



Rizzetta & Company

# **NatureWalk Community Development District**

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**Board of Supervisors' Meeting  
February 5, 2026**

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

[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

<b>District Board of Supervisors</b>	Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Joseph Brown	Kutak Rock LLP
<b>District Engineer</b>	Jim Martelli, P.E.	Innerlight Engineering Corporation
<b>Bond Counsel</b>	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  
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**Board of Supervisors  
NatureWalk Community  
Development District**

**February 4, 2026**

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, February 5, 2026, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, Florida 32459**.

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE COMMENTS ON AGENDA ITEMS**

**3. BUSINESS ADMINISTRATION**

- A. Consideration of the Minutes of the Board of Supervisors Meeting Held on Thursday, January 15, 2026..... Tab 1
- B. Ratification of the Operations and Maintenance Expenditures for the Month of December 2025..... Tab 2

**4. STAFF REPORTS**

- A. District Engineer
  - 1. Presentation of Stormwater Pond Scopes of Work..... Tab 3
  - 2. Sitex Earth Works Stormwater Updates

**5. BUSINESS ITEMS**

- A. Discussion and Consideration of Rizzetta LIS Landscape Contract Development for Green Earth Southeast..... Tab 4
- B. Discussion and Consideration of District Towing.....USC
- C. Discussion and Consideration of Lift Station #3 Control Panel Installation by Kenny Strange Electric.....USC
- D. Ratification of Tightline Engineering Contract Addendum for River Oats Curb Repairs..... Tab 5

**4. STAFF REPORTS, CONTINUED**

- B. District Landscape Provider
  - 1. Presentation of District Landscaping Reports..... Tab 6
- C. District Counsel
  - 1. Parcels Update
- D. District Manager
  - 1. District Encroachment Notice
  - 2. District Records Storage
  - 3. FY26-27 Budget
- E. District Chair

**6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

Sincerely,  
*Stephanie DeLuna*  
Stephanie DeLuna  
District Manager

# Tab 1

**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 meeting of the Board of Supervisors (BOS) of NatureWalk Community Development District was held on **Thursday, January 15, 2025, at 12:00 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	<b>Board Supervisor, Chairman</b>
Mike Grubbs	<b>Board Supervisor, Vice-Chairman</b>
Danell Head	<b>Board Supervisor, Assistant Secretary</b>
Mike Duffey	<b>Board Supervisor, Assistant Secretary (via phone)</b>
Skylar Lee	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also present were:

Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jim Martelli	<b>District Engineer, Innerlight Engineering (via phone)</b>
Joseph Brown	<b>District Counsel, Kutak Rock (via phone)</b>
Bert Tony Smith	<b>Sitex Earth Works (via phone)</b>
Matt Weinrich	<b>Landscape Provider, GreenEarth</b>
Zach Brown	<b>Landscape Provider, GreenEarth</b>
William Nixon	<b>Tightline Engineering</b>
Josey Nixon	<b>Tightline Engineering</b>
Chris Cope	<b>PBA Towing</b>
Justin Powell	<b>PBA Towing</b>

Audience                      Two audience members were present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. DeLuna conducted attendance, confirmed quorum and called the meeting to order at 12:00 PM. Due to the unexpected attendance of Skylar Lee via speakerphone rather than in person as was previously confirmed in writing, Ms. DeLuna noted that there will be a loss of quorum at approximately 12:30PM as one Supervisor who is physically present in the room must leave the meeting at that time.

When this occurs, a Workshop will be convened and discussion may take place, but the Board of Supervisors will not be able to motion or vote on any business as Florida Sunshine Law requires three (3) Supervisors to be physically present in the meeting room to conduct business. For that reason, the meeting order will be amended to vote on the five business items listed in the published agenda packet while quorum is met.



**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
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88 Mr. Martelli replied that the basin is directly affected by the interconnected  
89 sequence of ponds 17-18-19-20 which are controlled by Lift Station #3. After  
90 investigation by Innerlight, it's been confirmed that both pumps and the discharge  
91 pipes of Lift Station #3 are operational and do function to draw down the levels of the  
92 associated ponds when activated manually. As a result, Pump & Process was asked  
93 to revise their proposal to focus on replacement of the Lift Station #3 control panel  
94 with a more sophisticated model which will allow it to perform scheduled draw down  
95 of Ponds 17-18-19-20 so as not to overwhelm the adjacent wetlands. Innerlight also  
96 recommends a contingency of \$5000 in case issues arise in the field.  
97

98 Mr. Grubbs noted that page 3 of the proposal excludes installation and asked  
99 if the \$5,000 contingency would cover installation. Mr. Martelli confirmed that Pump &  
100 Process will install the control panel and its associated wiring.  
101

102 Ms. Coram suggested District Counsel draft a contract in the amount of  
103 \$20,000 for Lift Station #3 control panel replacement which stipulates that installation  
104 is included, but holds the \$5,000 contingency back in case issues arise.  
105

106 Ms. DeLuna asked for BOS feedback. There was none.  
107

On a motion by Ms. Coram, seconded by Ms. Head with all in favor, the BOS approved the Lift Station #3 Control Panel Replacement, installed by Pump & Process, in the amount of \$20,000.00 with \$5,000 held in contingency for the Chair, for NatureWalk Community Development District.

108  
109 Ms. Coram asked if the retention basin drains could be inspected and cleared  
110 by some method if the water levels do not go down after the control panel is installed.  
111

112 Mr. Martelli noted that it could take several weeks for the water levels in the  
113 associated ponds to decrease; afterwards it can be determined if there is free flow in  
114 the basin piping or if further maintenance is required.  
115

116 **B. District Aquatics Provider**

117 1. Presentation of December 2025 Aquatics Report

118 Mr. Smith presented the report. Pond 5 is not yet complete.  
119

120 Mr. Martelli confirmed that Sitex has successfully completed the first phase of the  
121 vegetation clearing process. The project goal is to ensure the stormwater ponds are  
122 in regulatory compliance and restore access to their control structures for  
123 maintenance purposes.  
124

125 Mr. Smith noted that Sitex removed heavy vegetation from the control structures  
126 of Ponds 4 and 7 and recommended more aggressive maintenance there. He also  
127 stated that the Pond 7 control structure grating is missing.  
128

129 Ms. Coram asked if Innerlight has a source for replacement of the Pond 7 grate.  
130

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
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131 Mr. Martelli responded yes. Innerlight will complete the Scopes of Work for the  
132 remaining ponds during the next two weeks and provide those to Sitex so that a  
133 proposal can be drafted for BOS consideration in February.

134  
135 Mr. Smith noted that if the Scopes of Work and proposal are not approved until  
136 February 5, 2026, the project cannot be completed before Spring Break.

137  
138 Ms. Coram stated that according to a schedule provided by Walton County, Spring  
139 Breaks begin in February and do not end until April with the Summer rental season  
140 closely following in May. The District bears the responsibility to restore these  
141 Stormwater ponds to permitted status. Not every pond is located adjacent to a home  
142 and this project provides vegetation removal, not pond dredging by heavy machinery.  
143 Ms. Coram suggested that the effort begin as soon as possible.

144  
145  
146 *Meeting Order was revised at this point to allow agenda Business Items*  
147 *to be considered by the Board of Supervisors while quorum was still met.*

148  
149  
150 **D. District Counsel**

151 **2. Presentation of the Developer Licensing Agreement**

152 Mr. Brown detailed specifics of the agreement which addresses road damage  
153 repair via a required deposit that is refundable if not used and construction storage  
154 laydown usage. The document also stipulates that District maintenance of future roads  
155 constructed by the developer is not included.

156  

On a motion by Ms. Coram, seconded by Mr. Grubbs with all in favor, the BOS approved the New Developer Licensing Agreement, for NatureWalk Community Development District.

157  
158  
159 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

160  
161 **A. Discussion and Consideration of Green Earth WA# 26-03, Sandgrass Blvd**  
162 **Irrigation Repair**

163 Ms. DeLuna presented the work authorization.

164  

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the BOS approved Green Earth WA# 26-03 in the amount of \$598.14, for NatureWalk Community Development District.

165  
166 **B. Ratification of Sitex Earth Works Agreement for Ponds 4,5,7,10,11**

167 Ms. DeLuna presented the agreement, noting that it was drafted by District Counsel  
168 at the request of the BOS.

169  

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS ratified the Sitex Earth Works Agreement in an amount Not-To-Exceed \$30,000.00, for NatureWalk Community Development District.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
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171 **C. Ratification of Sitex Earth Works Invoice #10550-b**

172 Ms. DeLuna presented the invoice, noting that a total of \$22,933.40 has been spent  
173 to date, with vegetation removal at Pond #5 still outstanding.  
174

On a motion by Mr. Grubbs seconded by Ms. Head, with all in favor, the BOS ratified Sitex Earth Works Invoice # 10550-b in the amount of \$22,903.47, for NatureWalk Community Development District.

175  
176 **D. Discussion and Consideration of Berger, Toombs, Elam, Gaines & Frank Audit**  
177 **Engagement Letter for FY2024-25**

178 Ms. DeLuna presented the Engagement Letter, noting that this is a yearly audit of  
179 the District conducted in arrears.

180  
181 Ms. Coram confirmed that this is a budgeted expense, approved previously by the  
182 BOS.  
183

On a motion by Mr. Grubbs seconded by Ms. Head, with all in favor, the BOS approved the Audit Engagement Letter in an amount not-to-exceed \$3,550.00, for NatureWalk Community Development District.

184  
185 **E. Discussion and Consideration of Rizzetta LIS Contract**

186 Ms. DeLuna explained that this contract would allow Landscape Inspection Service  
187 specialists to engage with Green Earth and the BOS to develop a new standardized  
188 Rizzetta contract. Supervisors have received a sample scope of contract via email for  
189 review to understand the RFP manual which Green Earth would be asked to complete.  
190

191 Ms. Coram asked if the \$5,000 cost would include the Specialist's attendance at a  
192 workshop with Green Earth to discuss Supervisor input before a contract is drafted.

193  
194 Ms. DeLuna confirmed that either John Toborg or John Fowler would attend the  
195 workshop, after first conducting a site visit to tour the community.  
196

197 Ms. Coram suggested that the BOS wait on approving this to allow the Supervisors  
198 time to digest the materials provided and formulate informed input so that when the  
199 LIS contract is considered and a workshop is scheduled, discussion is meaningful.  
200

201 Mr. Grubbs asked if the contract will be reconsidered in February.  
202

203 Ms. Coram replied that the BOS should either approve or reject the contract at the  
204 next meeting so the workshop can be scheduled in March, which would allow the LIS  
205 Specialist to visit NatureWalk when the community is in a growing state and not  
206 dormant.  
207

208 Ms. DeLuna advised that once the LIS contract is approved, typically a site visit  
209 and workshop can be scheduled within thirty days, making March possible. However,  
210 LIS does become backlogged in the March-April timeframe as Districts begin budget  
211 preparations. The LIS contract was tabled until February 5, 2026

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212 *Ms. DeLuna noted that Discussion and Consideration of Business Items*  
213 *had concluded and the agenda would deviate back to Tightline for input.*

214  
215 *She restated that when quorum is lost, a Workshop format results, and the*  
216 *BOS cannot make any motions or make any business decisions, but can*  
217 *listen to information and updates. District Counsel is aligned with this action.*

218  
219 **Staff Report A.1. Tightline Engineering River Oats Alley Replacement, cont.**

220 Josey Nixon inquired whether equipment could be staged on River Oats beginning  
221 Friday, January 16.

222  
223 Ms. Coram replied that this is not possible as residents were informed that the  
224 alley would be closed beginning on Monday, January 19, 2025.

225  
226 Tightline will block the alley which intersects River Oats to prevent access to the  
227 construction area.

228  
229 Ms. DeLuna informed Tightline that bears are very active within the community  
230 and relayed a homeowner concern regarding bears negatively impacting newly poured  
231 pervious surfaces. Crews will be made aware of this possibility and address.

232  
233 Ms. Coram confirmed the Tightline schedule and asked if upcoming colder  
234 temperatures will adversely affect the project. Tightline does not expect significant delay.

235  
236 **Staff Report C. District Landscape Provider**

237 Mr. Weinrich noted that all services were completed in December as scheduled.

238  
239 During the December property ride with District Chair, development of a three-year  
240 plan to replace landscaping plants that have reached, or are nearing the end of, their life  
241 span was discussed. This plan can then be used for budgeting purposes to make  
242 improvements in different sections of the property where needed.

243  
244 Green Earth is closely monitoring weather conditions. As freezing temperatures  
245 approach, the crew is proactively testing and turning off the irrigation system, then  
246 reactivating the system when warm weather returns to maintain system function.

247  
248 Mr. Weinrich confirmed that grasses will be trimmed in late February.

249  
250 Ms. Coram asked about the timeframe to continue shrub height reduction  
251 throughout the community to increase visibility along sidewalks, driveways and at  
252 intersections. This effort began in 2025, but shrubs could only be trimmed by 20-30% to  
253 avoid damaging them. Additional trim is needed.

254  
255 Mr. Weinrich confirmed that flex crews can address shrub height along with grass  
256 trim beginning in late February.

257  
258 Ms. DeLuna requested that the Green Earth office submit billing to the avid system  
259 rather than to CDDinvoice as that mailbox is no longer monitored by Rizzetta Accounting.

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*At this point, the BOS lost quorum and moved into a Workshop Format.*

**District Counsel Parcels Update**

Mr. Brown contacted Tract H owner to inquire about the status of their Development Order, but has not yet received a reply.

The owners of Tract K-1, also known as Tract L, were sent a District welcome letter and have responded that they have contacted the representatives of the Trustees and bondholders regarding debt settlement. The owners filed a Quiet Title action on the property which did not name the District. They have gotten defaults against all the named defendants with a final judgement and are in a better position to negotiate with the bond debtholders.

Tax deed sales may be imminent on the remaining Starkey-Hughes parcels (G, I) as taxes have not been paid for several years. The Quiet Title action has not yet been dismissed by the Court, but may be inevitable.

Two of the three Lily Lane parcels (291, 292) are also not paying their taxes.

Ms. Coram asked if Beargrass Townhomes has submitted an approved plat as receipt would require recalculation of the EAU for those homes as well as adjustment of O&M assessments throughout the District. Ideally EAU recalculation should be done prior to budget prep, which begins soon.

Mr. Brown has not received an approved plat, but anticipates that the District will need to have EAU recalculation done as part of the FY26-27 budget process for Tract E as well as for Tract H, depending on issuance of their Development Order. The District Manager and Counsel will be able to provide guidance on the process once plats are received.

Ms. Coram noted that the residents are currently still accessing Tract H through the old Kolter construction gate, which is further restricted by Walton County signage, but will not be able to do so once construction begins.

The BOS received one email yesterday from a family requesting that the CDD explore all possible options to maintain pedestrian and bicycle access from Prairie Pass through Tract H, whether through easements, alternative trail routing, or negotiated modifications to the development plan. Ms. Coram responded that, after months of negotiations, the property owner would only grant the CDD an easement for emergency egress/ingress. Daily use through the Tract H cul-de-sac greenspace to the State Forest Road is prohibited.

Ms. Coram suggested that the District publicize this restriction to NatureWalk owners and also work with the HOA to formulate an emergency plan for the community.

Ms. DeLuna noted that the Tract H development order is expected to be issued in January, 2026.

308 **District Manager Updates**

309 1. The next BOS meeting will be held on February 5, 2026 at the Walton Area  
310 Chamber of Commerce.

311  
312 2. District Encroachment Notice Update: Once the District Engineer completes the  
313 encroachment surveys, Notices will be sent via certified mail to homeowners via their  
314 addresses of record with the Walton County Property Appraiser. Homeowners will be  
315 given 45 days to remove their encroachments.

