

Land Management Plan Amendment
to the
Point Washington State Forest Ten-Year Land Management Plan

January 2023

The Florida Forest Service (FFS) is requesting ARC approval of a Land Management Plan Amendment to the Point Washington State Forest (PWSF) Ten-Year Land Management Plan. The FFS plans to construct a trailhead parking area in coordination with the Greenway Station Development being built adjacent to PWSF. The parking area contemplated in this amendment was discussed at the PWSF liaison committee meeting on November 18, 2021 and supported by public input. The FFS-managed PWSF is an approximately 15,400-acre, multiple-use state forest, located in Walton County. The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (BOT) hold title to the affected portion of the state forest.

The planned trailhead parking area is 60 feet wide by 120 feet long. Vegetation that consists of mostly sand pine will be cleared by FFS equipment and hauled off-site. After the site is cleared, a rock base will be installed, the parking lot will be fenced, and a kiosk will be added to complete the trailhead. The trails in the area will connect to the existing Eastern Lake Trail System. Access to the trailhead will be through the adjacent development (see attached Access Easement).

FFS staff and a certified archaeological resource monitor surveyed the proposed site areas for threatened or endangered species and possible historical and/or archaeological evidence. They concluded no known archeological sites occur in the project areas, as well as no evidence of threatened or endangered species were observed at the project site vicinities.

FFS additionally consulted with the Florida Natural Areas Inventory (FNAI), the Division of Historic Resources (DHR), and Northwest Florida Water Management District (NFWFMD) regarding the proposed activities; there are no known resource conflicts and the NFWFMD will require a permit; FFS will complete the application and work with NFWFMD to meet permit requirements. FNAI noted the parking area will provide substantial benefit to recreational users of PWSF. Consulting agency (FNAI, DHR, NFWFMD) response letters are included with this request, as are other applicable supporting documents.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

To: Todd Knapp
From: Dan, Hipes, Senior Field Ecologist, FNAI
Date: March 21, 2022
RE: Proposed Greenway Station Trailhead, Point Washington State Forest

We have reviewed the materials for the proposed construction of the Greenway Station Trailhead at Point Washington State Forest. The project site appears to be a fragment of sand pine scrub encroached by development on two sides. There are no rare species records in the FNAI database for the project site. Conversion of the less than 0.2-acre area will provide substantial benefit to recreational users of the State Forest.

Thank you for the review request.



Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Michael Klassen, Forestry Operations Administrator
Florida Forest Servicen
Chipola Forestry Center
9040 Highway 77
Southport, Florida 32409

January 26, 2022

RE: DHR Project File No.: 2022-0099, Received by DHR: January 6, 2021
Project: *Greenway Station Trailhead*
County: Walton

Dear Mr. Klassen:

Our office reviewed the referenced project in accordance with Chapters 267.061, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the request of this office that either a qualified professional archeologist or someone who has completed our Archaeological Resource Management (ARM) training program be present to monitor all ground-disturbing activities of the project. The monitor should forward a monitoring report to this office at the conclusion of the project for review. In addition, we request that:

- If any cultural resource deposits are discovered, the monitor should be empowered to direct construction activities to other areas to enable recovery and recordation of the deposits before project activities resume in the area. The resultant report(s) of such discoveries should be forwarded to this office for review.
- In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

If you have any questions, please contact Michael DuBose, Historic Sites Specialist, by email at Michael.DuBose@dos.myflorida.com or telephone at 850.245.6342.

Sincerely,

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com

FLORIDA DEPARTMENT OF STATE
Historical Resources





Lyle Seigler
Executive Director

Northwest Florida Water Management District

81 Water Management Drive, Havana, Florida 32333-4712
(U.S. Highway 90, 10 miles west of Tallahassee)

Phone: (850) 539-5999 • Fax: (850) 539-2777

March 31, 2022

Mr. Todd Knapp
State Lands Supervisor, Florida Forest Service
Florida Department of Agricultural and Consumer Services
3125 Conner Boulevard
Suite I-266, Mail Stop C-25
Tallahassee, FL 32399-1650

