

# Bluewater Bay

## Master Development Map

ADOPTED  
FEBRUARY 16, 2016

(ORIGINAL MAP DATE MARCH 28, 1977; REVISED MARCH 1985; MARCH 1990; OCTOBER 1991; JANUARY 1993; FEBRUARY 1995;  
JULY 1996; OCTOBER 1996; MARCH 1999; JANUARY 2000; OCTOBER 2001; FEBRUARY 2006, FEBRUARY 2008)

Plat Name	** Acreage	Number Of Dwelling Units	Total
Marina Cove Village PH I	11.4	21	90
Marina Cove Village PH II		22	
Marina Cove Village PH III		27	
Marina Cove Village PH IV		5	
Chacato Landing		15	
Lido Village	38	56	59
"Non-Platted" Adjacent to Lido Village		3	
Royal Oak Village	22.4	27	109
Royal Oak Village II-A		16	
Royal Oak Village II-B		3	
Royal Oak Village II-C		3	
Royal Oak Village II-D		5	
Royal Oak Village II-E		8	
Royal Oak Village III-A		5	
Royal Oak Village III-B		4	
Royal Oak Village III-C		5	
Royal Oak Villas		33	
Oaklake	17.5	41	41
Lido Estates	27.8	22	22
Fairway Lakes PH I	10.9	30	68
Fairway Lakes PH II		38	
Hidden Lakes Lakeside	25	46	130
Lakeside Condo		74	
Lakeside Condo IV		10	
Caribbean Village West	33	54	77
Caribbean Village West PH II		23	
Bluewater Bay Village 1-A (Carribean Village)	60	62	127
Bluewater Bay Village 1-B		65	
Caribbean Village 1-C	36.1	67	67
St Andrews Village North	16	30	30
Villas St Andrews	9.5	31	31
Glenlake PH I	28.5	25	44
Glenlake PH II		16	
Glenlake PH 3	3		
Millers Run	7.12	38	38
GlenEagles Green	9.1	52	52
GlenEagles Green II Amended	4.2	18	18
Caribbean Village East Unit 1	92.7	65	219
Caribbean Village East Unit 2		74	
Caribbean Village East Unit 3		80	
Indigo Village	13.4	79	79
Woodlands PH I	57	42	110
Woodlands PH II		68	
Woodlands PH IV	44.8	55	102
Woodlands PH V		47	
Field at the Woodlands	4.14	9	9
Reflections at Bluewater Bay	4.7	32	32
Turnberry Place	10.9	40	40
Turnberry Pointe	53.7	2	117
Caribbean South PH II		47	
Caribbean Village South Unit 1		68	

Plat Name	** Acreage	Of Dwelling Units	Total
St Andrews Village South I	16.8	27	27
St Andrews Village South II	50.3	116	116
St Andrews Village South III	15.8	28	28
St Andrews Village East Amended	29.4	50	50
St Andrews Village West I	13.4	20	20
St Andrews Village West II	39.5	60	60
St Andrews Village West III	26.4	40	40
Oakmont Place	12.2	45	45
Windward PH I	65	35	144
Windward PH II		25	
Windward PH III		42	
Windward PH IV		16	
Windward PH V		26	
Crossings at Bluewater Bay	6.16	29	32
"Non-Platted" Adjacent to Crossings at Bluewater Bay		3	
Parkwood Square PH I (Oakmont Place)	11.5	28	55
Parkwood Square PH II		27	
Parkwood Place at Bluewater Bay	18.5	36	116
Parkwood at Bluewater Bay		80	
Parkwood Cove at Bluewater Bay	5.9	27	27
Parkwood Court at Bluewater Bay	4.4	19	19
Parkwood Lane at Bluewater Bay	10.9	45	45
Blue Pine Village PH I	33.2	41	210
Blue Pine Village Amended		76	
Blue Pine Village PH II		23	
Blue Pine Village PH III		57	
Blue Pine Village PH IV	13		
Bungalows at Bluewater Bay	3.6	28	28
Parkwood Estates PH I	34.6	88	88
Parkwood Estates PH II	8.2	35	35
Parkwood Estates PH II - A	3.2	10	10
Parkwood Estates PH 5	29.8	43	90
Parkwood Estates PH 7		35	
Eagles Ridge	12		
Bolton's Landing (Parkwood PH III)	9.9	31	31
Village of Bolton at Bluewater Bay (Parkwood PH IV)	19.2	50	50
Magnolia Village PH I	36.6	27	126
Magnolia Village PH II		22	
Magnolia Village PH III-A		26	
Magnolia Village PH III-B		5	
Mediterranean Village at Bluewater Bay	10.9	31	31
Magnolia Lake		31	
Fairway Oaks (Magnolia Isles)	7.3	26	26
Magnolia Plantation	32.3	56	56
Magnolia Pointe	12.9	30	30
Magnolia Forest	13.6	28	54
Magnolia Forest PH II		26	
Marina Villas	0.5	18	18
Bayside Villas	2.2	24	42
Bay Villas	18		
Garden Oaks	4.2	42	42
Nicewood	2.9	36	36
Superior Residence (CM-3)	11	94	94
Golf Villas *	4	24	24
Florida Club	9.7	123	123
BWB-Magnolia #4 ***	10.28	21	21
Total			3800