316  
317 3. District Records Storage Update: This topic will be revisited at the next BOS  
318 meeting on February 5, 2026 for a vote. The cost to store a USB drive in the Walton Area  
319 Chamber safe is \$30 monthly. Per District Counsel, physical boxes of records do not need  
320 to be stored in Walton County; the files can be archived electronically and used for records  
321 requests. District Engineers sometimes store USBs to avoid fees.

322  
323 Mr. Grubbs asked if a Board member is allowed to keep it their safe. Ms. DeLuna  
324 replied that the files must be stored in a public access place.

325  
326 4. LIS contract: Tabled until February 5, 2026.

327  
328 5. Pond #13 Update: There are animals present at Pond #13 that may impact or be  
329 harmed by the stormwater project which need to be removed and relocated to a nearby  
330 farm. Sitex will provide an update on February 5, 2026.

331  
332 6. PBA Towing Report: Mr. Cope presented the December Towing report. He  
333 requested clarification regarding the pull in parking spots adjacent to the Gathering Place.

334  
335 It was explained that those spots are HOA property. PBA can only roam tow from  
336 Sage Circle between the hours of 11PM to 6AM per the contract and posted signage.

337  
338 Mr. Cope asked for clarification regarding commercial vehicles, including marked  
339 golf carts, parked overnight on streets, alleys and parking pads.

340  
341 It was explained that these vehicles are included in the current contract, but due  
342 to the River Oats road closure and those residents' inability to access their garages during  
343 the alley replacement project, towing of commercial golf carts should be suspended for  
344 the duration of the project: January 19 to March 6, 2026. Street and landscape parking  
345 will be enforced during this time, including vehicles exceeding 240 inches.

346  
347 Ms. Coram stated that in her opinion, the main priority is keeping the streets and  
348 alleys clear and open for emergency vehicles and trash collection. When trash cannot be  
349 picked up, it leads to heath issues. Keeping landscaping clear is third priority as there is  
350 an irrigation system underneath the pine straw throughout NatureWalk, which is not easily  
351 detailed on a tow map. Ms. Coram supports further defining of the landscaping towing  
352 parameters, possibly one full tire, but a board vote is needed.

353  
354 Mr. Grubbs referenced the Beachwalk golf cart in the Towing Report and asked  
355 how PBA determines whether a golf cart belongs to a renter or a Beachwalk employee.

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Mr. Cope responded that the cart had been called in by a resident, but he spoke with Supervisor Head prior to vehicle removal.

Ms. DeLuna asked Mr. Cope to contact the District for the next two weeks prior to towing due to the River Oats road closure. She asked for feedback from Mr. Duffey and Mr. Lee.

Mr. Lee stated via speakerphone that he could not hear some of the questions being asked in the meeting room.

Audience member David Walker, 77 Beargrass, asked Ms. DeLuna if the Board is revising the policy to read one full tire being on the landscaping.

Ms. DeLuna replied that discussion of policy change would need to be brought back to the Board at the next meeting because there are only two Supervisors present. Florida Statute requires three board members to be present in the room to make any changes or motions. The Board is in an informational stance at that point and are unable to change any guidelines. The Board is requesting change moving forward, but the actual policy will not reflect that until the Board can legally vote on it.

Mr. Walker stated that there are resident comments against towing on Facebook. He registered a complaint against vehicles being towed from the landscaping and stated that PBA Towing should not be allowed to interpret the law or rule without it being very strictly codified, as it benefits them.

Ms. DeLuna stated that the towing policy was drafted by District Counsel. If the policy does need review, that review must be done when there are three Board members physically present. Nothing can be changed during today's meeting.

Mr. Walker asked why the Board lost quorum.

Ms. DeLuna explained that four of the five Supervisors had committed to be present in the room for today's meeting, with one stating in advance the need to leave early. Unfortunately, one of the other three Supervisors did not attend in person as confirmed and called into the meeting instead. The unexpected change in attendance led to a loss of quorum after completion of the agenda business items.

Mr. Walker asked if a lawyer had written the towing policy as he objects to the phrasing, "on the landscaping," which is unspecific. Ms. DeLuna confirmed that the policy was written by a lawyer.

Mr. Grubbs noted that Public Hearings are held prior to rule making so that residents can provide input. The meeting schedule and policy information is posted on the District website in advance, but very few people attend to comment. The BOS has lost quorum only twice in three years.

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403 Mr. Walker replied there should be a better forum than attending a meeting for  
404 owners to comment on policies. He stated that this policy contains loose language that  
405 incentivizes the towing company.

406  
407 Ms. DeLuna explained the Public Hearing and noticing process. Residents are  
408 encouraged to email the District Manager with input, comments and complaints if they are  
409 unable to attend meetings.

410  
411 Mr. Walker does not disagree with the need for towing, but objects to the policy  
412 language regarding landscape parking.

413  
414 Mr. Lee stated he cannot hear comments in the room via speakerphone, but disputes  
415 the benefit of roam towing to keep streets and alleys clear. He stated that in case of  
416 emergency, the fire department will move any vehicle obstructions from roadways.

417  
418 Ms. DeLuna stated that the Board considers official input from residents when  
419 making decisions. Facebook is not official input; the District Manager has no access. At this  
420 point three complaints have been received regarding towing, but the Board cannot make  
421 any policy changes today.

422  
423 Mr. Lee objected to roam towing that requires residents and guests to check their  
424 vehicle positioning when parking on paver spots.

425  
426 Ms. DeLuna asked PBA for a ballpark number of vehicles towed since September.  
427 Mr. Powell estimated forty (40), but will check his records to provide the correct number.

428  
429 Ms. DeLuna reported that out of a possible forty (40) tows, three (3) complaints were  
430 received by the District. She explained that in lieu of roam towing, the District would need to  
431 provide private security at a cost of approximately \$80,000/year to drive the community to  
432 request service from PBA Towing when required; to date, this would be a frivolous expense.

433  
434 Ms. DeLuna stated that from the feedback heard today, it appears that roam towing  
435 is not necessarily the issue, but rather specification on landscape parking is needed.

436  
437 Ms. DeLuna noted that Supervisors have taken an oath and are duly sworn to protect  
438 the infrastructure of the District. The District just completed an effort to restore the irrigation  
439 system to full function.

440  
441 Further input from residents is welcome before policy changes are considered by the  
442 Board at the next meeting, but it must be submitted in an official form, such as by email if an  
443 owner cannot attend in person.

444  
445 Mr. Lee commented that he is providing feedback today.

446  
447 Mr. Grubbs reminded Mr. Lee that, as a sworn-in board member, he's had every  
448 opportunity throughout this process to help put the towing policy together, but he did not  
449 attend any meetings and has only called in today via speakerphone to complain.

450

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451 Mr. Lee agreed and said he has an issue with the policy now; it's impacted his family.

452

453 Mr. Grubbs suggested Mr. Lee step down if he's unable to make meetings to help.  
454 Mr. Lee replied that's no problem for him to resign if the Board wants.

455

456 Ms. DeLuna stated that resignation is a personal decision. Supervisors may resign  
457 via email; instructions on the offboarding process and filing of Form 1 will be provided.

458

459 Audience member Mike Hartley, 124 Flatwoods Forest Loop, saw the photos  
460 included in today's meeting agenda and inquired about the flyer created by Laureen London  
461 and Lori Smith following their attendance at the December BOS meeting. He asked if it had  
462 been distributed to residents. From an HOA standpoint, owner awareness is very important  
463 and the photos in today's agenda tell the story of towing. He offered to help get the flyer out  
464 to residents through the HOA.

465

466 Ms. Coram explained that the flyer was created by Ms. London and Ms. Smith  
467 primarily for STR distribution and had not been formally approved by District Counsel or the  
468 Board of Supervisors. She suggested that Mr. Hartley reach out to them for the information,  
469 which basically states that all four tires must be on a parking pad, not on the street, not on  
470 the landscaping, not in the pine straw. The HOA can then decide about publication.

471

472 Mr. Hartley recalled that NatureWalk has struggled with parking issues dating back  
473 10 years. The HOA asked the CDD for help in solving this following Developer Turnover and  
474 the two entities worked together to develop parking policies. Mr. Hartley stated that he is in  
475 favor of having a parking policy that can be enforced, however it must be made clearer to  
476 owners and guests, who may be more affected than residents.

477

478 Mr. Cope confirmed that towing has impacted owners and guests almost equally.

479

480 Ms. DeLuna stated that the Board must continue with the current towing policy until  
481 changes can be made at a meeting to avoid selective enforcement.

482

483 **District Chair Updates**

484 Virgin Brothers will start WA# 23 fence and bulkhead repair on January 19, 2026.  
485 Materials for Bridge 1-2-3 board replacement have been received, but the project will need  
486 to be scheduled during March.

487

488 Streetlights on the entrance medians and sections of Flatwoods Forest Loop are  
489 staying on throughout the day. The BOS may want to consider asking Gulf Coast Electric to  
490 relocate the photo controller sensors next month.

491

492 The HOA has requested that the mailing information for their Association Manager  
493 be removed from the District website as it is no longer correct.

494

495 Ms. DeLuna called an end to the workshop at 1:35 PM, CST.

496

497

498 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_   
Chairman/ Vice Chairman

## **Tab 2**

# 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 December 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,210.61**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20251229-1	32761812 ACH	Monthly Summary 11/25	\$ 1,906.05
Danell Head	20251211-1	DH120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Gannett Florida LocaliQ	300196	0007455684	Legal Advertising 11/25	\$ 158.35
Gulf Coast Electric	300200	91267	Streetlight/Decorative Light Maintenance 11/25	\$ 234.00
IPFS Corporation	300197	GAA-D81103	GAA-D81103 Payment 2 12/25	\$ 4,852.20
Jonette Anne Coram	300194	JC120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Kutak Rock, LLP	300199	3672008 14923-1	Legal Services 09/25 and 10/25	\$ 13,669.00
Michael W Grubbs	300195	MG120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Rizzetta & Company, Inc.	300193	INV0000105297	Accounting Services 12/25	\$ 5,573.51
Virgin Brothers LLC	300198	121625 Brothers	Bulk head Repairs 12/25	\$ <u>3,217.50</u>
<b>Report Total</b>				<b>\$ <u>30,210.61</u></b>

## **Tab 3**

SCOPE OF WORK DRAWINGS FOR:  
**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION

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

**PROJECT DATA**

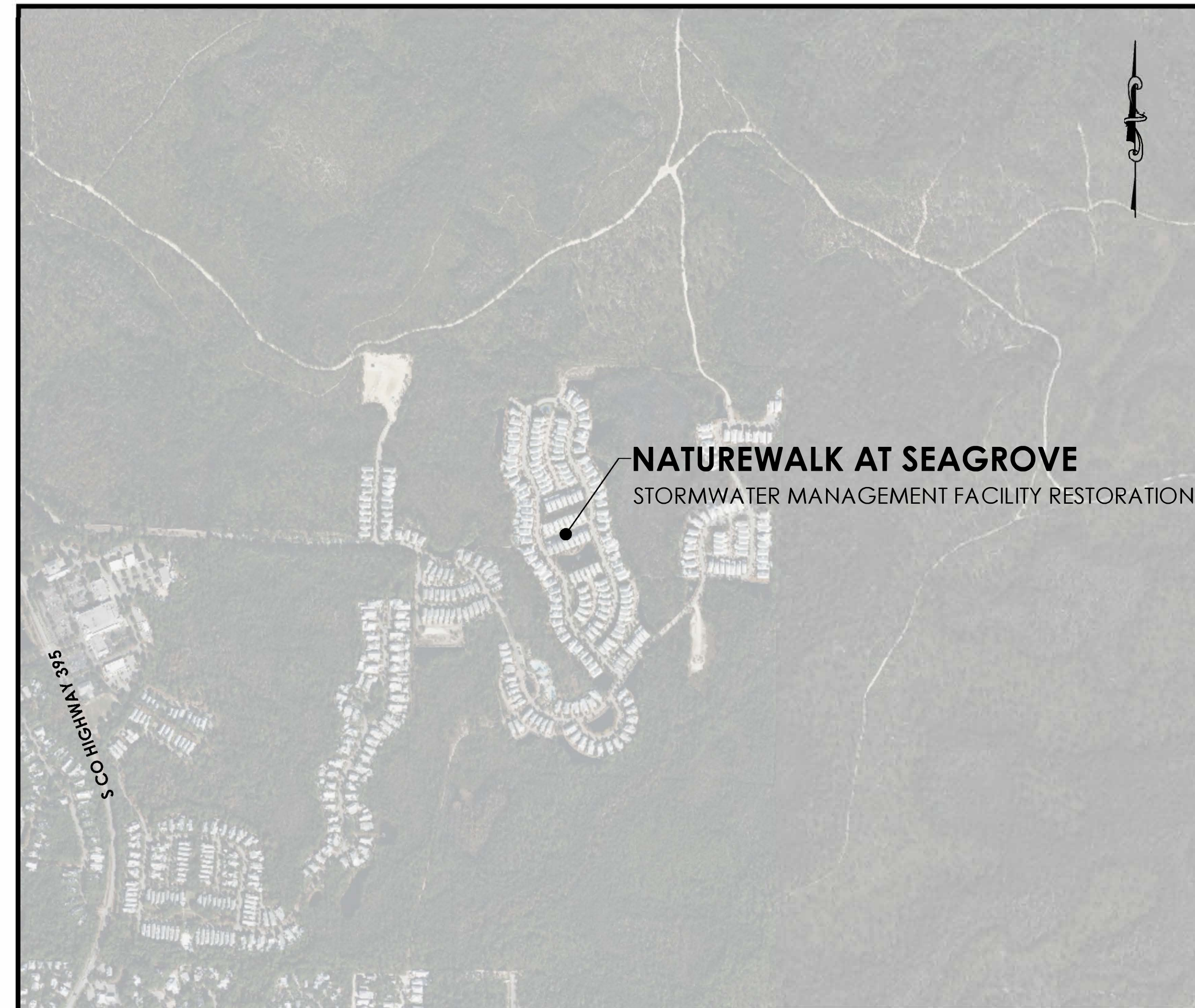
PROJECT NAME:	NATUREWALK AT SEAGROVE
CLIENT NAME:	NATUREWALK COMMUNITY DEVELOPMENT DISTRICT 120 RICHARD JACKSON BOULEVARD, SUITE 220 PANAMA CITY BEACH, FLORIDA, 32407 CONTACT: KIM O'MERA, DISTRICT MANAGER/LCAM
PREPARED BY:	INNERLIGHT ENGINEERING CORPORATION 11890 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550
ENGINEER OF RECORD:	JAMES A. MARTELLI, P.E. FLORIDA REG. NO. 51828 INNERLIGHT ENGINEERING CORPORATION 11890 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550 850.424.5855

**REVISION TABLE**

REVISION NUMBER	REVISION DATE	DESCRIPTION
1	02.02.2026	ADDITION OF PHASE 2 SCOPE OF WORK

**GENERAL NOTES**

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PUBLIC 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 CONTRACTOR'S EXPENSE.
- NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
- MAINTENANCE ENTITY: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT



VICINITY MAP

N.T.S

**PHASE 1 SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C1B0	COVER PAGE
C1B1	STORMWATER MANAGEMENT FACILITIES (OVERALL)
C1B2	SWMF 4 - RESTORATION
C1B3	SWMF 5 - RESTORATION
C1B4	SWMF 7 - RESTORATION (SHEET 1 OF 2)
C1B5	SWMF 7 - RESTORATION (SHEET 2 OF 2)
C1B6	SWMF 7 - RESTORATION (SHEET 3 OF 3)
C1B7	SWMF 10 - RESTORATION
C1B8	SWMF 11 - RESTORATION
C1B9	LIFT STATION 3 - RESTORATION

