

2021 MAR 19 AM 11:21

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

CAROLYN TIMMANN
CLERK OF CIRCUIT COURT

BY _____ [blank space above reserved for recording information]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER 21-3.8

**[REGARDING REVISED FINAL SITE PLAN APPROVAL FOR MCARTHUR GOLF CLUB
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. McArthur Golf Club, LLC submitted an application for a major development revised final site plan for The McArthur Golf Club project, located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. This Board held a public meeting on the application on March 9, 2021.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised final site plan for the McArthur Golf Club project is consistent with the Comprehensive Plan and the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The revised final site plan, attached hereto as Exhibit B, for the McArthur Golf Club project, is approved subject to compliance with Policy 4.7B.8, Comprehensive Growth Management Plan, which requires that utility service, including wastewater effluent for irrigation, shall not be extended into the Secondary Urban Service District. Development of the McArthur Golf Club project shall be in accordance with the approved revised final site plan, the Preserve Area Management Plan (PAMP) attached as Exhibit C, and all conditions established within this Development Order .

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the revised final site plan for The McArthur Golf Club project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, LDR, Martin County Code.

F. All permits for The McArthur Golf Club project must be obtained within one year, by March 09, 2022. Development must be completed within two years, by March 09, 2023.

G. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by state agency permits, may be granted by the Growth Management Department upon review of required permit materials.


H. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 9TH DAY OF MARCH 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: 
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY:  for
STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: 
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Revised Final Site Plan
Exhibit C, PAMP

EXHIBIT A
MCARTHUR GOLF CLUB
LEGAL DESCRIPTION

TRACT 1 (EAST GOLF COURSE)

All of that certain real property located in Martin County, Florida, more particularly described as follows:

BEGINNING at a point in the Westerly line of the Gomez Grant, a distance Southerly along the same 4,600 feet from the Northwestern corner of said Grant and running thence (1) North 68°26' East about 6,894.77 feet to the Westerly line of U.S. Highway No.1; thence (2) Southerly along the same about 10,083.72 feet to the Southerly line of the herein described parcel; thence (3) South 68°26' West parallel to the first course and at right angles to the Westerly line of the Gomez Grant 9,684.01 feet to a concrete monument; thence (4) North 21°34' West along the Westerly line of the Gomez Grant 9,667.8 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, HOWEVER, THE FOLLOWING:

- Parcel (a): Sections 1 and 2 of Poinciana Gardens, recorded in Plat Book 2, Page 95, Martin County, Florida, Public Records;
- Parcel (b): Sections 3 and 4 of Poinciana Gardens, recorded in Plat Book 2, Page 105, Martin County, Florida, Public Records;
- Parcel (c): Sections 5 of Poinciana Gardens, recorded in Plat Book 3, Page 47, Martin County, Florida, Public Records;
- Parcel (d): Lots 16 and 17, Lake Park Addition and other lots in Lake Park Addition lying Northerly of Ocean Way (said Ocean Way being shown on plat of Section 4 of Poinciana Gardens) of Lake Park Addition, according to the plat recorded in Plat Book 2, Page 86, Martin County, Florida, Public Records;
- Parcel (e): The Southerly 1,950 feet thereof; and
- Parcel (f): The Westerly 518.07 acres, more or less.

Parcels (a), (b), (c), (d) and (e) above are the same parcels as those set out in that deed dated May 6, 1963, and recorded in Official Records Book 114, page 326, Martin County, Florida, Public Records.

Containing 471.89 acres, more or less.

TOGETHER WITH:

TRACT 2 (WEST GOLF COURSE)

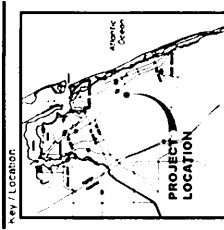
BEING A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

McArthur Golf Club legal description continued

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PLAT OF POINCIANA GARDENS, SECTIONS 3 AND 4, AS RECORDED IN PLAT BOOK 2, PAGE 105 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID POINCIANA GARDENS SECTIONS 3 AND 4, BY THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 68°29'17" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 21°30'43" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 68°29'17" EAST, A DISTANCE OF 3434.03 FEET; THENCE NORTH 59°19'00" EAST, A DISTANCE OF 1578.87 FEET; THENCE DEPARTING SAID LINE, SOUTH 25°16'15" WEST A DISTANCE OF 843.79 FEET; THENCE SOUTH 21°13'53" EAST, A DISTANCE OF 1048.94 FEET; THENCE SOUTH 02°37'35" EAST, A DISTANCE OF 1136.69 FEET; THENCE SOUTH 23°55'52" EAST, A DISTANCE OF 701.70 FEET; THENCE SOUTH 21°43'54" EAST, A DISTANCE OF 151.56 FEET; THENCE SOUTH 03°28'54" WEST, A DISTANCE OF 276.51 FEET; THENCE SOUTH 60°32'43" EAST, A DISTANCE OF 431.44 FEET; THENCE SOUTH 38°40'30" EAST, A DISTANCE OF 531.11 FEET; THENCE SOUTH 08°52'46" EAST A DISTANCE OF 343.14 FEET; THENCE SOUTH 87°38'00" EAST, A DISTANCE OF 242.21 FEET; THENCE SOUTH 57°31'16" EAST, A DISTANCE OF 169.91 FEET; THENCE SOUTH 21°34'33" EAST, A DISTANCE OF 142.34 FEET; THENCE SOUTH 68°25'27" WEST, A DISTANCE OF 4724.76 FEET TO A POINT ON THE WESTERLY LINE OF THE GOMEZ GRANT; THENCE ALONG THE WEST LINE OF THE GOMEZ GRANT, BY THE FOLLOWING COURSES AND DISTANCES: NORTH 21°38'25" WEST, A DISTANCE OF 708.64 FEET; THENCE NORTH 21°50'09" WEST, A DISTANCE OF 2654.68 FEET; THENCE NORTH 21°13'53" WEST, A DISTANCE OF 1701.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 518.07 ACRES, MORE OR LESS.

PARCEL ID NUMBERS: 34-38-42-000-160-00000-3
34-38-42-000-160-00010-0
34-38-42-043-407-00080-0



Project Team
Applicant / Property Owner
 McArthur Golf Club
 11000 McArthur Blvd
 Fort Myers, FL 33907
Land Planner / Landscape Architect
 Lucido & Associates
 11000 McArthur Blvd
 Fort Myers, FL 33907
Engineer
 [Blank]
Environmental
 [Blank]
Surveyor
 [Blank]

**McArthur
 Golf Club**
 Hobe Sound
 Martin County, Florida
Revised Final Site Plan
 September 9, 2020

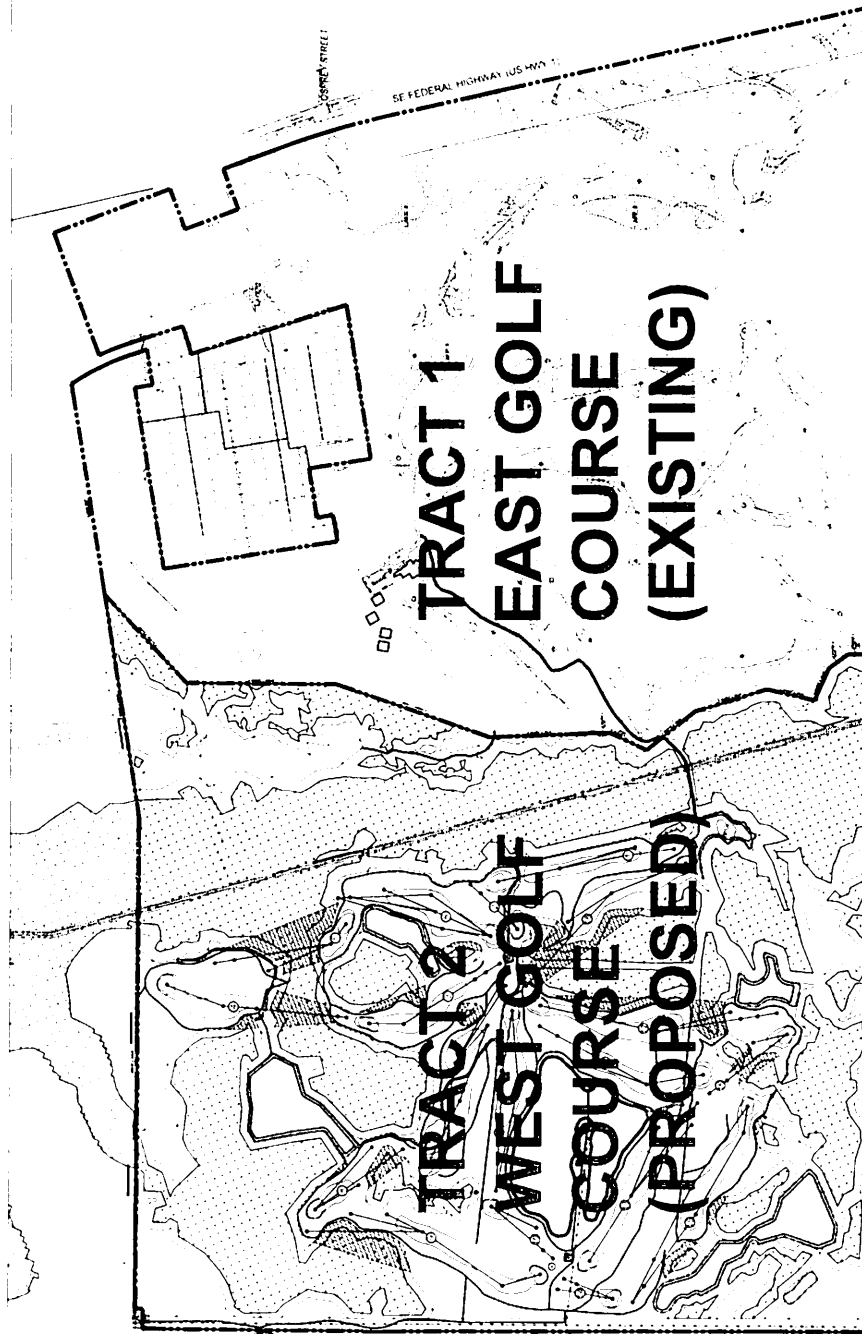
Date By Description
 9/29/2020 MRY: Formal submission
 1/13/2021 MRY: Resubmittal



