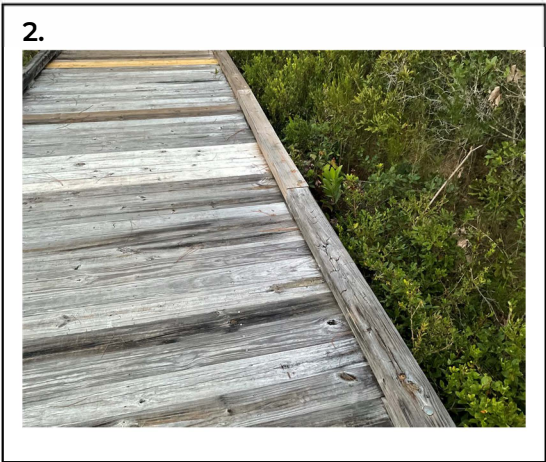
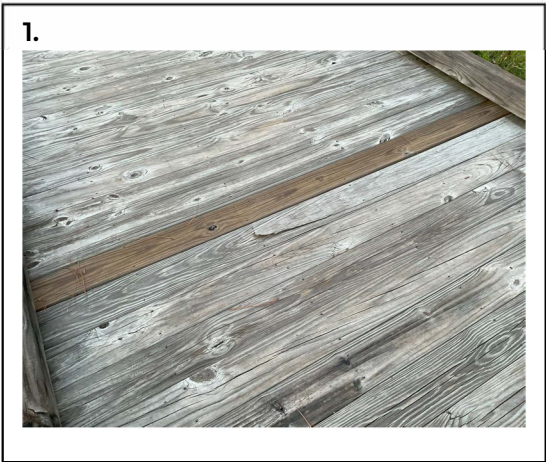


Hardware: ALL corroded/deteriorated hardware to be replaced as needed.

Inspection: Pool Trail		Date: 10/02/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	25% Replacement recommended

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair (CS-2)	25% Replacement recommended.



Hardware: All corroded/deteriorated hardware to be replaced as needed.

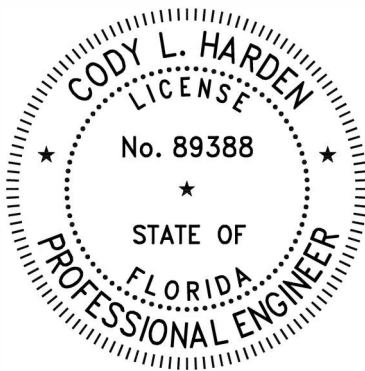
4. General Maintenance Recommendations

1. Tightening and replacing bolts in components.
2. Applying preservative or waterproofing treatments on components, particular member ends.
3. Temporary propping of defective components.
4. Repairing bridge footway surfaces.
5. Clearing scuppers.
6. Cleaning aggressive contamination on steel components.
7. Removing deck vegetation or excessive vegetation which may be a fire risk below the bridge.
8. Spraying termicide poisons.

All information presented in this report has been compiled based on the observable conditions of the structures at the time of assessment and engineering opinion.

Please feel free to contact me with any remaining questions or need for clarification.

Reviewed By:



A handwritten signature in black ink that reads "Cody L. Harden".

Cody L. Harden, M.E., P.E., M.L.E.
Florida Reg. No. 89388

5. Attachments

- a. Site Map
- b. Definitions

Attachment A:

Site Map



Attachment B:

Definitions

CHECKS

Are separations of the wood fibers in a longitudinal Wood Defects direction, not penetrating as far as the opposite or adjoining side of a piece of sawn timber; they usually result from strains developing during seasoning; Surface (or Seasoning) Checks, and End (or Heart) Checks are distinguished.

DECAY

Timber decay (rot) is caused by a biological attack within the wood by certain species of fungi. The fungus can lie dormant in the timber for years until the right conditions present themselves. The conditions needed are oxygen, moisture and nutrients, with moisture being the critical component. If moisture is not present in timber, then the fungi will remain dormant, even when oxygen and the nutrients they require are abundant.

DELAMINATION

Timber delamination can be defined as the separation or disintegration of fibers as a result of physical or chemical processes resulting in fracturing.