**PHASE 2 SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C200	SWMF 12 - RESTORATION (SHEET 1 OF 2)
C201	SWMF 12 - RESTORATION (SHEET 2 OF 2)
C202	SWMF 13 - RESTORATION
C203	SWMF 14 - RESTORATION
C204	SWMF 15 - RESTORATION
C205	SWMF 16 - RESTORATION

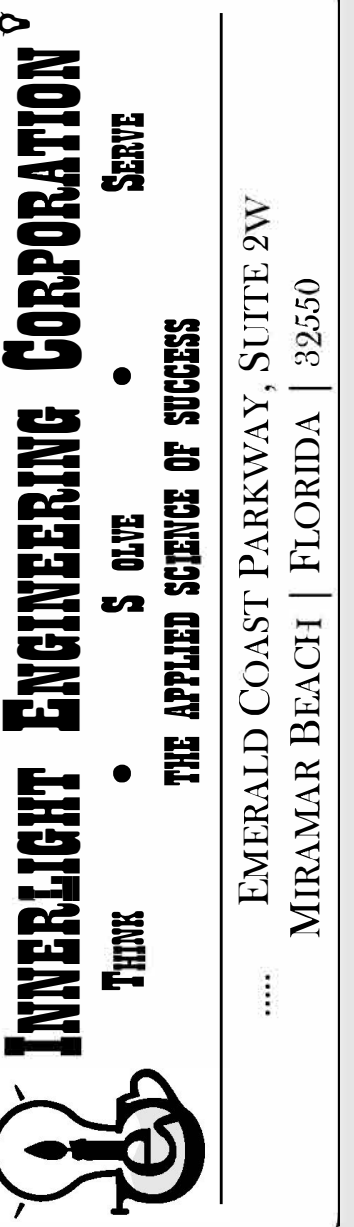
**PHASE 3 SHEET INDEX (\*NIC)**

SHEET NUMBER	SHEET TITLE
C300	SWMF 17 - RESTORATION (SHEET 1 OF 2)
C301	SWMF 17 - RESTORATION (SHEET 2 OF 2)
C302	SWMF 18 - RESTORATION
C303	SWMF 18A - RESTORATION
C304	SWMF 19 - RESTORATION
C305	SWMF 20 - RESTORATION
C306	SWMF 21 - RESTORATION

**PHASE 4 SHEET INDEX (\*NIC)**

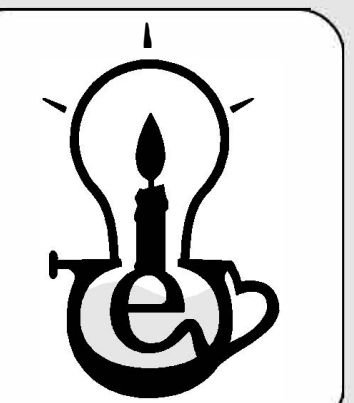
SHEET NUMBER	SHEET TITLE
C400	SWMF 22 - RESTORATION
C401	SWMF 23 - RESTORATION
C402	SWMF 24 - RESTORATION
403	SWMF 25 - RESTORATION
C404	SWMF 26 - RESTORATION
C405	SWMF 27 - RESTORATION
C406	SWMF 28 - RESTORATION (SHEET 1 OF 2)
C407	SWMF 28 - RESTORATION (SHEET 2 OF 2)
C408	SWMF 29 - RESTORATION

**\*NIC - NOT IN CONTRACT**  
 SHEETS IDENTIFIED AS NIC ARE UNDER DEVELOPMENT AND ARE NOT INCLUDED IN THE SCOPE OF THIS CONTRACT.



NATUREWALK AT SEAGROVE  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
 DATE: 11.14.2025  
 REV. NO: 1  
 REV. DATE: 02.02.2026  
 DRAWN BY: CRP  
 REVIEWED BY: JAM



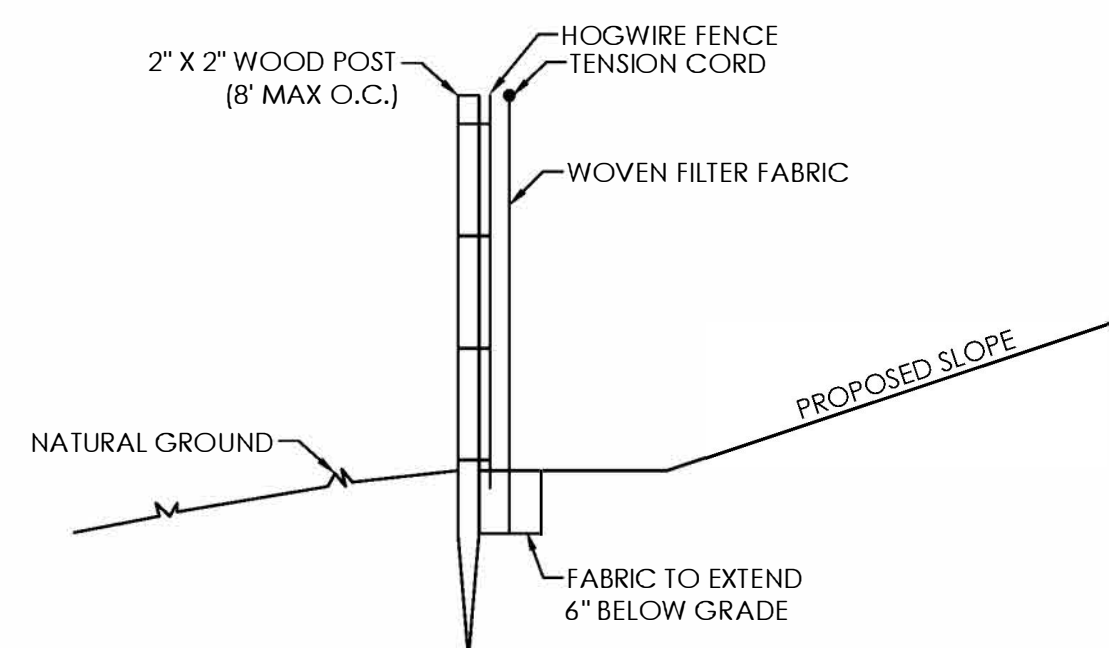
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SHEET TITLE  
 COVER PAGE

SHEET NUMBER  
**C100**

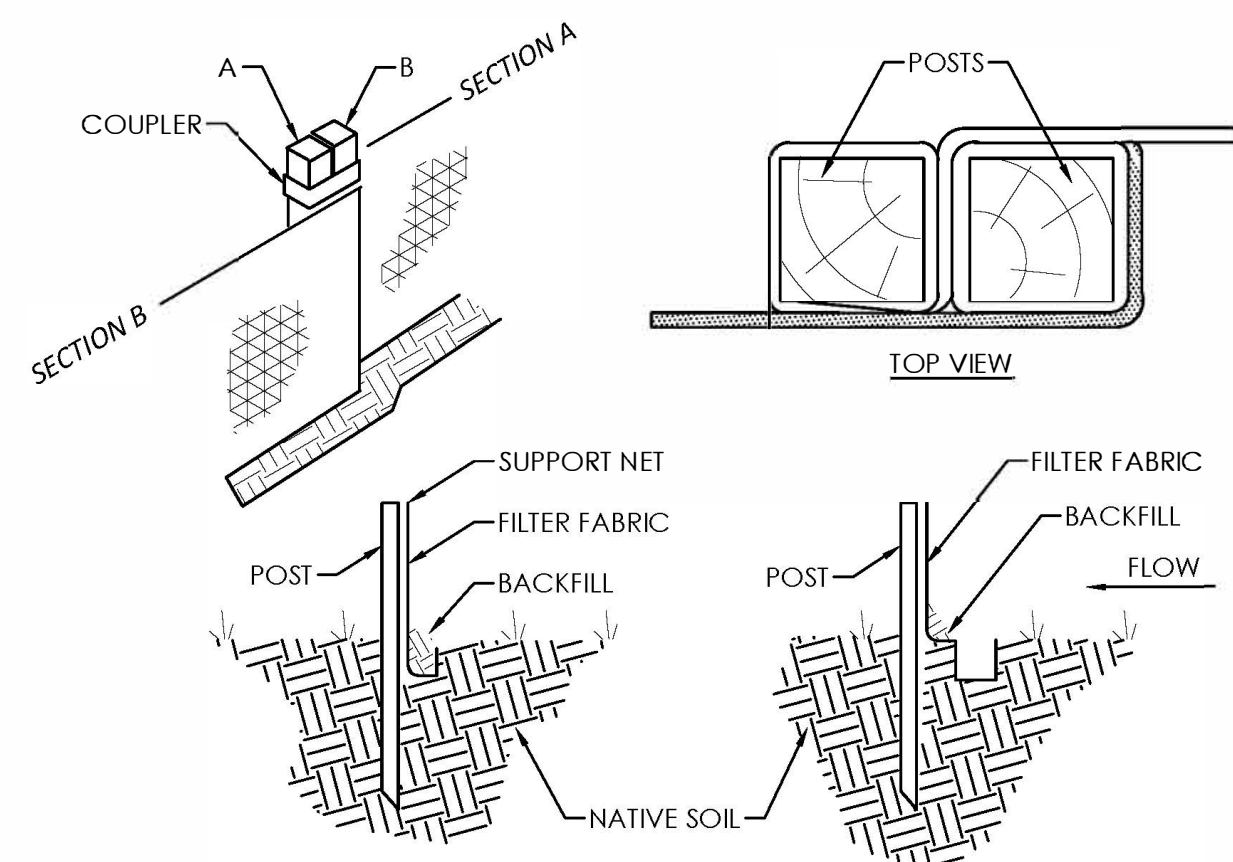
**GENERAL NOTES**

1. THE PROJECT SCOPE AND REQUIRED TASKS ARE SUBJECT TO FIELD CONFIRMATION WITH THE CONTRACTOR AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
4. CONTRACTOR SHALL INSTALL, IMPLEMENT, AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION, IN ACCORDANCE WITH THE EROSION CONTROL DETAILS SHOWN IN THESE PLANS AND ALL REGULATORY REQUIREMENTS AT A MINIMUM.
5. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND VEGETATION NOT DESIGNATED FOR REMOVAL. ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE CDD REPRESENTATIVE PRIOR TO COMMENCING ANY RESTORATION OR CLEARING ACTIVITIES.
7. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF WORK USING ENGINEER-APPROVED METHODS TO PREVENT EROSION AND PROMOTE REESTABLISHMENT OF VEGETATIVE COVER.

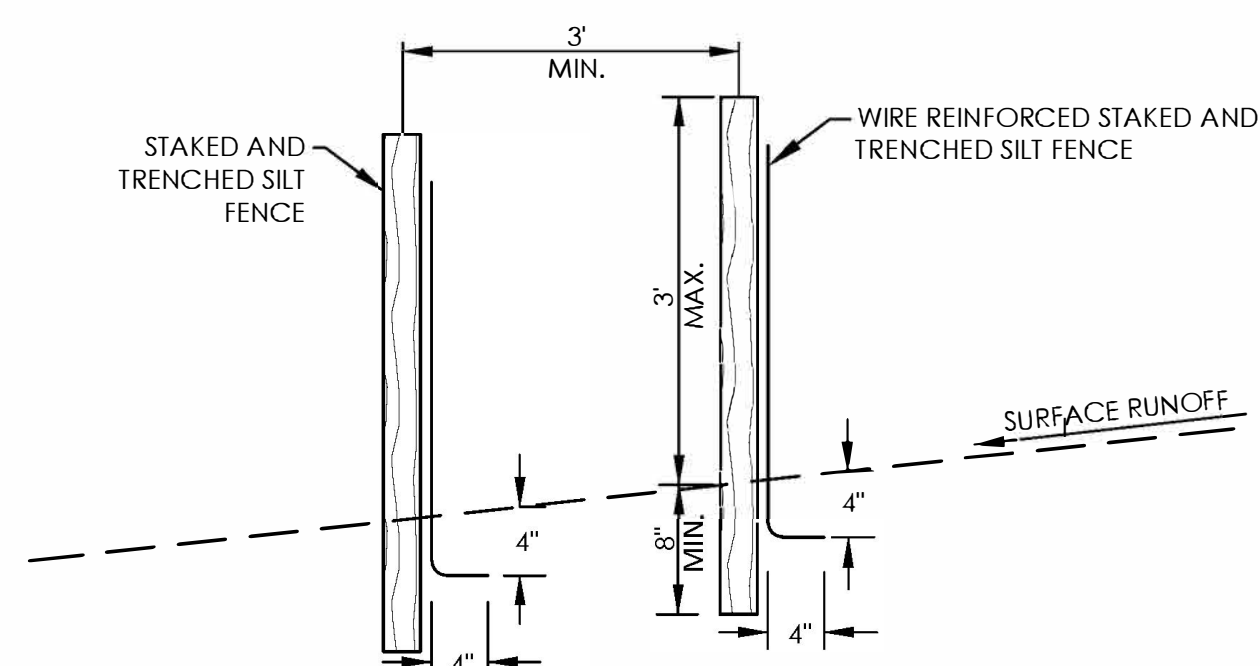


- DIG A 6" X 6" TRENCH AT DESIRED FENCE LOCATION.
- UNROLL SILT FENCE ALONG TRENCH (SILT-LOK, ENVIROFENCE, OR ENGINEER-APPROVED EQUAL).
- DRIVE STAKE IN TO THE DOWNHILL SIDE OF TRENCH W/ FILTER FABRIC FACING UPHILL SIDE.
- STAPLE HOGWIRE TO POSTS, EXTENDING FROM TOP OF POSTS TO BOTTOM OF TRENCH.
- LAY THE BOTTOM 6" OF FABRIC IN TO THE TRENCH AND FILL W/ SOIL FOR PROPER TOE-IN.
- DRAW TENSION CORD AT TOP OF FENCE.

