

MARTIN COUNTY, FLORIDA

AMENDED

PRESERVE AREA MANAGEMENT PLAN

For:

Cove Royale

Section 34, Township 48S, Range 41E

Martin County

Florida

Prepared by:

EW Consultants, Inc.

Approved by/Date: _____

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.

This Amended PAMP for the Cove Royale project site has been developed in accordance with current Martin County PAMP standards and reflects the site plan changes currently for the Phase 1 portion of the project under review by Martin County. Once approved, it will replace the previously-recorded PAMP for the Cove Royale project site approved on February 25, 2019 (O.R. Book 3093, pages 280 to 289).

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1.0 GENERAL

The owner of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer of Cove Royale, successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP.

This PAMP will not be altered or amended by either Martin County or the owner/developer of Cove Royale, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Cove Royale. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

The attached Environmental Assessment developed by Ecotone Services, Inc. (2018) includes the entire ±97.06-acre Cove Royale site (Phases 1 and 2) located south of Cove Road, east of Kanner Highway in Section 34, Township 48 South, and Range 41 East. The Environmental Assessment includes an inventory of the vegetative communities at the time of development application for the entire site, as well as an analysis of the presence, potential impacts, and management provisions for wildlife on the site with special emphasis on listed species.

This amended PAMP for the Cove Royale development is necessary in order to account for the revised site plan for Phase 1 submitted to Martin County for approval as described below in Section 2.0.

2.0 ENVIRONMENTAL ASSESSMENT (by Ecotone Services, Inc., 2018)

The Environmental Assessment (EA) produced by Ecotone Services, Inc., in 2018 for the recorded PAMP includes maps and text which depict the site's location, soils, wetlands, uplands, listed species, previous impacts, and any other significant environmental features. The EA for the project reflects the site conditions prior to recent approved land clearing operations. It is included in this Amended Preserve Area Management Plan.

The key feature of the updated (December 2022) site plan for Phase 1 includes the construction of three wet retention areas replacing the previously-approved dry detention stormwater system which necessitated a shift in the roadways and lot alignment internal to the project. As such, these adjustments resulted in the elimination of a sliver of upland preserve area running north-to-south within the northwestern portion of the site; however

this preserve area still meets the 50-foot minimum width as proposed. In order to offset this impact, native upland areas have been added to the December 2022 site plan. For a comprehensive accounting of these adjustments, please refer to the Site Data Table on the submitted site plan by Conceptual Design Group, as well as the table below:

Preserve Area Phase I Table:

Previously Approved -----	38.66 ac.
- Wetlands-----	23.59 ac.
- Uplands -----	15.07 ac.
Proposed (Not Incl. SFWMD CE area)-----	38.69 ac.
- Wetlands -----	23.59 ac.
- Uplands-----	15.10 ac.
SFWMD CE portion which is less than 50' minimum width)-----	.19 ac.
Proposed (Incl. SFWMD Conservation Easement)-----	38.88 ac.

Therefore, a net gain in upland preserve area (50-feet in width minimum) of 0.03 acres is achieved in the updated site plan.

- 2.1 Location – A location map is included in the EA.
- 2.2 Soils – Soil types on the property were classified using the Soil Survey of Martin County Area, Florida, and is included in the EA.
- 2.3 Habitats – A summary of the vegetative communities which existed on the subject site at the time of the original development application in 2018 can be found in the EA.
- 2.4 Protected Species – Various listed species surveys have been conducted on-site. Details are included in the attached EA (Ecotone Services, Inc., 2018).
- 2.5 Previous Impacts - Previous impacts to the entire project site are discussed in the EA. As mentioned above, authorized clearing activities have occurred within the Phase 1 portion of the project site. Also refer to Section 7.1 for gopher tortoise relocation information within Phase 1.
- 2.6 Agency Correspondence - The attached EA by Ecotone Services, Inc. (2018) contains correspondence from various natural resources agencies.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan - All Preserve Areas, right-of-ways and easements are shown on the Cove Royale Site Plan (Conceptual Design Group), a copy of which is included in this PAMP. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; total acreage under preservation; and total acreage of the Site.

The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

3.2 Legal Recording - The final Cove Royale Site Plan will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

All Preserve Areas shown on the Phase 1 Site Plan for Cove Royale will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

4.1 Preserve Area Surveying Requirements – Each Preserve Area will be surveyed and marked with permanent capped iron rod markers, as part of the boundary survey, at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County’s GIS mapping system.

4.2 Preserve Area Boundary Survey and Signs - Preserve Areas will be posted with permanent signs. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All boundary signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the sign graphics to be used for this project are included as an Appendix to this PAMP.

4.3 Barricading Requirements - Prior to clearing of future phases, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades (not including turbidity screens) will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. Erosion control devices (e.g., silt fences) shall be constructed at least 5 feet outside the perimeter of preserve areas to prevent encroachment into the mandatory construction setback area.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of Cove Royale to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas – Activities allowed in preserve areas are bird watching and nature enjoyment.

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All vegetative maintenance of Preserve Areas will be in accordance with this PAMP for Phase 1 of Cove Royale. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: invasive plant removal,

revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1 **Invasive Vegetation Removal** – Invasive vegetation eradication efforts within the Preserve Areas will be conducted by the least ecologically-damaging method available. Such methods may include but are not limited to: hand pulling, hand spading, cutting manually or with chain saws and in-situ treatment with appropriate herbicides. No debris, plant clippings or wood scraps, shall be disposed of within Preserve Areas. In addition, all plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.2 **Revegetation** – Any revegetation which might be necessary as a result of exotic vegetation eradication or site construction activities shall consist of native plant species representative of the existing native plant communities on-site (see re-planting plan for SWM system impact areas included in this Amended PAMP). This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.
- 6.3 **Native Vegetation Removal** - Dead or diseased native plant material shall be removed from Preserve Areas at the discretion of the applicant and only upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed native plant material. No native vegetative debris shall be allowed to remain in Preserve Areas. All native dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.4 **Prescribed Burns** - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator and the Martin County Fire Marshall, they will be conducted by a certified burn manager (either a consultant or Florida Forestry Service employee) who will be responsible for obtaining all appropriate permits from State and local agencies.
- 6.5 **Hydrology** - Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.
- 6.6 **Mitigation Plan** – There are no wetland or wetland buffer impacts proposed within the Cove Royale project site necessitating mitigation activities other than the SWM system cuts which will be restored upon final grading. However, there are habitat restoration activities required by this Amended PAMP as described above.
- 7.0 **PROTECTIVE MEASURES FOR LISTED SPECIES**
- 7.1 **Gopher Tortoises** – In Florida, gopher tortoises are protected as a Threatened Species. Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which are in harm’s way are relocated in accordance with current Florida Fish and Wildlife Conservation Commission (FWC) rules. A certified gopher tortoise agent registered with the state of Florida shall supervise the relocation of the gopher tortoises on-site. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the FWC and conducted by a registered gopher tortoise agent possessing a valid relocation permit. During

clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals.

Should any gopher tortoises be seen during clearing and grubbing activities on-site, all equipment operations will be stopped and the gopher tortoises will be captured and relocated in accordance with the FWC relocation permit. Once the tortoise(s) have been relocated, equipment operation can resume.

Prior to the clearing activities within Phase 1, FWC gopher tortoise relocation permit #GTC-21-00329 was issued to KH Cove Royale, LLC authorizing the excavation of burrows and relocation of captured tortoises within the Phase 1 area. This relocation effort occurred in September of 2021, and the subsequent After-Action Report was accepted by the FWC. The Amended PAMP includes both the relocation permit and AAR email.

- 7.2 **Endemic Species** - All gopher tortoise relocation efforts will include trapping of endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corias couperi*).
- 7.3 **Relocation of Tortoises** - All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

The development will comply with the Martin County/State of Florida “Firewise” program. Details of this program can be seen on the Firewise Plan graphic included in this Amended PAMP.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of Cove Royale are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the Cove Royale to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic eradication of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 Annual Monitoring Reports -

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation eradication, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.2 Inspections - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

11.0 ENFORCEMENT

Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

APPENDICES



N.T.S.



Not to Scale

Firewise Notes

1. Thin trees on the crown (less than 10' to 15' tall).
2. Remove dead trees, uprooting stumps, and carefully clear ground within 30 feet of houses.
3. Remove dead limbs, uprooting stumps, and carefully clear ground within 30 feet of houses.
4. Remove any large overhanging limbs from trees, utility poles, water, gas, and other structures.
5. Remove any large overhanging limbs from trees, utility poles, water, gas, and other structures.
6. Instead of thinning multi-trunk trees or trees with multiple trunks, use thin or remove around any remaining trees to create a clear zone.
7. Remove dead limbs, uprooting stumps, and carefully clear ground within 30 feet of houses.
8. Remove dead limbs, uprooting stumps, and carefully clear ground within 30 feet of houses.
9. Remove dead limbs, uprooting stumps, and carefully clear ground within 30 feet of houses.
10. Select dead limbs to be removed to clear the crown of the remaining trees.
11. Select dead limbs to be removed to clear the crown of the remaining trees.
12. Installation of metal roofing or fire-resistant roof is highly recommended.
13. Installation of metal roofing or fire-resistant roof is highly recommended.
14. No primary structure or attached accessory structure shall be constructed within the 30-foot defensible zone.

Sheet 2

Preserve Sign



General Notes

1. All signs shall be subject to review with the local fire department.
2. All signs shall be subject to review with the local fire department.
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Site Data

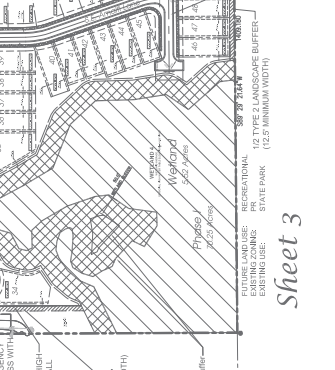
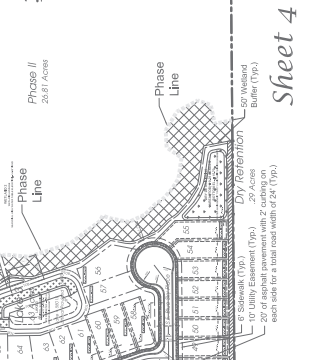
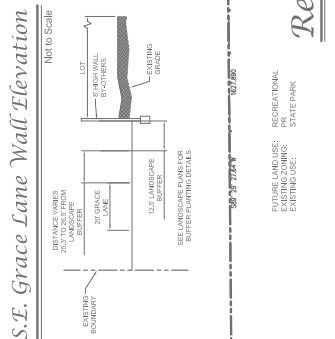
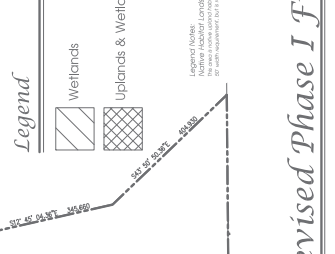
Item	Description	Quantity
1	Asphalt Paved	13,200 sq. ft.
2	Gravel Paved	13,200 sq. ft.
3	Concrete Paved	13,200 sq. ft.
4	Grass	13,200 sq. ft.
5	Native Plant	13,200 sq. ft.
6	Native Plant	13,200 sq. ft.
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25	Native Plant	13,200 sq. ft.
26	Native Plant	13,200 sq. ft.
27	Native Plant	13,200 sq. ft.
28	Native Plant	13,200 sq. ft.
29	Native Plant	13,200 sq. ft.
30	Native Plant	13,200 sq. ft.

Cove Royale PUD

Martin County, Florida

Conceptual Design Group, Inc.
 Landscape Architecture - Site Planning
 1900 West Ocean Boulevard, Suite 1904
 Fort Lauderdale, Florida 33304
 Phone: (954) 581-5222
 Fax: (954) 581-5222

Item	Description	Quantity
1	Asphalt Paved	13,200 sq. ft.
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29	Native Plant	13,200 sq. ft.
30	Native Plant	13,200 sq. ft.



Revised Phase I Final Site Plan

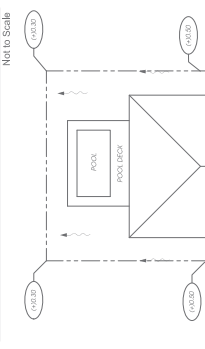
Scale: 1" = 150'