\* Should be designated M per Resolution 01-199.

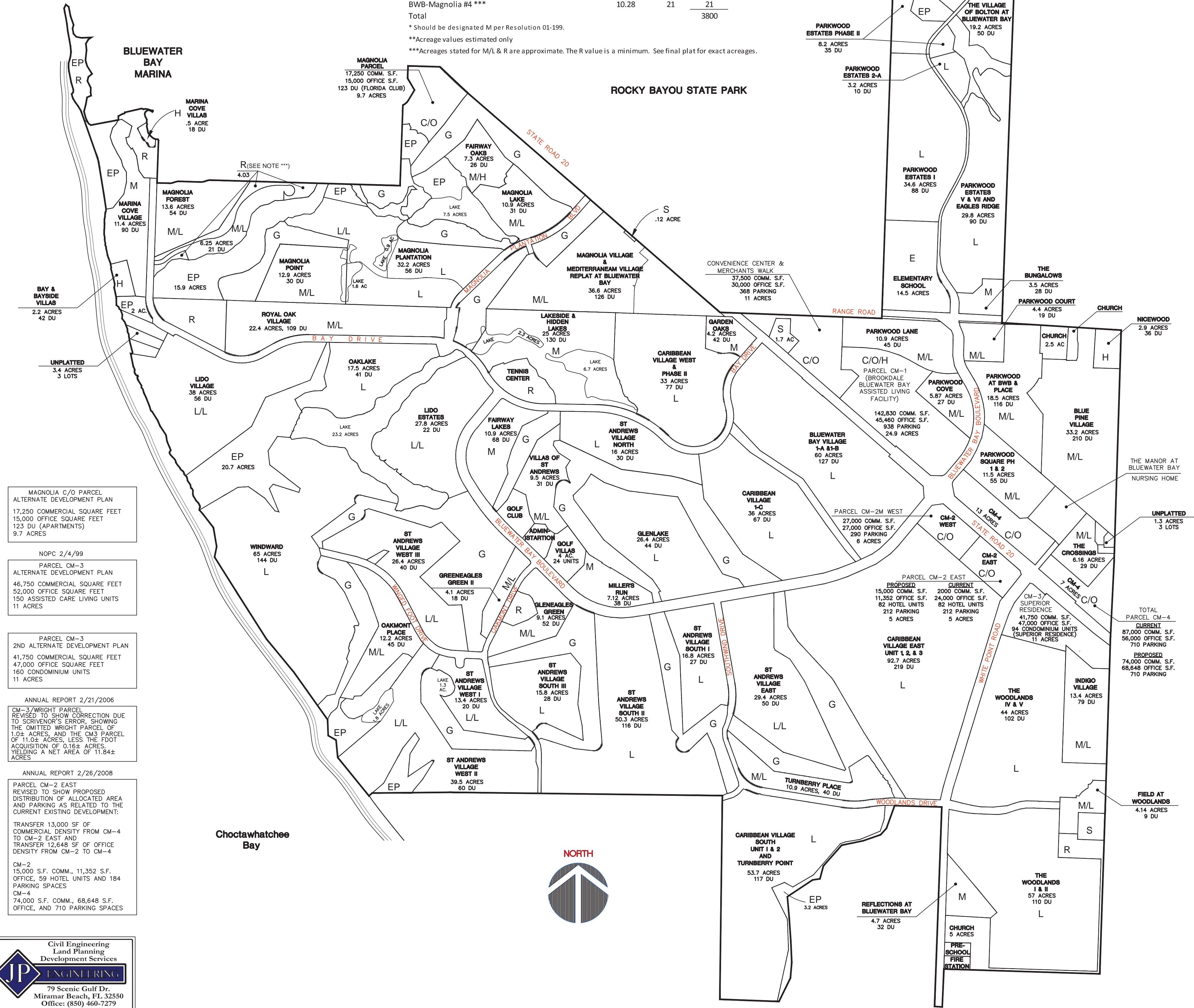
\*\*Acreage values estimated only

\*\*\*Acreages stated for M/L & R are approximate. The R value is a minimum. See final plat for exact acreages.

Okaloosa County Resolution #	Change From Previous Resolution	County DRI Authorized Residential Density
77-1		5714
90-41	(-) 1400	4314
92-15	(-) 171	4,143
93-33	(-) 347	3,796
95-48	(+) 35	3,831
96-103	(-) 37	3,794
96-109		No Change
96-116		No Change
99-39	(+) 118	3,912
00-01	(-) 35	3,877
01-199	(+) 38	3,915
06-114	(+) 169	4,084
08-188		No Change
09-220		No Change

### LEGEND

- S.F. = DENOTES SQUARE FEET
- COMM. = DENOTES COMMERCIAL
- EP = DENOTES ENVIRONMENTAL PRESERVE
- C/O = DENOTES COMMERCIAL/OFFICE
- S = DENOTES MUNICIPAL SERVICE
- E = DENOTES EDUCATION
- R = DENOTES RECREATION/OPEN SPACE
- G = DENOTES GOLF
- L/L = DENOTES 1.5 DWELLING UNITS PER ACRE
- L = DENOTES 2.5 DWELLING UNITS PER ACRE
- M/L = DENOTES 4.0 DWELLING UNITS PER ACRE
- M = DENOTES 7.0 DWELLING UNITS PER ACRE
- M/H = DWELLING UNITS 10.0 PER ACRE
- H = DENOTES 13.5 DWELLING UNITS PER ACRE



MAGNOLIA C/O PARCEL  
ALTERNATE DEVELOPMENT PLAN  