**1 STANDARD SILT FENCE**  
NTS



**2 SEDIMENT BARRIER SILT FENCE DETAIL**  
NTS



- NOTES:
1. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
  2. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
  3. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
  4. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

**3 DOUBLE ROW STAKED SILT FENCE**  
NTS

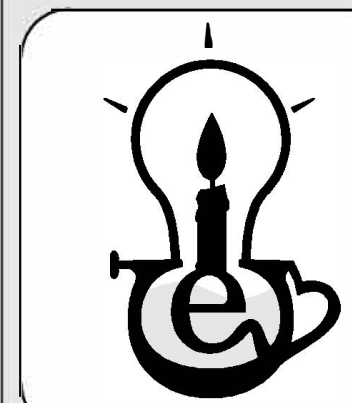


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**INNERLIGHT ENGINEERING CORPORATION**  
 THE APPLIED SCIENCE OF SUCCESS  
 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

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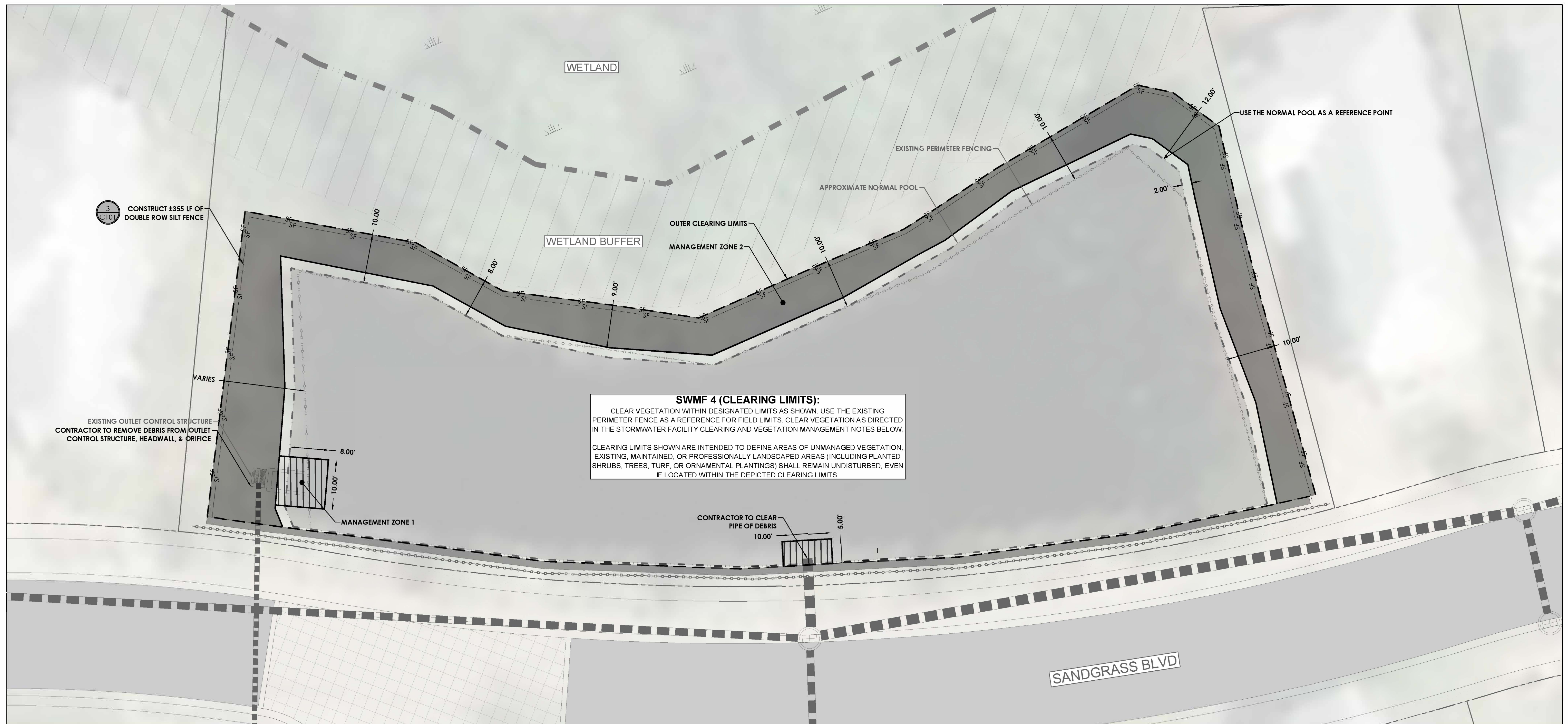


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**SHEET TITLE**  
 STORMWATER MANAGEMENT FACILITIES (OVERALL)

**SHEET NUMBER**  
 C101

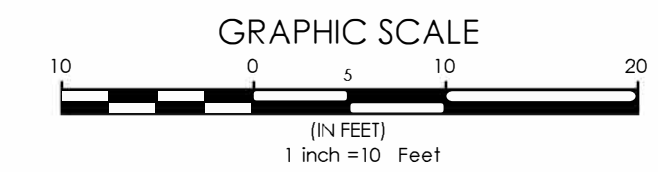
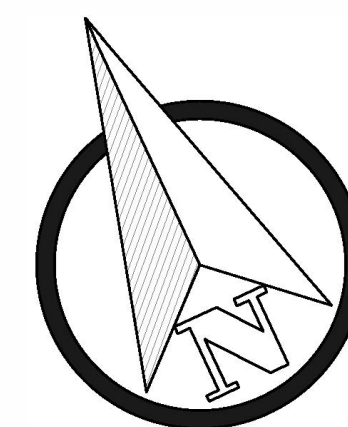
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**SWMF 4 (CLEARING LIMITS):**  
 CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. USE THE EXISTING PERIMETER FENCE AS A REFERENCE FOR FIELD LIMITS. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.  
 CLEARING LIMITS SHOWN ARE INTENDED TO DEFINE AREAS OF UNMANAGED VEGETATION. EXISTING, MAINTAINED, OR PROFESSIONALLY LANDSCAPED AREAS (INCLUDING PLANTED SHRUBS, TREES, TURF, OR ORNAMENTAL PLANTINGS) SHALL REMAIN UNDISTURBED, EVEN IF LOCATED WITHIN THE DEPICTED CLEARING LIMITS.

**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

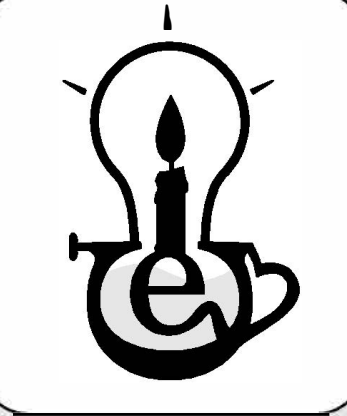
- 1. PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- 2. CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- 3. MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- 4. MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- 5. EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- 6. WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- 7. TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- 8. STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**INNERLIGHT ENGINEERING CORPORATION**  
 THE APPLIED SCIENCE OF SUCCESS  
 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
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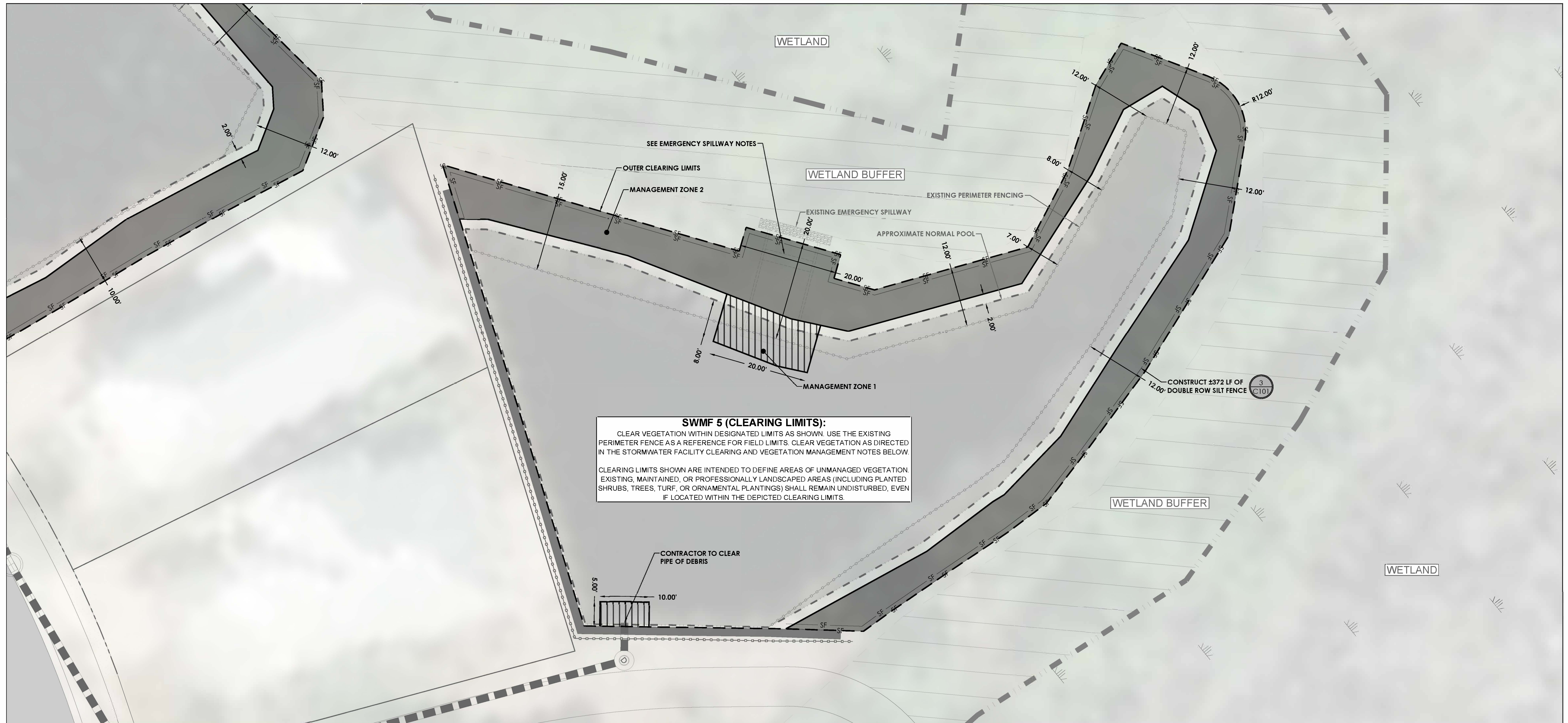


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 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL SEAL

**SHEET TITLE**  
 SWMF 4 - RESTORATION

**SHEET NUMBER**  
 C102

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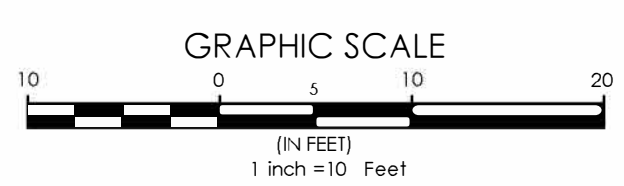
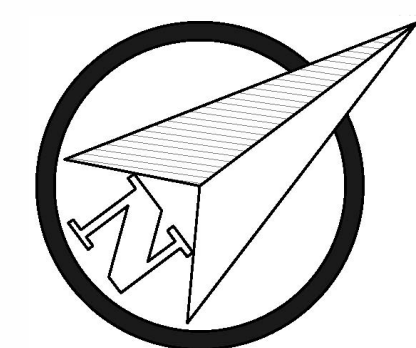


**SWMF 5 (CLEARING LIMITS):**  
 CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. USE THE EXISTING PERIMETER FENCE AS A REFERENCE FOR FIELD LIMITS. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.

CLEARING LIMITS SHOWN ARE INTENDED TO DEFINE AREAS OF UNMANAGED VEGETATION. EXISTING, MAINTAINED, OR PROFESSIONALLY LANDSCAPED AREAS (INCLUDING PLANTED SHRUBS, TREES, TURF, OR ORNAMENTAL PLANTINGS) SHALL REMAIN UNDISTURBED, EVEN IF LOCATED WITHIN THE DEPICTED CLEARING LIMITS.

**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

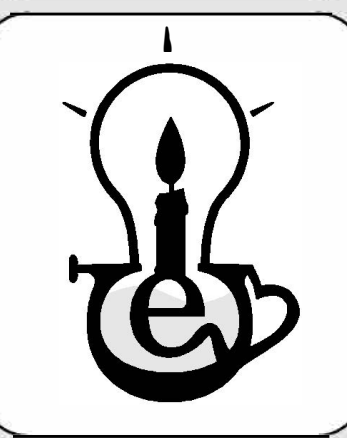
- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



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

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
 DATE: 11.14.2025  
 REV. NO: 1  
 REV. DATE: 02.02.2026  
 DRAWN BY: CRP  
 REVIEWED BY: JAM

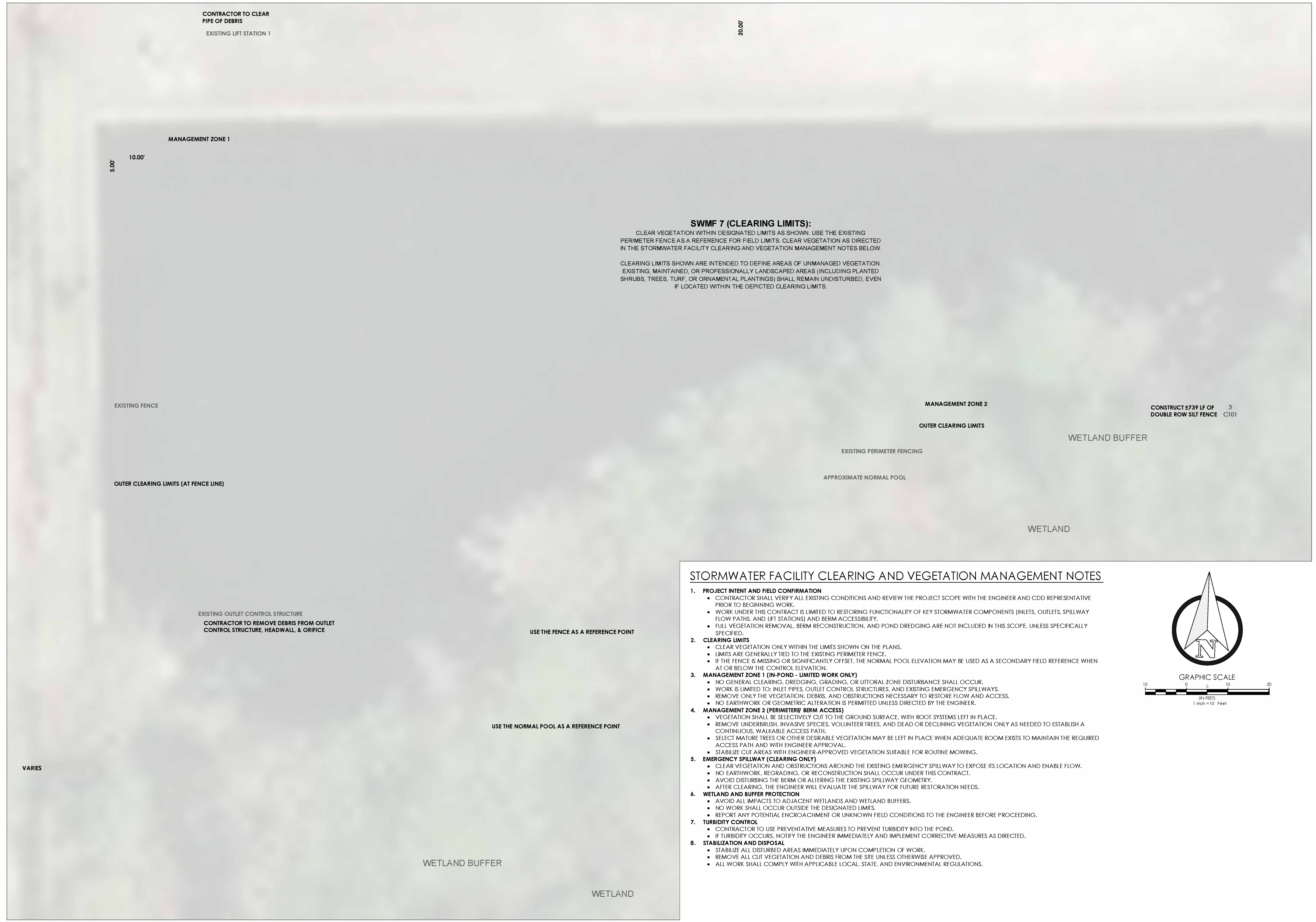


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**SHEET TITLE**  
 SWMF 5 - RESTORATION

**SHEET NUMBER**  
 C103

C:\NEC DROPBOX\PROJECTS\NATURE WALK CDD\CDD OPERATION & MAINTENANCE PLAN\8.0 SCOPE OF WORK EXHIBITS\2 SHEETS\C100 - STORMWATER MANAGEMENT FACILITIES.DWG, Callahan\Phillips, 2/2/2026 4:46:25 PM



**SWMF 7 (CLEARING LIMITS):**

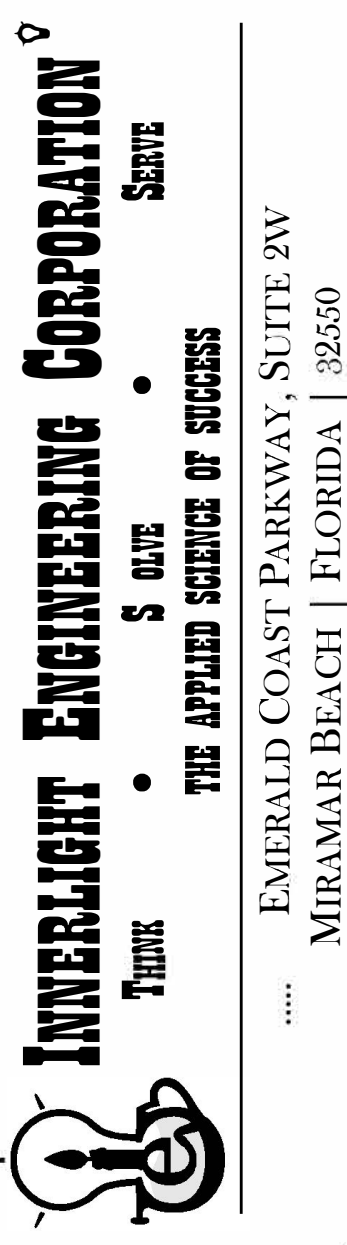
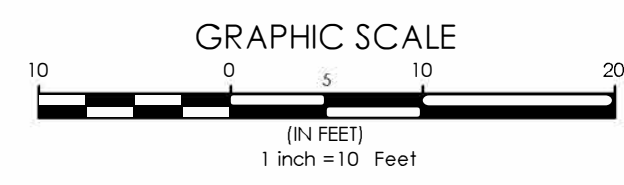
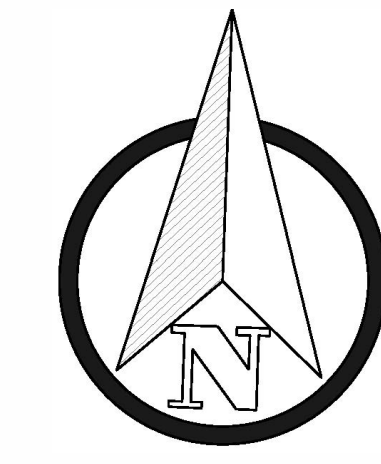
CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. USE THE EXISTING PERIMETER FENCE AS A REFERENCE FOR FIELD LIMITS. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.