DISTORTION

Timber distortion is a deviation from flatness in timber as a result of stresses and uneven shrinkage.

SCOUR

Bridge scour is the removal of sediment such as sand and gravel from around bridge abutments or piles.

SHAKES

Is a longitudinal separation of the fibers which extends to the opposite face or adjoining edge of a piece of sawn timber.

SETTLEMENT

The total vertical displacement that occurs at foundation level is termed as settlement.

Tab 8

GREEN EARTH SOUTHEAST, LLC.
WORK AUTHORIZATION NO. 25-01

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Southeast, LLC for Landscape and Property Maintenance Services* (“Agreement”), and is made and entered into this 21 day of October, 20 24 , by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH SOUTHEAST, LLC with a mailing address at 15167 Highway 331 Business Suite B, Freeport, FL 32439, (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Holly Bailey
Assistant Secretary/Secretary

Holly Bailey
Print Name

Jonette Coram
By: Jonette Coram
Its: Chairman, Board of Supervisors

**GREEN EARTH SOUTHEAST, LLC
CONTRACTOR**

Joe Harrison
By: Joe Harrison
Its: Manger

Attachment A: Proposal

October 11, 2024

Contract No. - 64059

Nature Walk CDD

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: Clock 1 Removed damaged pump start relay and replaced with new start relay.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
*Labor - Irrigation	3.00	\$90.68	\$272.05
Hunter Pump Start Relay Double PoleSingle Throw 7-12 HP 240 V 1 Phase In Nema 3R Wall Mt Plastic Enclosure	1.00	\$303.47	\$303.47
			\$575.52

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Install	\$0.00	\$575.52
		\$0.00
		\$575.52

Sale	\$575.52
Sales Tax	\$0.00
Total	\$575.52

By _____
Joe Harrison (GE)

Date 10/11/2024
American Landscaping Partners

By _____

Date _____
Nature Walk CDD

Nature Walk CDD Job #WA 25-01

Final Audit Report

2024-10-22

Created:	2024-10-22
By:	Holly Bailey (hbailey@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtUhWrpYEGA7Kyusw6oxLASGQS7UnTxv

"Nature Walk CDD Job #WA 25-01" History

-  Document created by Holly Bailey (hbailey@rizzetta.com)
2024-10-22 - 1:39:51 AM GMT
-  Document emailed to seat1@naturewalkcdd.org for signature
2024-10-22 - 1:40:53 AM GMT
-  Email viewed by seat1@naturewalkcdd.org
2024-10-22 - 1:41:42 AM GMT
-  Signer seat1@naturewalkcdd.org entered name at signing as Jonette A Coram
2024-10-22 - 1:43:08 AM GMT
-  Document e-signed by Jonette A Coram (seat1@naturewalkcdd.org)
Signature Date: 2024-10-22 - 1:43:10 AM GMT - Time Source: server
-  Document emailed to jharrison@greeneearthse.com for signature
2024-10-22 - 1:43:12 AM GMT
-  Email viewed by jharrison@greeneearthse.com
2024-10-22 - 2:52:19 PM GMT
-  Signer jharrison@greeneearthse.com entered name at signing as Joseph Harrison
2024-10-22 - 2:53:48 PM GMT
-  Document e-signed by Joseph Harrison (jharrison@greeneearthse.com)
Signature Date: 2024-10-22 - 2:53:50 PM GMT - Time Source: server
-  Agreement completed.
2024-10-22 - 2:53:50 PM GMT

Tab 9

GREEN EARTH SOUTHEAST, LLC.
WORK AUTHORIZATION NO. 25-02

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Southeast, LLC for Landscape and Property Maintenance Services* (“Agreement”), and is made and entered into this 21 day of October, 2024, by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH SOUTHEAST, LLC with a mailing address at 15167 Highway 331 Business Suite B. Freeport, FL 32439, (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

Holly Bailey
Assistant Secretary/Secretary

Holly Bailey
Print Name

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Jonette Coram
By: Jonette Coram
Its: Chairman, Board of Supervisors