Sheet 4

Sheet 3

Cove Royale PUD
 Martin County, Florida

Typical Lot Diagram



Typical Lot Driveway



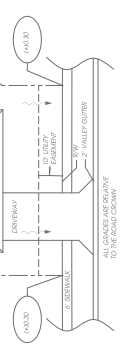
Typical Lot Street Tree



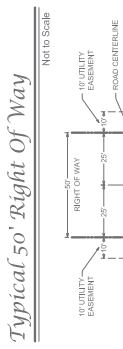
Typical Lot Firewise Detail



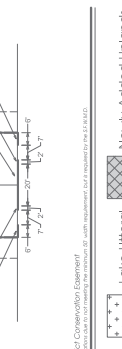
Typical 50' Right Of Way



Typical Lot Grading Plan



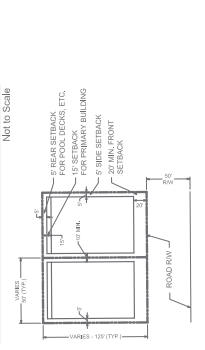
Typical Lot Grading Plan



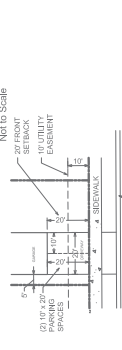
Typical Lot Grading Plan



Typical Lot Diagram



Typical Lot Driveway



Typical Lot Street Tree



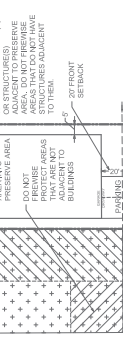
Typical Lot Firewise Detail



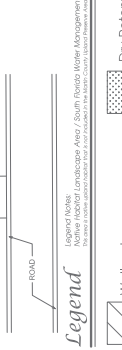
Typical 50' Right Of Way



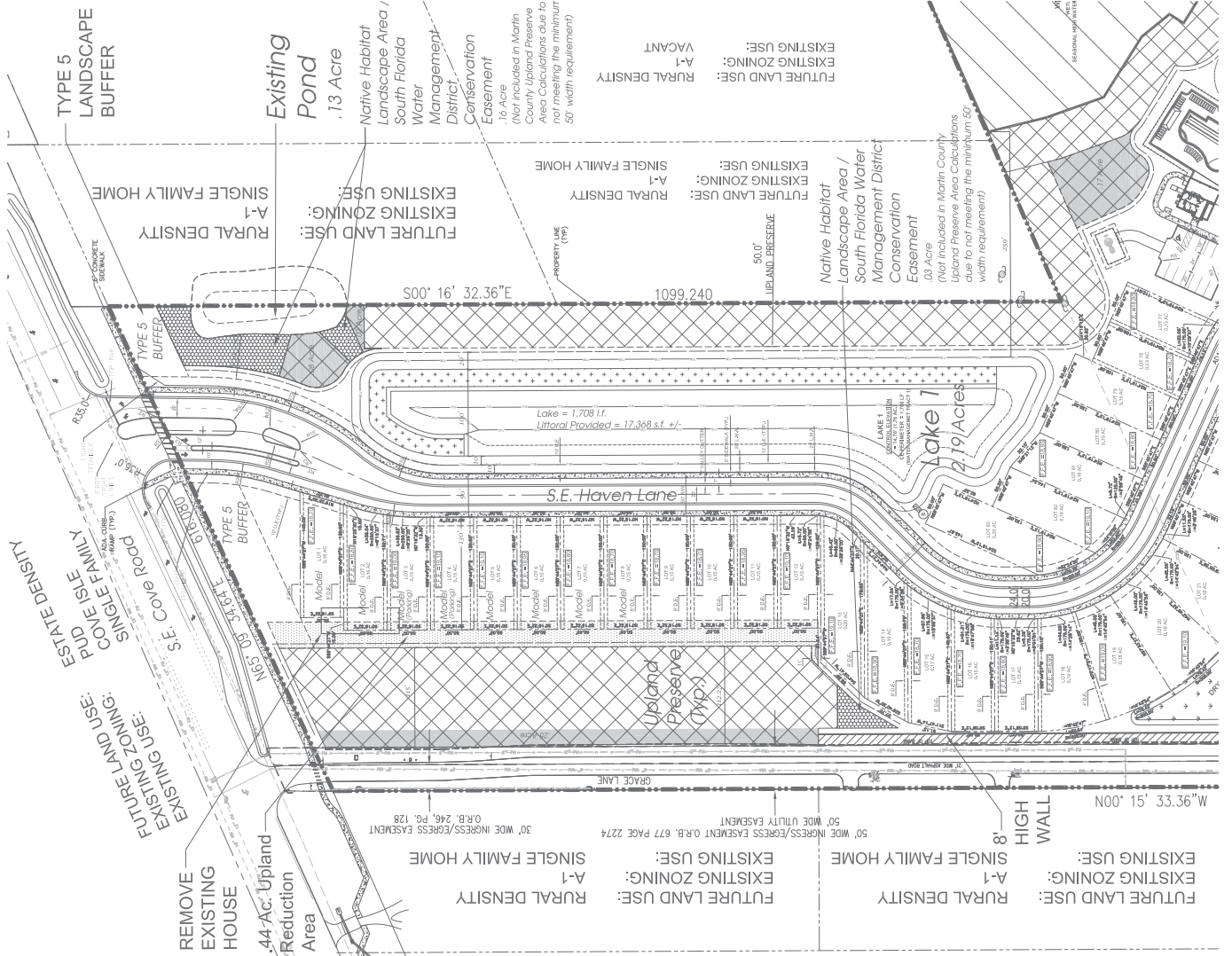
Typical Lot Grading Plan



Typical Lot Grading Plan



Typical Lot Grading Plan



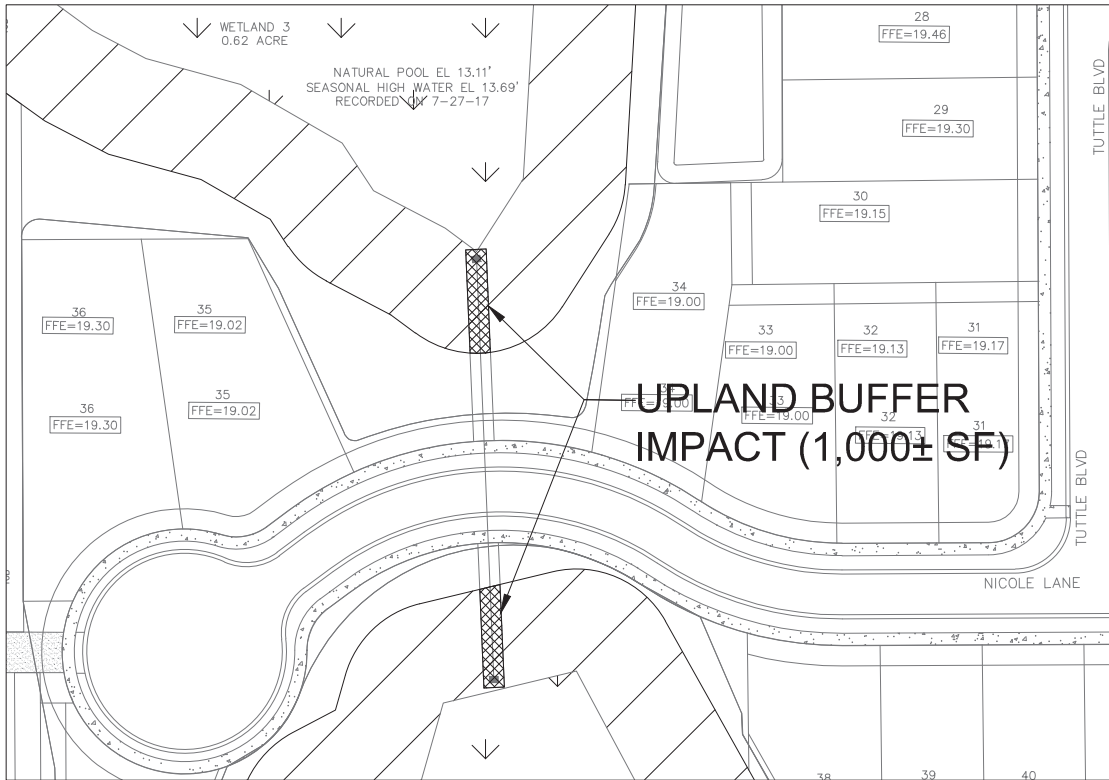
Project No.	1205002
Client	Conceptual Design Group, Inc.
Submitted Date	02/28/2023
Revision No.	1
Revision Date	02/28/2023
Revision Description	Final Site Plan
Project Location	1205002
Project Name	Cove Royale PUD
Project Address	1205002
Project City	Winter Springs, FL
Project State	FL
Project Zip	32789
Project Manager	John P. Smith
Project Engineer	John P. Smith
Project Designer	John P. Smith
Project Checker	John P. Smith
Project Approver	John P. Smith
Project Date	02/28/2023
Project Status	Final
Project Notes	

Sheet	3	of	3
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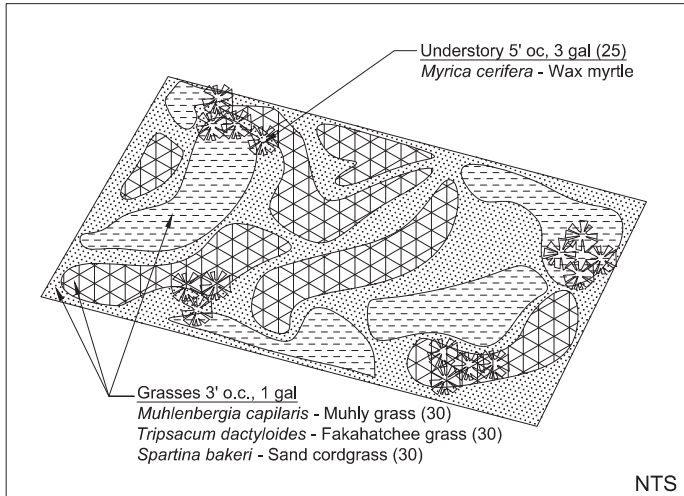


Revised Phase I Final Site Plan

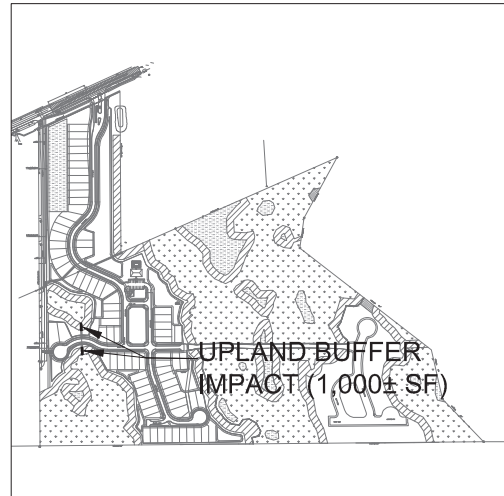
UPLAND BUFFER IMPACT



TYPICAL UPLAND BUFFER RESTORATION PLANTING PLAN



KEY MAP



NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.
MATERIAL MAY BE SUBSTITUTED WITH NATIVE LIKE MATERIAL.

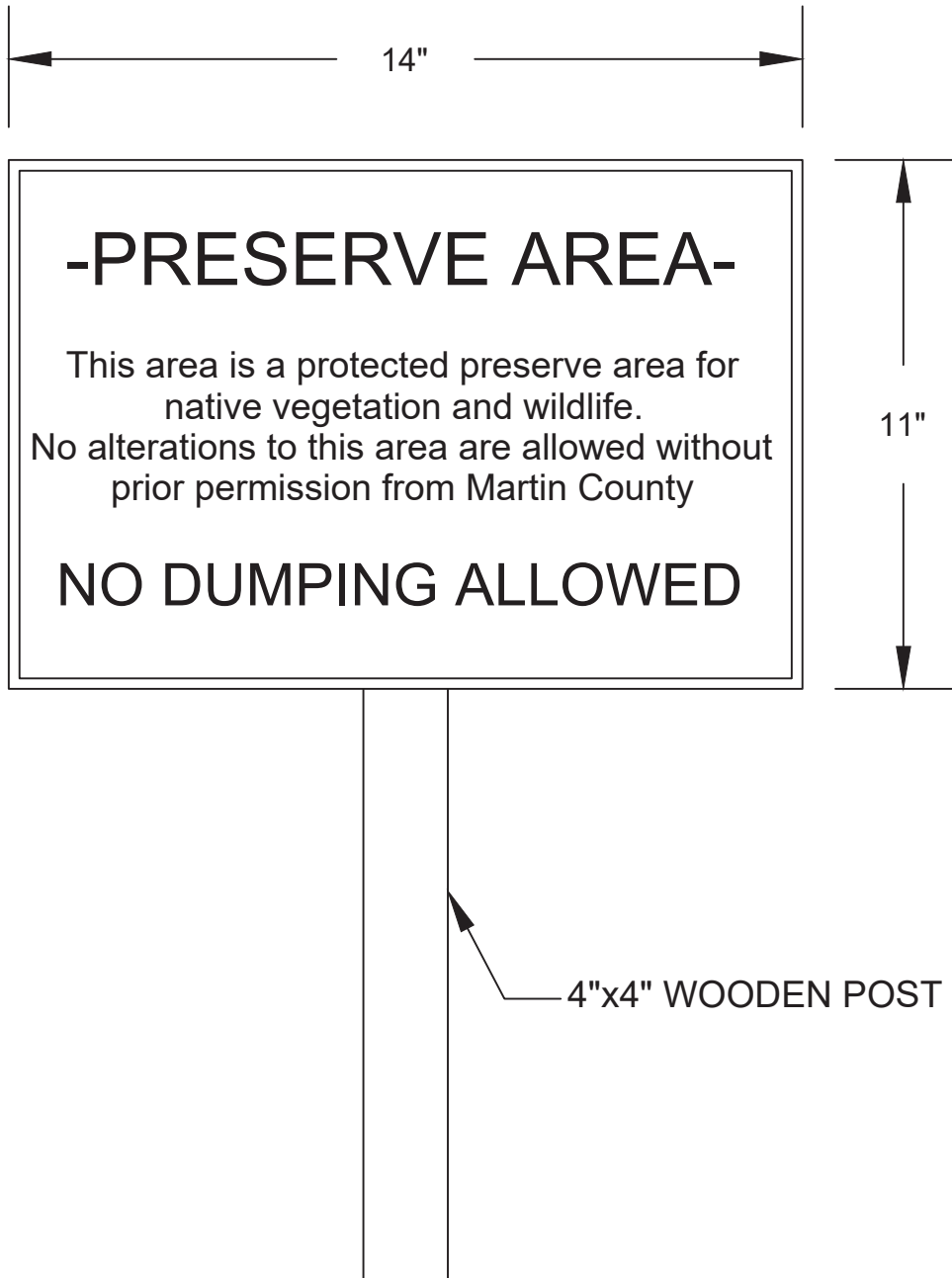
**COVE ROYALE
SWM PLANTING PLAN**

COVE ROYALE.dwg SWM PLANTING PLAN



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DEC 2021
FIGURE



PRESERVE AREA SIGN

PRESERVE SIGN STANDARD.dwg Layout1



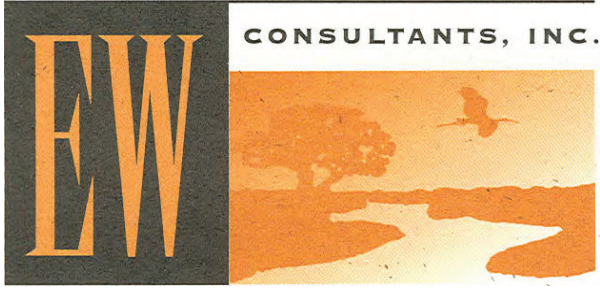
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OCT 2013

FIGURE

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Natural Resource Management, Wetland, and Environmental Permitting Services



COVE ROYALE PHASE 1

LAKE AREA MANAGEMENT PLAN

**Martin County, Florida
December 2022**

The following Lake Area Management Plan is provided for the three (3) stormwater lakes and dry retention areas within the Phase 1 portion of the Cove Royale development. It is to be used in conjunction with the attached littoral zone planting plans, the master site plan, and the engineer's construction drawings. This plan addresses standards set forth in the Martin County Excavation and Fill Ordinance.

Erosion Control and Water Management Provisions –

The operator shall use Best Management Practices (BMP's) to minimize erosion. The use of native topsoils is encouraged, especially in areas reclaimed for aquatic or wildlife habitats. Where topsoil is not used, the operator shall use a soil or growing medium, including amendments, suitable for the type of vegetative communities planned. Should washes or rills develop after re-vegetation and before final release of the area, the operator shall repair the eroded areas and stabilize the slopes.

Best Management Practices also apply to water quality within the lake so as to protect the health of the plant material. Turbid water will be kept to a minimum so that sunlight may reach the littoral shelf floor promoting submerged aquatic vegetation recruitment. The water levels within the lakes have been designed to a specific elevation. Such elevations will be staked along the littoral shelf in order to provide the plant installation contractor a reference from which to install the appropriate plant material. Should water levels within the completed lakes drop to elevations potentially harmful to the planted littoral plants, temporary irrigation will be established by using a small pump and spray-rig situated within the lake. Water from the lake will be sprayed onto the planted littoral zones as needed in order to keep such plants healthy.

Installation of Native Plant Material –

The installation of the native plant material within the littoral zones will be in accordance with approved planting plans. Planting of such material will be conducted at the appropriate time after the lake bank is sloped in accordance with the approved construction drawings. Plants are to be installed in accordance with the spacing and quantities detailed on the approved planting plans. All plant material will be of appropriate type for the soils found on site. An Environmental Professional familiar with aquatic plant installation will oversee this activity.

Maintenance of Littoral Zone Areas -

The littoral zone areas as shown on the approved planting plans will be kept free of invasive vegetation in perpetuity. All Category I and II invasive vegetation as listed by the Florida Invasive Species Council will be treated within such areas. All treatment will be through the application of the appropriate herbicide approved for use within aquatic environments. The criterion for acceptance of eradication for Category I and II invasive vegetation will be 100 percent treatment/kill and 95 percent treatment/kill for nuisance species. If initial efforts do not achieve this criterion, follow up treatments will be conducted.

Transport of vegetative debris from the lake area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris. No invasive woody vegetative material will be left in the littoral zone areas. All herbicide application activity will be conducted under the supervision of a Florida Department of Agriculture certified applicator, licensed for application of aquatic herbicides. All herbicide applied within aquatic systems on-site must be properly labeled for such use. All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation. Within the littoral zones, the areal extent of desirable native plants shall cover at least 80% of the surface area by the end of the third year after installation at which time the required Letter of Credit is eligible for release by the County upon inspection and approval.

Re-Vegetation Provisions -

Re-vegetation of the lake littoral zone areas will occur using aquatic plant species native to the region in accordance with the approved planting plans. The operator has developed a plan for the proposed re-vegetation, including the species to be planted, and the spacing of vegetation.

Lake shorelines shall be re-vegetated with a variety of native littoral zone plant species as specified in the approved planting plans. The littoral and upland transition zones will be planted no longer than 60 days after the final grade is completed and certified.

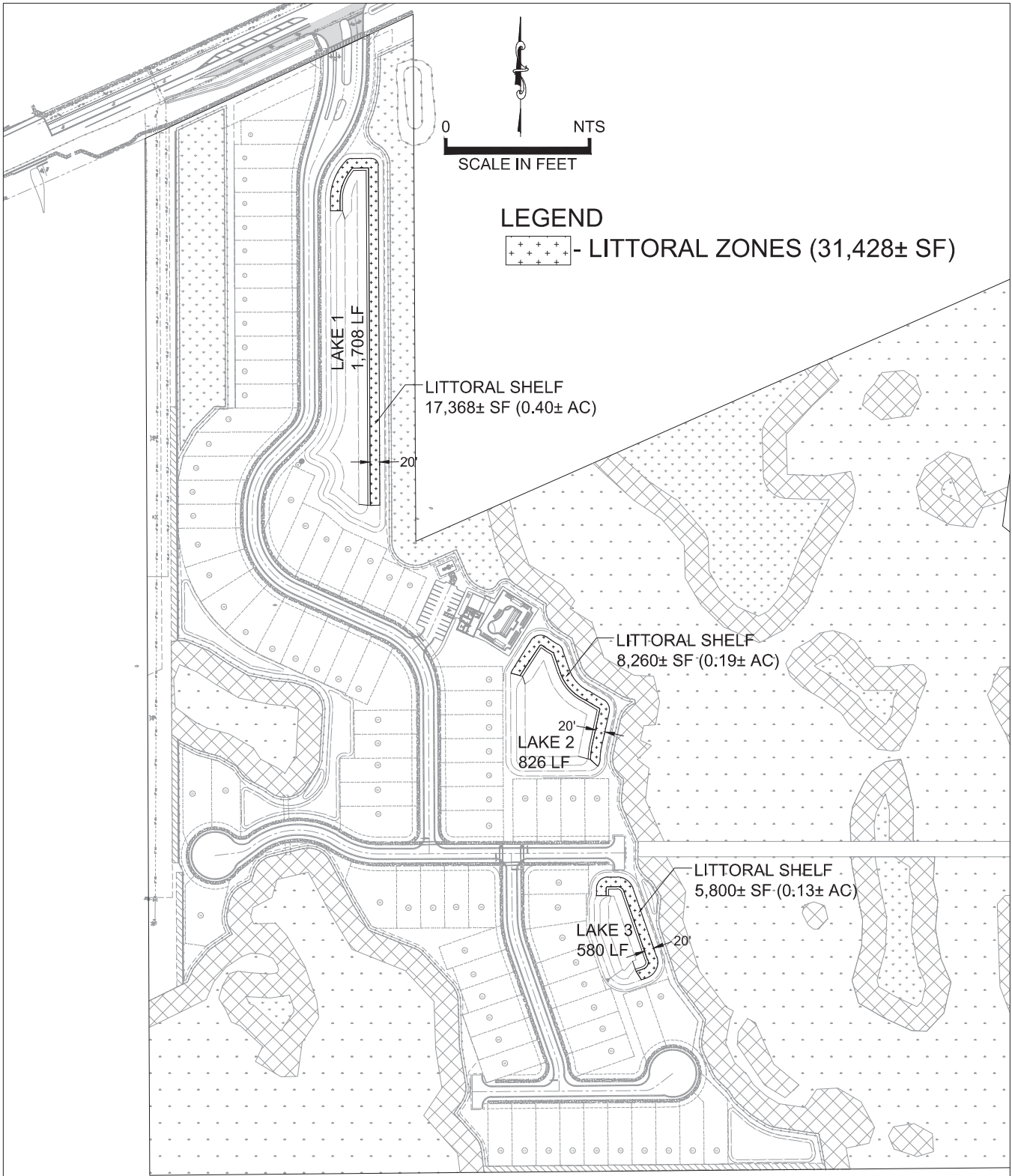
EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

No Alteration Statement -

It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Planning and Development Services Director, as applicable. It is the responsibility of the owner or property owners' association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.