SCALE 1" = 400'
 0' 20' 40' 60' 80' 100'

CV

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Sheet Index

Cover Sheet	CV
Approved Site Plan (Tract 1 - Existing East Golf Course)	SP-1
Proposed Site Plan (Tract 2 - West Golf Course)	SP-2
Site Plan Detail Sheets (Tract 2)	SP-3 to SP-8

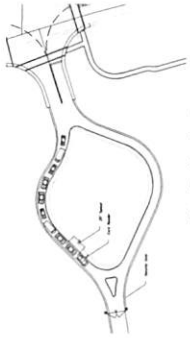
Overall Site Area Data

Total Site Area:	989.87 ac	(100%)
Upland Preserve:	254.71 ac	(25%)
Wetland Preserve:	303.12 ac	(31%)
Golf Course Area:	245.92 ac	(25%)
Lakes:	64.73 ac	(6%)
Native Landscape Area:	104.25 ac	(10%)
Other Landscape Areas:	1.80 ac	(0.2%)
Impervious Areas:	15.34 ac	(2%)

*includes all buildings, shelters, access roads, parking, and sidewalks

Tract 1 and 2 Data Summary

Existing Zoning:	RM-8, RM-5, RE-2A and A-1
Future Land Use Designation:	Medium Density, Rural Density and Low Density
Existing Use:	18-Hole Golf Course, Clubhouse, Practice Facility, Maintenance Facility, Shelters, Cottages, and Vacant Former Agriculture
Proposed Use:	Addition of 18-Hole Golf Course and Shelters
Accessory Golf Cottages:	4
Residential Units:	0



Lucido & Associates

Land Planning / Landscape Architecture
322 Georgia Avenue, South, Florida 33194
(305) 229-9220; Fax (305) 229-9220
3816 483-1303; Fax (305) 483-1303
100 Highland Avenue, Orlando, Florida 32803
(407) 833-6101; Fax (407) 832-0609

Site Data

Total Site Area:	4718 Ac.
4 Golf Courses	
Gross Residential Density:	0.03 Units per Acre
Maximum Warehouse Envelope:	62,500 ft ²
Maximum Height:	30 feet (3 stories)
Maximum Employment:	50
Total Parking Spaces:	72
Include 2 ADA spaces	
Impervious Area:	152 Ac. (1.1%)
Golf Course Status:	77 Ac.
Active	55 Ac.
Outstanding and Filled:	20 Ac.
Previous Area:	4,566 Ac. (96.4%)
Golf Course	346 Ac.
Golf Courses and Outcrops	13 Ac.
Recreational Facilities	83 Ac.
Non-Residential	10 Ac.
Lowest Warehouse Area	359 Ac.
Lowest Warehouse Area	104 Ac.
Lowest Warehouse Area	924 Ac.
Warehouse Warehouse Area	104 Ac.
Future Land Use Designation:	Low/Medium Density
Existing Zoning:	LDRM
Existing Use:	Vacant

Preserve Area Requirements

Total Upland Area:	362.4 Ac.
Required Scrub Preserve Area: (25% of Total Upland Area)	90.6 Ac.
Provided Scrub Preserve Area:	90.6 Ac.
Provided Pine Flatwoods Preserve Area:	64.2 Ac.*
Total Provided Upland Preserves Area:	154.8 Ac.

NOTE

- Refer to Culbhouse Final Site and Landscape plan for site plan details and specifications.
- Refer to Maintenance Area Final Site Plan and Landscape Plan for site plan details and specifications.
- All proposed signs will be reviewed for compliance with the applicable regulations in effect at the time the building permit is issued.

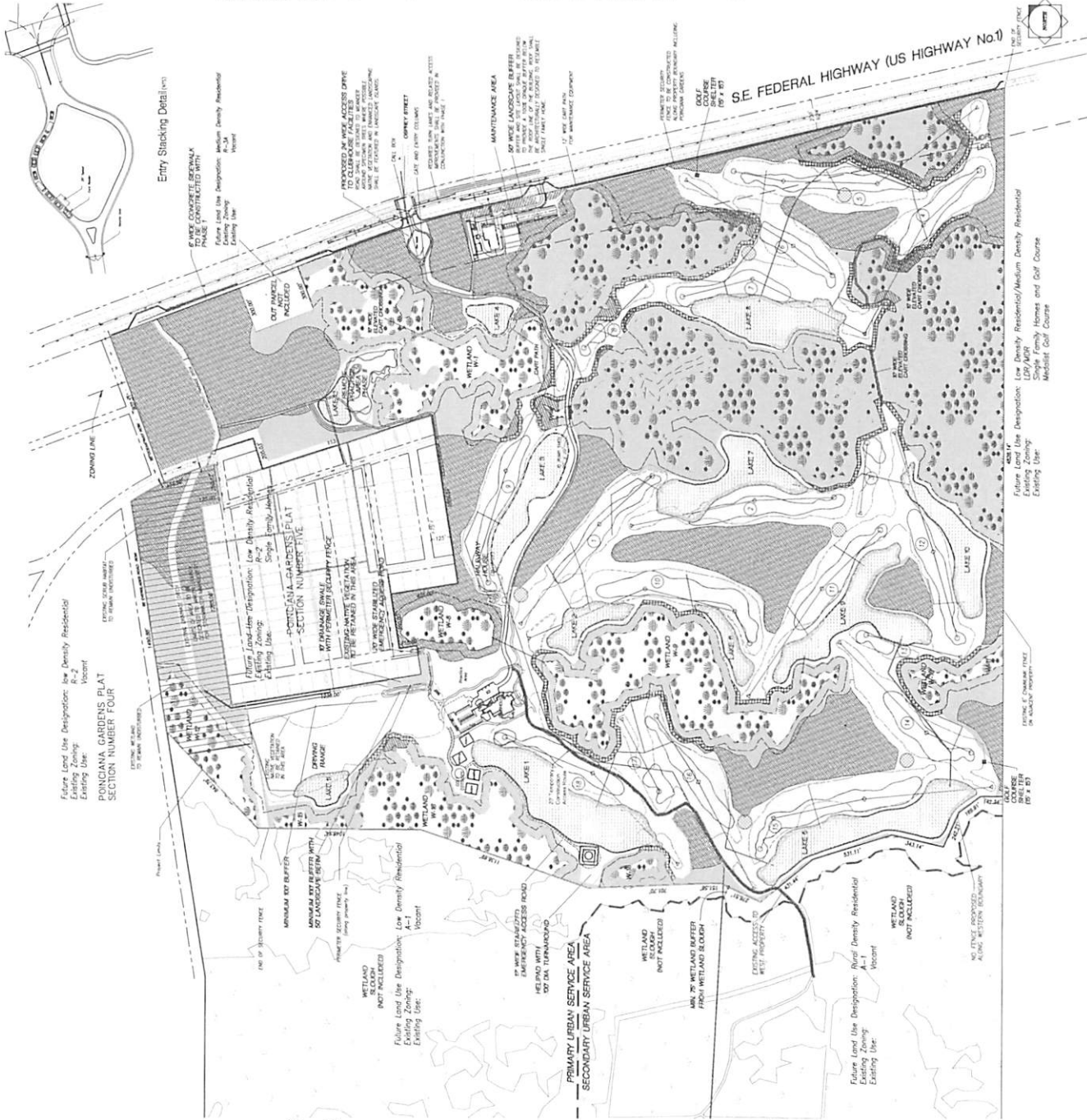


McArthur Golf Club

East Course
Revised Final Site Plan
Hobe Sound, Martin County, Florida

Scale	1" = 300'
Drawn by	B.L.B.
Checked By	M.C.
Computer File	9310-09
Computer Station	B.L.B.
Project Number	9314918
Date	12/1/81
Revisions	0226622
	02456

1 of 1

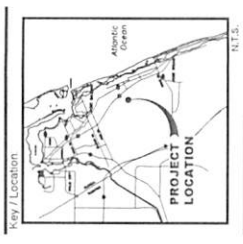


General Notes

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LAND USE LEGEND

-  PINE FLATWOOD PRESERVE
 SCRUB PRESERVE
 WETLAND PRESERVE
 LINE OF SIGHT
 NATIVE LANDSCAPE AREA
 COMPOST AREAS



Project Team
Applicant/Property Owner: McArthur Golf Club LLC
 6502 SE Ocean Blvd., Suite 100
 Fort Lauderdale, FL 33304
Land Planner/Landscape Architect: Lucido & Associates
 1401 N. 10th St., Suite 100
 Fort Lauderdale, FL 33304
Engineer: T&E Design Inc.
 10000 NW 11th St., Suite 100
 Fort Lauderdale, FL 33304
Environmental: Environmental
 10000 NW 11th St., Suite 100
 Fort Lauderdale, FL 33304
Surveyor: Surveyor
 10000 NW 11th St., Suite 100
 Fort Lauderdale, FL 33304