**GREEN EARTH SOUTHEAST, LLC
CONTRACTOR**

Joe Harrison
By: Joe Harrison
Its: Manager

Attachment A: Proposal

October 11, 2024

Contract No. - 64063

Nature Walk CDD

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: Clock 5 3" mainline break, will make repair and clean up and install 1 roll of pine straw. Parts used (2) 3" Expansion repair couplings, (2) 3" sock couplings, (1) 3" tee, (1) 1.5" sock coupling, (1) 1.5 expansion repair coupling,

ITEM	QTY	UNIT PRICE	TOTAL PRICE
*Labor - Irrigation	9.00	\$90.68	\$816.15
Spears PVC Expansion Repair Coupling 1-12 in. Spigot x Socket	1.00	\$41.66	\$41.66
Spears PVC Expansion Repair Coupling 3 in. Spigot x Socket	2.00	\$101.68	\$203.35
Sch 40 PVC Coupling 1-1/2 in. Socket	1.00	\$2.12	\$2.12
Sch 40 PVC Coupling 3 in. Socket	2.00	\$15.33	\$30.65
			\$1,093.93

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Install	\$0.00	\$1,093.93
		\$0.00
		\$1,093.93

Sale	\$1,093.93
Sales Tax	\$0.00
Total	\$1,093.93

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
	\$0.00		
	\$0.00	\$0.00	\$0.00

By

Joe Harrison (GE)

Date 10/11/2024

American Landscaping Partners

By

Date

Nature Walk CDD

Nature Walk CDD Job WA#25-02

Final Audit Report

2024-10-22

Created:	2024-10-22
By:	Holly Bailey (hbailey@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAINVbyitmWb2tPbOeus3HcqSr5ve2kJQ

"Nature Walk CDD Job WA#25-02" History

-  Document created by Holly Bailey (hbailey@rizzetta.com)
2024-10-22 - 1:45:15 AM GMT
-  Document emailed to seat1@naturewalkcdd.org for signature
2024-10-22 - 1:46:12 AM GMT
-  Email viewed by seat1@naturewalkcdd.org
2024-10-22 - 1:47:18 AM GMT
-  Signer seat1@naturewalkcdd.org entered name at signing as Jonette A Coram
2024-10-22 - 1:52:17 AM GMT
-  Document e-signed by Jonette A Coram (seat1@naturewalkcdd.org)
Signature Date: 2024-10-22 - 1:52:19 AM GMT - Time Source: server
-  Document emailed to jharrison@greeneearthse.com for signature
2024-10-22 - 1:52:21 AM GMT
-  Email viewed by jharrison@greeneearthse.com
2024-10-22 - 10:43:20 AM GMT
-  Signer jharrison@greeneearthse.com entered name at signing as Joseph Harrison
2024-10-22 - 3:51:05 PM GMT
-  Document e-signed by Joseph Harrison (jharrison@greeneearthse.com)
Signature Date: 2024-10-22 - 3:51:07 PM GMT - Time Source: server
-  Agreement completed.
2024-10-22 - 3:51:07 PM GMT

Tab 10

GREEN EARTH SOUTHEAST, LLC.
WORK AUTHORIZATION NO. 25-03

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Southeast, LLC for Landscape and Property Maintenance Services* (“Agreement”), and is made and entered into this 28 day of October, 2024 by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH SOUTHEAST, LLC with a mailing address at 15167 Highway 331 Business Suite B, Freeport, FL 32439, (hereinafter “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A**, and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest:

Holly Bailey
Assistant Secretary/Secretary

Holly Bailey
Print Name

**NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT**

Jonette Coram
By: Jonette Coram
Its: Chairman, Board of Supervisors

**GREEN EARTH SOUTHEAST, LLC
CONTRACTOR**

Joseph Harrison
Joseph Harrison (Oct 31, 2024 11:08 CDT)
By: Joseph Harrison
Its: Josep harrison

Attachment A: Proposal



Proposal #64750

Date: 10/24/2024

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

Green Earth Southeast, LLC.
15167 Highway 331 Business
Suite B.
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Irrigation repair by light pole 110

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: Replacing 60' of 3" pipe through a sleeve that broke due to age.