CLEARING LIMITS SHOWN ARE INTENDED TO DEFINE AREAS OF UNMANAGED VEGETATION, EXISTING, MAINTAINED, OR PROFESSIONALLY LANDSCAPED AREAS (INCLUDING PLANTED SHRUBS, TREES, TURF, OR ORNAMENTAL PLANTINGS) SHALL REMAIN UNDISTURBED, EVEN IF LOCATED WITHIN THE DEPICTED CLEARING LIMITS.

CONSTRUCT ±739 LF OF 3  
DOUBLE ROW SILT FENCE C101

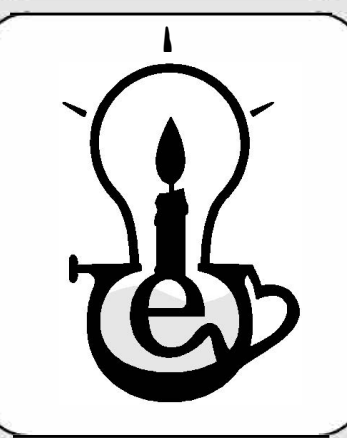
**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**NATUREWALK AT SEAGROVE**  
STORMWATER MANAGEMENT FACILITY RESTORATION  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
120 RICHARD JACKSON BOULEVARD, SUITE 220  
PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
DATE: 11.14.2025  
REV. NO: 1  
REV. DATE: 02.02.2026  
DRAWN BY: CRP  
REVIEWED BY: JAM

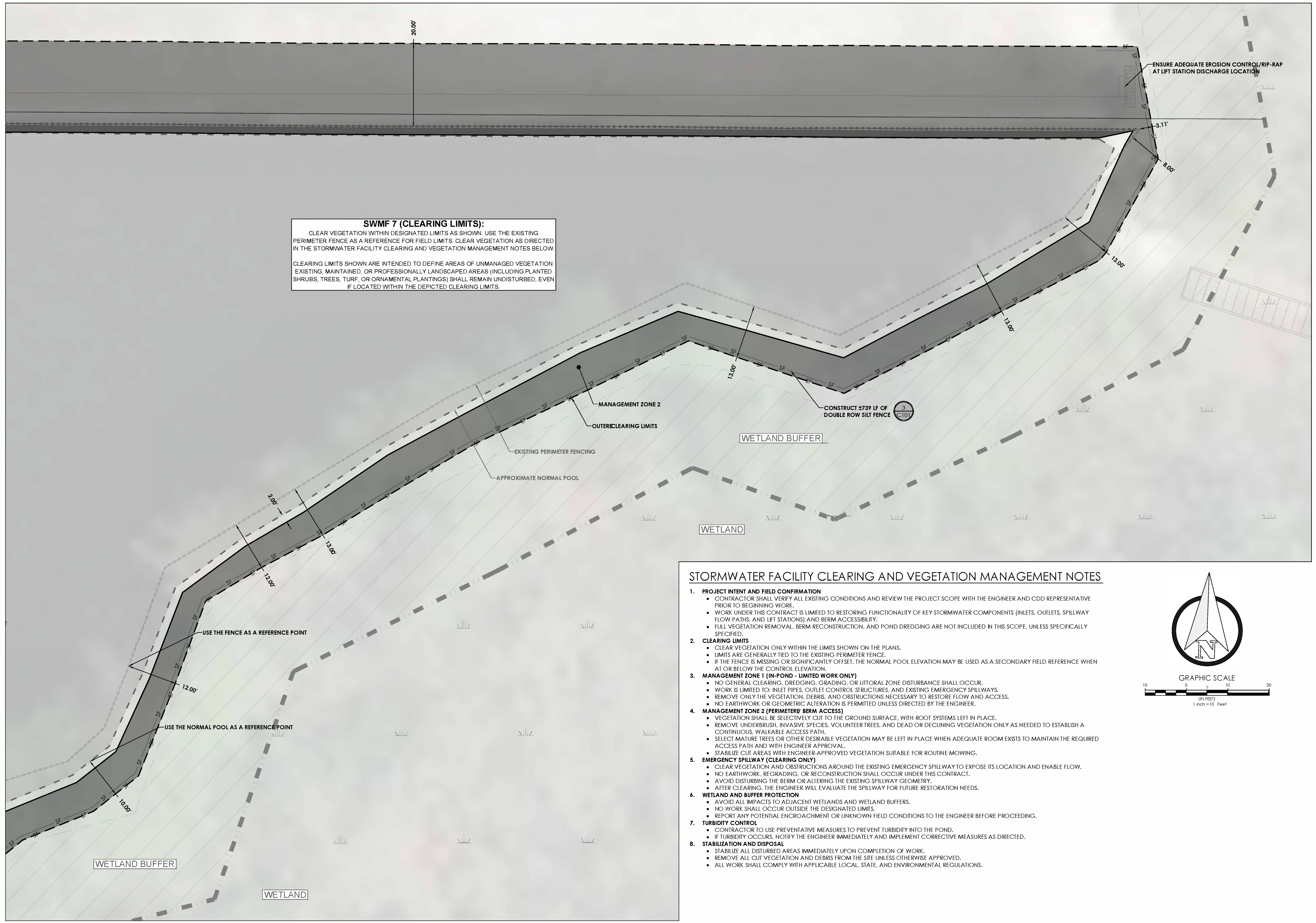


**SEAL**  
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**SHEET TITLE**  
SWMF 7 -  
RESTORATION  
(SHEET 1 OF 2)

**SHEET NUMBER**  
C104

C:\NEC DROPBOX\PROJECTS\NATURE WALK CDD\CDD OPERATION & MAINTENANCE PLAN\8.0 SCOPE OF WORK EXHIBITS\2 SHEETS\C105 - STORMWATER MANAGEMENT FACILITIES.DWG, CallahanPhillips, 2/27/2026 4:46:53 PM



**SWMF 7 (CLEARING LIMITS):**  
 CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. USE THE EXISTING PERIMETER FENCE AS A REFERENCE FOR FIELD LIMITS. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.  
 CLEARING LIMITS SHOWN ARE INTENDED TO DEFINE AREAS OF UNMANAGED VEGETATION, EXISTING, MAINTAINED, OR PROFESSIONALLY LANDSCAPED AREAS (INCLUDING PLANTED SHRUBS, TREES, TURF, OR ORNAMENTAL PLANTINGS) SHALL REMAIN UNDISTURBED, EVEN IF LOCATED WITHIN THE DEPICTED CLEARING LIMITS.

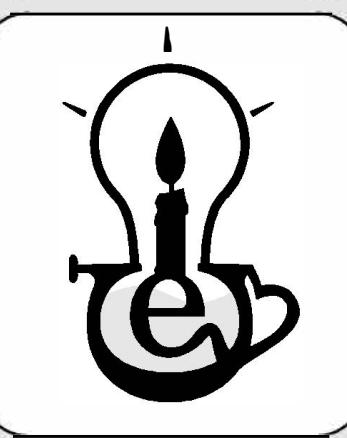
**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
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 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
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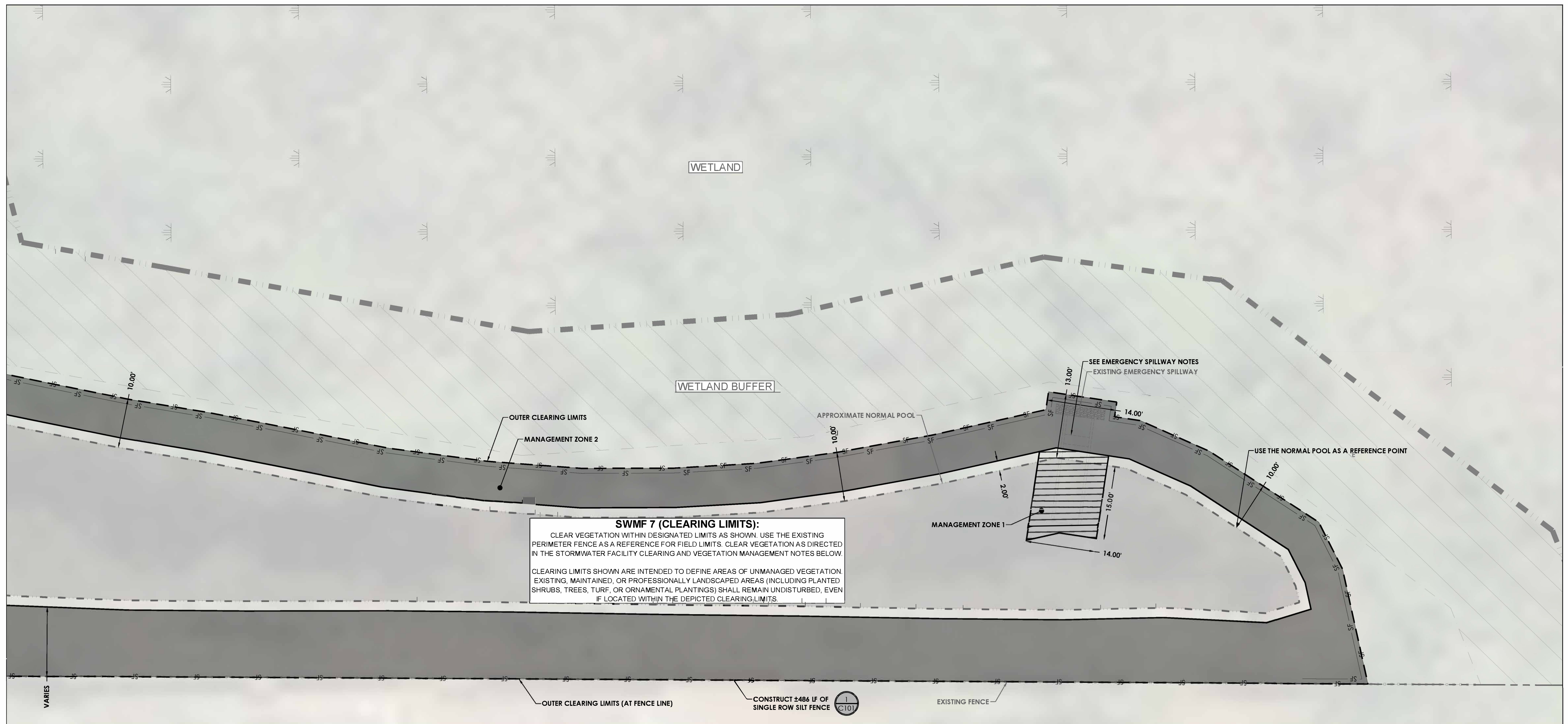


**SEAL**  
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**SHEET TITLE**  
 SWMF 7 - RESTORATION (SHEET 2 OF 2)

**SHEET NUMBER**  
 C105

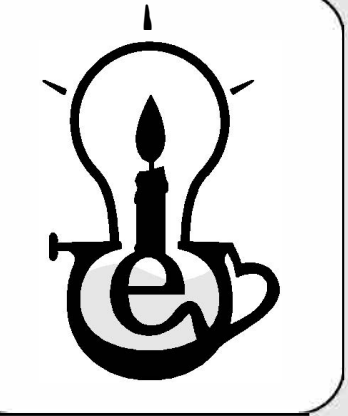
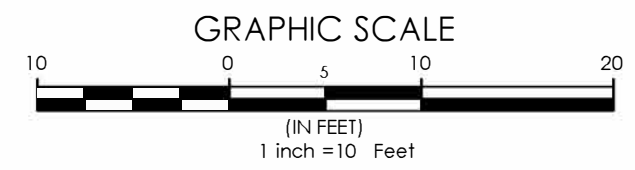
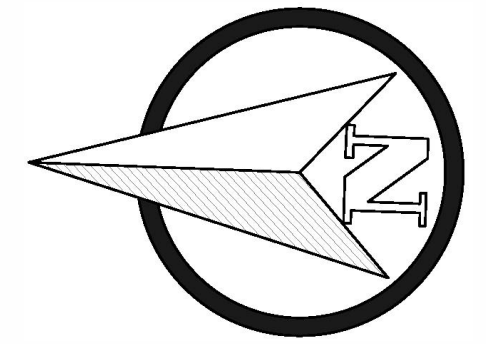
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**SWMF 7 (CLEARING LIMITS):**  
 CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. USE THE EXISTING PERIMETER FENCE AS A REFERENCE FOR FIELD LIMITS. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.  
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**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
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  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
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- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
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  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
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  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**SEAL**  
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**SHEET TITLE**  
 SWMF 7 - RESTORATION (SHEET 3 OF 3)

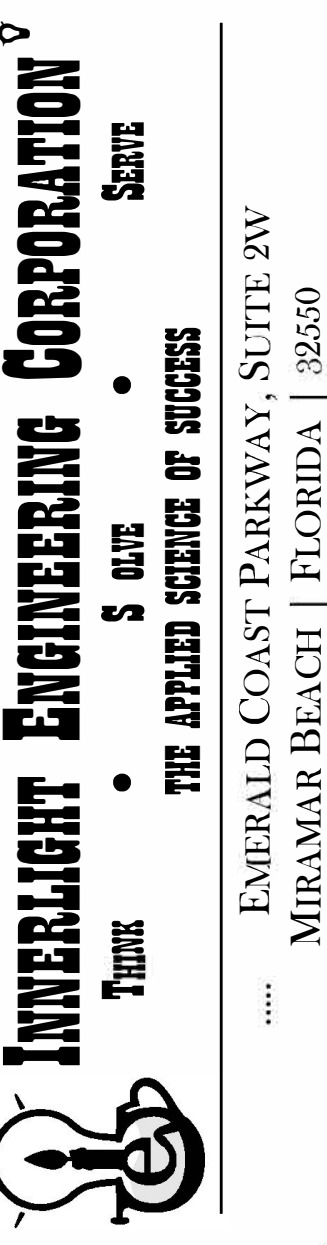
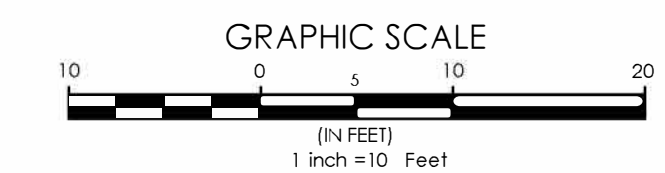
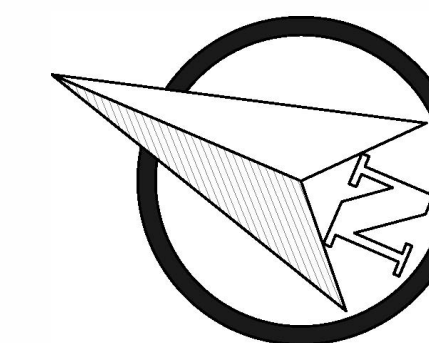
**SHEET NUMBER**  
 C106