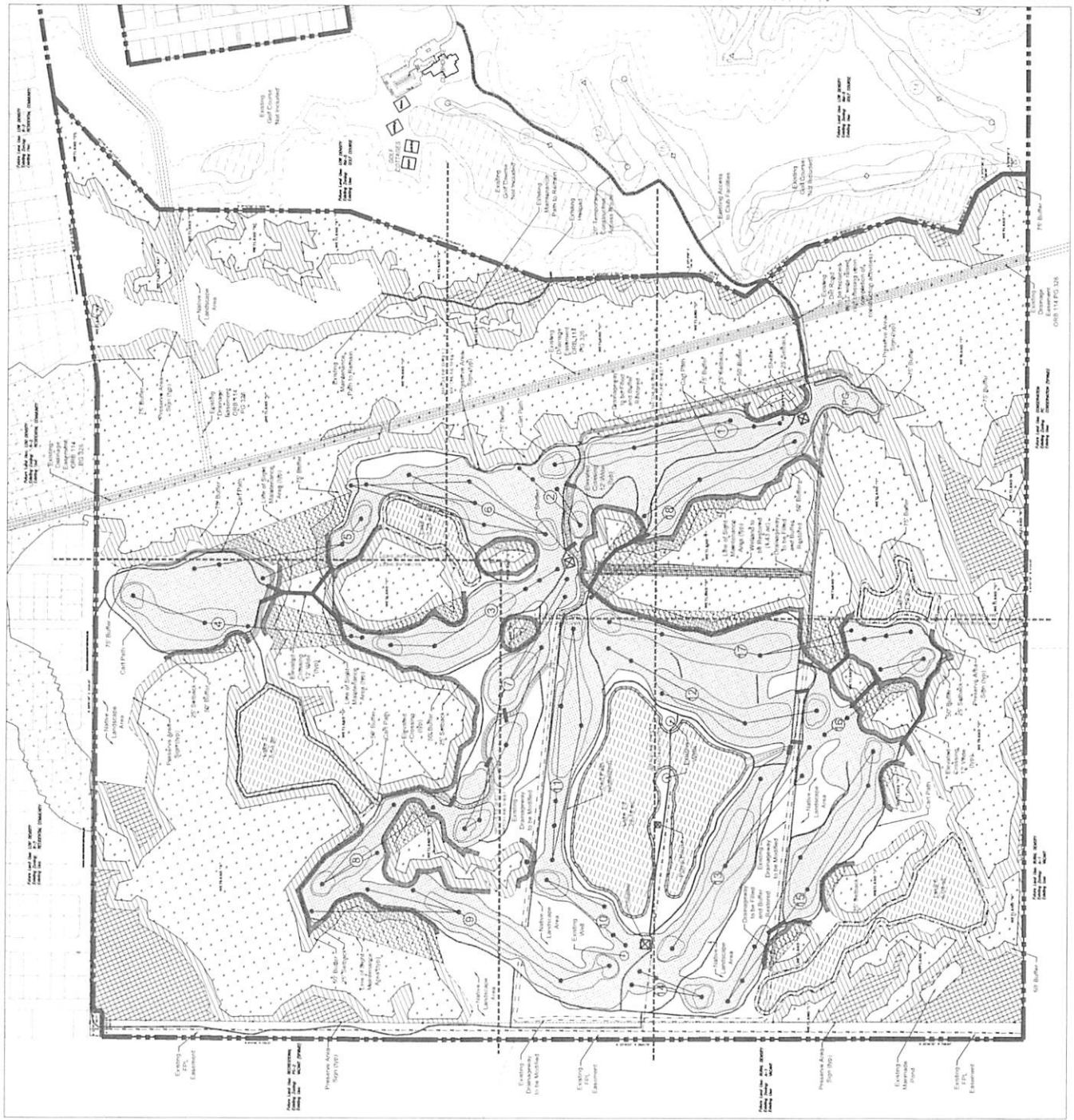
**McArthur
Golf Club**
 Hobe Sound
 Martin County, Florida
**Revised Final Site Plan
(West Golf Course)**
 September 9, 2020

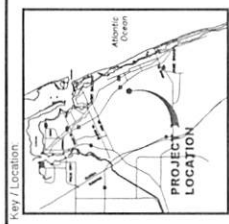
Date	By	Description
9/29/2020	MRY	Final Submission
1/13/2021	MRY	Resubmission



SP-2
 Designer: MRY
 Manager: MC
 Project Number: 20-105
 Revision Number: 001
 Date: 9/29/2020











Parcel Data	RE-2A and A-1 Rural Density and Low Density Future Land Use Designation: Vacant (Former Agriculture) Existing Use: 14-hole Golf Course Parcel ID Numbers: 34-38-42-000-116-00000-3 34-38-42-000-116-00000-4 34-38-42-000-116-00000-5	518.07 ac (100%)
Site Area Data		
Total Site Area:		518.07 ac (100%)
Wetland Preserve:	193.72 ac (37%)	
Wetland Buffer Preserve:	77.76 ac (15%)	
Wetland Buffer:	31.73 ac (6%)	
Upland Preserve:	22.15 ac (4%)	
Native Landscape Area:	86.95 ac (16%)	
Line of Sight Maintained Buffer Area:	8.53 ac	
Cart Path Impacted Buffer Area:	0.39 ac	
25' Golf Course/Buffer Setback Area:	10.30 ac	
Maintained Native Area:	62.61 ac	
Ditches/Swales:	5.02 ac	
Development Area:	137.49 ac (26%)	
Golf Course Irrigated Area:	99.92 ac (19%)	
Lake Area (at top of bank):	37.57 ac (7%)	
Golf Shelters and Pump House:	5,000 sf	
Proposed Building Height:	15 feet	
Impervious Area:	222.69 ac (43%)	
Wetland Preserve:	193.72 ac	
Wetland Buffer Preserve:	77.76 ac	
Wetland Buffer:	31.73 ac	
Golf Shelters/Pump House:	5,000 sf	
Previous Area:	295.38 ac (56%)	
Wetland Buffer Preserve:	77.76 ac	
Upland Preserve:	22.15 ac	
Native Landscape Area (non-irrigated):	95.55 ac	
Golf Course Area (Irrigated):	99.92 ac	
Open Space Required:	259.03 ac (50%)	
Open Space Provided:	517.53 ac (99%)	
Upland Preserve Data		
Total Site Area:	518.07 ac	
Wetland Preserve Area:	193.72 ac	
Upland Area:	324.35 ac	
Upland Preserve Required:	97.32 ac (30%)	
Upland Preserve Provided:	99.91 ac (30%)	
Wetland Buffer Preserve:	77.76 ac	
Upland Preserve:	22.15 ac	
Parking Data		
Parking Required (3 sp / green):	108	
Parking Provided (existing):	108	
Clubhouse:	46	
Maintenance Area:	56	
General Notes		
1. All areas shown on this plan are subject to change without notice. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.		
Land Use Legend		
	Wetland Preserve	
	Upland Buffer Preserve	
	Upland Preserve	
	Golf Irrigated Area	
	Lake	
	Line of Sight Maintenance Area	
	Existing Drainageway to be Retained/Modified	
	Wetland to be Restored	
	25' Golf Course/Buffer Setback	
	Golf Shelter and Pump House	





Project Team

Land Use Legend

	Wetland Preserve
	Upland Buffer Preserve
	Upland Preserve
	Golf Irrigated Area
	Leak
	Line of Sight Maintenance Area
	Existing Drainage to be Retained/Modified
	Wetland to be Restored
	25 G&B Course/Water Setback
	Golf Shop and Pump House

**McArthur
Golf Club**

Hobe Sound
Martin County, Florida

Revised Final Site Plan
(West Golf Course)

September 9, 2020

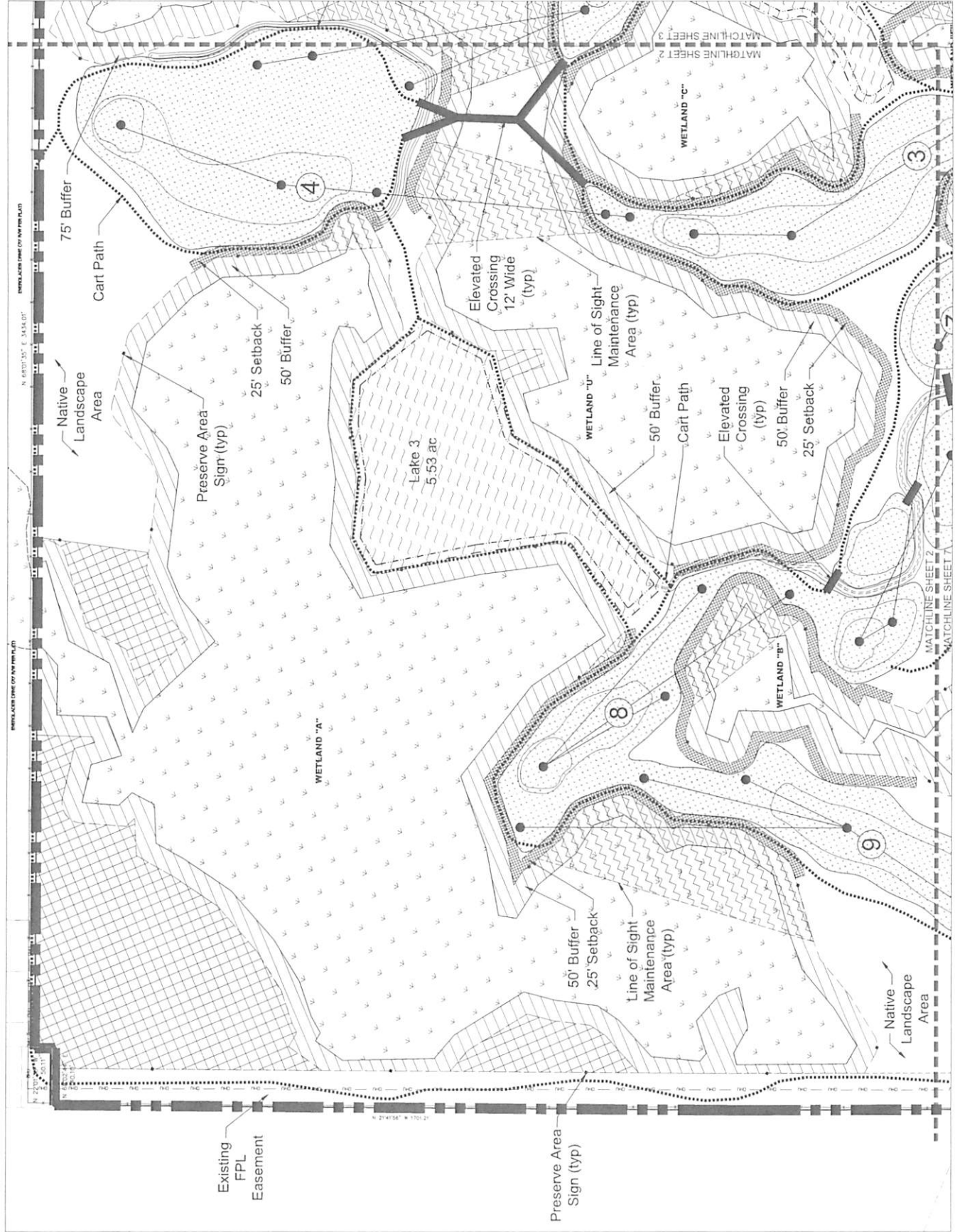
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9.29.2020	MRY	Formal submission
1.13.2021	MRY	Resubmittal