Total: \$1,904.10

Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By _____

Jessica Smith (GE)

Date 10/24/2024

Green Earth Southeast, LLC.

By _____

Date

Nature Walk CDD

2024-10-28 Nature Walk CDD Job #64750

Final Audit Report

2024-10-31

Created:	2024-10-29
By:	Holly Bailey (hbailey@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6XorriXf8_kvKwo1rzgnNR6rtDjXcKka

"2024-10-28 Nature Walk CDD Job #64750" History

-  Document created by Holly Bailey (hbailey@rizzetta.com)
2024-10-29 - 7:06:30 PM GMT
-  Document emailed to seat1@naturewalkcdd.org for signature
2024-10-29 - 7:08:34 PM GMT
-  Email viewed by seat1@naturewalkcdd.org
2024-10-29 - 7:09:02 PM GMT
-  Signer seat1@naturewalkcdd.org entered name at signing as Jonette A Coram
2024-10-29 - 7:10:09 PM GMT
-  Document e-signed by Jonette A Coram (seat1@naturewalkcdd.org)
Signature Date: 2024-10-29 - 7:10:11 PM GMT - Time Source: server
-  Document emailed to jharrison@greeneearthse.com for signature
2024-10-29 - 7:10:13 PM GMT
-  Email viewed by jharrison@greeneearthse.com
2024-10-31 - 4:07:05 PM GMT
-  Signer jharrison@greeneearthse.com entered name at signing as Joseph Harrison
2024-10-31 - 4:08:51 PM GMT
-  Document e-signed by Joseph Harrison (jharrison@greeneearthse.com)
Signature Date: 2024-10-31 - 4:08:53 PM GMT - Time Source: server
-  Agreement completed.
2024-10-31 - 4:08:53 PM GMT

Tab 11



The Lake Doctors, Inc.
Aquatic Management Services[®]

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account#: 717754 **NATUREWALK CDD**
Site Information: 9 Beargrass Way Santa Rosa Beach, FL 32459-
Customer Billing Information: 3434 Colwell Ave SUITE 200, Tampa FL 33614-
Service Branch Information: 8307 East Bay Blvd
(850) 939-5787
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com
Event Name: Fountain Service Call-Minimum
Work Order Number: 1957835
Completed Date: 10/23/2024
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Minimum \$200 Service Call to troubleshoot an issue with a fountain or aeration system. lights repaired on sunset pond.all lights working.

Environmental Conditions

Weather: Sunny
Temperature: 65.98
Wind Direction: North-West
Wind Speed: 6.4
Humidity: 99.0000

Fountain(s) Repaired

Custom
Observation

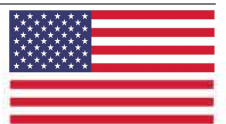
Resolved by
Technician



Services Completed by:

David Fenimore
(850)910-2790 | dave.fenimore@lakedoctors.com

Customer Signature (if needed):



American Owned
& Operated

Tab 12

Emerald Coast Scapes
755 Grand Blvd STE B - 105 #119
Miramar Beach, FL 32550
emeraldcoastscapes@gmail.com

Estimate

ADDRESS	SHIP TO	ESTIMATE # 1692
Naturewalk	Naturewalk	DATE 10/28/2024
Rizzeta & Company	Rizzeta & Company	
120 Richard Jackson Blvd. Ste	120 Richard Jackson Blvd.	
220	Ste 220	
Panama City Beach, FL 32407	Panama City Beach, FL	
	32407	

ACTIVITY	QTY	RATE	AMOUNT
Erosion Control Project 221 Prairie Pass, Santa Rosa Beach, FL 32459	1	4,600.00	4,600.00
We will build a 70' retaining wall with green treated 2"x 16" boards with 4" x 4" post to help control the natural erosion that is occurring due to lack of erosion barrier. 2' of 57 stone will be used to back fill entire wall with base material to secure back fill.			

Once owner approves estimate we require 50% deposit to secure scheduling and ordering of all materials.

Thank you and have a great day !

SUBTOTAL	4,600.00
TAX	0.00
TOTAL	\$4,600.00

Accepted By

Accepted Date