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### STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES

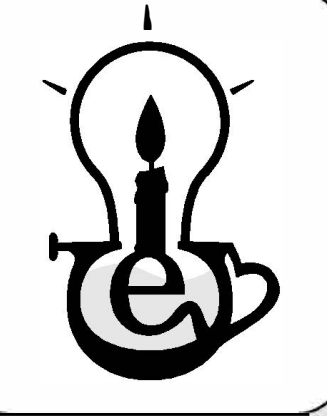
- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
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- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
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**INNERLIGHT ENGINEERING CORPORATION**  
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 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
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**SHEET TITLE**  
 SWMF 10 - RESTORATION

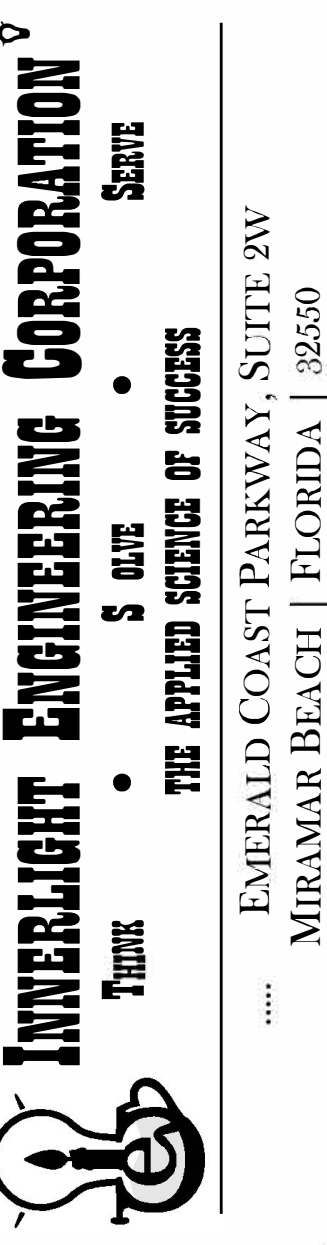
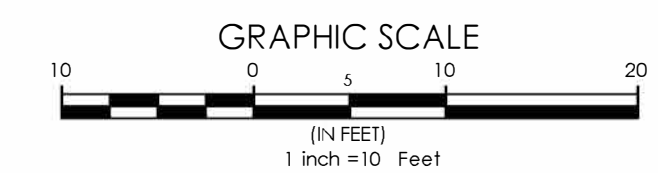
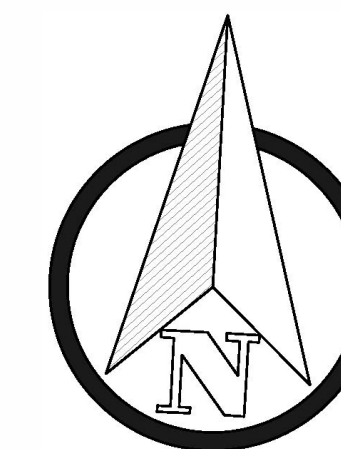
**SHEET NUMBER**  
 C107

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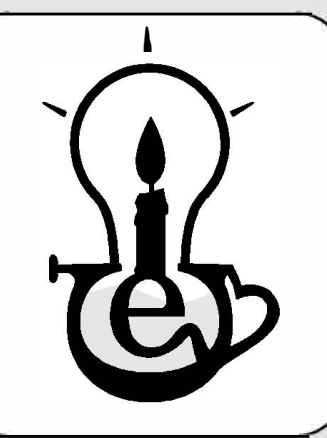
### STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES

- 1. PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- 2. CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- 3. MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- 4. MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- 5. EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- 6. WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- 7. TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- 8. STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**NATUREWALK AT SEAGROVE**  
STORMWATER MANAGEMENT FACILITY RESTORATION  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
120 RICHARD JACKSON BOULEVARD, SUITE 220  
PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
DATE: 11.14.2025  
REV. NO: 1  
REV. DATE: 02.02.2026  
DRAWN BY: CRP  
REVIEWED BY: JAM



**SEAL**  
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SHEET TITLE  
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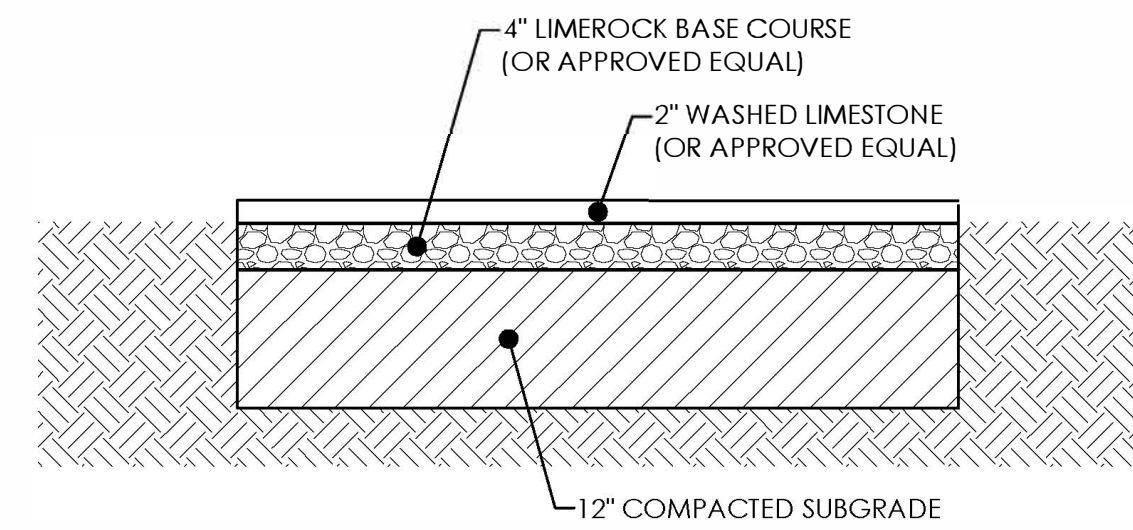
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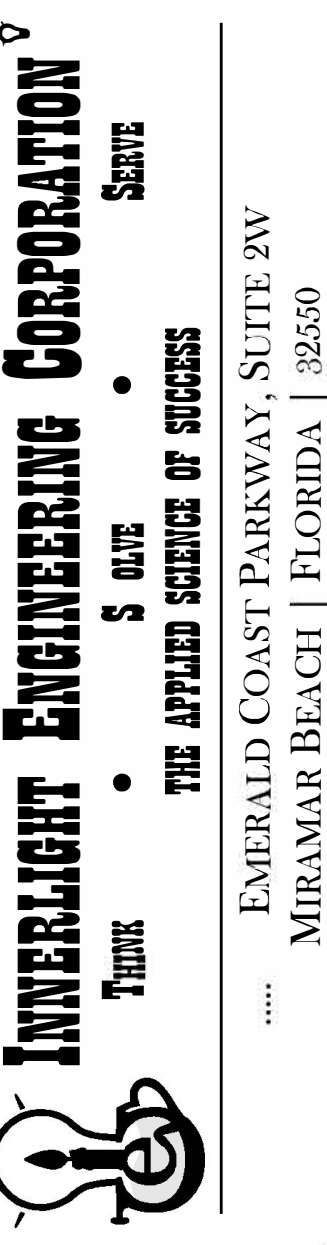
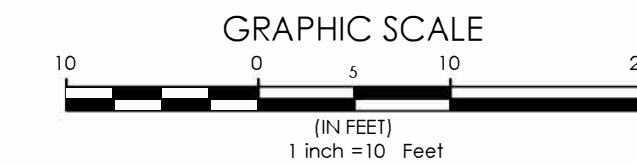
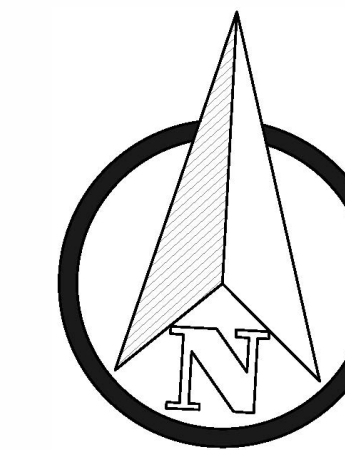


**SITE CLEARING AND VEGETATION MANAGEMENT NOTES**

1. **PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
2. **CLEARING LIMITS AND ACCESS PREPARATION**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE (EXCLUDING THE PROPOSED GRAVEL PATH).
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS ROUTE.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
6. **WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
7. **TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
8. **STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.

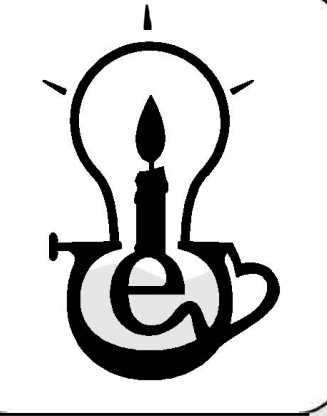


**GRAVEL SURFACE COURSE DETAIL**  
NTS



**INNERLIGHT ENGINEERING CORPORATION**  
 THE APPLIED SCIENCE OF SUCCESS  
 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

**RECORD DATA**  
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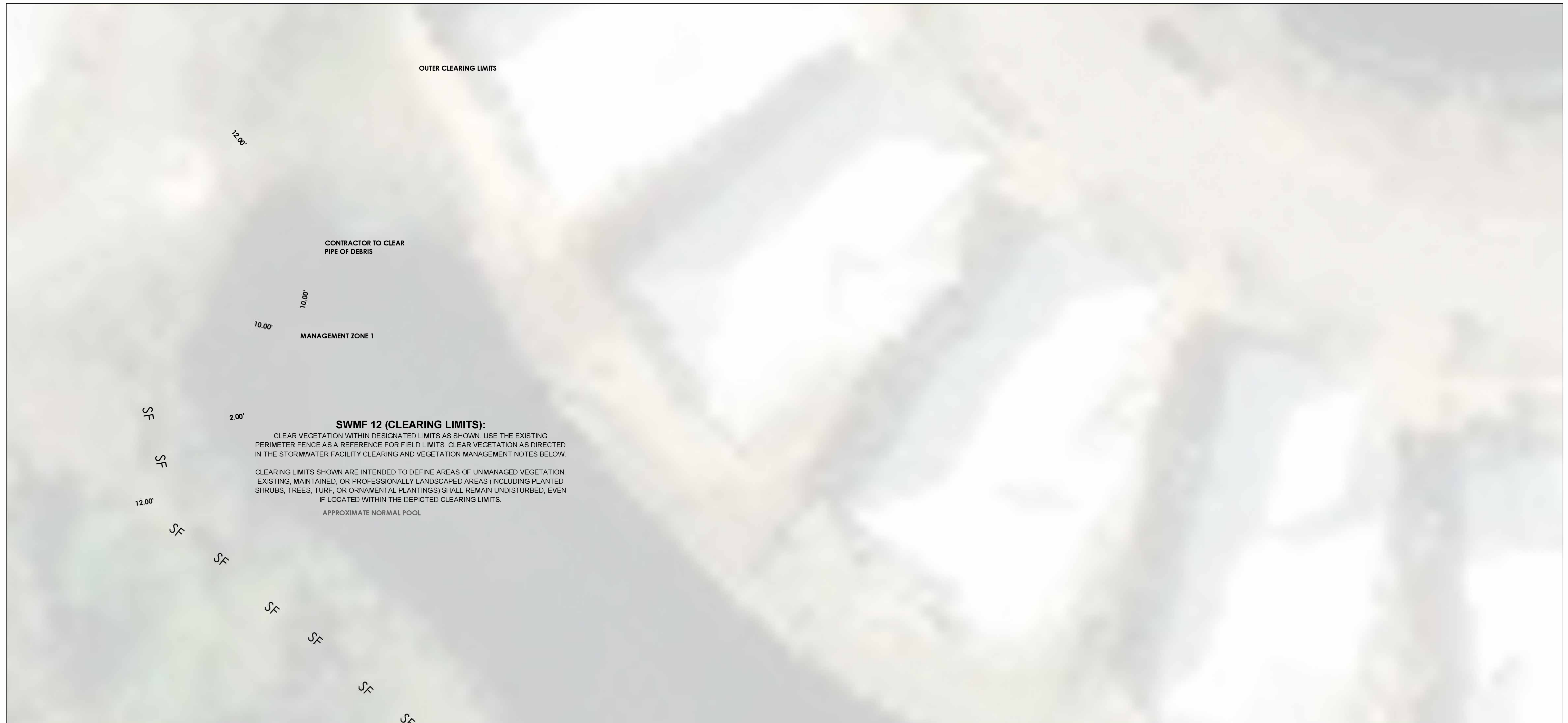


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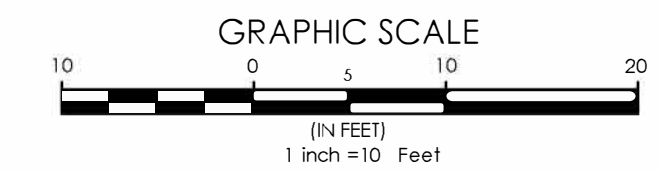
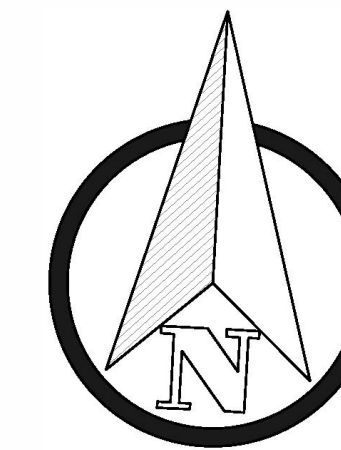
**SHEET NUMBER**  
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**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

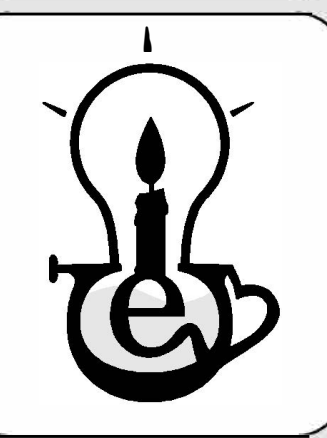
- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**INNERLIGHT ENGINEERING CORPORATION**  
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**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
 DATE: 11.14.2025  
 REV. NO: 1  
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 DRAWN BY: CRP  
 REVIEWED BY: JAM