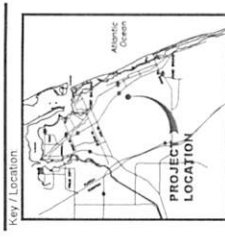


Sheet
SP-3

Designer	MRT	
Manager	MC	
Project Number	20-105	
Municipal Number	---	
Computer File		

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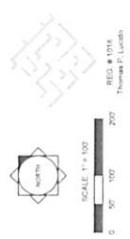


Project Team
Land Use Legend
Wetland Preserve
Upland Buffer Preserve
Upland Preserve
Golf Irrigated Area
Lake
Line of Sight Maintenance Area
Existing Drainage to be Retained/Modified
Wetland to be Restored
24" Golf Course Buffer Setback
Golf Shelter and Pump House

**McArthur
Golf Club**
 Hobe Sound
 Martin County, Florida

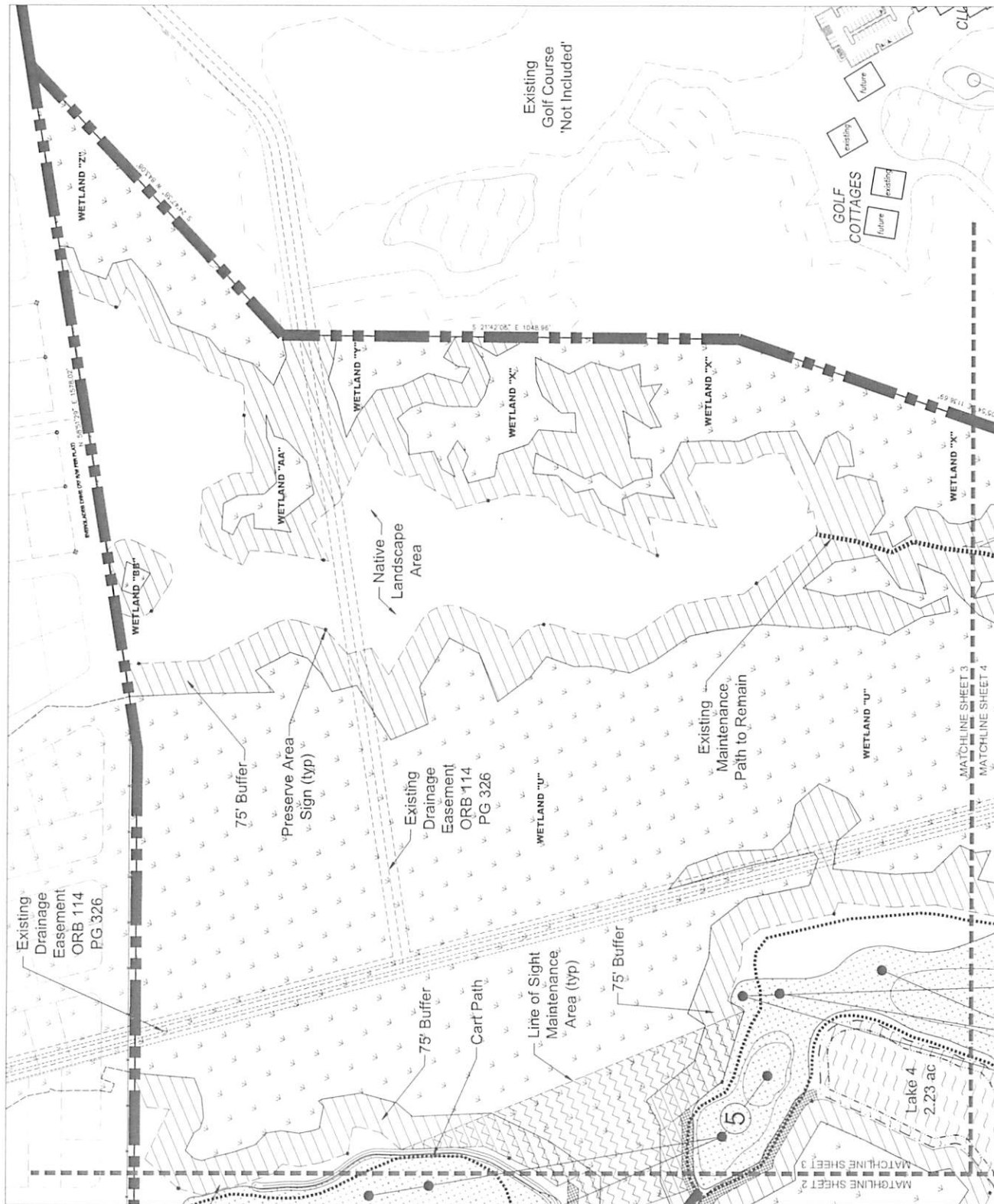
**Revised Final Site Plan
(West Golf Course)**
 September 9, 2020

Date	By	Description
9.29.2020	MRY	Formal Submission
1.13.2021	MRY	Resubmittal



SP-4
 Designer: MRY
 Manager: MRY
 Project Number: 20-105
 Drawing Number: ...
 Revision: 1.0

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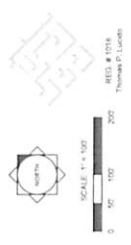
Project Team

Land Use Legend

Wetland Preserve	Wetland Buffer Preserve	Upland Buffer Preserve	Upland Preserve	Golf Inland Area	Lake	Line of Sight Maintenance Area	Existing Drainage to be Reinstated/Modified	Wetland to be Reinstated	20' Golf Course Buffer Setback	Golf Tee and Pump House
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McArthur Golf Club
 Hobe Sound
 Martin County, Florida
**Revised Final Site Plan
 (West Golf Course)**
 September 9, 2020

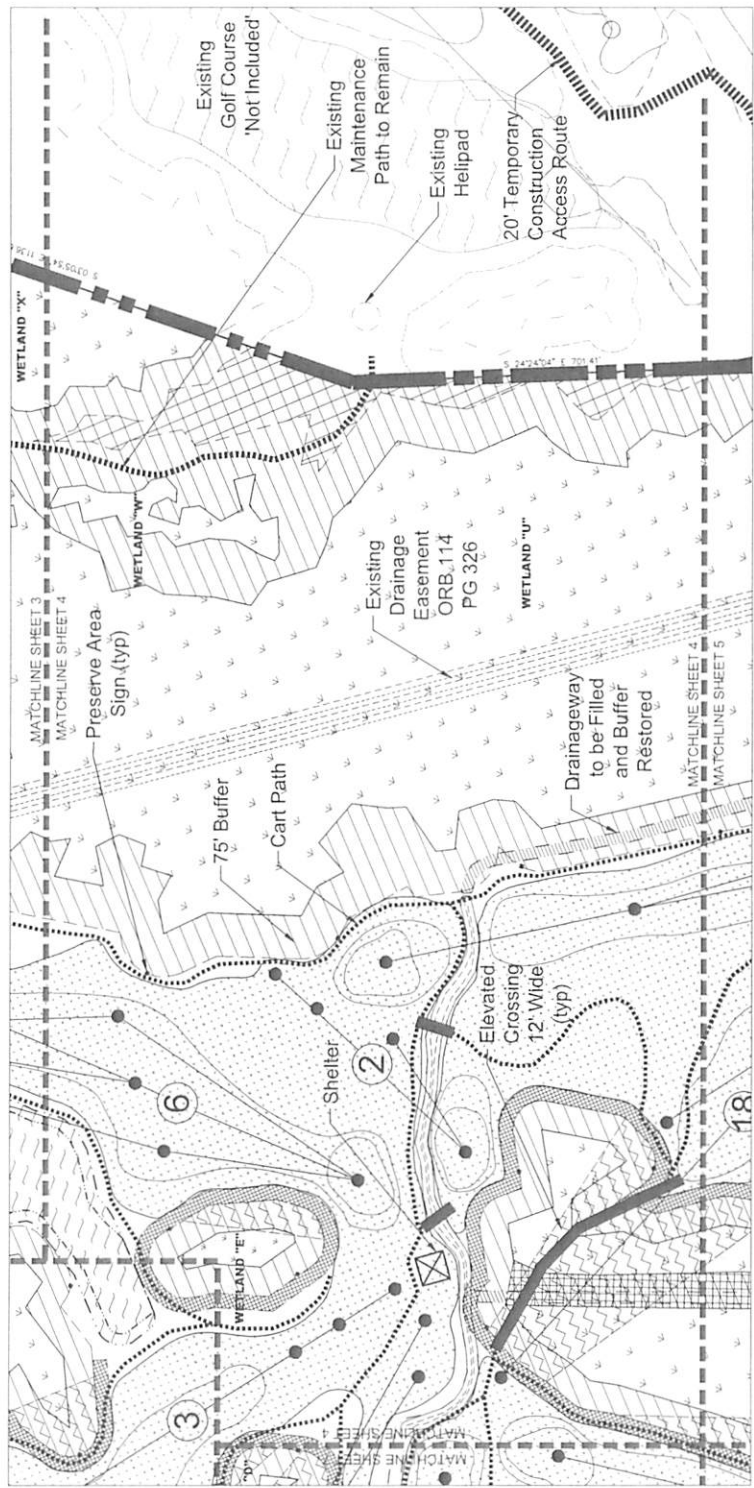
Date	By	Description
9.29.2020	MRY	Formal Submission
1.13.2021	MRY	Re-submittal



SP-5

Designer	MRV	Shaded
Manager	MC	
Project Engineer	201105	
Computer File		

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Project Team

Land Use Legend

- Wetland Preserve
- Upland Buffer Preserve
- Upland Preserve
- Golf Irrigated Area
- Lake
- Line of Sight Maintenance Area
- Existing Drainageway to be Restored/Modified
- Wetland to be Restored
- 20' Buffer
- Golf Shelter and Pump House

