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PUBLIC NOTICE

TO: *All Interested Entities* (realtors, purchasers, owners, surveyors, architects, contractors, etc.) and *Wild Heron Property Owners Association, Inc.*

FROM: James H. Slonina, PE, CDD Engineer
Lake Powell Residential Golf Community Development District (CDD)

RE: Important Information – Environmentally Protected Areas
CDD Environmental Management & Mitigation Program
Bay County, Florida
PE File No. 60521

DATE: March 19, 2013

The purpose of this correspondence is to provide a brief overview of the primary environmentally protected areas which lie within the Wild Heron development and the Lake Powell Residential Golf CDD. This information is an update to previous memo; August 3, 2009.

Wild Heron Development Background

During initial pre-development planning activities and meetings with various federal, state & local regulatory agencies, protection of environmentally sensitive uplands, wetlands & surface waters were a primary topic of concern & discussion. Lying adjacent to a designated *Outstanding Florida Water (OFW)* and having substantial onsite jurisdictional wetlands, the various regulatory permits require protection of three (3) important zones/buffers.

Wild Heron is a 750 acre development adjacent to Lake Powell, a designated Outstanding Florida Water (OFW). There are also approximately 250 acres of protected jurisdictional wetlands within a Recorded Conservation Easement (RCE). The CDD permitted stormwater management system provides for pollution abatement & flood attenuation. This is a complex stormwater management integration of multiple strategies & treatment modes. These include wet detention lakes, dry basins, grassed swales, waste bunkers, vegetated natural buffers (VNB), etc.

Recorded Conservation Easement (RCE)

Both the US Army Corps of Engineers & the Florida Department of Environmental Protection required and received approximately 239 acres of recorded conservation easements. These easements include natural wetlands, enhanced wetlands, and preservation uplands. With the exception of permit-mandated mitigation activities such as prescribed fires, invasive species eradication, etc., **no encroachment or clearing of the RCE is allowed.**

The RCE is not located within any residential parcels of record; however, the RCE does lie intimate to many residential property lines.

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Vegetated Natural Buffers (VNB)

VNBs are a component of the CDD's Stormwater Operating Permit. VNB's typically are located where a property's stormwater runoff drains directly into jurisdictional wetlands or the Lake and cannot be conveyed into other features of the CDD's permitted integrated stormwater management system. The general areas of VNB are shown on the CDD website. Links to the CDD website and the maps which generally show the Environmental areas are listed below.

CDD Website link

<http://www.lakepowellcdd.net/>

CDD Website Env link

<http://www.lakepowellcdd.net/Ownership%20of%20Community%20Assets%2060504-Exhibits%20B-1%20TO%20B-5-2009-10-14.pdf>

Vegetated natural buffers are native vegetation buffers that provide for stormwater runoff filtration and treatment prior to the runoff entering wetlands and Lake Powell. Depending on the topography and watershed of a particular residential parcel, a VNB may apply and encumber a 30' to 50' portion of the lot or parcel.

VNB's must maintain native ground cover, including under story. No removal of native vegetation is allowed and some plantings may be required if natural native vegetation survivability diminishes. **No encroachment or clearing of the VNB is allowed.**

Wetland Buffers (WB)

The wetland buffers are also a water quality tool but with more flexibility than a VNB. While some *di minimus* activities may be allowed for specific approved purposes, **no disturbance of the WB should be undertaken without specific approval of the POA and the CDD.**

Rear and side lot line fences may encroach into the Wetland Buffer under the following conditions.

- Access to and clearing for fence installation will be limited to a 3' (maximum) wide route inside the private lot which shall be re-vegetated with native natural plantings approved by the CDD ecologist immediately following fence construction.
- The fence may not be more than eight (8) feet tall and located completely within the private property lot.
- The fence panels shall be of a design and installation that does not create a blockage to stormwater runoff drainage. Spacing between vertical panels or other means shall be provided.
- Where private property lots lie within the immediate vicinity of mitigation prescribed burn areas, consideration of non-combustible materials is encouraged.