**SEAL**  
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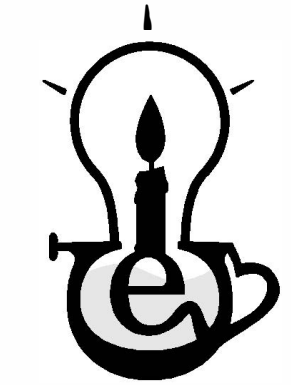
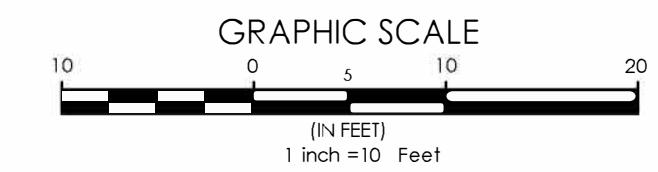
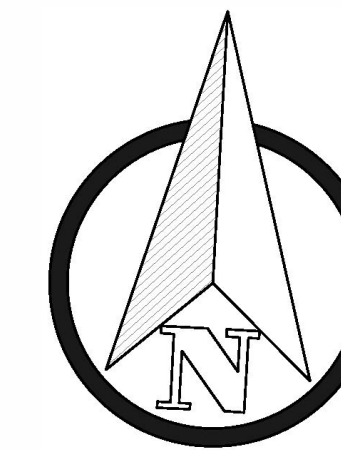
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### STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES

- 1. PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- 2. CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- 3. MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- 4. MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- 5. EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- 6. WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- 7. TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- 8. STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



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SHEET TITLE

SWMF 12 - RESTORATION (SHEET 2 OF 2)

SHEET NUMBER

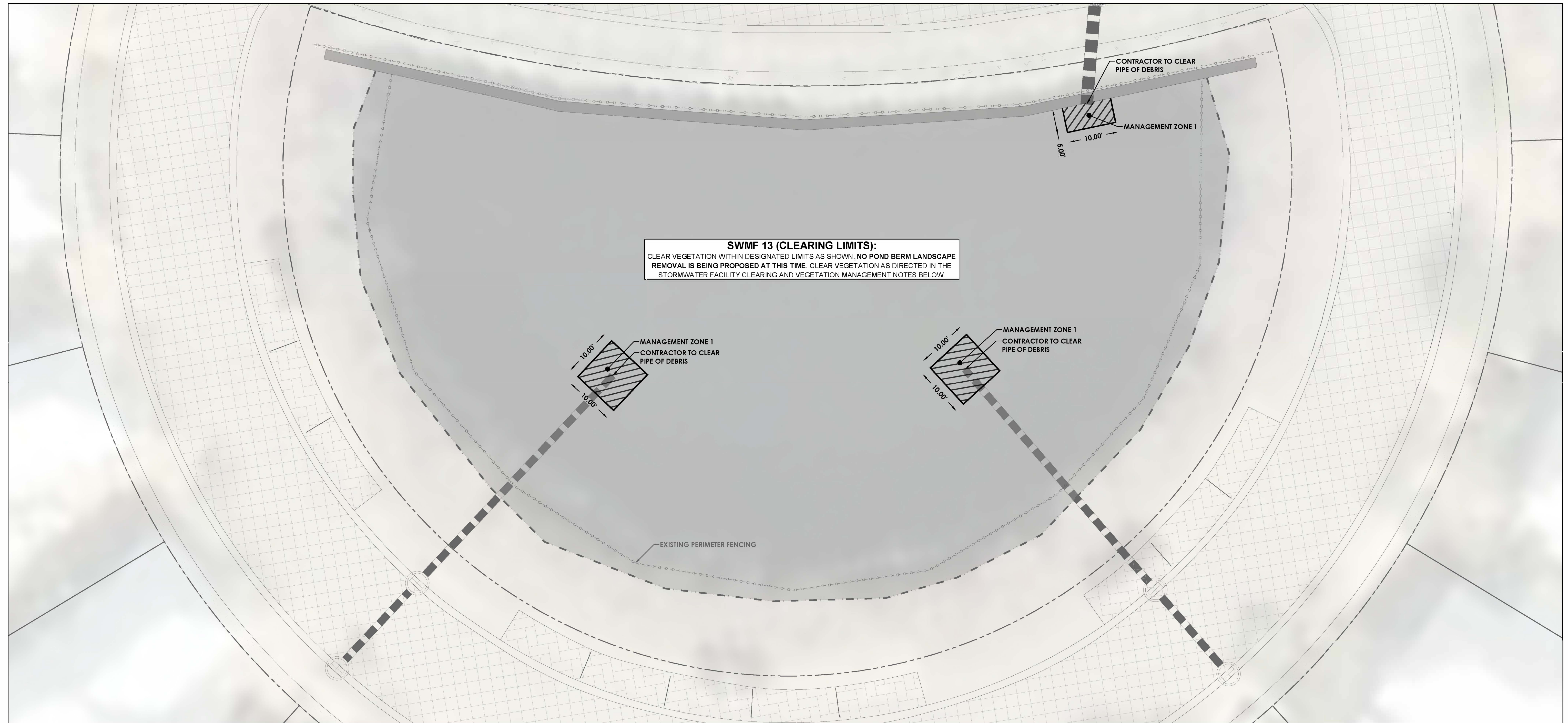
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**INNERLIGHT ENGINEERING CORPORATION**  
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 ..... EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

NATUREWALK AT SEAGROVE  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

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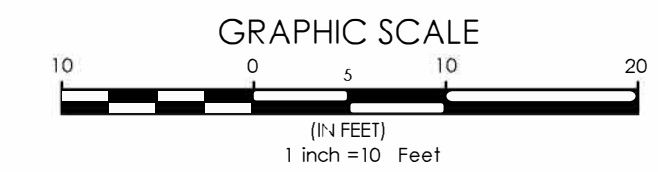
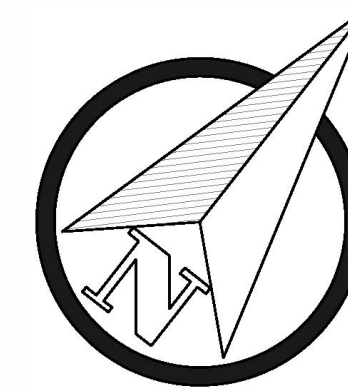
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**SWMF 13 (CLEARING LIMITS):**  
 CLEAR VEGETATION WITHIN DESIGNATED LIMITS AS SHOWN. NO POND BERM LANDSCAPE REMOVAL IS BEING PROPOSED AT THIS TIME. CLEAR VEGETATION AS DIRECTED IN THE STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES BELOW.

**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

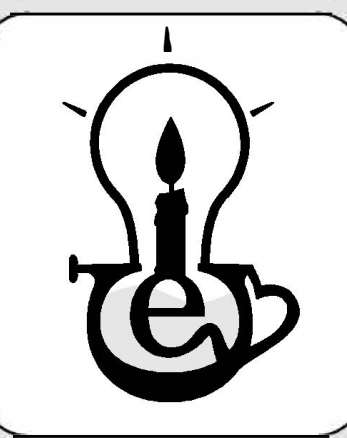
1. **PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
2. **CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
3. **MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
4. **TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
5. **STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



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**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

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**SHEET TITLE**  
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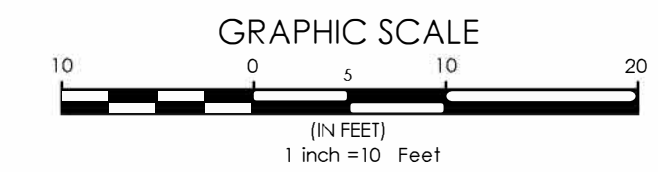
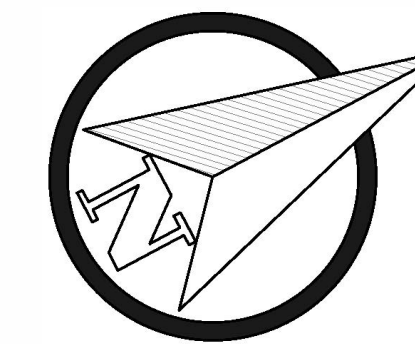
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### STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES

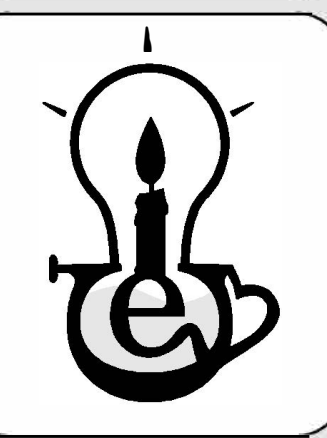
- PROJECT INTENT AND FIELD CONFIRMATION**
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE PROJECT SCOPE WITH THE ENGINEER AND CDD REPRESENTATIVE PRIOR TO BEGINNING WORK.
  - WORK UNDER THIS CONTRACT IS LIMITED TO RESTORING FUNCTIONALITY OF KEY STORMWATER COMPONENTS (INLETS, OUTLETS, SPILLWAY FLOW PATHS, AND LIFT STATIONS) AND BERM ACCESSIBILITY.
  - FULL VEGETATION REMOVAL, BERM RECONSTRUCTION, AND POND DREDGING ARE NOT INCLUDED IN THIS SCOPE, UNLESS SPECIFICALLY SPECIFIED.
- CLEARING LIMITS**
  - CLEAR VEGETATION ONLY WITHIN THE LIMITS SHOWN ON THE PLANS.
  - LIMITS ARE GENERALLY TIED TO THE EXISTING PERIMETER FENCE.
  - IF THE FENCE IS MISSING OR SIGNIFICANTLY OFFSET, THE NORMAL POOL ELEVATION MAY BE USED AS A SECONDARY FIELD REFERENCE WHEN AT OR BELOW THE CONTROL ELEVATION.
- MANAGEMENT ZONE 1 (IN-POND - LIMITED WORK ONLY)**
  - NO GENERAL CLEARING, DREDGING, GRADING, OR LITTORAL ZONE DISTURBANCE SHALL OCCUR.
  - WORK IS LIMITED TO: INLET PIPES, OUTLET CONTROL STRUCTURES, AND EXISTING EMERGENCY SPILLWAYS.
  - REMOVE ONLY THE VEGETATION, DEBRIS, AND OBSTRUCTIONS NECESSARY TO RESTORE FLOW AND ACCESS.
  - NO EARTHWORK OR GEOMETRIC ALTERATION IS PERMITTED UNLESS DIRECTED BY THE ENGINEER.
- MANAGEMENT ZONE 2 (PERIMETER/ BERM ACCESS)**
  - VEGETATION SHALL BE SELECTIVELY CUT TO THE GROUND SURFACE, WITH ROOT SYSTEMS LEFT IN PLACE.
  - REMOVE UNDERBRUSH, INVASIVE SPECIES, VOLUNTEER TREES, AND DEAD OR DECLINING VEGETATION ONLY AS NEEDED TO ESTABLISH A CONTINUOUS, WALKABLE ACCESS PATH.
  - SELECT MATURE TREES OR OTHER DESIRABLE VEGETATION MAY BE LEFT IN PLACE WHEN ADEQUATE ROOM EXISTS TO MAINTAIN THE REQUIRED ACCESS PATH AND WITH ENGINEER APPROVAL.
  - STABILIZE CUT AREAS WITH ENGINEER-APPROVED VEGETATION SUITABLE FOR ROUTINE MOWING.
- EMERGENCY SPILLWAY (CLEARING ONLY)**
  - CLEAR VEGETATION AND OBSTRUCTIONS AROUND THE EXISTING EMERGENCY SPILLWAY TO EXPOSE ITS LOCATION AND ENABLE FLOW.
  - NO EARTHWORK, REGRADING, OR RECONSTRUCTION SHALL OCCUR UNDER THIS CONTRACT.
  - AVOID DISTURBING THE BERM OR ALTERING THE EXISTING SPILLWAY GEOMETRY.
  - AFTER CLEARING, THE ENGINEER WILL EVALUATE THE SPILLWAY FOR FUTURE RESTORATION NEEDS.
- WETLAND AND BUFFER PROTECTION**
  - AVOID ALL IMPACTS TO ADJACENT WETLANDS AND WETLAND BUFFERS.
  - NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS.
  - REPORT ANY POTENTIAL ENCROACHMENT OR UNKNOWN FIELD CONDITIONS TO THE ENGINEER BEFORE PROCEEDING.
- TURBIDITY CONTROL**
  - CONTRACTOR TO USE PREVENTATIVE MEASURES TO PREVENT TURBIDITY INTO THE POND.
  - IF TURBIDITY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY AND IMPLEMENT CORRECTIVE MEASURES AS DIRECTED.
- STABILIZATION AND DISPOSAL**
  - STABILIZE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK.
  - REMOVE ALL CUT VEGETATION AND DEBRIS FROM THE SITE UNLESS OTHERWISE APPROVED.
  - ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND ENVIRONMENTAL REGULATIONS.



**INNERLIGHT ENGINEERING CORPORATION**  
 THINK • SOLVE • THE APPLIED SCIENCE OF SUCCESS  
 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550

**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
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 REV. NO: 1  
 REV. DATE: 02.02.2026  
 DRAWN BY: CRP  
 REVIEWED BY: JAM

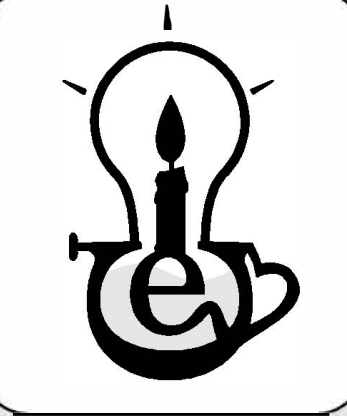
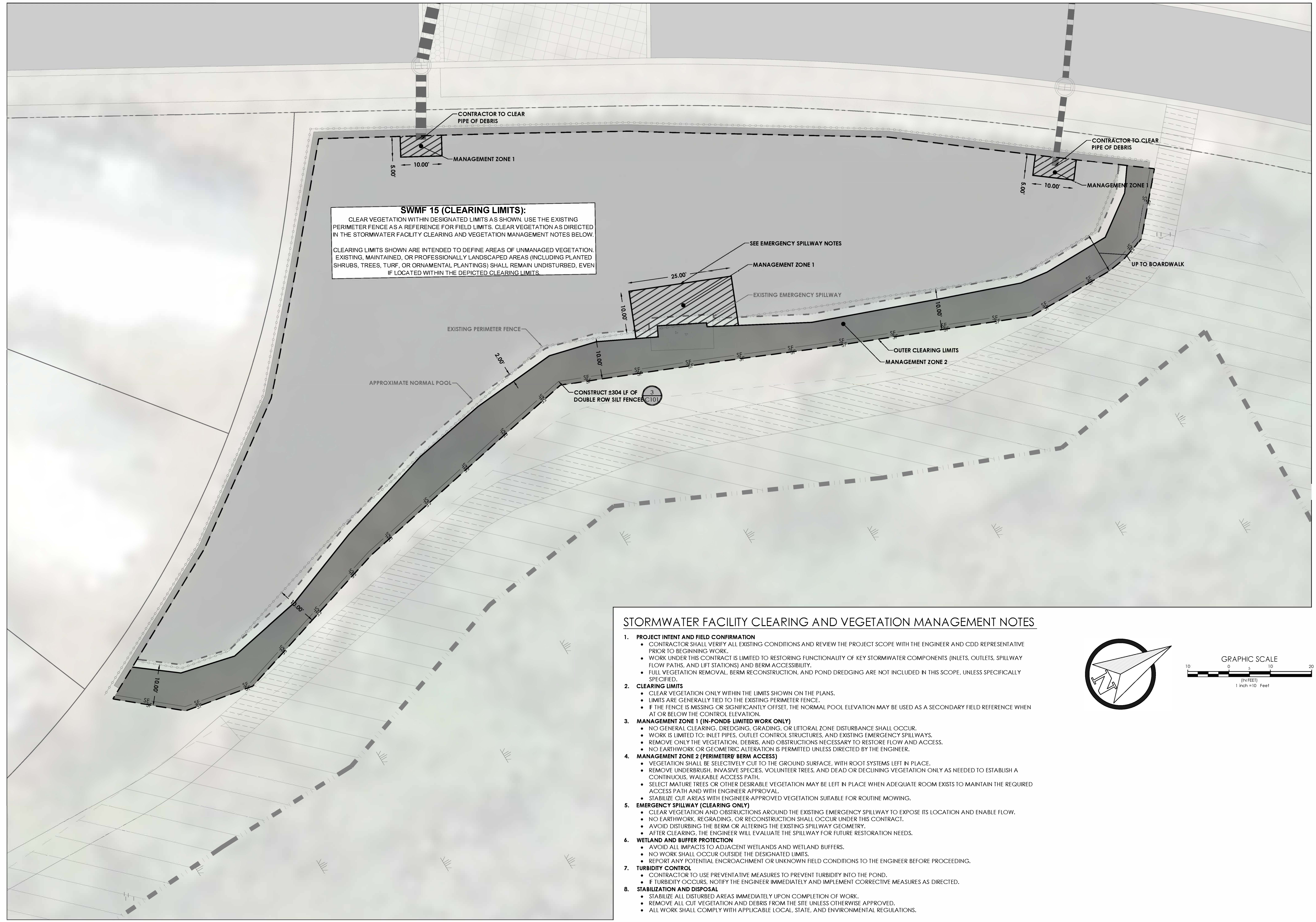