McArthur Golf Club
 Hebe Sound
 Manatee County, Florida

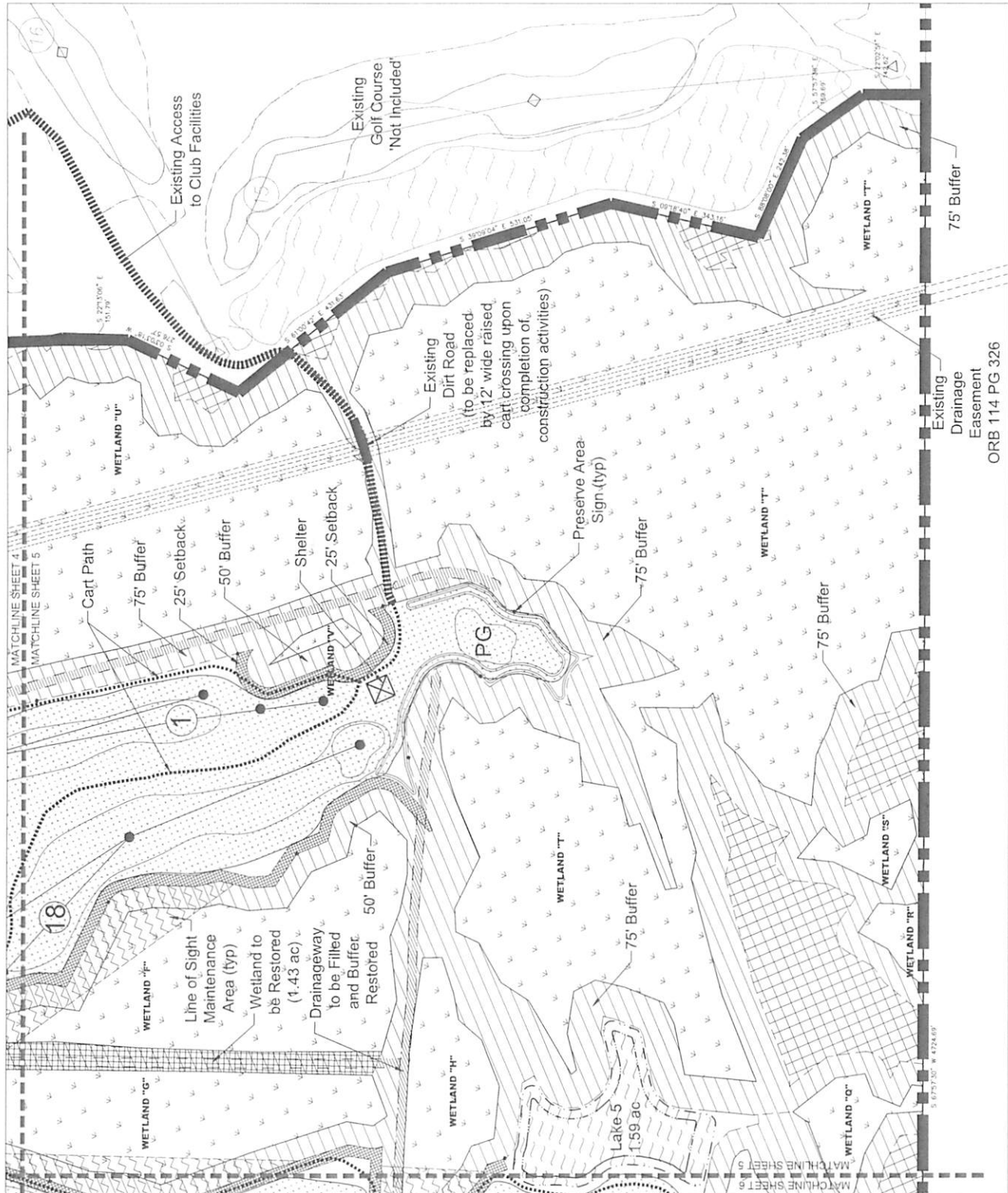
**Revised Final Site Plan
 (West Golf Course)**
 September 9, 2020

Date	By	Description
9.29.2020	MRY	Final Submission
1.13.2021	MRY	Resubmittal



SP-6
 Designer: MRY
 Manager: MRY
 Project Number: 20-105
 Municipal Number: ---
 Computer File: ---

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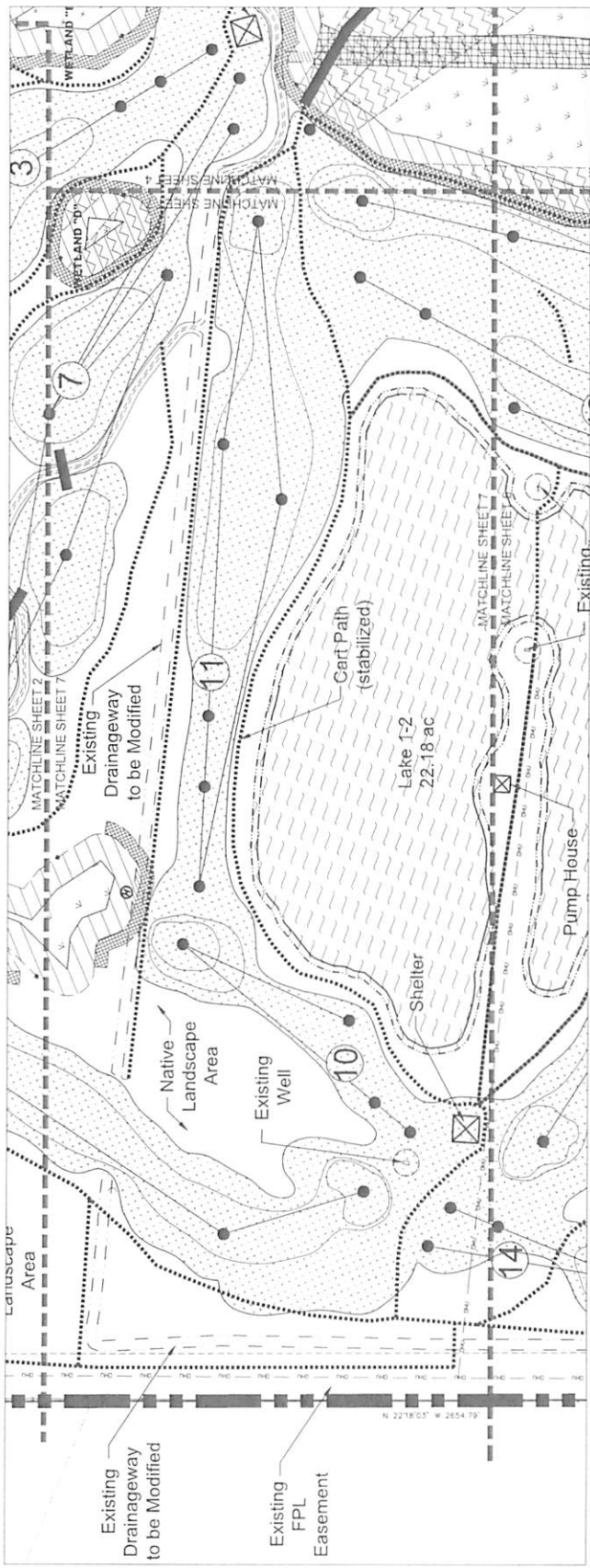


ORB 114 PG 326

Call 800-828-8888 and E-mail info@harcourt.com

September 9, 2020

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MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN

For:

McArthur West Golf Course

Gomez, Grant, Township 39S, Range 42E

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.



DEV2020090003

RECORD NUMBER

APPROVED BY:
Shawn McCarthy

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Ditch Fill Areas within Buffers/Typical Pine Flatwoods Restoration Planting Plan

Typical SWM Impact Areas Re-Planting Plan

Typical Slough Re-planting for Bridge Crossing

Preserve Sign

APPENDICES

Environmental Assessment Report with Relevant Maps

Environmental Waiver Supplement

Lake Area Management Plan

Annual Monitoring Report Form (Final Page of PAMP)

1.0 GENERAL

The owner of the lands to be preserved and maintained by this Preserve Area Management Plan (PAMP) and the developer of the McArthur West Golf Course 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 Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and 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 Monthly and 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 the McArthur West Golf Course, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of the McArthur West Golf Course. 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.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment (EA) includes maps and text which accurately depict the site's location, soils, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant natural resource features. It is attached to this Preserve Area Management Plan.

- 2.1 Location** – A location map is included in the EA.
- 2.2 Soils** – Soil types on the property were classified using a Soils Survey of Martin County Area, Florida and a copy of the appropriate map is included as an attachment. Please refer to the attached Environmental Assessment for a detailed description of soils present on the property.
- 2.3 Habitats** – Vegetative community classifications were mapped based on the Florida Land Use Cover and Forms Classifications System (FLUCCS), and the Florida Natural Areas Inventory (FNAI). Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property.

Please refer to the attached Environmental Assessment for a detailed description of the habitats present on the property.

2.4 Listed Species Evaluation

Please refer to the attached Environmental Assessment and associated attachments and tables for a description of the listed species evaluation for this property.

2.5 Previous Impacts

Please refer to the attached Environmental Assessment for a detailed description of the existing land covers and previous impacts.

2.6 Agency Correspondence

A database search of the Florida Fish and Wildlife Conservation Commission's online resources has been made for the project site. The findings are included in the attached Environmental Assessment.

An updated wetland jurisdictional determination (JD) has been performed by the SFWMD for the project site and is included in the Environmental Assessment.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan - All Preserve Areas, right-of-ways and easements are shown on the McArthur West Golf Course Site Plan, a copy of which is included in this PAMP. 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 the McArthur West Golf Course 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 Site Plan for the McArthur West Golf Course 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 monuments 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 Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential

lots abutting Preserve Areas. 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 markers and 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. NOTE: Preserve area signs will be inspected during the summer months on an annual basis in order to ensure that they remain in good condition. Should any of the required signage be destroyed or damaged, they will be replaced in that same calendar year in which the inspection takes place.

- 4.3 Barricading Requirements -** Prior to clearing, 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 and silt fences will be offset at least 5 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater.

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.