- All fences shall comply with the Standard Building Code. The posts of each fence must be resistant to decay, corrosion, and termite infestation.

It should be noted that this information applies only to areas where the Wetland Buffer is not also encumbered by another environmentally restrictive zone (recorded conservation easement, vegetated natural buffer, Lake Powell, etc.).

Private Residential Boat Docks

There are a very limited number of private lots that have the ability to pursue a dock within all of Wild Heron. Those would be those "lake-facing" lots that do not cross a deeded CDD Shoreline Recorded Conservation Easement. Lots that meet this criterion would be required to solicit & obtain authorizations from applicable State & Federal agencies the WHPOA Architectural Review Board and the CDD.

Lots with the ability to pursue private docks typically have both VNB & WB restrictive areas within the lot. If a dock is permitted, access to the dock is limited to a 5' wide unpaved path. Walking stones with native ground cover is allowable, so long as approved by WHPOA ARB & CDD..

Required Erosion Control for Land Disturbance

Minimum erosion control measures shall be installed prior to any land disturbance activity, including land clearing and construction of buildings, pools, fences and docks.

It is the property owner's responsibility to comply with erosion control measures. Property owners must advise their contractors of the limitations & requirements of this Notice and the POA development regulations. We recommend that this Notice be made a component of any construction contracts.

Minimum erosion control for any land disturbance activities shall consist of:

- If a lot or parcel **is** adjacent to the Lake or RCE or has a VNB or WB within the lot, installation of a double row of silt fence is required to be located along or upland of the protected areas (detail attached) prior to any work.
- If a lot or parcel **is not** adjacent to the Lake or RCE and has no VNB or WB within the lot, installation of a single row of silt fence is required to be located along or within the property limits. (detail attached) prior to any work..

Placement of silt fence(s) shall be based on field surveyed delineation of property lines, VNB and WB.

These are minimum required measures: however a property owner shall utilize additional measures as may be required so as to not impact or encroach into other lots of the CDD environmentally restricted areas.

Review and Application Process

The WHPOA Architectural Review Board (ARB) process reviews & evaluates for approval any land disturbance or construction activities including land clearing, homes, pools, yard amenities, docks, fencing and landscaping within Wild Heron. Applications for ARB review are available from the WHPOA Office.

Before undertaking any land disturbance or construction activities, an application should be submitted to the WHPOA. To assist the WHPOA ARB, the CDD provides environmental review and comments of proposed work.

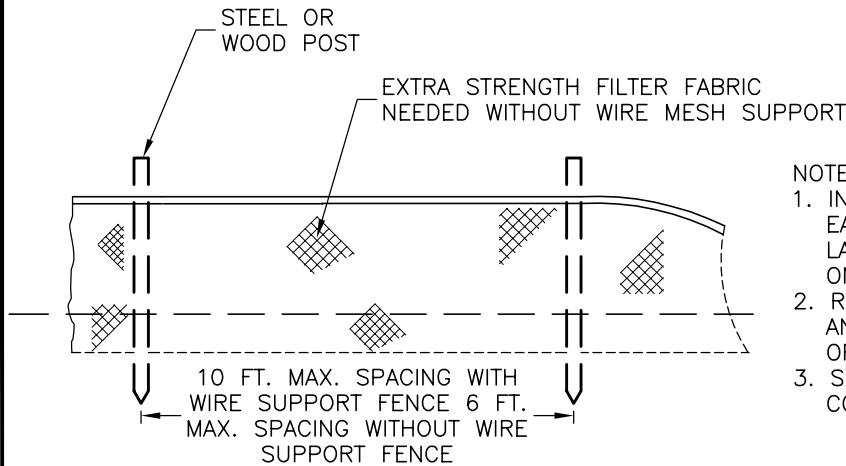
Prior to proposed purchase or construction, the CDD also provides graphic overlay sketches of specific properties upon request to assist realtors, prospective buyers, owners, surveyors, architects & contractors. These overlays identify the approximate limits of the lot, any adjacent RCE, any VNB, WB or infrastructure easement within the lot.