Planting plans in plan-view attached



SITE PLAN BY OTHERS

COVE ROYALE

LITTORAL ZONES

COVE ROYALE Littoral.dwg LAYOUT



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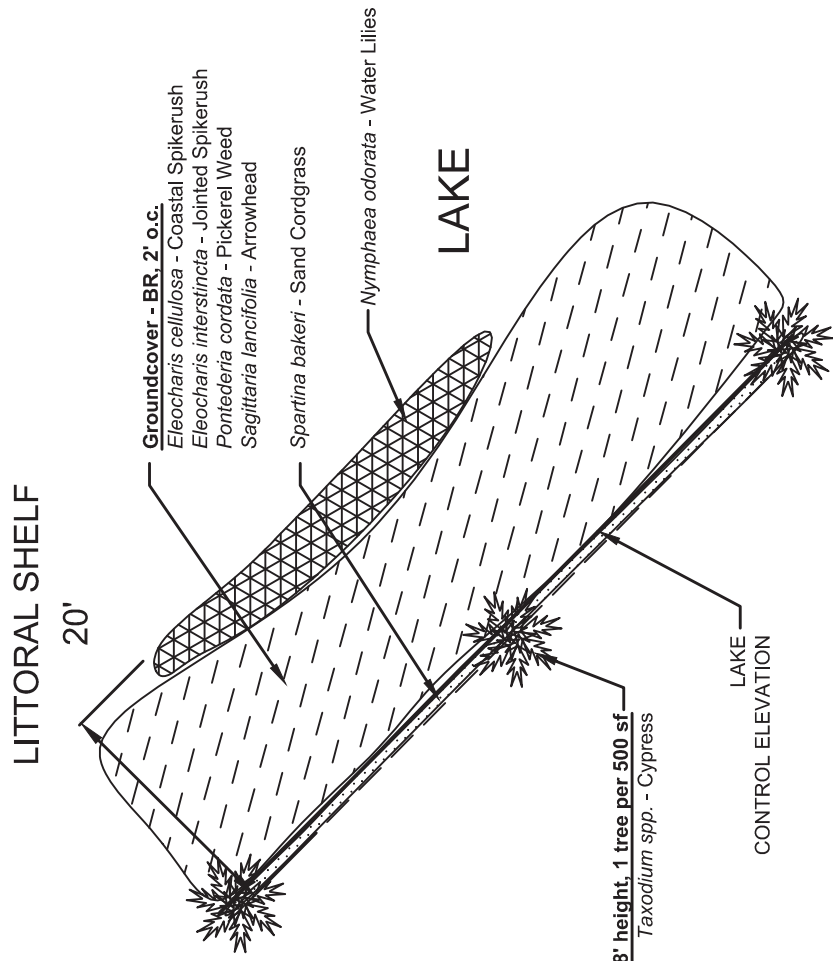
JUNE 2022

FIGURE

1

PLAN VIEW

NTS



Lake 1 (17,368+/- SF)	
Groundcover - BR, 2' o.c. (4,370)	
<i>Eleocharis cellulosa</i> - Coastal Spikerush	740
<i>Eleocharis interstincta</i> - Jointed Spikerush	730
<i>Pontederia cordata</i> - Pickerel Weed	750
<i>Sagittaria lancifolia</i> - Arrowhead	760
<i>Spartina bakeri</i> - Sand Cordgrass	730
<i>Nymphaea odorata</i> - Water Lilies	660
Tree - 8' height, 1 tree per 500 sf (35)	
<i>Taxodium spp.</i> - Cypress	

Lake 2 (8,260+/- SF)	
Groundcover - BR, 2' o.c. (2,040)	
<i>Eleocharis cellulosa</i> - Coastal Spikerush	360
<i>Eleocharis interstincta</i> - Jointed Spikerush	350
<i>Pontederia cordata</i> - Pickerel Weed	360
<i>Sagittaria lancifolia</i> - Arrowhead	330
<i>Spartina bakeri</i> - Sand Cordgrass	340
<i>Nymphaea odorata</i> - Water Lilies	300
Tree - 8' height, 1 tree per 500 sf (17)	
<i>Taxodium spp.</i> - Cypress	

Lake 3 (5,800+/- SF)	
Groundcover - BR, 2' o.c. (1,410)	
<i>Eleocharis cellulosa</i> - Coastal Spikerush	240
<i>Eleocharis interstincta</i> - Jointed Spikerush	260
<i>Pontederia cordata</i> - Pickerel Weed	260
<i>Sagittaria lancifolia</i> - Arrowhead	230
<i>Spartina bakeri</i> - Sand Cordgrass	250
<i>Nymphaea odorata</i> - Water Lilies	170
Tree - 8' height, 1 tree per 500 sf (12)	
<i>Taxodium spp.</i> - Cypress	

NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE. MATERIAL MAY BE SUBSTITUTED WITH NATIVE LIKE MATERIAL.

COVE ROYALE
LITTORAL ZONE
PLANTING PLAN



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SEPT. 2022
FIGURE
2



Gopher Tortoise Conservation
 FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
 Division of Habitat and Species Conservation
 Wildlife Diversity Conservation Section
 620 South Meridian Street, Mail Station 2A
 Tallahassee, Florida 32399-1600
 (850) 921-1031

Permittee Name: KH Cove Royale LLC Permit Number: GTC-21-00329
 Permittee Address: 105 NE 1st street Effective Date: August 2, 2021
 DELRAY BEACH, FLORIDA Expiration Date: August 2, 2022
 33445 UNITED STATES

Agent Name: Jason Hahner
 Agent Address: EW Consultants, Inc.
 1000 SE Monterey Commons Blvd. Suite 208
 STUART, FLORIDA 34996
 UNITED STATES

IS AUTHORIZED TO:

Capture and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 9 gopher tortoises greater than 60 mm CL by non-harmful means and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities at the following site.

Authorized Capture Methods:

1. Capture gopher tortoises using bucket traps
2. Capture gopher tortoises using hand shovel excavation of gopher tortoise burrows
3. Transport, marking and release of gopher tortoises
4. Supervise backhoe excavation of gopher tortoise burrows to capture gopher tortoises

AUTHORIZED LOCATION(S): 31.7-acre Cove Royale project site (T38S,R41E,S34; Latitude 27° 7' 15" N Longitude 80° 13' 58" W), in Martin County, relocated to the 4,493.8-acre Fisheating Creek Unit 9 recipient site (T40S,R30E,S13 & 24; T40S,R31E,S3-5, 7-10, 17-20 & 29; Latitude 26° 59' 25.31"N Longitude 81° 14' 49.2"W), in Glades Co., that is authorized to receive gopher tortoises under permit GTLR-21-00001.

Permittee Signature: _____

Date: _____

[Signature] 8-3-2021

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: _____

Eric Seckinger

Authorized for: _____

Eric Sutton, Executive Director

Authorizing Signature: _____

[Signature: Eric Seckinger]

Date: _____

08/02/2021

Wildlife Diversity Conservation Section

From: FWCPermits@MYFWC.com
To: Eric.Seckinger@MyFWC.com; bgrove@kolter.com; Jason.hahner; Valeria.Guerrero@MyFWC.com
Subject: After Action Report Accepted (Cove Royale)
Date: Wednesday, September 29, 2021 4:32:07 PM

09/29/2021

KH Cove Royale LLC
105 NE 1st street DELRAY BEACH, FLORIDA 33445

Jason Hahner
EW Consultants, Inc.
1000 SE Monterey Commons Blvd. Suite 208
STUART FLORIDA 34996

KH Cove Royale LLC:

The Florida Fish and Wildlife Conservation Commission (FWC) has accepted the after action report for Cove Royale, GTC-21-00329. If indicated on the after action report that all relocation activities have been completed as authorized by this permit, any remaining capacity reserved at the recipient site will be released and this permit will be voided. Please contact the Gopher Tortoise Program, Species Conservation Planning Section at (850) 921-1031 (gtpermits@myfwc.com) if you have any questions about this action.

Sincerely,

Florida Fish and Wildlife Conservation Commission



**Cove Royale
Martin County
Environmental Assessment Report**

Prepared By:
Ecotone Services, Inc.
13945 89th Street
Fellsmere, FL 32948
772-453-3339
ecotoneservices@gmail.com

Prepared For:
TUTTLE LAND DEVELOPMENT, LLC

Revised September 12, 2018

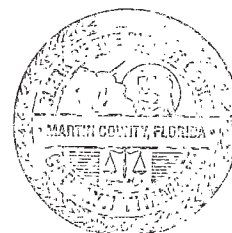


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<i>UPLAND ECOSYSTEMS</i>	4-5
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<i>RESTORATION/MITIGATION PLANTING PLAN</i>	7
<i>LISTED SPECIES</i>	7-9
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FLUCCS MAP	EXHIBIT B
SOIL MAP	EXHIBIT C
SFWMD WETLAND DETERMINATION	EXHIBIT E

COPY



**Cove Royale Property
Environmental Assessment Report
Martin County – Section 34, Township 48S, Range 41E
Revised September 12, 2018**

INTRODUCTION

The intent of this Environmental Assessment Report is to provide a preliminary assessment of natural features located within the boundaries of the subject property (assessment area) including wetlands, upland habitat, protected trees and other vegetation, and potential for listed species (flora and fauna).

The subject property is 97.06 acres in size and is comprised of vacant land that is mostly wooded with native plant communities and a large freshwater marsh wetland system that runs through the central portion of the assessment area, connecting to the Atlantic Ridge Preserve State Park to the south. The subject property is located on the south side of Cove Road, approximately 1.4 miles east of Kanner Highway, Martin County (Section 34, Township 38 South, Range 41 East). The subject property is bound to the east by undeveloped land, to the west by a private youth facility, to the north by residential development, and to the south by the Atlantic Ridge Preserve State Park.

METHODOLOGY

This Environmental Assessment Report is based on aerial (2018) photographic interpretation, review of Soil Survey of Martin County Area (USDA, Natural Resource Conservation Service, (Web Soil Survey) and field investigations. Ecotone Services, Inc. (ES) staff performed site visits on numerous occasions during 2016-2018. An aerial photograph (Scale: 1" = 400') was used to attain a general indication of the natural features of the parcel and to indicate specific points of interest. An on-site review of the subject property conditions was performed by walking transects through the site while noting plant species, ecosystems and habitats, and potential use by listed animal and plant species.

SITE CONDITIONS

The subject property is comprised of 2 undeveloped parcels that feature pine flatwoods and freshwater marsh wetlands. The condition of these ecosystems and communities are of a relatively undisturbed condition, however, exotic and nuisance plant species are beginning to have a significant impact on portions of the upland sections of the subject property. Overall, the wetland and upland ecosystems and habitats are in a healthy condition.

There are several pedestrian and apparent off-road vehicular trails on the subject property including a large 30' wide earthen access road that goes east to west through the center of the subject property. This was apparently used by previous landowners to access the eastern portion of the subject property for recreational intent, including hunting.

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Email: ecotoneservices@gmail.com



There are a couple areas of soil excavation that was probably in part used for the construction of the central access road. An approximate 40' wide swath of soil excavation is located from the west side of the access road to the south property boundary. A large spoil pile is located at the south end of this excavated area and is 10-15' tall in profile.

Please refer to the Florida Land Use Cover Classification System (FLUCCS) map included with this package.

UPLAND ECOSYSTEM

Nearly the entire upland portion of the subject property is comprised of pine flatwood community along with several pedestrian trails and the large east/west access road.

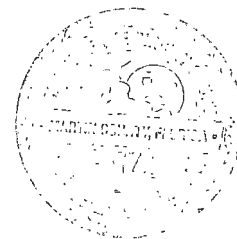
The following descriptions include the Florida Land Use, Cover and Forms Classification System (FLUCCS) incorporated by the Florida Department of Transportation (FDOT).

411 – Pine flatwoods (60.32 acres)

This FLUCCS assessment is very common in the region and constitutes the largest acreage of habitat on the subject property. Vegetation coverage is dominated by a slash pine canopy with an understory of dahoon holly, saw palmetto, galberry, and various woody exotic vegetation.

The following is a list of the dominant native and non-native plant species identified on the subject property located within this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliotti var. densa</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Dahoon holly	<i>Ilex cassine</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Saw palmetto	<i>Serenoa repens</i>	Native
Rusty lyonia	<i>Lyonia ferruginea</i>	Native
Galberry	<i>Ilex glabra</i>	Native
Wax myrtle	<i>Myrica cerifera</i>	Native
Crowfoot grass	<i>Dactyloctenium aegyptium</i>	Native
Spanish needles	<i>Bidens alba</i>	Native
Grape vine	<i>Vitis rotundifolia</i>	Native
Catbrier	<i>Smylax spp.</i>	Native
Caesars weed	<i>Urena lobata</i>	Non-native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Strawberry guava	<i>Psidium cattleianum</i>	Native
Earleaf acacia	<i>Acacia auriculiformis</i>	Non-native
Carrotwood	<i>Cupaniopsis anacardioides</i>	Non-native



8146 – Trail (1.58 acres)

This FLUCCS assessment areas consists of land that is part of a series of primitive trails used for footpaths and off-road vehicular use. The most significant trail runs from west (connecting to SE Trover Lane) to east, including the large road that crosses through the center of the large freshwater marsh wetland. Generally, there are no native or non-native plant species associated with this trail/road system as it is well used, worn, and comprised of mostly exposed soil.

WETLAND ECOSYSTEM

Wetland protection is mandated under both federal and state regulations. The U. S. Army Corps of Engineers (USACE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500, Section 404) as further defined in the ACOE regulatory program (33 CFR 320-330).

The State of Florida Department of Environmental Protection (FDEP) has established wetland identification and permitting processes at Chapter 62-330, and 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated, or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions”.

Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USACE Waterways Experiment Station Environmental Laboratory, 1987). Delineation of wetlands regulated by FDEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al, 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used as a general guide in this investigation.

This report is not to be considered a wetland jurisdictional determination.

There 6 individual wetlands located on the subject property, with the largest being the freshwater marsh that runs north and south, connecting to Atlantic Ridge State Park. Both USACE and SFWMD have performed their wetland jurisdictional determinations in 2017. In addition, USACE has issued their No Permit Required for the proposed project as no wetland impacts will occur. SFWMD (application no. 170321-S) has resolved most of the outstanding wetland protection related issues for the Environmental Resource Permit (ERP) application. At this time there are several surface water management related issues that are in the process of getting resolved so that the ERP for this project can be issued.

The following is the FLUCCS category for this assessment area:



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Email: ecotoneservices@gmail.com



641 – Freshwater marsh (35.17 acres)

This FLUCCS assessment area is comprised of 6 individual wetland areas with the largest portion including the wetland ecosystem that runs north to south through the central portion of the property and connecting to the Atlantic Ridge State Park. One of the wetlands (identified as Wetland #3) appears to be an excavated area used for fill to develop SE Trover Lane, and is currently a monoculture of cattail. Otherwise, the remaining freshwater marsh wetlands are healthy systems that have limited amounts of exotic and nuisance plant infestation. Although, significant amounts of Melaleuca is located in the north section of Wetland #1, adjacent to the existing residential development.