It is the responsibility of the owner and developer of the McArthur West Golf Course 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, as well as limited access for golf cart paths as shown on the site plan. In addition, there is a north-to-south drainage easement within the central portion of the wetland slough on-site (Wetlands T and U). Should it become necessary in the future to maintain or improve drainage conditions upstream (north), this easement may be cleaned of vegetation in order to facilitate improved flows within the slough.

- 5.2 Activities Prohibited In Preserve Areas -** Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of

building materials on or above the ground (other than for golf cart paths); 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 unless associated with the drainage easement referenced in Section 5.1 above; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles except for work within the drainage easement; permanent irrigation; trimming (other than for line-of-sight for golf play as shown on the site plan and described below), pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

“Line-of-Sight” Areas –

The site plan associated with the McArthur West Golf Course shows areas within the preserves in which vegetation will be selectively cut and/or trimmed for “line-of-sight” allowing for the flight of the golf ball over the retained native vegetation. Such areas will be managed identically to all other preserve areas on-site, less the vegetation cutting and trimming activity. All line-of-sight areas as shown on the accompanying site plan will be kept free of exotic and nuisance vegetation in perpetuity in accordance with this PAMP. There will be no dredging, filling, or fencing within these areas, nor will cut/trimmed vegetation or any other debris remain within any of the line-of-sight areas. It is anticipated that canopy trees within such areas will be flush-cut and removed, and native understory bushes will be cut and maintained to a height of approximately 3-feet above natural grade. Native groundcover will remain undisturbed. Any exotic vegetation within these areas will be flush-cut and removed, as well. All such cutting and trimming activities will be done by hand-tools; no heavy equipment will be used in the line-of-sight areas. It should be noted that the applicant may seek the assistance of the Florida Forestry Service in potentially conducting controlled burns within line-of-sight areas (as well as other preserve areas on-site) where appropriate prior to or in combination with construction activities.

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 other than that described in Section 6.0 below. 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 maintenance of Preserve Areas will be in accordance with this PAMP for the McArthur West Golf Course. 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: exotic plant removal, re-vegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1 **Exotic Vegetation Removal** – Exotic vegetation shall be removed from the Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 6.2 **Re-vegetation** - Any re-vegetation 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 communities on-site. This will ensure that the Preserve Areas maintain indigenous plant associations. **NOTE:** Ditch-fill areas within wetland buffers as shown on the associated site plan and within this PAMP will be planted with native pine flatwood species in accordance with the attached Typical Pine Flatwood Planting Plan. This “typical” will also be used for all the wetland buffer impacts resulting from the installation of required storm water control structures within the wetland areas. In addition, there is a Typical Slough Re-Planting Plan included in this PAMP for the proposed bridge crossing over W-U/W-T. Currently, these two wetlands, which are part of the larger north-to-south forested slough system on-site, are separated by a filled dirt path with a single culvert. This dirt path will be removed and replaced with a bridge spanning the entire width of the wetland slough in the same location as the current path. The area where the path is being removed will be re-graded to match the natural grades within W-U and W-T, and will be re-planted in accordance with the attached Typical Slough Re-Planting Plan graphic.
- 6.3 **Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Re-vegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

“Line-of-Sight” Areas –

The site plan associated with the McArthur West Golf Course shows areas within the preserves which will be selectively trimmed for “line-of-sight” allowing for the flight of the golf ball over the retained native vegetation. Such areas will be managed identically to all other preserve areas on-site, less the vegetation trimming activity. Such line-of-sight areas will be kept free of exotic and nuisance vegetation in perpetuity in accordance with this PAMP. There will be no dredging, filling, fencing within these areas, nor will cut/trimmed vegetation or any other debris remain within any of the “line-of-sight” areas.

25-Foot Native Sand/Native Vegetation Areas Adjacent to Golf Course & Wetland Buffers –

As depicted on the McArthur West Golf Course site plan, there will be areas outside of and adjacent to the wetland buffers which consist of native sands or retained/planted native vegetation. Such areas are 25-feet in width, and will contain either native sands found on-site, or native pine flatwood vegetation typically found on-site. Such vegetation may be retained in-situ, or installed in accordance with an approved planting plan. These areas will NOT contain turf grass, and no herbicides or pesticides will be used other than to control

exotic and nuisance vegetation. As with the “line-of-sight” areas, these 25-foot swaths will be maintained in perpetuity in accordance with this PAMP. Please note that, since these areas may contain open native sandy areas, the vegetative success criteria found in this PAMP does not apply.

Bridge Crossing over Slough (between W-U and W-T) –

Also depicted on the McArthur West Golf Course site plan, a bridge will replace the existing dirt path currently crossing the slough at the southern end of the property which divides W-U and W-T. This path will be removed and re-graded in order to match the existing grade of the slough. A re-planting plan for this area, which covers 0.48 acres, is included in this PAMP. It should be noted that several large slash pines are within this restoration area. Care will be taken as to avoid impacts to such trees.

- 6.4 Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.
- 6.5 Hydrology – Most of the wet prairies and freshwater marshes on-site are in their natural condition with very little man-made impacts to their hydrologic functions. Exceptions include the drainage system in-place surrounding the remnant tomato fields. Such ditches will either be left as-is, partially filled for wetland mitigation as detailed in the attached Environmental Waiver Supplement, or completely filled and restored to pine flatwoods as shown on the site plan and detailed in this PAMP.

Previous or potential drainage impacts will be corrected to the extent technically feasible. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts, as necessary. NOTE: Wetland V (0.20 acres) will be completely restored along with the associated 50-foot buffer due to historic impacts.

- 6.6 Mitigation Plan – Wetland crossings resulting from golf cart paths will cause shading impacts to wetlands and adjacent buffers in four locations on-site. The Environmental Waiver Supplement is included in this PAMP for reference and specific details on the proposed wetland mitigation.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

- 7.1 Gopher tortoises have been confirmed on-site. In Florida, gopher tortoises are protected as Threatened. Under Florida law, no person may take, possess, transport or sell a Listed Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or to off-site receiver areas as permitted by the FFWCC. A gopher tortoise agent registered with the Florida Fish and Wildlife Conservation Commission will supervise clearing in the areas of the gopher tortoise burrows. 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 Florida Fish and Wildlife Conservation Commission and conducted by an authorized 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 gopher tortoises be seen during the clearing and grubbing,

all equipment operations will be stopped and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.

- 7.2 Endemic Species – If necessary, all gopher tortoise relocation efforts will include trapping of protected 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 - The Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by a gopher tortoise agent 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 project will comply with the Martin County/State of Florida “Firewise” program. Please refer to the site plan for details.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of the McArthur West Golf Course 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. At such time as the developer is ready to transfer control of the McArthur West Golf Course to the property owners or another appropriate entity, whether the developer retains ownership of the lots/parcels 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 removal 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 Monthly Construction Reports – During construction of the McArthur West Golf Course, the developer will be responsible for submitting a monthly report on the progress of the McArthur West Golf Course, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, re-vegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports/Hydrobiological Monitoring -

Based on discussions with Martin County Environmental Division staff, the monitoring program for the wetland preserves on the McArthur West Golf Course project site will be more intense and detailed than typical efforts. Rather than using SFWMD ERP wetland monitoring guidelines, this program will follow the guidelines outlined in the SFWMD Consumptive Use Permitting (CUP) manual which utilizing the Hydrobiological Monitoring protocol. In addition to the standard ERP wetland monitoring (vegetative species and coverage, observed wildlife usage, and standing water levels) the hydrobiological monitoring protocol for CUP's also includes a network of sub-surface automated water level recorders installed in or at the edges of various wetlands within the study area. In the case of the McArthur West Golf Course project, such a network will be designed in consultation with a Professional Geologist (P.G.), and includes both shallow monitoring wells (less than 6 feet below grade), and deep monitoring wells (20 feet below grade). The exact locations of such wells will be determined in consultation with SFWMD and Martin County staff, and will likely include prairie wetlands located in close proximity (within 200 feet) of constructed lakes within the golf course.

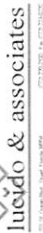
Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) 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 photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, re-vegetation, 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.

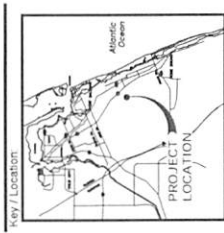
A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

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. Should the hydrobiological monitoring effort reveal unacceptable trends in surface/groundwater water levels, vegetative coverage, or other abnormalities, corrective actions to remedy these issues will be implemented as recommended in the Conclusion section of the applicable annual monitoring report.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator no later than _____. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.



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NTS.

Project Team:
Applicant / Property Owner:
 McArthur Golf Club LLC
 6950 SE Oakley St
 Hialeah, Florida 33455

Land Planner / Landscape Architect:
Lundin & Associates
701 E. Ocean Blvd.
Sarasota, Florida 34234

Engineer:

Environmental:
Bourque Consulting
301 SE Ocean Blvd
Suwanee, Florida 34094

E.W. Consultants
1000 SE Monterey Commons Blvd #206
Orlando, Florida 32806

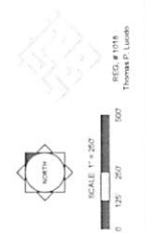
Surveyor:
Northstar Geomatics
900 East Blvd, Suite 140