17,250 COMMERCIAL SQUARE FEET  
15,000 OFFICE SQUARE FEET  
123 DU (APARTMENTS)  
9.7 ACRES

NOPC 2/4/99  
PARCEL CM-3  
ALTERNATE DEVELOPMENT PLAN  
46,750 COMMERCIAL SQUARE FEET  
52,000 OFFICE SQUARE FEET  
150 ASSISTED CARE LIVING UNITS  
11 ACRES

PARCEL CM-3  
2ND ALTERNATE DEVELOPMENT PLAN  
41,750 COMMERCIAL SQUARE FEET  
47,000 OFFICE SQUARE FEET  
160 CONDOMINIUM UNITS  
11 ACRES

ANNUAL REPORT 2/21/2006  
CM-3/WRIGHT PARCEL  
REVISED TO SHOW CORRECTION DUE  
TO SCRIVENER'S ERROR, SHOWING  
THE OMITTED WRIGHT PARCEL OF  
1.04 ACRES, AND THE CM3 PARCEL  
OF 11.02 ACRES, LESS THE FOOT  
ACQUISITION OF 0.184 ACRES,  
YIELDING A NET AREA OF 11.84±  
ACRES

ANNUAL REPORT 2/26/2008  
PARCEL CM-2 EAST  
REVISED TO SHOW PROPOSED  
DISTRIBUTION OF ALLOCATED AREA  
AND PARKING AS RELATED TO THE  
CURRENT EXISTING DEVELOPMENT:  
TRANSFER 13,000 SF OF  
COMMERCIAL DENSITY FROM CM-4  
TO CM-2 EAST AND  
TRANSFER 12,648 SF OF OFFICE  
DENSITY FROM CM-2 TO CM-4

CM-2  
15,000 S.F. COMM., 11,352 S.F.  
OFFICE, 59 HOTEL UNITS AND 184  
PARKING SPACES  
CM-4  
74,000 S.F. COMM., 68,648 S.F.  
OFFICE, AND 710 PARKING SPACES

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