The following is a list of the dominant plant species identified as part of this assessment area:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
St. Johns wort	<i>Hypericum</i> spp.	Native
Pickerelweed	<i>Pontederia cordata</i>	Native
Sawgrass	<i>Cladium jamaicense</i>	Native
Duck potato	<i>Sagittaria latifolia</i>	Native
Cattail	<i>Typha</i> spp.	Native
Maidencane	<i>Panicum hemitomon</i>	Native
Red root	<i>Lachnanthes caroliniana</i>	Native
Pipewort	<i>Lachnocaulon</i> spp.	Native
Corkwood	<i>Stillingia aquatic</i>	Native
White top sedge	<i>Rhynchospora colorata</i>	Native
Carolina willow	<i>Salix caroliniana</i>	Native
Yellow eyed grass	<i>Xyris</i> spp.	Native
Pennywort	<i>Hydrocotyle</i> spp.	Native
Pond cypress	<i>Taxodium ascendens</i>	Native
Melaleuca	<i>Melaleuca quinquenervia</i>	Non-native
Primrose willow	<i>Ludwigia peruviana</i>	Non-native
Brazilian pepper	<i>Schinus terbinthifolius</i>	Non-native

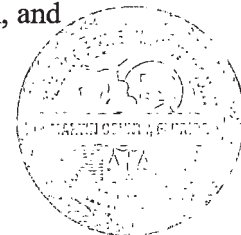
SOILS

The following are the soils and their descriptions found throughout the project site according to the Martin County Soil Survey. Please see attached Exhibit C, Soil Survey.

04 – Waveland sand: This is nearly level soil is poorly drained and in broad areas of flatwoods. The water table is at a depth of 10 inches for 2 to 4 months and at a depth of 40 inches for 6 months or more in most years. Natural vegetation is slash pine, saw palmetto, galberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland three awn, bluestem, and panicum.



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05 – Waveland sand, depressional: This is a poorly drained soil in depressions in flatwoods. The soil is ponded for 6 to 9 months in most years. The natural vegetation is St. John's wort, needlerush, pipewort, ferns, panicums, maidencane and other water tolerant grasses.

RESTORATION/MITIGATION PLANTING PLAN

Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Planting Plan prepared as part of the EA.

Native Revegetation Plant Schedule

Common Name	Botanical Name	Size & Spacing	Habitat
Wire grass	<i>Aristida stricta</i>	1 gallon; 3' on center	Upland
Sand cord grass	<i>Spartina bakeri</i>	1 gallon; 3' on center	Upland
Saw palmetto	<i>Serenoa repens</i>	1 gallon; 3' on center	Upland
American beautyberry	<i>Callicarpa Americana</i>	1 gallon; 3' on center	Upland
Myrsine	<i>Rapanea punctata</i>	1 gallon; 3' on center	Upland
Dahoon holly	<i>Ilex cassine</i>	3 gallon; 10' on center	Upland
Slash pine	<i>Pinus elliotti</i> var. <i>densa</i>	3 gallon; 10' on center	Upland
Duck potato	<i>Sagittaria latifolia</i>	Bare root; 2' on center	Wetland
Pickeralweed	<i>Pontederia cordata</i>	Bare root; 2' on center	Wetland
Spikerush	<i>Ellyiocharis interstincta</i>	Bare root; 2' on center	Wetland
Spatterdock	<i>Nuphar luteum</i>	Bare root; 2' on center	Wetland
Saw grass	<i>Cladium jamaicense</i>	Bare root; 2' on center	Wetland

THREATENED AND ENGANGERED SPECIES

The State of Florida Fish and Wildlife Conservation Commission (FWC) regulates protected species according to Rule 68A-27.001(3), Florida Administrative Code (FAC). The plant and animal species regulated by FWC are managed according to the federal Endangered Species Act of 1973. On the federal level, the U. S. Fish and Wildlife Conservation Commission (FWS) is the regulatory agency that oversees this program.

The following table is a list of potential species that may inhabit the region that the subject property is located, but do not necessarily inhabit the subject property due to historic land alterations, current site conditions, and the surrounding environment and adjacent property conditions.

A. Amphibian

Common Name	Scientific Name	Protected Species	
		State	Federal
Gopher frog	<i>Rana capito</i> (3)	SSC	



B. Birds

Common Name	Scientific Name	Protected Species	
		State	Federal
Southeastern American Kestrel	<i>Falco sparverius paulus</i> (4)	ST	
Bald eagle	<i>Haliaeetus leucocephalus</i> (3)		
Red-cockaded woodpecker	<i>Picoides borealis</i> (3)	FE	E
Wood stork	<i>Mycteria americana</i> (4)	FE	E
Everglades snail kite	<i>Rosthamus sociabilis</i> (3)	FE	E

C. Mammals

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida bonneted bat	<i>Eumops floridanus</i> (3)	FE	E

D. Reptiles

Common Name	Scientific Name	Protected Species	
		State	Federal
Florida pine snake	<i>Pituophis melanoleucus mugitus</i> (3)	SSC	
Eastern indigo snake	<i>Drymarchon corais couperi</i> (2)	FT	
Gopher tortoise	<i>Gopherus polyphemus</i> (*)	ST	T
American alligator	<i>Alligator mississippiensis</i> (1)	FT (S/A)	T (S/A)

E. Plants

Common Name	Scientific Name	Protected Species	
		State	Federal
Four-petal pawpaw	<i>Asimina tetramera</i> (3)	FE	E

*: Observed on site

FT: Federally-designated Threatened

FE: Federally-designated Endangered

FT(S/A) Federally-designated Threatened species due to similarity of appearance

ST: State-designated Threatened

SSC: Species of Special Concern



A 15% gopher tortoise burrow survey was performed in September 2017 and identified as many as 36 potentially active and inactive burrows located throughout the upland portions of the subject property. Prior to site development, a 100% gopher tortoise burrow survey will be performed and at that time determine if a permit will be required by FWC according to potential site development impacts.

Based on a September 12, 2018 telephone conversation with U. S. Fish & Wildlife supervisor Ms. Ashleigh Blackford, the project site has a lot of preservation areas (upland and wetland) that will allow for any EIS that may inhabit the subject property to move around, sustain its population, and even thrive. In addition to the on-site upland and wetland preservation areas,



Ecotone Services, Inc. 13945 89th Street Fellsmere, FL 32948 Phone: 772-453-3339

Email: ecotoneservices@gmail.com

there is abundant vacant land to the east and to the south (Atlantic Ridge State Park) that will provide significant future habitat for any EIS that may currently inhabit the project site. As a result, no Section 7 or Section 10 consultation is required for this project, nor is an Incidental Taking Permit required for this project.

Since no wetlands will be impacted for site development, and extensive upland preservation is occurring around and adjacent to the on-site wetlands, there is no expected affect on wading birds according to FWS guidelines.

There are no other listed plant or animal species identified on the subject property, and FWS and FWC have not provided concern over impact of any species other than what is discussed in this section (above).

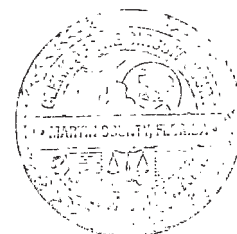
CONCLUSION

According to Martin County Comprehensive Plan, there are no wetland impacts allowed. As a result, all 35.17 acres of wetlands will be preserved on the subject property. As required by the county, 25% of the quality upland habitat must be preserved on site. There is 60.32 acres of pine flatwood habitat on the subject property, and this would result in the preservation of 15.08 acres of upland preservation. The project will provide over and above acreage towards upland preservation that totals 19.58 acres or 32% of the total upland habitat on the project site. Both the wetlands and upland preservation areas will be placed under a conservation easement and managed in perpetuity according to both the Martin County Preserve Area Management Plan and the SFWMD Wetland Maintenance And Monitoring Plan.

A 100% gopher tortoise burrow survey will be required prior to site development. If burrows are identified in the proposed development area of the subject property then a taking permit may be required from FWC and off-site relocation to a conservation bank will be required. The current cost per tortoise by the recipient site will have to be determined at the time of permitting as these fees are constantly increasing as demand for space increases.

There are no federal (FWS) listed species concerns on the project site due to the high degree of upland and wetland preservation on-site and the significant vacant and natural wooded lands on the parcels to the east and south (Atlantic Ridge State Park) of the project site.

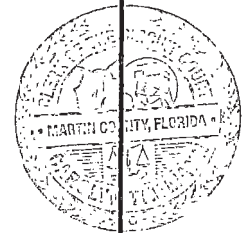
Protection of all on-site wetlands (35.17 acres), the 50' upland buffer provided around all wetlands, and the total of 19.58 acres of upland preservation will ensure that ecosystems, habitat, and wildlife protective measures will be implemented that provide the highest degree of protection and management practices.



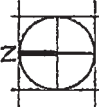
Ecotone Services, Inc. 13945 89th Street Fellsmere, FL 32948 Phone: 772-453-3339
Email: ecotoneservices@gmail.com

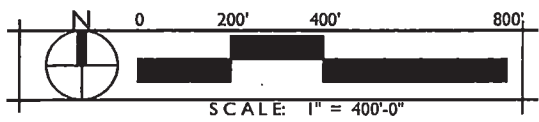
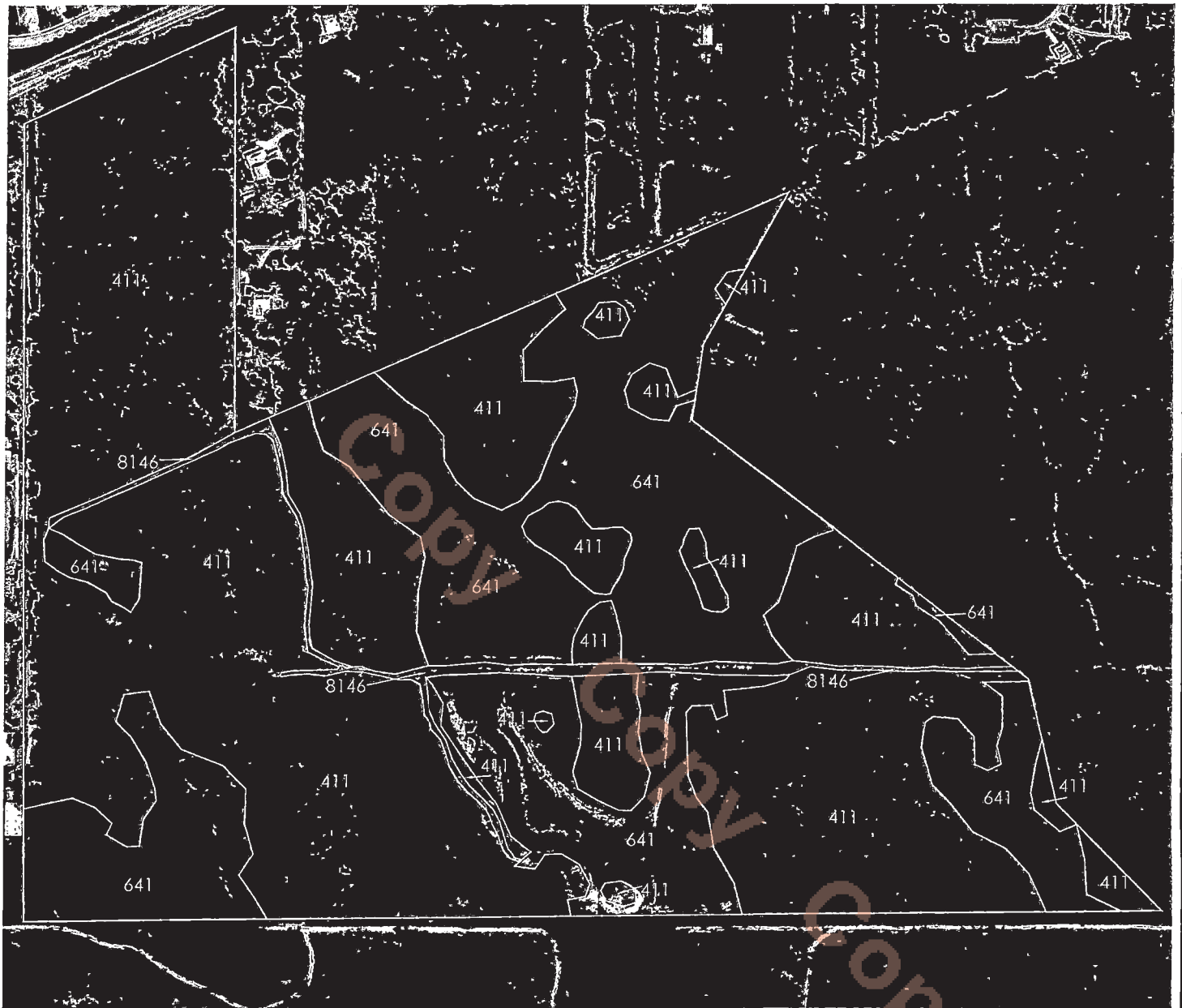


Source: Google Earth



97 AC. COVE ROAD
 PREPARED FOR BRIAN TUTTLE
LOCATION MAP

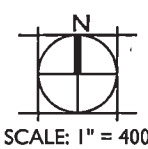
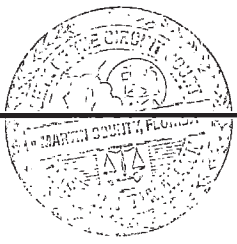

 SCALE: NTS
 DRAWN BY: Location, Soil Surveys, FLUCCS Maps.dwg
 DRAWING #
 FILE #:
 DATE: 5/29/2018



Source: LABINS.org

□□□□□S □□□□
 411 □□ine □latwood □60.52 ac.
 641 □□reshwater Marsh □□□16 ac.
 8146 □Trail □1.58 ac.
Total Acreage = 95.26

97 AC. COVE RD.
 PREPARED FOR BRIAN TUTTLE
FLUCCS MAP



DRAWN BY:
 DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg
 FILE #: XXXX
 DATE: 05/11/2018



Soil Series

04 - Waveland fine sands

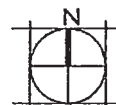
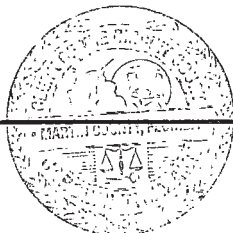
05 - Waveland fine sands, depressional

Source: USDA Soil Survey of Martin County

97 AC. COVE RD.

PREPARED FOR BRIAN TUTTLE

SOIL SURVEY



SCALE: NTS

DRAWN BY: Location, Soil Survey, FLUCCS Maps.dwg

DRAWING #

FILE #:

XXX.X

DATE:

05/29/2018



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

Delivered Via Email

April 20, 2016

Mr. Brian Tuttle
961 Hillsboro Mile
Hillsboro Beach, Florida 33062

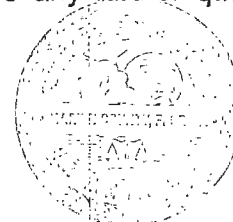
**Subject: Application No. 160322-12
Cove Road Royale
Informal Wetland Determination No. 43-00054-IF
Martin County, S34/T38S/R41E**

Dear Mr. Tuttle:

The District offers the following in response to your request for a determination of wetland boundaries located within the subject property. Site visits were conducted by District staff on April 14, 2016 and on April 19, 2016. Based on the site visits, and other site-specific information, this 95 acre site contains wetlands as defined by Chapter 62-340 Florida Administrative Code (FAC). The approximate project boundaries are identified on the attached aerial photograph. The area considered wetlands is identified by the blue cross hatching.

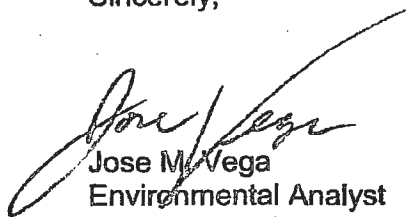
This correspondence is an informal wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

The identified wetlands and, potentially other areas of the property not jurisdictional under State rules, may be wetlands and/or other waters of the United States under federal rules. Dredging or filling in such areas may require a Department of Army (DA) permit. Receipt of a state or local government permit does not obviate the need to obtain a DA permit prior to commencing work. For more information about the DA Regulatory Program, you may access the Corps' website at: www.saj.usace.army.mil/permit/index.html. You may also contact the local Corps regulatory office for additional information, at one of the following numbers: 561-472-3517, 561-472-3506, or 561-472-3514. If you have any further questions, please contact me at (863) 462-5260 x3636.