06/04 FL 31224

McArthur
Golf ClubHobe Sound
Martin County, Florida

Revised Final Site Plan
(West Golf Course)
September 9, 2020

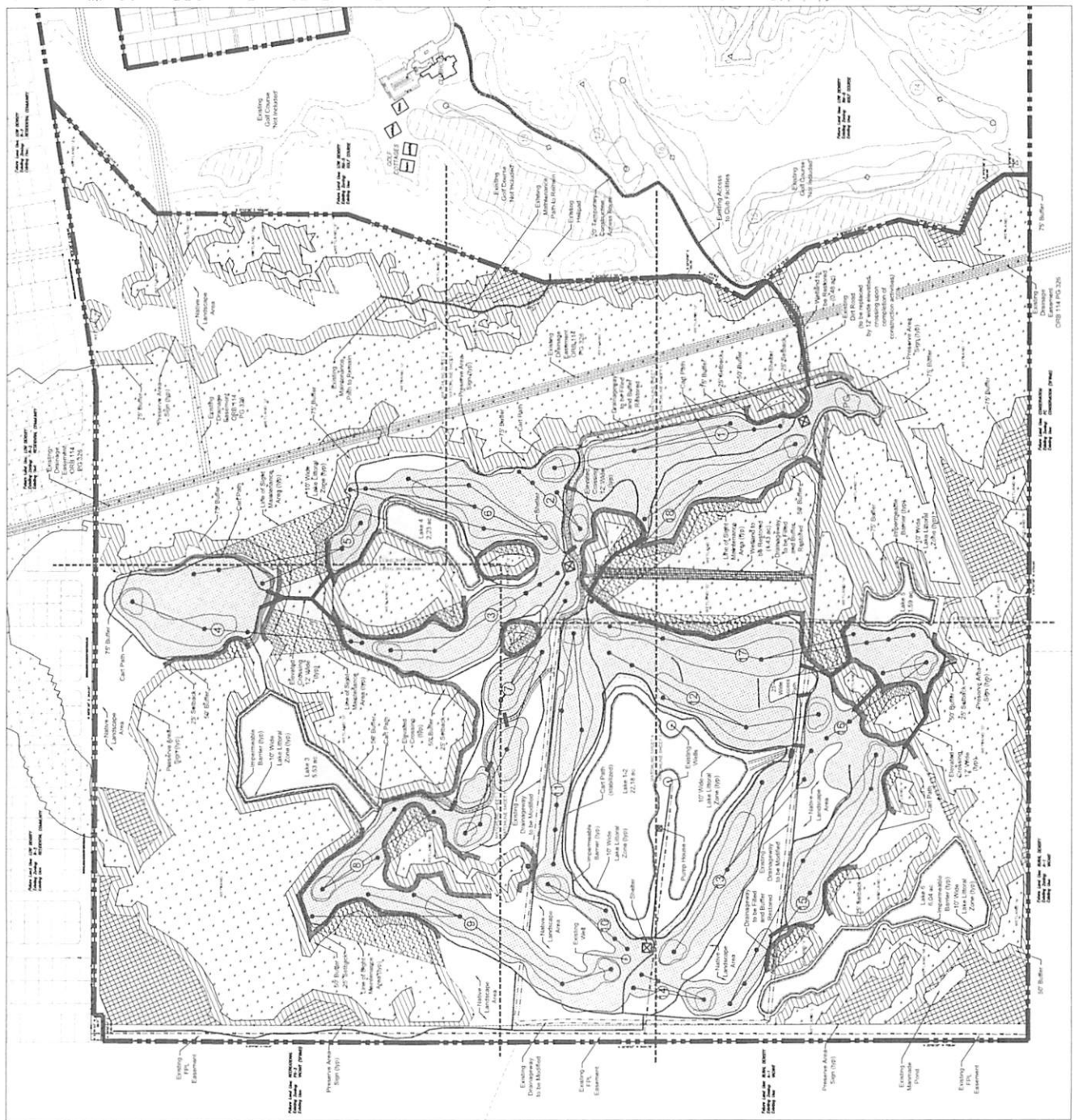
Date	By	Description
9.29.2020	MRV	Formal submission
1.13.2021	MRV	Resubmital
2.8.2021	MRV	Resubmital
2.17.2021	MRV	Resubmital



Designer	MRV	Sheet
Manager	MC	
Project Number	20-165	
Municipal Number	...	
Computer File		

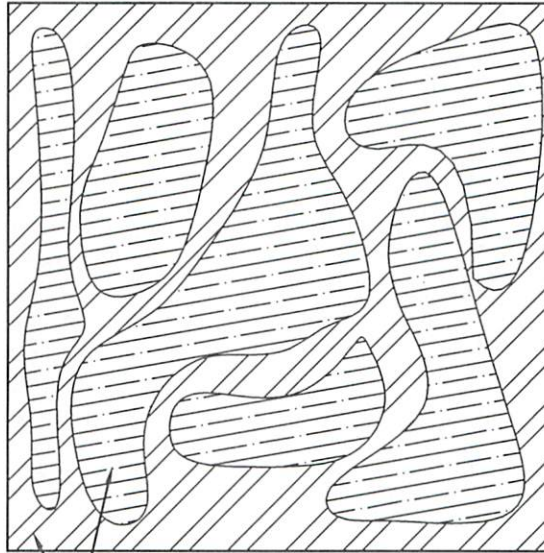
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TYPICAL WET PRAIRIE PLANTING PLAN



Groundcover - BR, 2' o.c.

Tracy's beakrush - *Rhynchospora tracyi*

Blue Flag Iris - *Iris virginica*

Blue Maidencane - *Amphicarpum muhlenbergianum*

Swamp Fern - *Blechnum serrulatum*

QUANTITY OF PLANTS WILL BE DETERMINED BY SIZE OF RESTORATION AREA AND SPACING (O.C.) OF SELECTED PLANTS.

REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.

NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

MCARTHUR WEST WET PRAIRIE PLANTING PLAN



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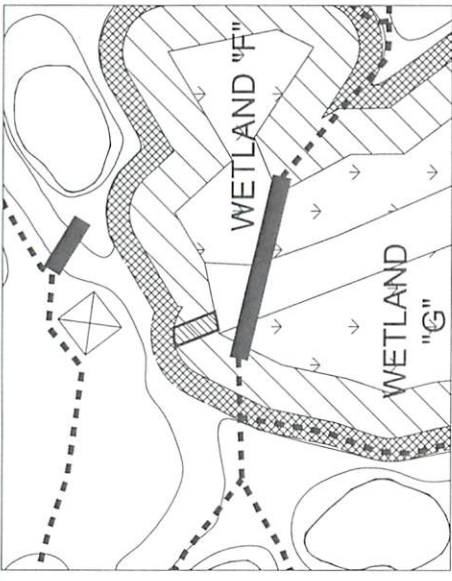
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
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FIGURE

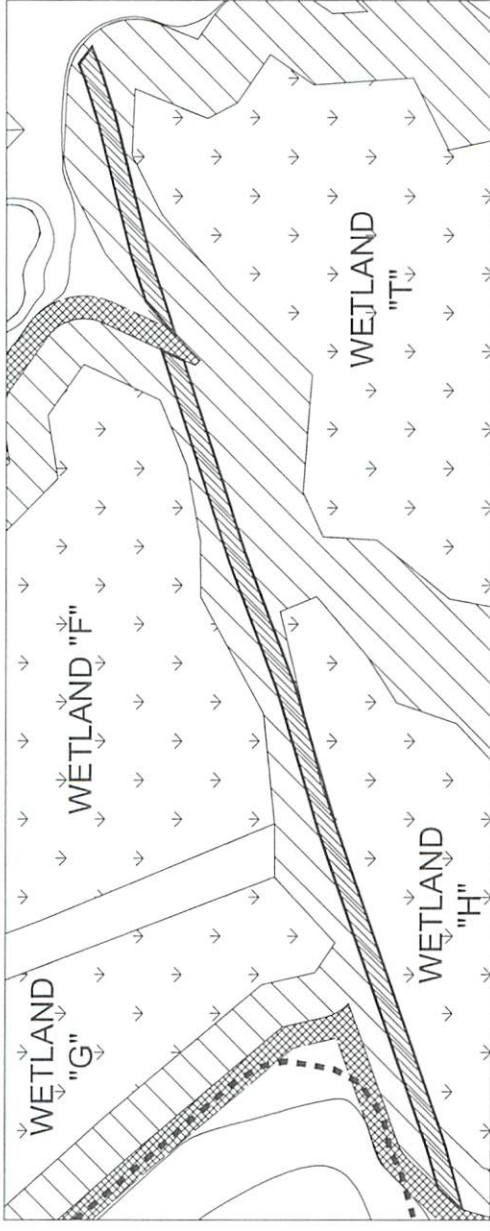
UPLAND RESTORATION AREA 1

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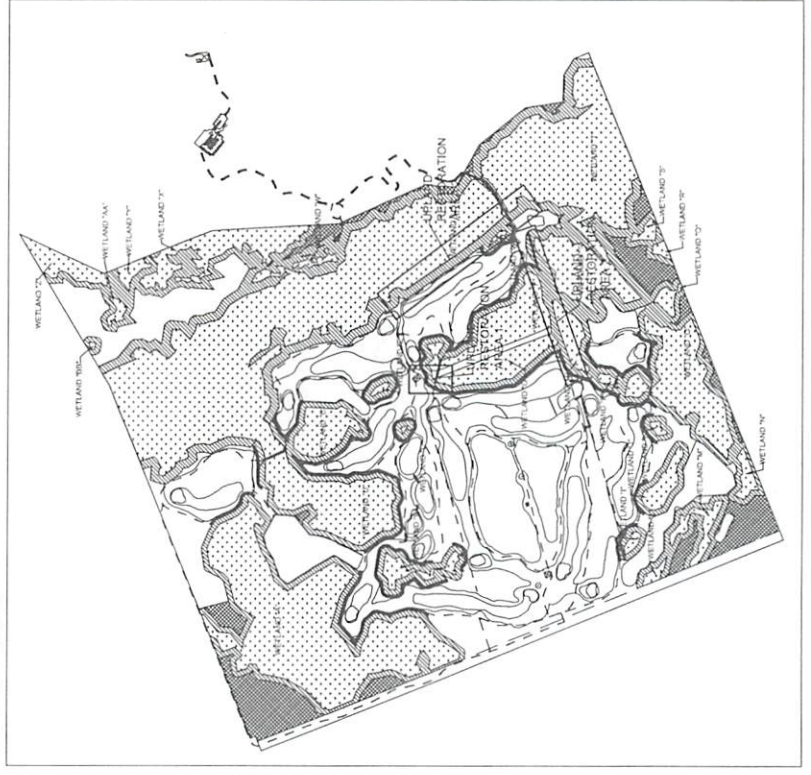