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**SHEET TITLE**  
 SWMF 14 - RESTORATION

**SHEET NUMBER**  
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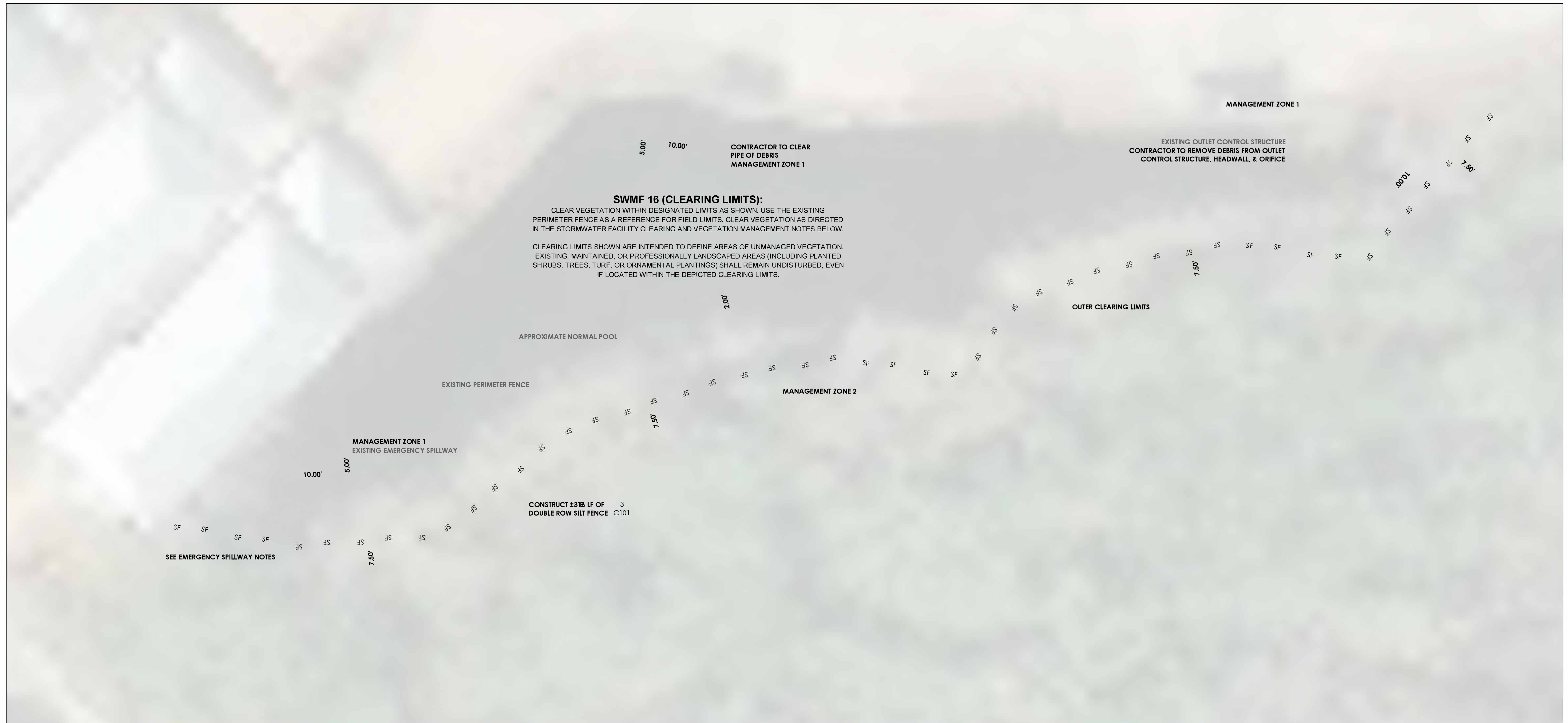


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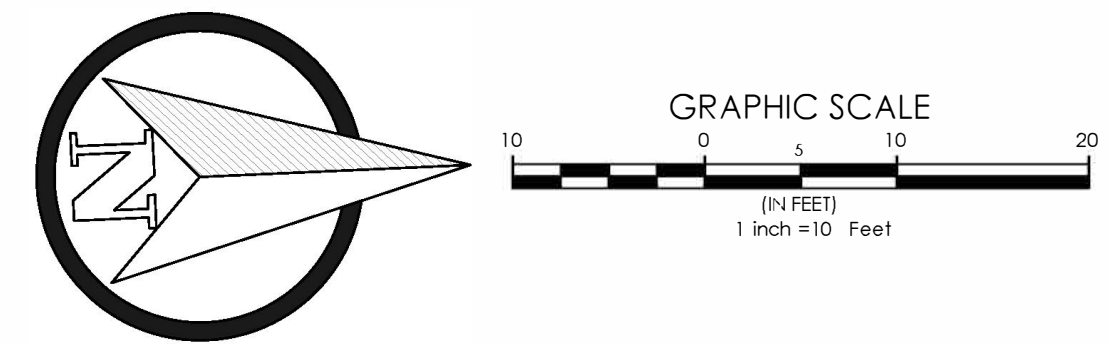
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**STORMWATER FACILITY CLEARING AND VEGETATION MANAGEMENT NOTES**

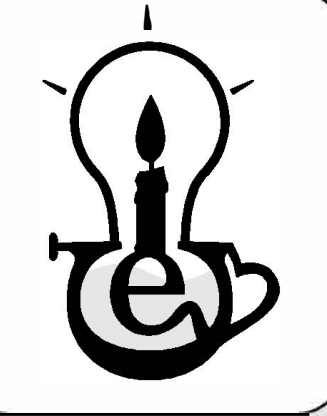
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**NATUREWALK AT SEAGROVE**  
 STORMWATER MANAGEMENT FACILITY RESTORATION  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

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**SHEET TITLE**  
 SWMF 16 - RESTORATION

**SHEET NUMBER**  
 C205

## **Tab 4**



Rizzetta & Company  
Professionals in Community Management



# PROPOSAL

LANDSCAPE INSPECTION SERVICES

Prepared for: NatureWalk Community Development District



---

**COMMITTED TO PRESERVING  
AND ENHANCING THE  
COMMUNITY LANDSCAPE**

---



## LANDSCAPE INSPECTION SERVICES

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owner of a multi-dimensional landscape service firm and a certified arborist. Rizzetta & Company's Landscape Inspection Services team has a combined total of nearly 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Company Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





# THE PROCESS

Our landscape inspection services team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

**Community Asset Management Plan:** Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

**Landscape Design:** Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

**Landscape & Irrigation Maintenance Scope of Services Development:** Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

**Landscape Maintenance Inspections:** Perform grounds inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

**Landscape Turnover Inspections:** Upon request and following fee agreement, attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

**Master Task Project Plan for Mature Communities:** Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.

*Sample Report*





# SCOPE OF SERVICES

Rizzetta & Company (Contractor) is pleased to provide this proposal for the preparation of a Request for Proposal (RFP) for landscape & irrigation maintenance services and limited professional follow-up Landscape Inspection Services.

## Landscape Inspection Services Management

- Prepare and develop an RFP manual for a landscape & irrigation maintenance proposal to be provided by GreenEarth Southeast, the existing landscape & irrigation maintenance vendor for the NatureWalk CDD. This service is limited to one time. The process will include composing a scope of services tailored to the NatureWalk community to be included in the RFP manual that will be provided to GreenEarth. In addition to the scope of services, the RFP manual will include, among other documents, appropriate bid forms relating directly to the scope of services for GreenEarth to provide their pricing.
- Perform one site visit prior to the completion of the RFP manual to meet with the client and familiarize oneself with the property in order to capture all the site-specific elements to be included in the scope. Following this site visit, the RFP manual will be compiled and sent to GreenEarth requesting complete pricing within a specified amount of time.
- During the bid compilation period, Contractor will be available to answer any questions GreenEarth might have related to the RFP manual or scope of services.
- Once new proposal is received, Contractor will review proposal and provide an assessment to the board of supervisors to assist them in their evaluation. During this evaluation, value engineering will be key to the goal of writing a new contract.
- Any additional requested services not specifically stated in this proposal will be billed using current hourly rates: (\$200/hr., Landscape Specialist, \$250/hr., Manager, Landscape Inspection Services.) Mileage will be billed commensurate with the current IRS rate.



## REQUEST FOR PROPOSAL

# PREPARATION FEE

Based on the Scope of Services, Rizzetta & Company proposes the following RFP preparation fee. These fees represent the proposal in whole.

**The RFP preparation fee will be billed after the bid from GreenEarth has been received and a summary and assessment have been composed and delivered to the individual board members:**

- **\$5000**

### Submitted

By: \_\_\_\_\_

Lucianno Mastrionni  
Vice President, Corporate Services  
Rizzetta & Company

Date: \_\_\_\_\_

### Accepted

By: \_\_\_\_\_

Print: \_\_\_\_\_

For: NatureWalk Community Development District

Date: \_\_\_\_\_

WE BUILD

# PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

## CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | [rizzetta.com](http://rizzetta.com)

## **Tab 5**

**FIRST ADDENDUM TO AGREEMENT FOR CURB REMOVAL  
AND REPLACEMENT INSTALLATION BY AND BETWEEN THE  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
AND TIGHTLINE CONSTRUCTION, INC.**

THIS FIRST ADDENDUM is made and entered into as of the 23<sup>rd</sup> day of January 2026, by and between (“**First Addendum**”):

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 120 Richard Jackson Blvd, Panama City Beach, FL 32407 (“District”); and

**Tightline Construction, Inc.**, a Florida corporation, with a mailing and principal address at 3601 E. 11<sup>th</sup> Street, Panama City, Florida 32401 (“Contractor”, together with District “Parties”).

**RECITALS**

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Contractor, previously entered into that certain *Agreement Between the NatureWalk Community Development District and Tightline Construction, Inc., for Alleyway Repair Services*, effective executed in December 2026 (“**Agreement**”); and

WHEREAS, pursuant to Sections 3 and 20 of the Agreement, the Parties wish to amend the Agreement in order to add repair and removal of existing curb materials, and replacement of new material and provide for compensation of same.

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 Contractor agree as follows:

**SECTION 1. RECITALS; DEFINITION.** The recitals stated above are true and correct and are incorporated by reference as a material part of this First Addendum. Capitalized terms not otherwise defined herein shall have the meaning as defined in the Agreement.

**SECTION 2. AFFIRMATION OF THE AGREEMENT.** The Parties agree that nothing contained herein shall alter or amend the Parties’ rights and obligations under the Agreement, except to the extent set forth in Section 3 of this First Addendum. To the extent any of the provisions of this First Addendum or the Agreement conflict with the provisions of **Composite Exhibit A** attached hereto, this First Addendum and the Agreement shall control.

**SECTION 3. AMENDMENTS.** Pursuant to Sections 3 and 20 of the Agreement, the Agreement is hereby amended as follows:

**Composite Exhibit A** to the Agreement is hereby supplemented to include the speed bump removal services (“**Additional Services**”) as more particularly described in **Exhibit A** attached to this First Addendum. Section 3 of the Agreement is hereby amended to add provide that the compensation for Additional Services shall be Fifteen Thousand Dollars (**\$15,000.00**).

**SECTION 4. EFFECTIVE DATE.** This First Addendum shall be effective upon execution by both Parties hereto as of the date and year first written above.

**IN WITNESS WHEREOF,** the Parties execute this First Addendum to be effective on the day and year first written above.

**Attest:**

**NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT**

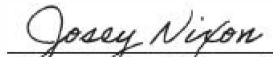



\_\_\_\_\_  
Secretary



\_\_\_\_\_  
Chairperson, Board of Supervisors

**TIGHTLINE CONSTRUCTION, INC.**

  
\_\_\_\_\_  
(Signature of Witness)  
\_\_\_\_\_  
By: William J. Nixon  
Its: President/ Owner  
\_\_\_\_\_

**Exhibit A: Additional Services Proposal**

## EXHIBIT A

- Demo and replace approximately 40 LF (20' on each side) at the east entrance of River Oaks Lane
- Demo and replace approximately 40 LF (20' on each side) at the west entrance
- Patch and repair the existing ribbon curb on the north side of the roadway (in front of the driveways), totaling approximately 300 LF.
- Additionally, larger damaged sections on the South side will also be addressed.

We will be prioritizing curbs at entrances and in front of driveways. The curb replacement will be performed before the Pervious is installed and all repairable areas will be addressed after. The total cost for the curb replacement and repairs is \$15,000.00.

## **Tab 6**



## January Completed Services 2026

### Nature Walk CDD

#### General Maintenance: Fall/Winter

- 01/05/2026
- 01/19/2026
- 01/26/2026

#### Flex Crew

- 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 26<sup>th</sup>

#### Trail Trimming

- 01/06/2026
- 01/12/2026
- 01/26/2026

#### Pond Maintenance

- 01/16/2026
- 01/20/2026
- 1/29/2026 \_Fallen tree removal

#### Irrigation Audits-Repair

- 01/06/2026
- 01/07/2026

#### Turf/Plant Applications

- 01/29/2026



## February Anticipated Services 2026

### Nature Walk CDD

#### General Maintenance: Fall/Winter

- 02/09/2026
- 02/23/2026

#### Flex Crew

- 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 35<sup>th</sup>, 26<sup>th</sup>

#### Trail Trimming

- 02/04/2026
- 02/13/2026

#### Pond Maintenance

- 02/16/2026
- 02/18/2026

#### Irrigation Audits-Repair

- 02/02/2026
- 02/03/2026

#### Turf/Plant Applications

- 02/17/2026

**Site Audit**

Date: 1/29/2026

American Landscaping Partners

Phone:

**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

Description	Score
Turf Mowing	5
Lawn Edging	3
Beds/Hard Surface Weed Control	4
Clean Up	4
Shrub Trimming	4
Tree Wells	5
Enhancement Ideas	4
<b>Total Score:</b>	<b>29</b>

**Total Percentage Score: 83%**

**Turf Mowing**



**Lawn Edging**



- Pine straw needs edging

**Beds/Hard Surface Weed Control**



**Clean Up**





- Cleanup pine straw off shrubs



**Shrub Trimming**



### Tree Wells

### Enhancement Ideas



- Replace dead shrubs



- Replace dead Holly @ playground



- Palm tree booting at The Gathering Place



- Metal edging around rocks



- Sod replacement or turned bare area to mulch bed



- Remove tree to stop over shading turf