Mr. Tuttle
April 20, 2016
Subject: Application No. 160322-12 Cove Road Royale
Page 2

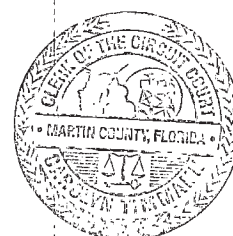
Sincerely,



Jose M. Vega
Environmental Analyst
Martin/St. Lucie Regulatory Office
South Florida Water Management District
863-462-5260 ext 3636
800-250-4200 ext 3636
3800 NW 16th Blvd. Suite A
Okeechobee, FL 34972

BC/jv- Attachments (Location Map, Soils Map, FLUCCS Map, Wetland Map)

Cc: Rick Harman - WGI
U.S. Army Corps of Engineers, Palm Beach Gardens
Shawn McCarthy – Martin County Growth Management



Mr. Tuttle
April 20, 2016
Subject: Application No. 160322-12 Cove Road Royale
Page 3

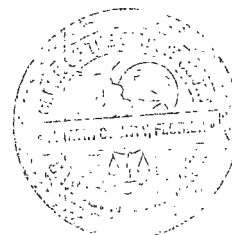
Addresses:

Rick Harman
WGI
2035 Vista Parkway
West Palm Beach, FL 33411

Rick.harman@wantmangroup.com

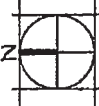

Shawn McCarthy
Martin County Growth Management Department
Martin County Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

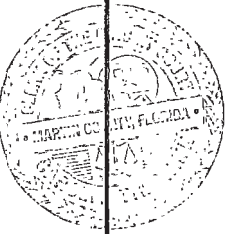
smccarth@martin.fl.us





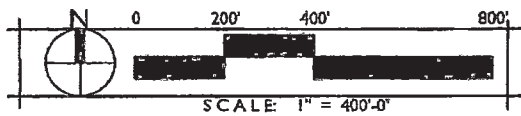
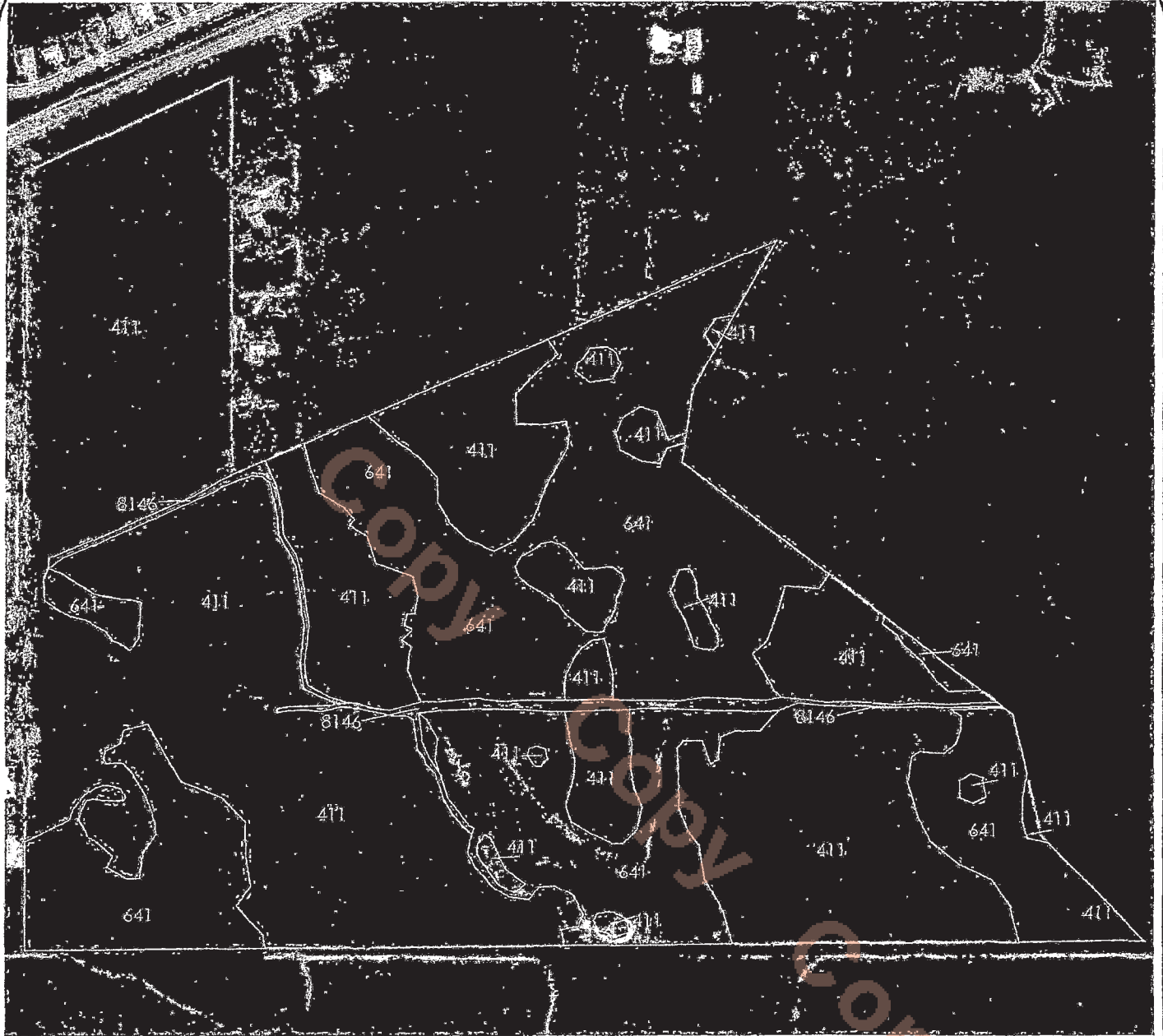
Source: Google Earth

		LAND DESIGN SERVICES DIVISION
		SCALE: NTS
DRAWN BY: RMH		
DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg		
FILE #: 2101.01		
DATE: 09/15/2016		



COVE ROYALE
 PREPARED FOR BRIAN TUTTLE
LOCATION MAP

203S VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P: (561) 687-2220 • F: (561) 687-1110



Source: LABINS.org

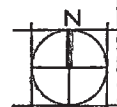
FLUCCS CODE

- 411 - Pine Flatwood - 58.59 ac.
 - 641 - Freshwater Marsh - 35.17 ac.
 - 8146 - Trail - 1.50 ac.
- Total Acreage = 95.26**

97 AC. COVE RD.

PREPARED FOR BRIAN TUTTLE

FLUCCS MAP



SCALE: 1" = 400'

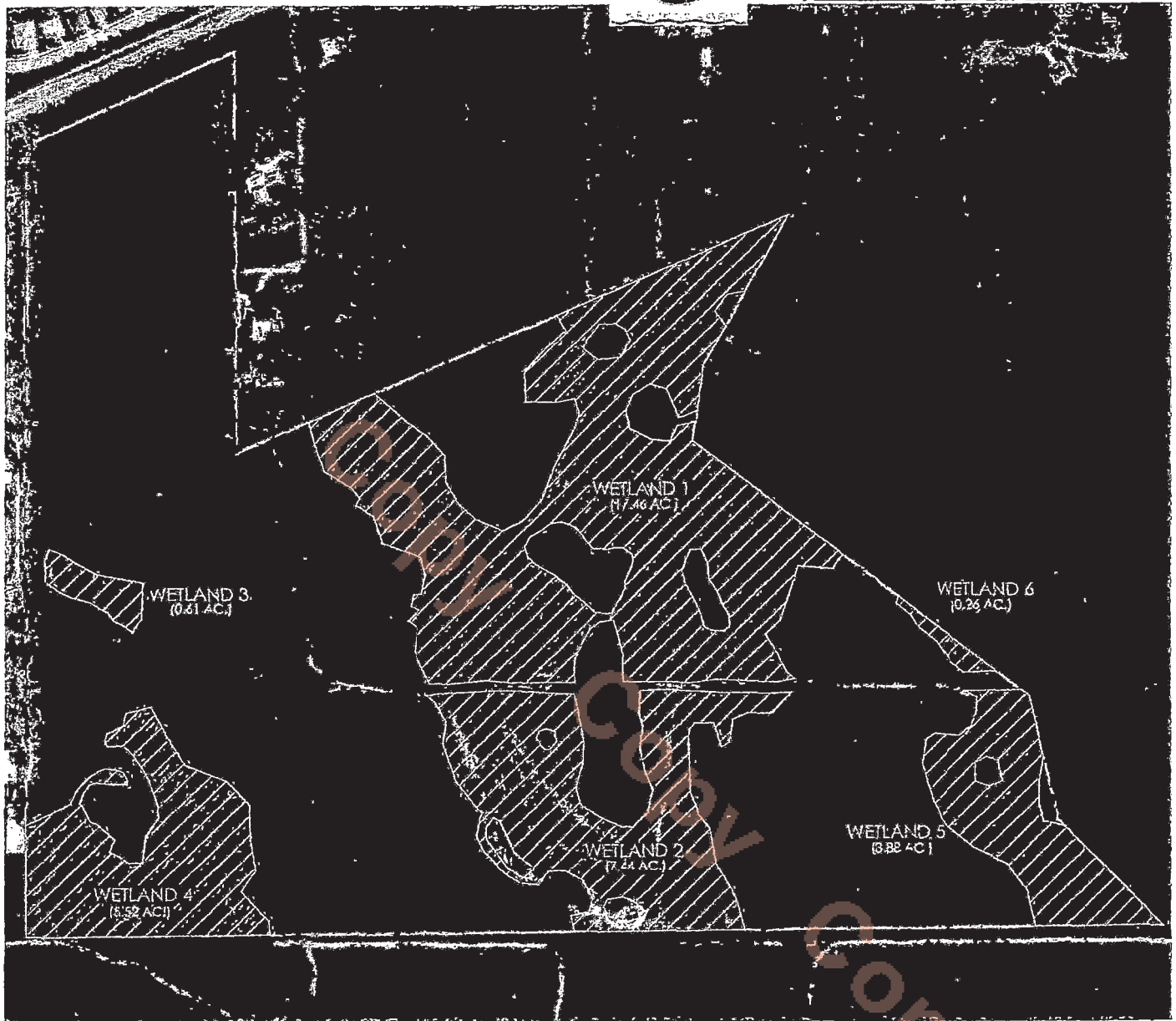
WGL

LAND DESIGN SERVICES DIVISION

DRAWN BY: RMH
 DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg
 FILE #: 2101.01
 DATE: REVISED 04/19/2016



SFWMD File: 160322-12
 Date: 4/19/16
 Reviewer: Jose Vega
 County: Martin S.34 T.38R.41



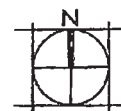
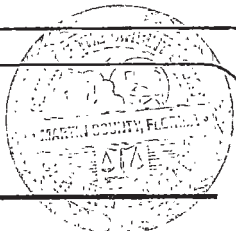
WETLAND & OSW ACREAGE	
Wetland 1	17.46 ac.
Wetland 2	7.44 ac.
Wetland 3	0.61 ac.
Wetland 4	5.52 ac.
Wetland 5	3.88 ac.
Wetland 6	0.26 ac.
Total Onsite Wetland Acreage	= 35.17
Total OSW Acreage	= 0.00

Source: LABINS.org

97 AC. COVE RD.

PREPARED FOR BRIAN TUTTLE

WETLAND BOUNDARY MAP

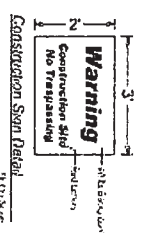
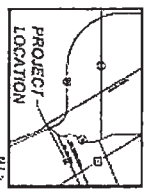
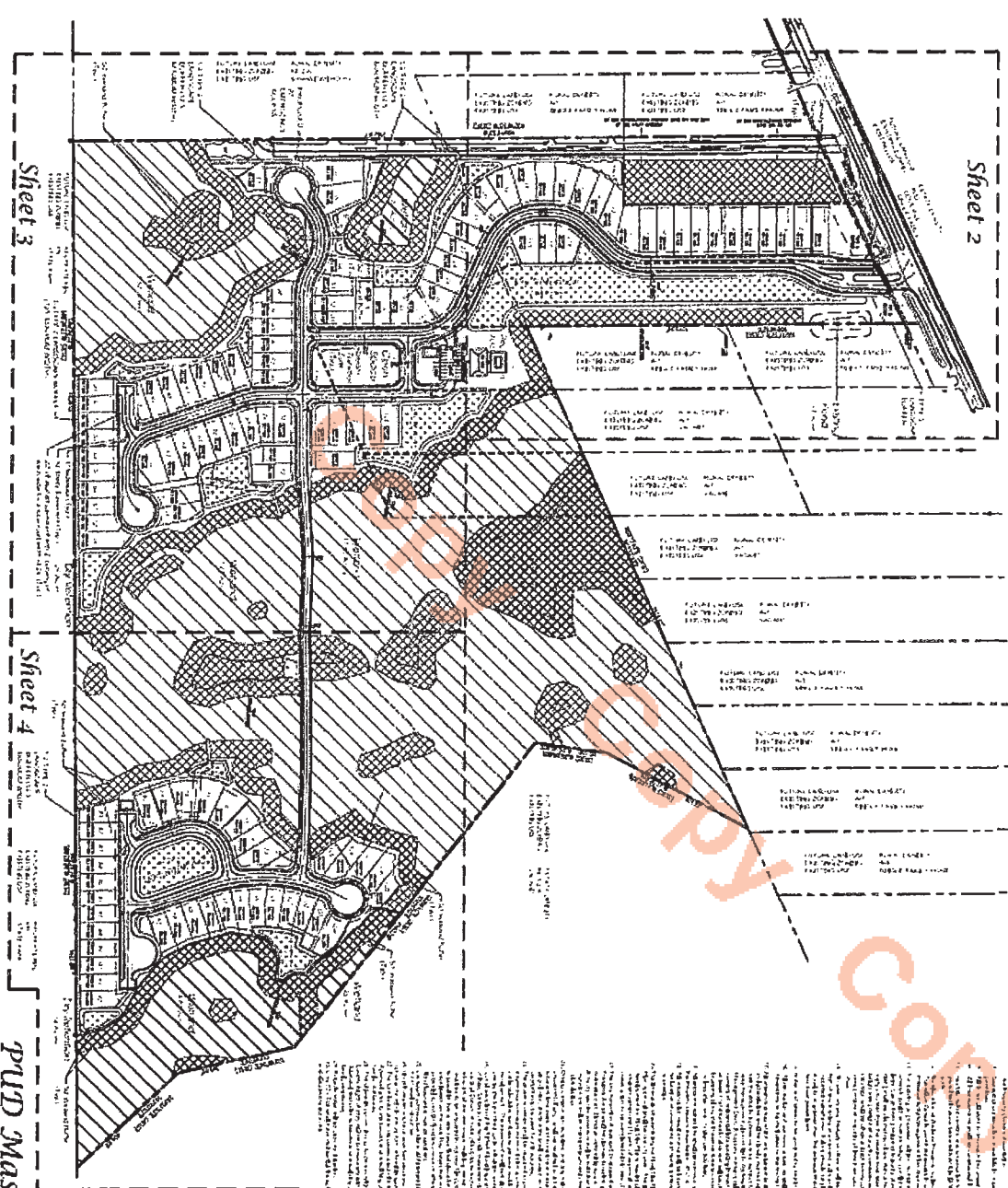


SCALE: 1" = 400'

WGI

LAND DESIGN SERVICES DIVISION

DRAWN BY: RMH
 DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg
 FILE #: 2101.01
 DATE: REVISED 04/19/2016



GENERAL NOTES

1. The site plan is based on the information provided by the applicant and the City of Denver. The City of Denver is not responsible for the accuracy of the information provided.

2. The site plan is subject to the City of Denver's review and approval. The City of Denver reserves the right to require changes to the site plan at any time.

3. The site plan is subject to the City of Denver's zoning regulations. The City of Denver reserves the right to require changes to the site plan if it is found to be in violation of the zoning regulations.

4. The site plan is subject to the City of Denver's environmental regulations. The City of Denver reserves the right to require changes to the site plan if it is found to be in violation of the environmental regulations.

5. The site plan is subject to the City of Denver's public works regulations. The City of Denver reserves the right to require changes to the site plan if it is found to be in violation of the public works regulations.

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Site Data

Item	Description	Value
1	Site Area	100,000 sq. ft.
2	Building Area	50,000 sq. ft.
3	Parking Area	20,000 sq. ft.
4	Landscaping Area	10,000 sq. ft.
5	Other Area	10,000 sq. ft.