RE: Ground Disturbance Approval For a Planned Trailhead on Point Washington State Forest

Dear Mr. Knapp,

Northwest Florida Water Management District staff have reviewed the Florida Forest Service's documentation for proposed activity associated with the Greenway Station Trailhead. The activity will include construction of a 60'x120' trailhead parking area in coordination with the Greenway Station Development (lodge) located in Walton County. Based on the documentation provided, the proposed work appears to meet the requirements for a general permit found in 62-330.488, F.A.C. "General Permit to Governmental Entities for Certain Public Use Facilities at Public Natural Areas." The fee associated with the General Permit is \$250. The Service can make application via our E-Reg link at <https://permitting.sjrwm.com/nwep/#/ep>. If you have any question with the application process, please contact Erica Roberts at erica.roberts@nwfwater.com.

Sincerely,

A handwritten signature in black ink that reads "Terry Wells". The signature is written in a cursive, flowing style.

Terry Wells
Chief, Bureau of Environmental Resource Permitting

GEORGE ROBERTS
Chair
Panama City

JERRY PATE
Vice Chair
Pensacola

NICK PATRONIS
Secretary
Panama City

JOHN W. ALTER
Malone

GUS ANDREWS
DeFuniak Springs

KELLIE RALSTON
Tallahassee

ANNA UPGEN
Tallahassee

GREEN WAY STATION - PROPOSAL

WALTON COUNTY, FL

LAT: 30.3113
LONG: -86.1007



0 0.0050.01 0.02 0.03 0.04 Miles

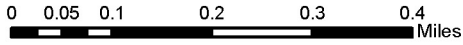
NAD 83
Thursday, January 6, 2022
1546 Hrs