The protection of environmentally sensitive lands and Lake Powell are paramount to maintaining the environmental protection required by our regulatory permits and enhancing the environmental qualities of the Wild Heron community.

Thank you for your compliance to the regulatory criteria that ensure the beauty & special environmental features Wild Heron offers.

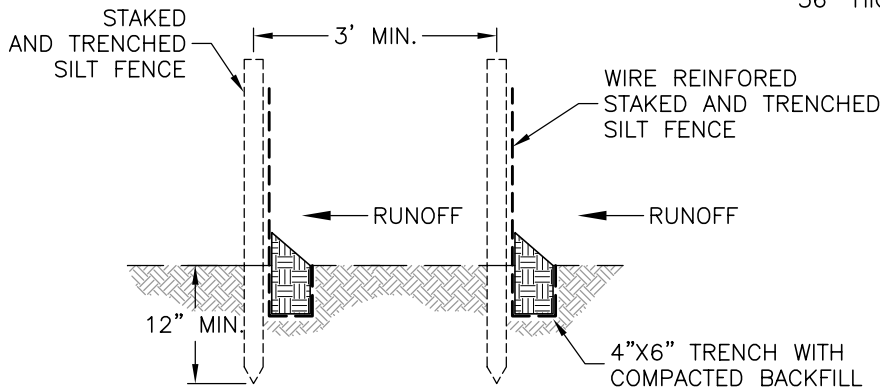
Cc: Mr. Marty Shoemaker, WHPOA Manager
Mr. Craig Wrathell, CDD Manager
Mr. Mike Burke, Esquire, CDD Attorney



ELEVATION
NOT TO SCALE

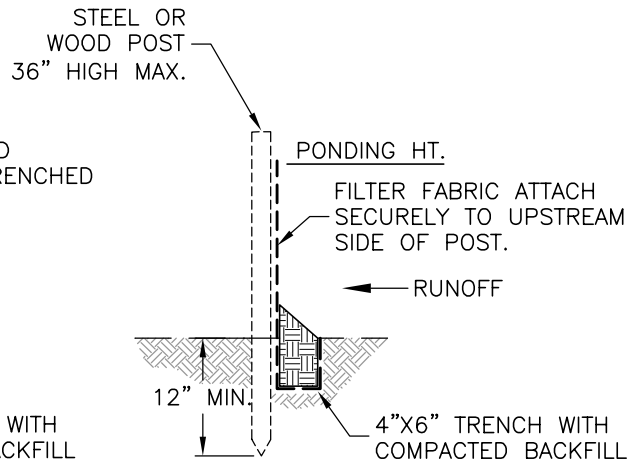
NOTE:

1. INSPECT AND REPAIR FENCE 24 HRS AFTER EACH STORM EVENT. REMOVE SEDIMENTS NO LATER THAN WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGHT OF THE BARRIER.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



DOUBLE ROW STAKED SILT FENCE DETAIL

NOT TO SCALE (REQUIRED AT ALL SHORELINE, WETLAND, RCE, VNB, AND WETLAND BUFFER AREAS)



SINGLE ROW STAKED SILT FENCE DETAIL

NOT TO SCALE

STANDARD SILT FENCE DETAIL

NOT TO SCALE

REV	DATE	BY	REVISIONS
1	25 MAR 13	REF/JHS	EDIT TEXT



**TECHNICAL
STANDARDS
MANUAL**

**STANDARD SILT FENCE
DETAIL
TECHNICAL STANDARDS MANUAL
LAKE POWELL RESIDENTIAL GOLF CDD**

CAD FILE: Ero Details
DWN BY: REF
DATE: 25 MAR 13
SHEET NO: 1 OF
DETAIL E1