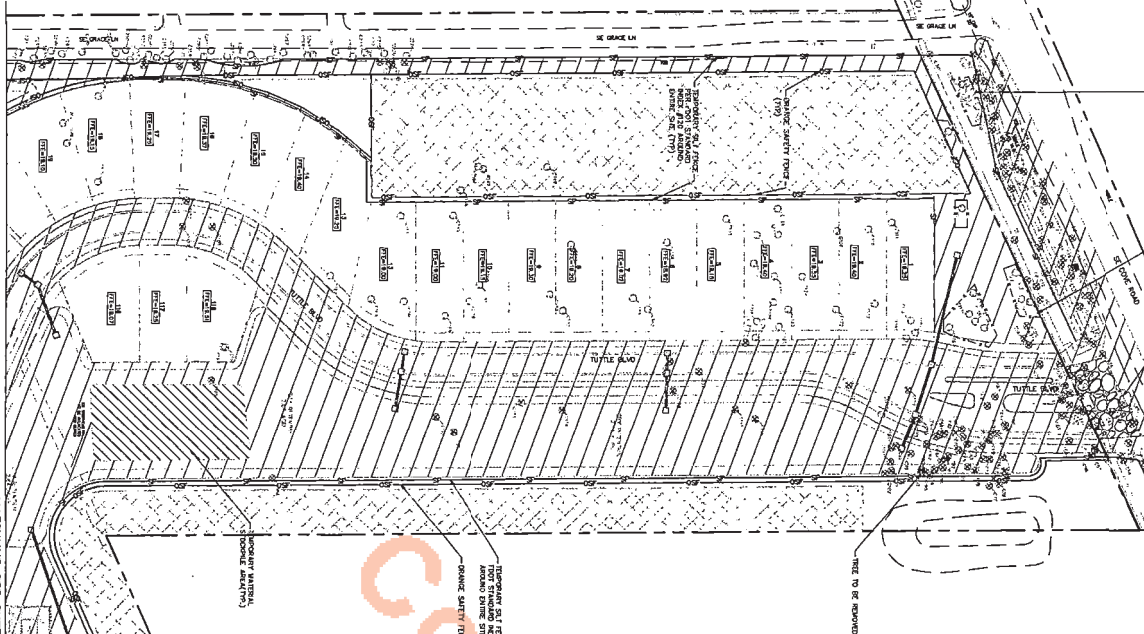
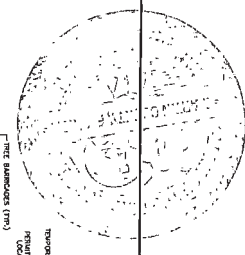


PUD Master & Final Plan



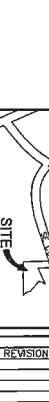
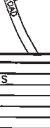
Legend

	WATER
	USURANCE & WORKING BUILD
	ON RETENTION
	SHARED



GENERAL NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO THE 1985 NORTH AMERICAN VERTICAL DATUM (NAVD).
2. PROVIDE FOR CONTROL OF EROSION.
3. PROTECT EXISTING UTILITIES.
4. PROTECT EXISTING TREES AND VEGETATION.
5. PROTECT EXISTING STRUCTURES AND EQUIPMENT.
6. PROTECT EXISTING ADJACENT PROPERTIES.
7. PROTECT EXISTING HIGHWAYS AND ROADWAYS.
8. PROTECT EXISTING AIRWAYS AND AIRSPACE.
9. PROTECT EXISTING WETLANDS AND WILDLIFE HABITATS.
10. PROTECT EXISTING HISTORIC AND CULTURAL RESOURCES.
11. PROTECT EXISTING UTILITIES AND INFRASTRUCTURE.
12. PROTECT EXISTING POWER LINES AND TELEPHONE LINES.
13. PROTECT EXISTING WATERWAYS AND DRAINAGE SYSTEMS.
14. PROTECT EXISTING FLOOD PRONE AREAS.
15. PROTECT EXISTING SEISMIC HAZARD AREAS.
16. PROTECT EXISTING AIR QUALITY SENSITIVE AREAS.
17. PROTECT EXISTING NOISE SENSITIVE AREAS.
18. PROTECT EXISTING VISUAL QUALITY SENSITIVE AREAS.
19. PROTECT EXISTING SOCIAL AND ECONOMIC RESOURCES.
20. PROTECT EXISTING CULTURAL AND RECREATION RESOURCES.
21. PROTECT EXISTING SCIENTIFIC AND EDUCATIONAL RESOURCES.
22. PROTECT EXISTING AESTHETIC RESOURCES.
23. PROTECT EXISTING OPEN SPACE AND RECREATION RESOURCES.
24. PROTECT EXISTING LANDSCAPE ARCHITECTURE RESOURCES.
25. PROTECT EXISTING ARCHITECTURAL RESOURCES.
26. PROTECT EXISTING HISTORIC ARCHITECTURE RESOURCES.
27. PROTECT EXISTING CULTURAL LANDSCAPE RESOURCES.
28. PROTECT EXISTING SCIENTIFIC MONUMENTS AND HISTORIC MONUMENTS.
29. PROTECT EXISTING NATIONAL MONUMENTS AND HISTORIC MONUMENTS.
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ENGINEERING LEGEND:

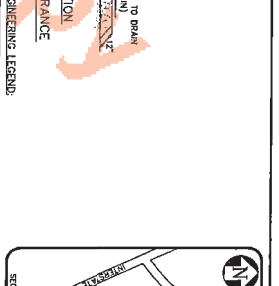
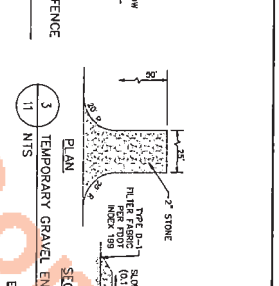
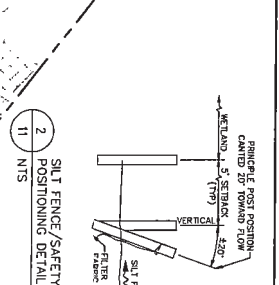
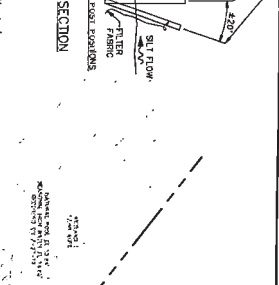
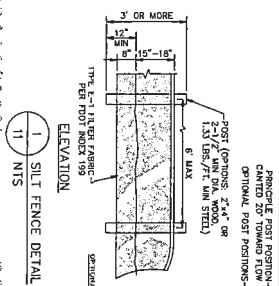
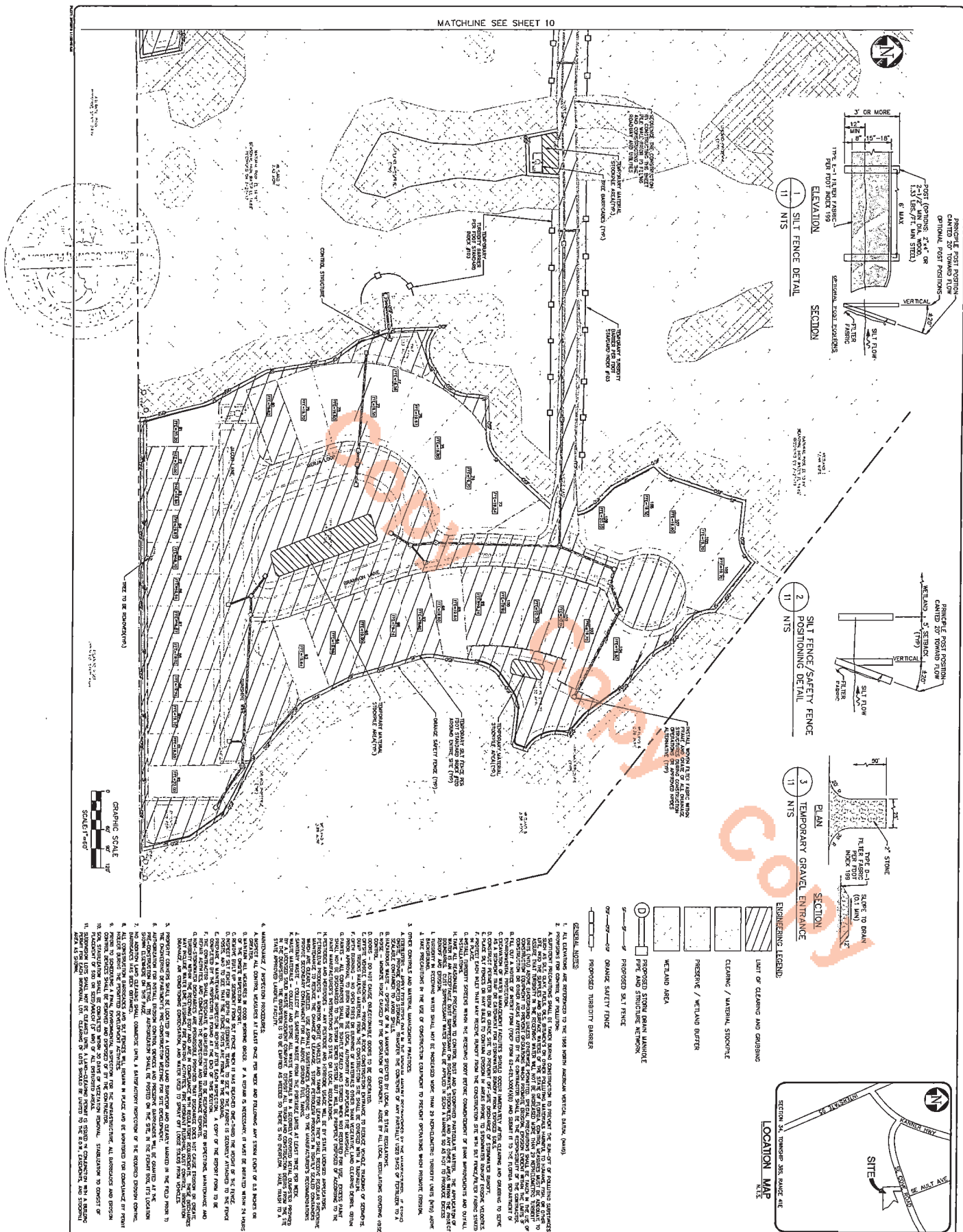
- 1. LIMIT OF CLEARING AND CRUSHING
- 2. CLEARING / WETLAND STOCKPILE
- 3. PRESERVE / WETLAND BUFFER
- 4. WETLAND AREA
- 5. PROPOSED STORM DRAIN CHANNEL
- 6. PROPOSED SILT FENCE
- 7. PROPOSED URUGGERY BARRIERS
- 8. PROPOSED SAFETY FENCE

LOCATION MAP:

REVISIONS:

NO.	DATE	REVISIONS	BY

MATCHLINE SEE SHEET 10



ENGINEERING LEGEND

- Light of clearing and grading
- Clearing / Material Stockpile
- Preserve / Wetland Buffer
- Wetland Area
- Proposed Stone Drain Manhole
- Proposed Safety Fence
- Proposed Silt Fence
- Proposed Turbidity Barrier

- GENERAL NOTES
1. ALL ELEVATIONS ARE REFERENCED TO THE 1985 NORTH AMERICAN VERTICAL DATUM (NAVD).
 2. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
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DATE	SEPTEMBER 2016
DRAWN	ACS/JM
PROJECT	ACS
CHECKED	ACS
DATE	11/26
JOB NO.	16042.02

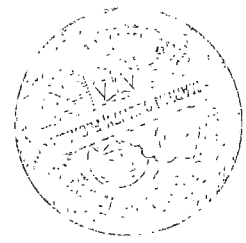
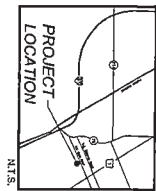
engenuity group inc.

1230 N. COMMERCE ST. SUITE 100
MARTIN COUNTY, FLORIDA 32903
TEL: 888-333-3333 FAX: 888-333-3333

COVE ROYAL
TLH 20 HUGHES LLC
MARTIN COUNTY, FLORIDA
CLEARING AND EROSION CONTROL PLAN

ADAM SWANEY, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 12345

NO.	DATE	REVISIONS	BY

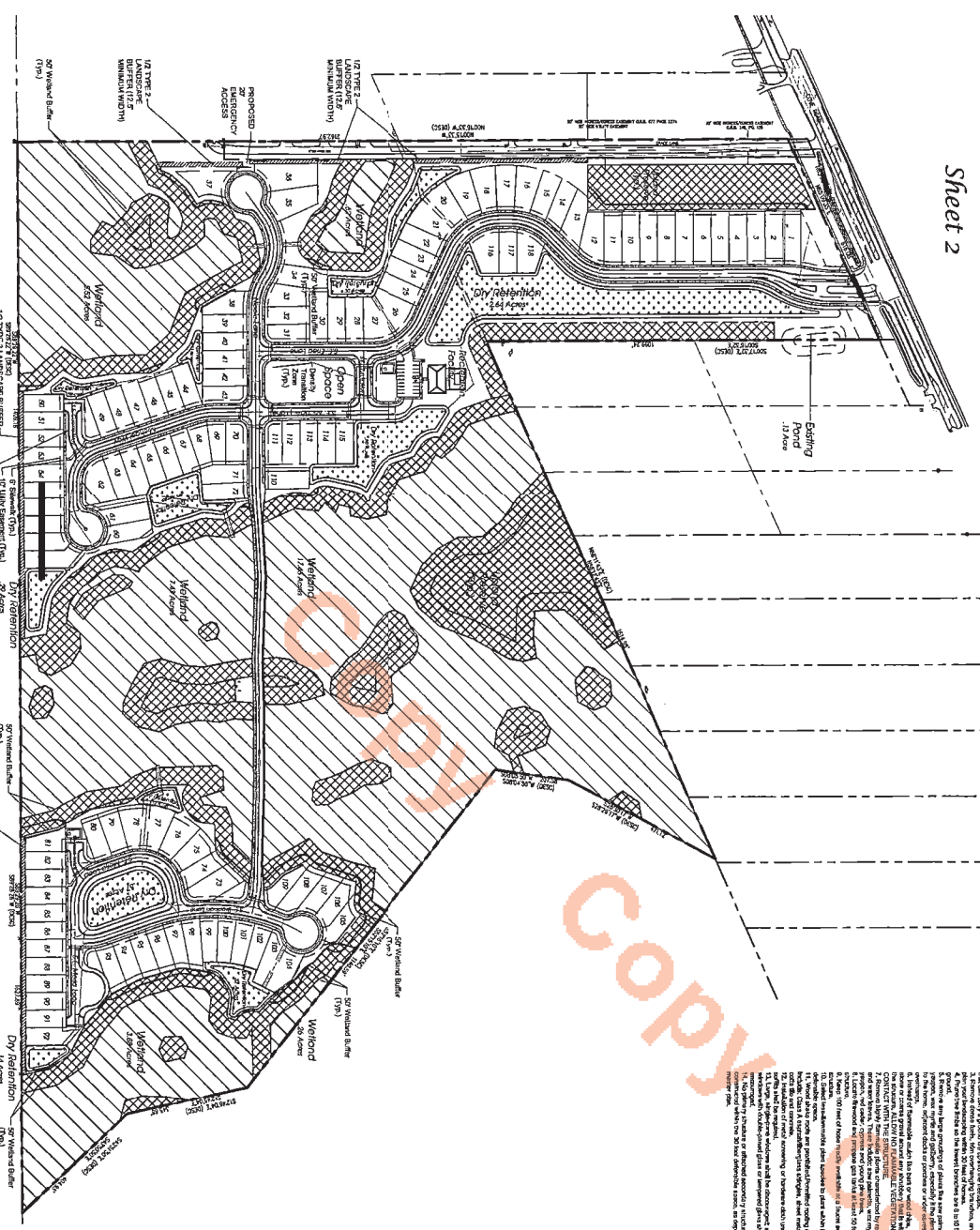


Sheet 2

Sheet 3

Sheet 4

Firewise Plan



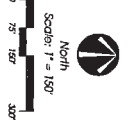
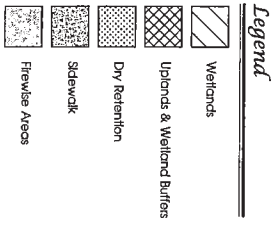
General Notes

1. This firewise plan is based on the firewise plan prepared by the firewise plan preparer and is subject to the firewise plan preparer's professional judgment.
2. The firewise plan preparer is not responsible for the firewise plan preparer's professional judgment or the firewise plan preparer's professional liability.
3. The firewise plan preparer is not responsible for the firewise plan preparer's professional liability or the firewise plan preparer's professional judgment.
4. The firewise plan preparer is not responsible for the firewise plan preparer's professional liability or the firewise plan preparer's professional judgment.
5. The firewise plan preparer is not responsible for the firewise plan preparer's professional liability or the firewise plan preparer's professional judgment.

Firewise Notes

1. This firewise plan is based on the firewise plan prepared by the firewise plan preparer and is subject to the firewise plan preparer's professional judgment.
2. The firewise plan preparer is not responsible for the firewise plan preparer's professional judgment or the firewise plan preparer's professional liability.
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5. The firewise plan preparer is not responsible for the firewise plan preparer's professional liability or the firewise plan preparer's professional judgment.