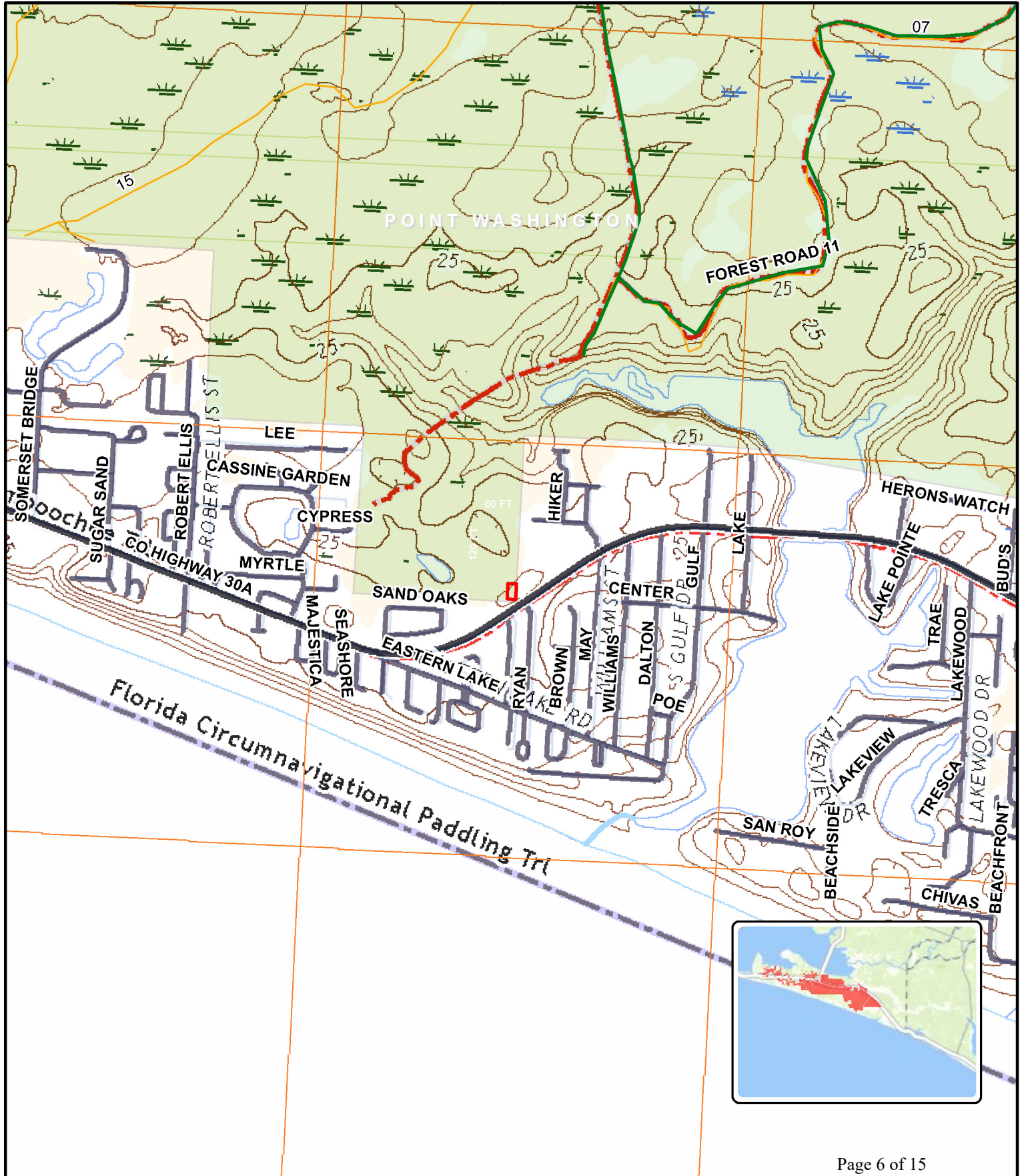
GREEN WAY STATION - HYDROLOGY

WALTON COUNTY, FL

LAT: 30.3114
LONG: -86.1007



NAD 83
Wednesday, January 26, 2022
1725 Hrs



This Instrument Prepared By:
Steven K. Hall
Hall & Runnels, P.A.
4399 Commons Drive East, Suite 300
Destin, Florida 32541

(This space provided for recording information)

ACCESS EASEMENT

THIS EASEMENT is made this 24th day of August, 2022, by and between MidGrove Centre, LLC, a Florida limited liability company ("Grantor"), its successors and assigns, whose mailing address is 154 North Ryan Street, Santa Rosa Beach, FL 32459, and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Grantee"), its successors and assigns, whose mailing address is 3125 Conner Blvd, Attn: Florida Forest Service, Tallahassee, FL 32399. The purpose of this agreement is to create a perpetual, non-exclusive access easement over, under, across and through the real property situate, lying and being in the County of Walton, State of Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Burdened Parcel"). The location and dimensions of the access corridor created hereby are more specifically identified on Exhibit A as well ("Easement Area").

This easement is granted, in exchange for good and valuable consideration from Grantee, for the purposes of providing vehicular and pedestrian ingress and egress to and from the property described on Exhibit "B" attached hereto and incorporated herein by reference (the "Benefitted Parcel"), which is owned by Grantee on or about the date hereof. The rights granted herein includes the right of Grantee to allow the public and the agents, tenants, representatives, and invitees of Grantee and the Florida Forest Service to use the Easement Area for vehicular and pedestrian ingress and egress to and from the Benefitted Parcel.

Grantor shall, at its sole expense, maintain and repair the Easement Area in a state of good order and repair and in compliance with all applicable laws.

The easement granted herein shall run with the land and shall burden the Easement Area and the Burdened Parcel and benefit the Benefitted Parcel, and shall inure to the benefit of Grantee, its successors and assigns, in perpetuity.

Grantee hereby acknowledges that this easement is not exclusive. Provided there is no unreasonable interference with the rights granted herein, Grantee, by acceptance of this easement, acknowledges and accepts that the use of the Easement Area may:

1. Increase in intensity, and scope, and
2. May be subject to additional dominant estates.

Grantee also acknowledges that Grantor reserves the right to relocate and/or reconfigure the Easement Area within the boundaries of the Burdened Parcel so long as any modification of the Grantee's access corridor provides equal or better quality and capacity of vehicular access to/from the nearest accessible portion of a public road right of way from/to the

designated trailhead located on the Benefitted Parcel (as designated by the Florida Forest Service).

