

Black Creek RV Resort

Market Research and Consultations

Environmental Services, Inc.

12605 Emerald Coast Parkway, Suite 3
Destin, Florida 32550
850.837.5377

In the past decade ecological issues have become critical considerations in land use planning. Concerns for wetlands, unique habitats, endangered and threatened species, water quality, historical and archaeological resources, and environmental contamination by hazardous materials are everyday issues that can affect a project of any size.

Todd Wilkinson, PWS, Assistant VP from Environmental Services says:

“This 372.47 acre parcel comprises uplands, bottomland hardwoods, and titi sloughs. The upland areas can best be described as pine flatwoods. Vegetation in the pine flatwoods includes sand pine (*Pinus clausa*), slash pine (*Pinus elliottii*), long leaf pine (*Pinus palustris*), southern magnolia (*Magnolia grandiflora*), yaupon (*Ilex vomitoria*), wax myrtle (*Myrica cerifera*), sand live oak (*Quercus geminate*), turkey oak (*Quercus laevis*), saw palmetto (*Serenoa repens*), catbrier (*Smilax bona-nox*) and other common ferns and grasses...

During our field review, notes were taken on the presence or absence of any threatened or endangered species. No endangered or threatened plant or animal species were noted on the property.”

David Gorin & Associates

P.O. Box 3270
McLean, VA 22102
703.448.6863

A world-class professional services company with more than 70 years of combined experience in providing expert consulting services, products, research and information to the RV park and campground industry and other segments of the outdoor hospitality and outdoor attraction business.

David Gorin, a Principal of David Gorin & Associates, says:

”I have reviewed all of the documents and planning papers you provided including your drawing of the proposed development phases, the outline land use plan, and the overall Black Creek RV Resort concept paper. In addition, as you know, I have spent several hours on the land proposed for the development of Black Creek RV Resort and also viewed the property from a boat on Black Creek...

In my view, the land and general location seem to present ideal conditions for the development of an extensive RV, cabin and tenting resort as you envision...

I concur fully with your idea of phased development over as period of years...”

MacKinnon Campground Consulting

P.O. Box 968
Murrieta, CA 92564
866.608.2267

Bob is a Certified Park Operator with extensive leadership experience in the Hospitality Industry. His 30 years of experience with the Walt Disney Company included various management assignments in both California and Florida.

Bob MacKinnon, CPO, a Principal of MacKinnon & Associates, says:

“Because of the heavily wooded nature of the site, views off-site are limited. Even the views of the highway and the residential areas are buffered. As the property is developed, there are opportunities to continue the buffering of the residential area and highway while developing scenic view opportunities within the site and along boardwalks and overlooks of the wetlands and Black Creek...

As we discussed, I think that a rustic “Florida Cracker” theme would be in keeping with the area’s historical background as well as the natural water oriented setting.”

Ron D. Beard & Associates

11203 Antler Lane
Austin, TX 78726
512.335.5508

Ron D. Beard has been in business since 1974, providing architectural, planning and interior design services for all areas of revenue-producing developments. Almost a decade ago, Ron began to focus on the RV Resort and Campground consulting business. He now devotes 100% of his practice to the designing, planning, feasibility and asset management for RV Resort and Campground clients across the entire USA. Ron also brings an understanding of the operations side of the campground business along with the related economic issues.

Ron Beard, CPO, a Principal of Ron D. Beard & Associates, says:

“The clock is ticking on “Perceived Value” in the marketplace; If upgrades and enhancements can be systematically brought on-line, then the facility will exceed the expectations of both new and returning guests...

The nature of the modern RV park is significantly different than that of a park only a few years old; the guest profile is changing, the rig requirements are changing, the required amenities are changing and the business operations are changing.”