Typical Lot Firewise Detail



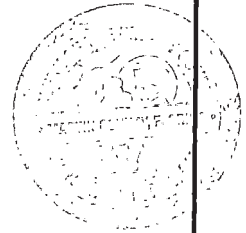
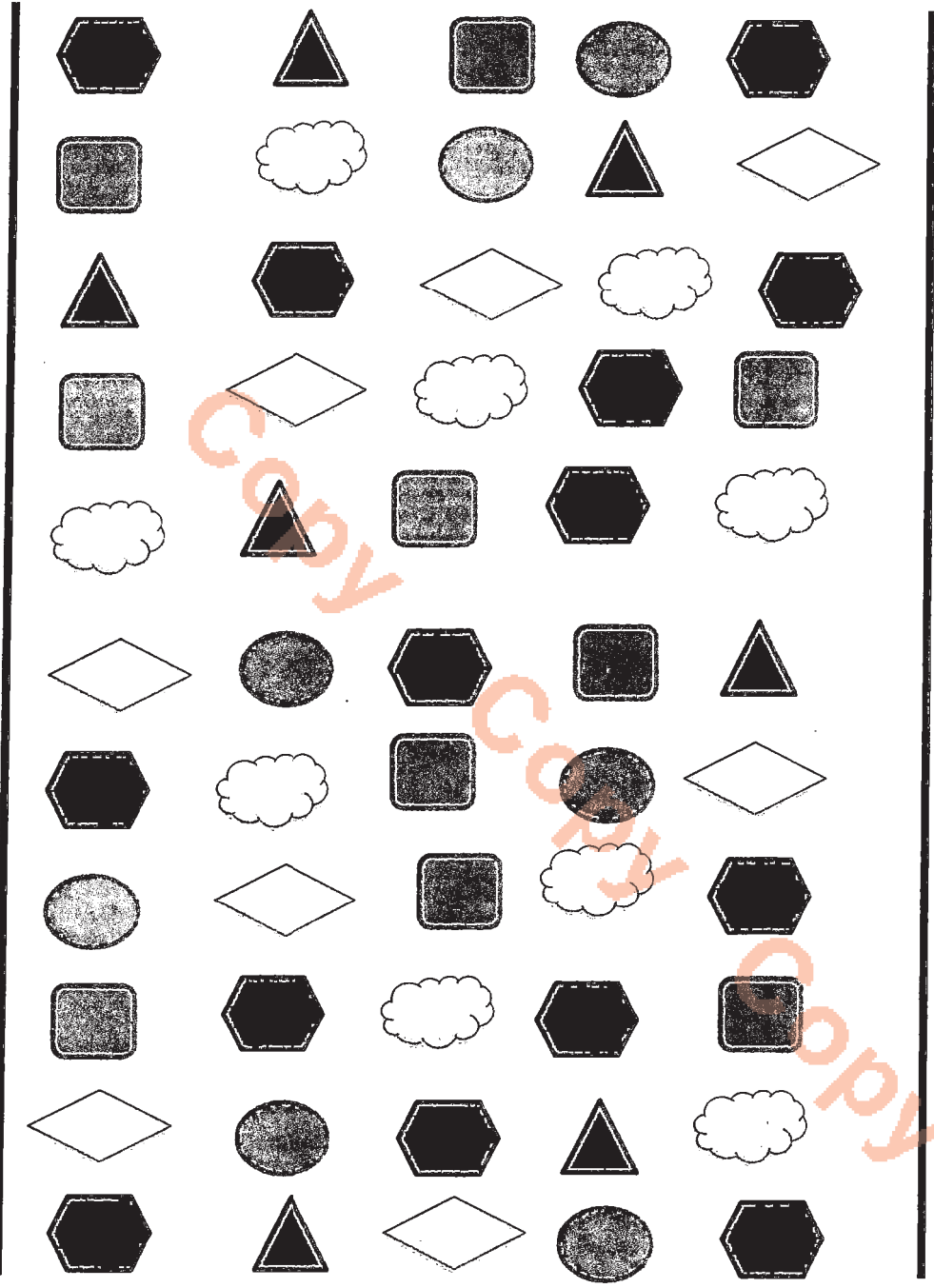
Conceptual Design Group Inc.
 Landscape Architecture • Site Planning
 900 East Green Avenue, Suite 104
 Ft. Pierce, FL 34949
 (888) 222-1424
 (888) 222-1424

Cove Royale
 Martin County, Florida

Job No.	16-0000
Project No.	16-0000
Sheet No.	11-320B
Revision	
Author/Date	
Checker/Date	
Drawn/Date	
Scale	1" = 40'



10' Width (Typical)



Ecotone Services
 13945 89th Street
 Fellsmere, FL
 32948
 (772) 453-3339

Restoration/Mitigation Planting Plan

Cove Royale, Martin County

Trees (5' o.c.): Groundcover (2' o.c.):

Project No: 100.07

Date: 10/27/2018

Drawn by: JWR
 Checked by: TTR
 Date: 10/27/2018

Scale: Not To Scale



**Cove Royale Property
Protected Species Management Plan
Martin County – Section 34, Township 48S, Range 41E
Revised September 12, 2018**

INTRODUCTION

The intent of this Protected Species Management Plan is to provide a status update with regards to the identified protected species on the subject property as a result of listed species surveys and coordination with regulatory agencies.

During the investigation of listed species survey and as part of the U. S. Army Corps of Engineers Section 404 wetland permitting process (No Permit Required issued by USACE), there were no federal protected species that will need to be addressed for protection as part of this project development and according to U. S. Fish and Wildlife Service (FWS). Gopher tortoise is a state protected species according to Florida Fish and Wildlife Conservation Commission (FWC), and is addressed as follows.

I. Gopher Tortoise

The gopher tortoise is listed as a Threatened Species in the State of Florida, and therefore, protected under regulations set forth in the Wildlife Code of the State of Florida, Chapter 39 FAC, Rule 39-4.001 and 39-25.002, as well as 39-27.

A 15% survey of on-site suitable gopher tortoise habitat within the entire survey area was performed by a registered Gopher Tortoise Agent during several days in September 2017. This survey methodology is the protocol as recommended in Ecology and Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Large-scale Development in Florida; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFC) Tallahassee, December 1987 (biologically sound methodology, Per. FGFWFC guidelines) and Gopher Tortoise Permitting Guidelines, Florida Fish and Wildlife Conservation Commission, January 2017.

The results are as follows:

Four (4) Abandoned burrows
 Thirteen (13) Potentially occupied burrows
 Calculation of 15% Area to be Surveyed
 $61.79 \text{ acres of GT Habitat} \times 15\% = 9.27 \text{ acres required to be surveyed}$
 11.27 acres of GT Habitat were surveyed for this report
 Calculation of Estimated GT Population
 $(13 \text{ Potentially occupied burrows} / 11.27 \text{ surveyed acres}) \times 0.50 = 0.58 \text{ Tortoises/Acre}$
 $0.58 \text{ Tortoises/Acre} \times 61.79 \text{ Acres of GT Habitat} = 35.8 \text{ Tortoises}$



It is estimated 36 burrows exist on the site, and that a conservation permit will be necessary if more than 10 burrows will be affected. Within 90 days of relocating tortoises but no closer than 72 hours prior, a 100% burrow survey will need to be completed and submitted to FWC for review. Tortoises will be proposed to be relocated to an approved, long term protected recipient site.

CONCLUSION

The gopher tortoise protection measures will be implemented prior to site development, including the preparation of a 100% survey, and an application for a conservation permit if required. Off-site tortoise relocation to an approved conservation site will occur as needed based on final survey results. No coordination has occurred with FWC to this point as it is not required until the 100% survey and application for permit as required.

This is the only protected state or federal species identified on the project site and as concurred by FWC and FWS.

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COVE ROYALE
15% GOPHER TORTOISE (*Gopherus polyphemus*) BURROW SURVEY
October 4, 2017

INTRODUCTION

The subject parcel is located on the south side of SE Cove Rd., approximately 1.4 miles east of Kanner Highway, Martin County (Section 34, Township 38 South, Range 41 East). The property is bound to the east by undeveloped land, to the west by a private school, to the north by residential development and to the south by the Atlantic Ridge Preserve State Park. The assessment area is 97.06 acres in size. Please see the included Location Map.

METHODOLOGY

On September 18 and 19, 2017, an Authorized Gopher Tortoise Agent visited the above referenced site to perform a site review for the presence of gopher tortoise or their burrows. The gopher tortoise is listed as a Threatened Species in the State of Florida, and therefore, protected under regulations set forth in the Wildlife Code of the State of Florida, Chapter 39 FAC, Rule 39-4.001 and 39-25.002, as well as 39-27. WGI biologists used the following methodology to review the site for the presence of gopher tortoises. WGI biologists walked the site in a serpentine search pattern covering 15 percent of on-site suitable gopher tortoise habitat within the entire survey area. Seven transect belts, each approximately 700' by 100', were inspected by three staff to cover the 15 percent minimum required for the survey. Located burrows were categorized as potentially occupied or abandoned. Potentially occupied and abandoned burrows were flagged and numbered with pink flagging tape. All burrow locations were marked on an aerial photograph of the site and GPS located. This survey methodology is the protocol as recommended in Ecology and Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Large-scale Development in Florida; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFC) Tallahassee, December 1987 (biologically sound methodology, Per. FGFWFC guidelines) and Gopher Tortoise Permitting Guidelines, Florida Fish and Wildlife Conservation Commission, January 2017.

Note: As of July 1999 the FGFWFC was reorganized and is now the Florida Fish and Wildlife Conservation Commission (FFWCC).

The following are the results of the Gopher Tortoise burrow survey.



SITE DESCRIPTION

The subject property is made up of two undeveloped parcels featuring pine flatwoods and freshwater marshes. The condition of the communities are relatively undisturbed with few exotic species present and one all-terrain vehicle trail. Two areas have apparently been excavated previously, one is a rectangular shaped wetland located along SE Trover Lane on the west side of the property. The other is a channel cut into the large wetland located in the center of the property to the south of the main road. Spoil from this channel appears to have been piled along the western edge of the wetland as there are several 10' to 15' tall mounds.

Vegetation

The following plant species exist within the extents of the survey, both native and non-native:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Slash pine	<i>Pinus elliottii</i>	Native
Live oak	<i>Quercus virginiana</i>	Native
Dahoon holly	<i>Ilex cassine</i>	Native
Cabbage palm	<i>Sabal palmetto</i>	Native
Saw palmetto	<i>Serenoa repens</i>	Native
Rusty lyonia	<i>Lyonia ferruginea</i>	Native
Wax myrtle	<i>Myrica cerifera</i>	Native
Caeserweed	<i>Urena lobata</i>	Native
Gallberry	<i>Ilex vomitoria</i>	Native
Crowfoot grass	<i>Dactyloctenium aegyptium</i>	Native
Virginia creeper	<i>Parthenocissus quinquefolia</i>	Native
Spanish needles	<i>Bidens alba</i>	Native
Broomsedge	<i>Andropogon spp.</i>	Native
Brazilian pepper	<i>Schinus terebinthifolius</i>	Non-native
Strawberry guava	<i>Psidium cattleianum</i>	Non-native

SOILS

The following are the soils and their descriptions found throughout the project site according to the Martin County Soil Survey from 1981. Please see attached Soil Survey.

04 - Waveland Sand:

This nearly level soil is poorly drained and in broad areas of flatwoods. The water table is at a depth of less than 10 inches for 2 to 4 months and within a depth of 40 inches for 6 months or more during most years. Natural vegetation is slash pine, saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland three awn, bluestem, and panicum.



05 – Waveland Sand, Depressional:

This poorly drained soil is in depressions in the flatwoods. The soil is ponded for 6 to 9 months or more in most years. The natural vegetation is St. John's wort, needlerush, pipewort, ferns, panicums, maidencane, and other water tolerant grasses.

RESULTS

WGI biologists conducted a 15 percent gopher tortoise survey on the site using biologically sound methodology as provided by FWC. Please see the Gopher Tortoise Survey Maps. The results of the survey are as follows:

Four (4) Abandoned burrows
Thirteen (13) Potentially occupied burrows

Calculation of 15% Area to be Surveyed

61.79 acres of GT Habitat x 15% = 9.27 acres required to be surveyed
11.27 acres of GT Habitat were surveyed for this report

Calculation of Estimated GT Population

(13 Potentially occupied burrows/11.27 surveyed acres) x 0.50 = 0.58 Tortoises/Acre

0.58 Tortoises/Acre x 61.79 Acres of GT Habitat = 35.8 Tortoises

The FWC upgraded the gopher tortoise listed status from species of special concern to a threatened species in September 2007. As a part of this status upgrade, a Gopher Tortoise Management Plan was devised whose goals are to improve carrying capacity on lands with existing or potential habitat, increase the amount of protected habitat, restock tortoises to protected and managed areas, and decrease tortoise mortality on lands proposed for development. These goals directed the development of a new permitting system made effective in April 2009 that no longer allows tortoise entombment and encourages the relocation of tortoises to protected, managed lands. The permitting options under the new system are as follows:

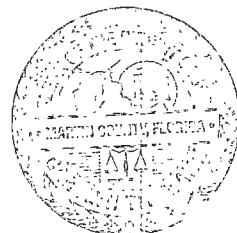
- 1.) *Activities that do not require a permit:* Activities occurring more than 25' from a gopher tortoise burrow entrance and provide suitable vegetative cover. Due to site planning constraints, impacts to the five potentially occupied burrows cannot be avoided and a permit will be required.
- 2.) *10 or Fewer Burrows Relocation Permit:* This permit is for site development activities that will impact 10 or fewer burrows. Onsite relocation does not require an Authorized Gopher Tortoise Agent (AGTA) but does require the applicant to take an online training course. Offsite relocation requires an AGTA and the recipient site must be certified as such by the FWC. The five potentially occupied burrows will be excavated and captured tortoises will be relocated to an approved long term protected recipient site under this permit track. A mitigation contribution of \$207 is required by FWC and the recipient site

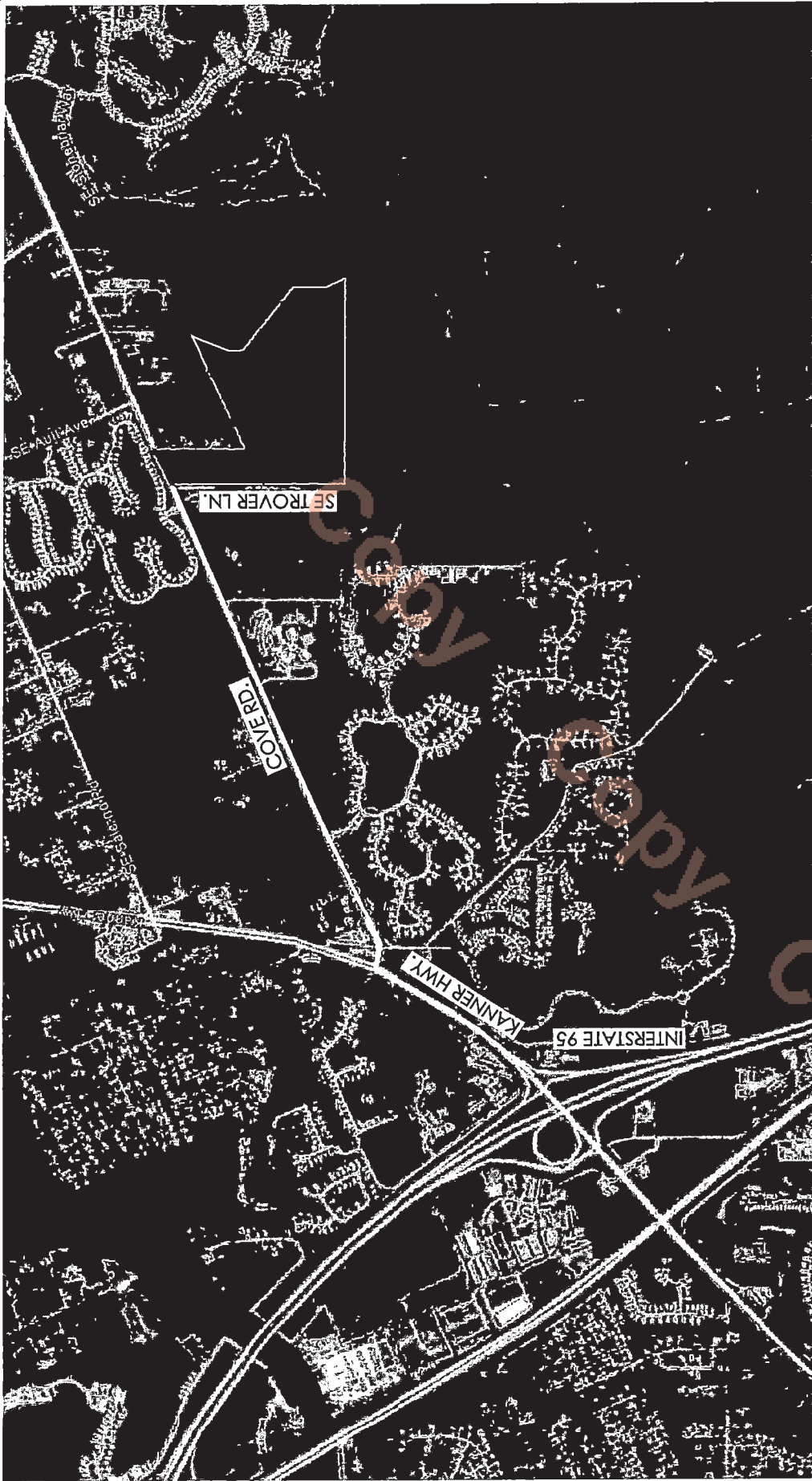


will also require a recipient site fee that is normally between \$800 and \$1,200 per tortoise.

- 3.) *Conservation Permit:* For projects where more than 10 burrows will be affected, a conservation permit will be required. An AGTA will be required to perform any of the activities permitted under a Conservation permit. These activities include relocation either onsite or offsite into three possible recipient area classes, long term protected areas, short term protected areas, or unprotected areas. These classes are determined by specific criteria set forth in the Permitting Guidelines describing size, canopy coverage, protection measures, and soils. Mitigation contributions are based on the number of relocated tortoises and the class of the recipient site. Long term protected areas are \$203 for the first five tortoises and \$305 per tortoise thereafter. Short term protected areas are \$203 for the first five tortoises and \$3,047 per tortoise thereafter. Unprotected areas are \$3,047 per tortoise.