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above-written.

Signed, sealed, and delivered in the presence of:

MidGrove Centre, LLC, a Florida limited liability company

[Signature]
Witness Signature

[Signature]
By: Richard J Rookis, President of Rookis Development Co, Inc.
Its: Manager

Elizabeth Griffin
Witness 1 Name Printed

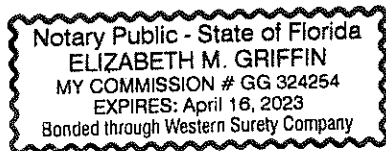
Zane Hall
Witness 2 Signature

Zane Hall
Witness 2 Name Printed

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of August, 2022, by Richard J Rookis, as the authorized representative of MidGrove Centre, LLC, who is personally known to me or who () produced _____ as identification.



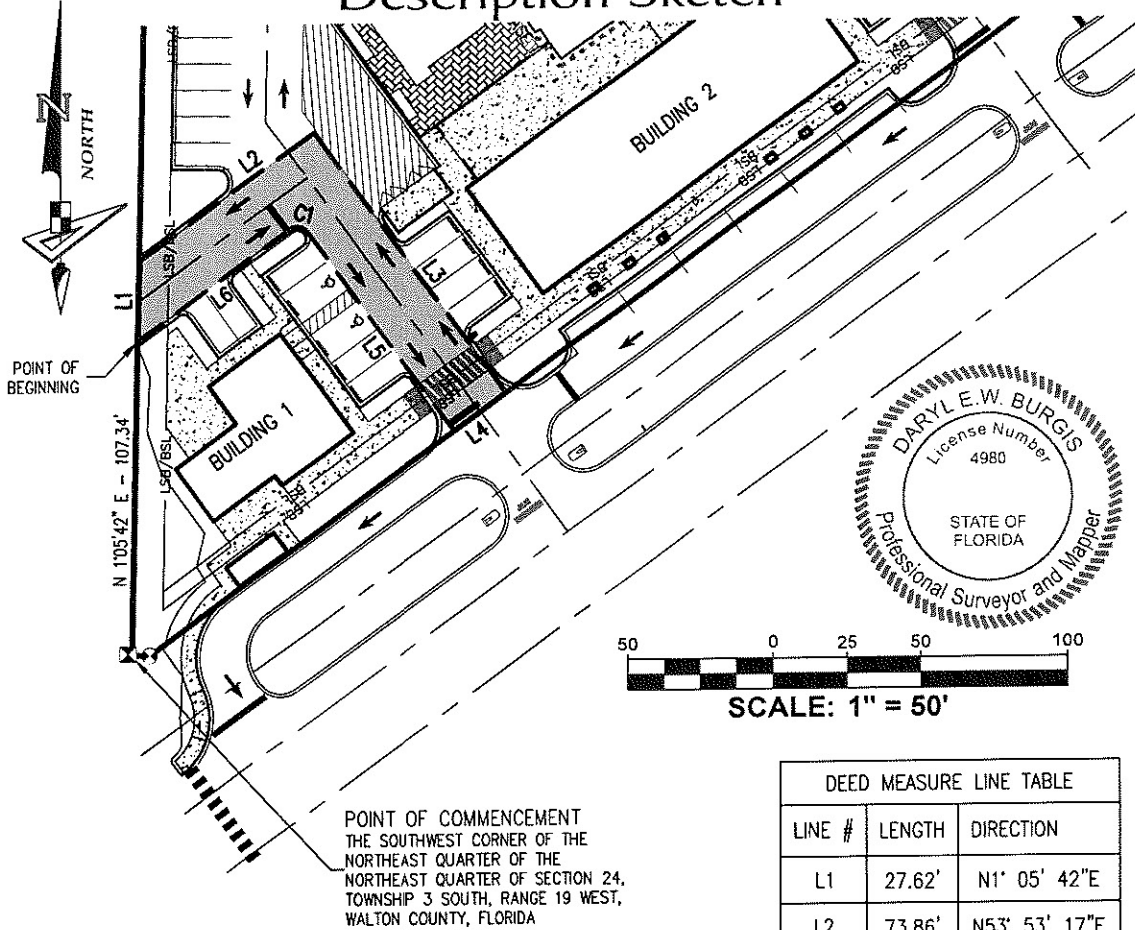
(Notary Seal must be affixed)

[Signature]
Signature of Notary
Elizabeth Griffin
Name of Notary Printed
My Commission Expires: April 16, 2023
Commission Number: GG324254

EXHIBIT A

EASEMENT AREA

Description Sketch



POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF THE
NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 19 WEST,
WALTON COUNTY, FLORIDA

LINE #	LENGTH	DIRECTION
L1	27.62'	N1° 05' 42"E
L2	73.86'	N53° 53' 17"E
L3	111.00'	S36° 06' 43"E
L4	22.00'	S53° 53' 17"W
L5	85.00'	N36° 06' 43"W
L6	64.56'	S53° 53' 17"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.28'	4.00'	90° 00' 00"	N81° 06' 43"W	5.66'

DESCRIPTION: (AS WRITTEN)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE ON THE WEST BOUNDARY THEREOF, THE SAME BEING THE EAST PROPERTY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND / DEPARTMENT OF AGRICULTURE, FORESTRY, GAME, FRESHWATER FISH COMMISSION GO NORTH 01 DEGREES 05 MINUTES 42 SECONDS EAST A DISTANCE OF 107.34 FEET TO THE POINT OF BEGINNING; THENCE ON SAID COMMON BOUNDARY CONTINUE NORTH 01 DEGREES 05 MINUTES 42 SECONDS EAST A DISTANCE OF 27.62 FEET; THENCE DEPARTING SAID BOUNDARY GO NORTH 53 DEGREES 53 MINUTES 17 SECONDS EAST A DISTANCE OF 73.86 FEET; THENCE GO SOUTH 36 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 111.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF WALTON COUNTY ROAD (C-30A, 100' R/W); GO SOUTH 53 DEGREES 53 MINUTES 17 SECONDS WEST A DISTANCE OF 22.00 FEET ON THE NORTH RIGHT-OF-WAY OF WALTON COUNTY ROAD (C-30A, 100' R/W); THENCE DEPARTING SAID RIGHT-OF-WAY OF WALTON COUNTY ROAD (C-30A, 100' R/W), GO NORTH 36 DEGREES 06 MINUTES 43 SECONDS WEST A DISTANCE OF 85.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4.00 FEET; THENCE GO NORTHWESTERLY ON THE AFORESAID CURVE, AN ARC DISTANCE OF 6.28 FEET (CHORD=5.66 FEET, CHORD BEARING=N81°06'43"W) TO THE POINT OF TANGENCY; THENCE GO SOUTH 53 DEGREES 53 MINUTES 17 SECONDS WEST A DISTANCE OF 64.56 FEET THE POINT OF BEGINNING.

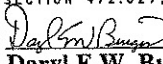

PROJECT: DEDICATION TO STATE			Prepared For: RICKY ROOKIS		
PHASE: GREENWAY STATION EASEMENT			SURVEYOR'S CERTIFICATION		
DRAWN: J.H. DATE: 09/12/22 CHECKED BY: D.B.			I DO HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES SJ-17.051, SJ-17.052, AND SJ-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		
REVISIONS			Digitally signed by Daryl Burgis Date: 2022.12.02 11:29:34 -0500		
DATE	DESCRIPTION	DRAWN BY	 Daryl E. W. Burgis FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4980		
11-15-22	REVISED LEGAL DESCRIPTION	J.H.			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			 GeoPoint Surveying, Inc.		
FILE PATH J:\GEOPOINT\GREENWAY STATION\DESCRIPTION SKETCH FOR DEDICATION TO STATE\SURVEY\DEDICATION SKETCH.DWG LAST SAVED BY: JEFFERYH					01 of 01

EXHIBIT B

BENEFITTED AREA

NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 19 WEST



North



East



South



West