As there is an estimated 36 burrows on the site, a conservation permit will be necessary. Within 90 days of relocating tortoises but no closer than 72 hours prior, a 100% burrow survey will need to be completed and submitted to FWC for review. Tortoises will be proposed to be relocated to an approved, long term protected recipient site.





Source: Google Earth



COVEROYALE
 PREPARED FOR BRIAN TUTTLE
LOCATION MAP



SCALE: NTS

DRAWN BY: RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

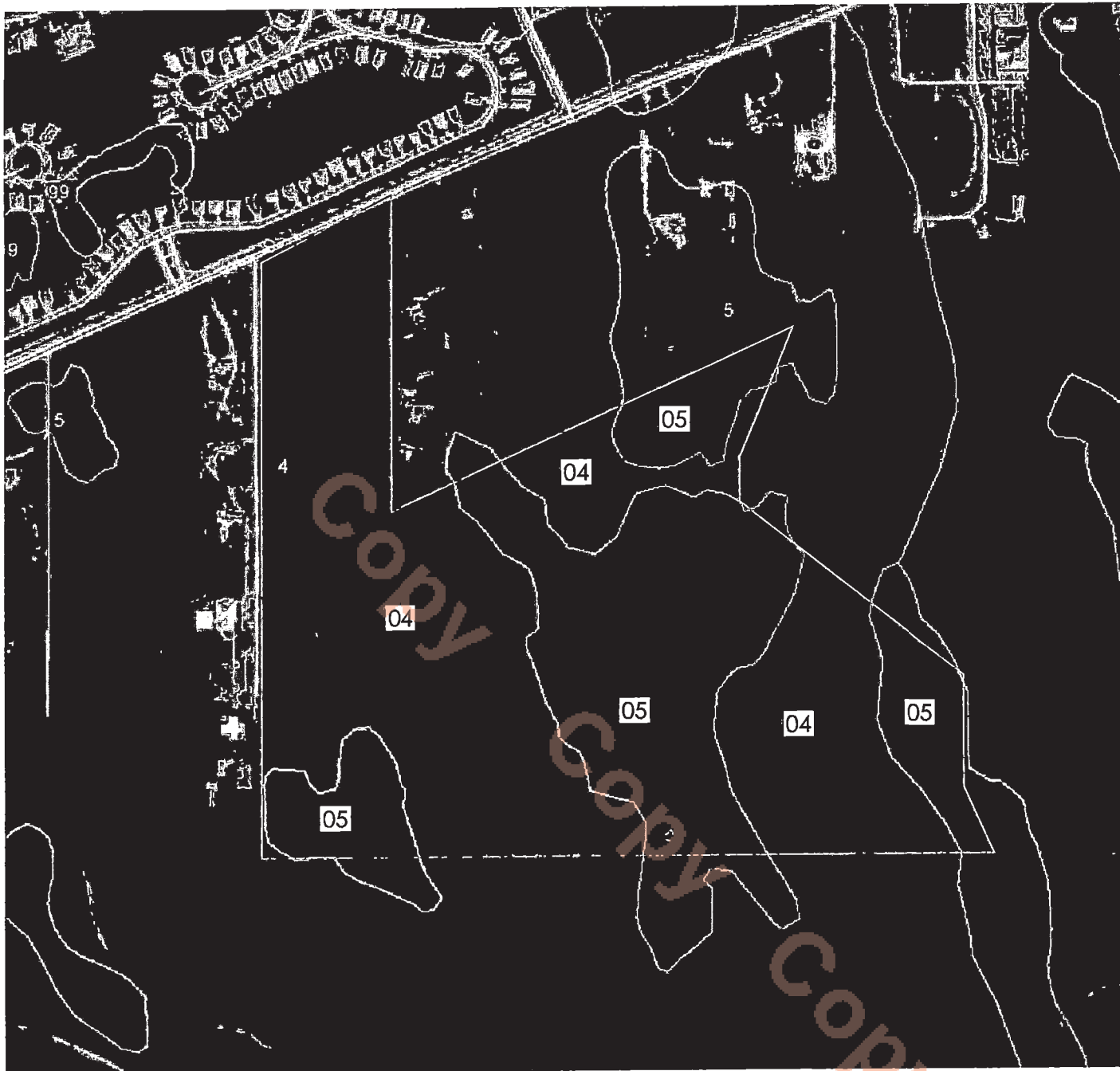
FILE #: 2101.01

DATE: 09/15/2016



LAND DESIGN SERVICES DIVISION

2035 VISTA PARKWAY • WEST PALM BEACH, FLORIDA 33411 • P : (561) 687-2220 • F : (561) 687-1110



Soil Series

04 - Waveland fine sands

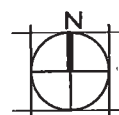
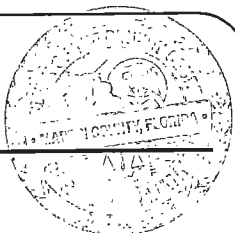
05 - Waveland fine sands, depressional

Source: USDA Soil Survey of Martin County

COVE ROYALE

PREPARED FOR BRIAN TUTTLE

SOIL SURVEY



SCALE: NTS

WGI

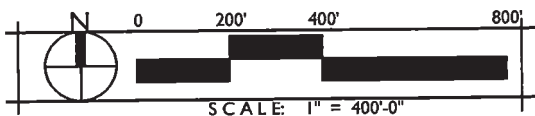
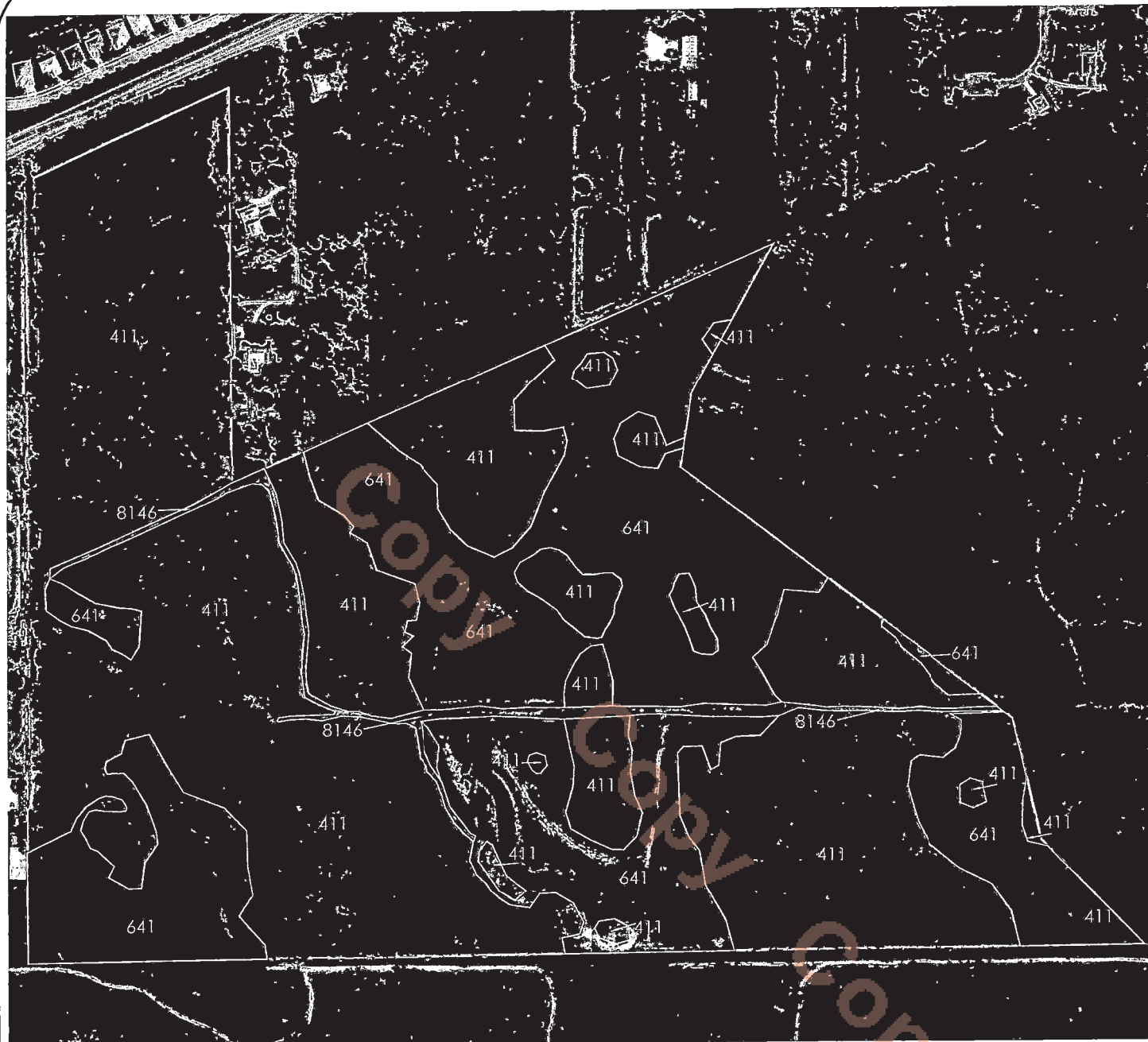
LAND DESIGN SERVICES DIVISION

DRAWN BY: RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

FILE #: 2101.01

DATE: REVISED 09/15/2016



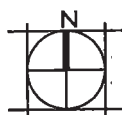
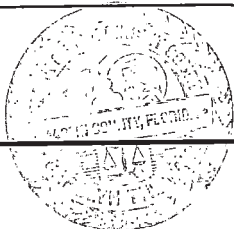
□□□□□S □□□□
 411 □□line □latwood □60.29 ac.
 641 □□freshwater Marsh □□5.19 ac.
 8146 □Trail □1.58 ac.
Total Acreage = 97.06

Source: LABINS.org

COVE ROYALE

PREPARED FOR BRIAN TUTTLE

FLUCCS MAP

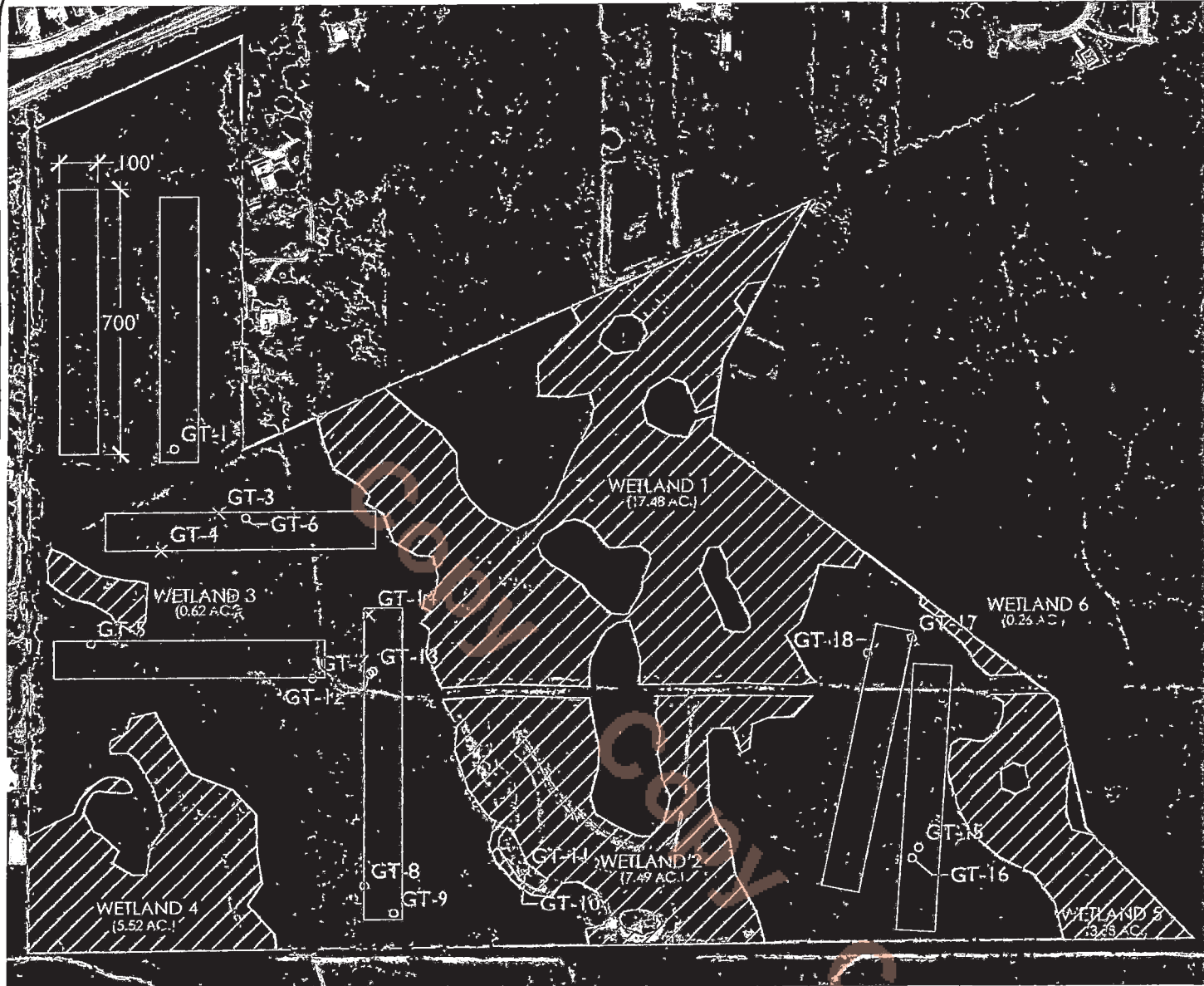


SCALE: 1" = 400'

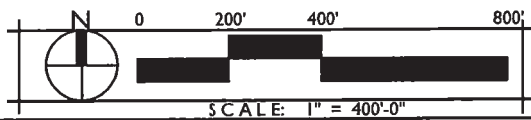
WGI™

LAND DESIGN SERVICES DIVISION

DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
FILE #:	2101.01
DATE:	REVISED 09/15/2016

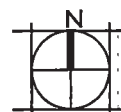


Site Acreage = 97.04 ac.
Suitable Habitat = 61.79 ac.
15% Surveyed Area Minimum = 9.27 ac.
7 transects at 1.61 ac.* = 11.27 ac.
11.27 ac. / 61.79 ac. = 18% Surveyed
***Three observers walked each transect equidistant apart.**



Source: FDOT Aerials GIS

COVE ROYALE
GOPHER TORTOISE
BURROW SURVEY



SCALE: 1" = 400'0"



DRAWN BY:	RMH
DRAWING #:	GT Transects and Burrows.dwg
FILE #:	2101.00
DATE:	09/27/2017

2101.00 Cove Royal
15% Gopher Tortoise Burrow Survey
September 27, 2017

BurrowNumber	Status	Notes	Longitude	Latitude
GT-1	Potentially Occupied		-80.2327985	27.12079457
GT-3	Abandoned		-80.23244489	27.12032394
GT-4	Abandoned		-80.23290279	27.12005477
GT-5	Potentially Occupied		-80.23346282	27.11938497
GT-6	Potentially Occupied		-80.23222943	27.1202873
GT-7	Potentially Occupied		-80.23169757	27.11911869
GT-8	Potentially Occupied		-80.23129376	27.1176167
GT-9	Potentially Occupied		-80.23105956	27.11741085
GT-10	Abandoned		-80.22999407	27.11771352
GT-11	Potentially Occupied	Juvenile	-80.22999894	27.11771268
GT-12	Potentially Occupied		-80.23124502	27.11914506
GT-13	Potentially Occupied		-80.23121835	27.11916315
GT-14	Abandoned		-80.23124695	27.11957731
GT-15	Potentially Occupied		-80.22684954	27.1178502
GT-16	Potentially Occupied		-80.22690177	27.11777606
GT-17	Potentially Occupied		-80.22689572	27.11936578
GT-18	Potentially Occupied		-80.22724691	27.11925484

*Coordinate System: NAD83 Florida State Planes, East Zone, US Foot

(13 Potentially Occupied Burrows/11.27 Acres Surveyed Area) x 0.50 = 0.58 Tortoises/Acre

0.58 Tortoises/Acre x 61.79 Acres of GT Habitat = 35.8 Tortoises

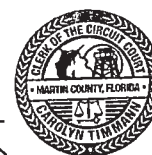
36 Estimated Number of Gopher Tortoises Present

STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE
FOREGOING 72 PAGE(S) IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.

CAROLYN THIMMANN, CLERK

BY: [Signature] D.C.
DATE: 05-22-2019



MARTIN COUNTY, FLORIDA
PRESERVE AREA MANAGEMENT PLAN
ANNUAL MONITORING REPORT FOR (Year)

- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area**
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, revegetation, and additional enhancement activities necessary to maintain the Preserve Area;**
- **A timetable for action within 90 days of the report;**
- **A list of all violations of the PAMP; and**
- **Recommendations for remedial actions, with a proposed schedule for the coming year.**

Signature/Date : _____

Typed Name/Title : _____

Company Name (if applicable) : _____