UPLAND RESTORATION AREA 2

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KEY SHEET



LEGEND

- WETLAND PRESERVE
- UPLAND BUFFER PRESERVE
- UPLAND PRESERVE
- UPLAND RESTORATION AREA



MCARTHUR WEST UPLAND RESTORATION AREAS

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FIGURE

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FOUNTAIN VALLEY, CA 92708

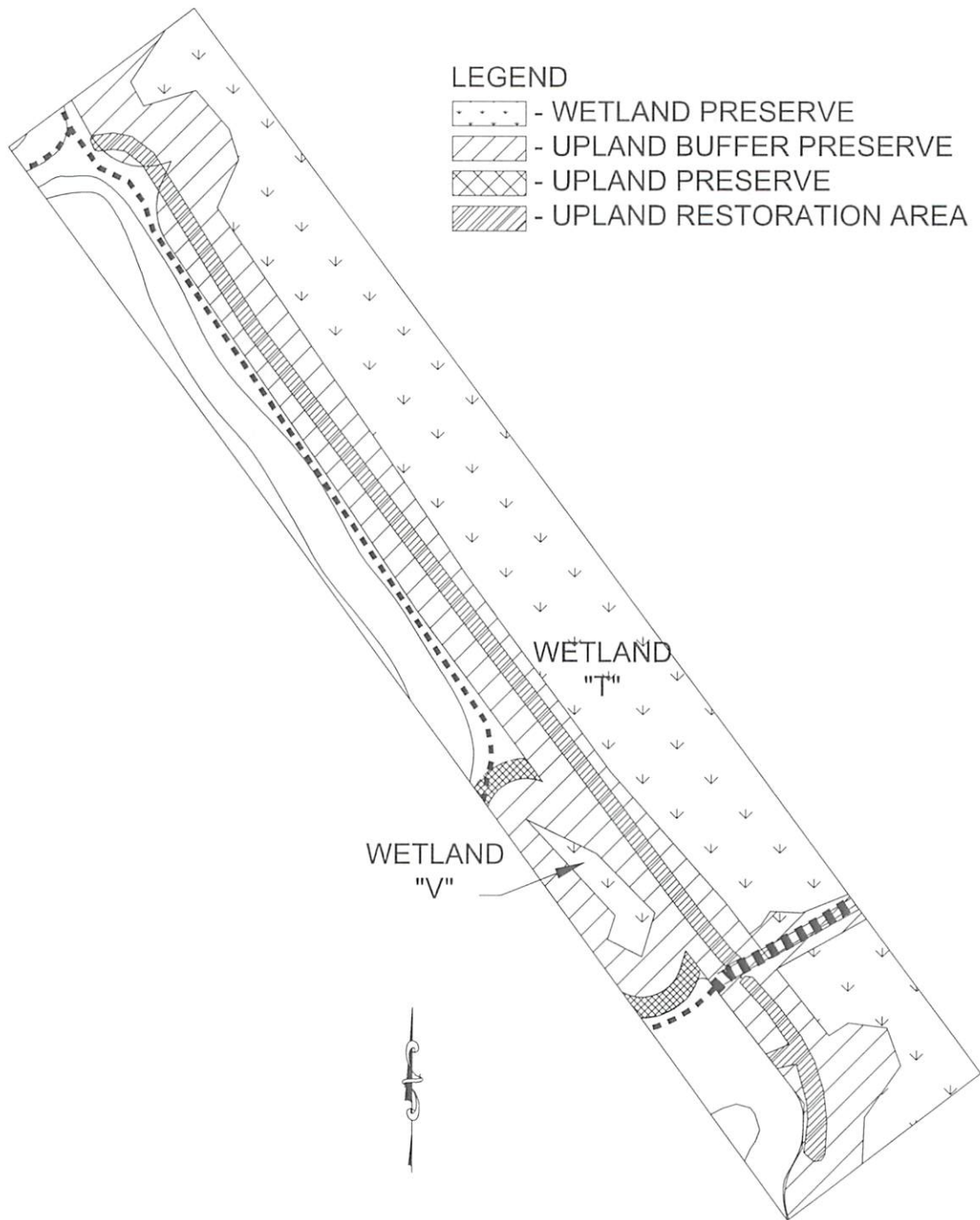
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UPLAND RESTORATION AREA 3

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MCARTHUR WEST UPLAND RESTORATION AREA



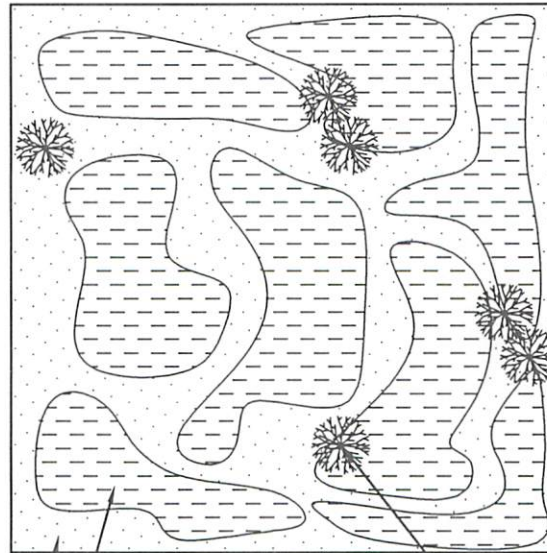
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FIGURE

PINE FLATWOODS PLANTING PLAN



Understory - (7' o.c., 1 gal)
Serenoa repens - Saw Palmetto
Myrica cerifera - Wax Myrtle
Lyonia spp. - Fetterbush
Ilex glabra - Gallberry

Trees - (8' min. height)
Pinus elliottii Slash Pine

Groundcover
Spartina bakeri - Sand Cordgrass (4' o.c., gal)
Muhlenbergia capilaris - Muhly Grass (4' o.c., gal)
Fakahatchee Floridana spp. - Dwarf Fakahatchee (4' o.c., quart)

QUANTITY OF PLANTS WILL BE DETERMINED BY SIZE OF RESTORATION AREA AND SPACING (O.C.) OF SELECTED PLANTS.

REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.

NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

MCARTHUR WEST PINE FLATWOODS PLANTING



CONSULTANTS, INC.

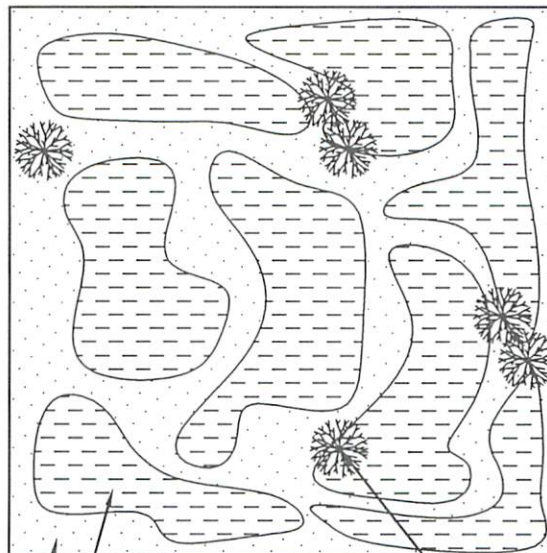
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

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FIGURE

BUFFER RESTORATION PLANTING PLAN FOR SWM CUTS



Understory - (7' o.c., 1 gal)

Serenoa repens - Saw Palmetto

Myrica cerifera - Wax Myrtle

Lyonia spp. - Fetterbush

Ilex glabra - Gallberry

Trees - (8' min. height)

Pinus elliotii Slash Pine

Groundcover

Spartina bakeri - Sand Cordgrass (4' o.c., gal)

Muhlenbergia capilaris - Muhly Grass (4' o.c., gal)

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NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

MCARTHUR WEST PINE FLATWOODS PLANTING



EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996

772-287-8771 FAX 772-287-2988

WWW.EWCONSULTANTS.COM

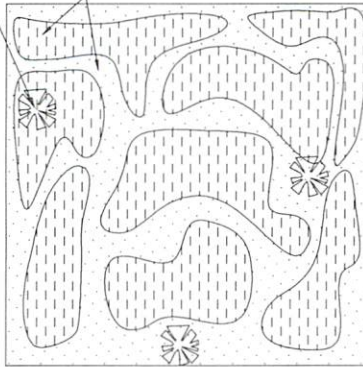
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FIGURE

SLOUGH REPLANTING PLAN

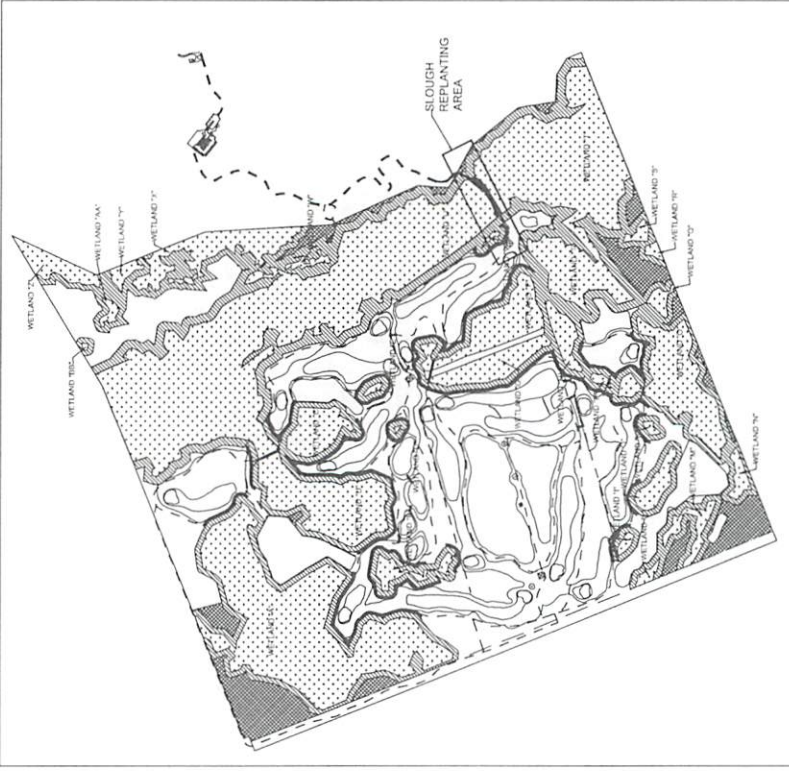
NTS

- Canopy Trees - 3 gal, 20' o.c. (35)**
 - Taxodium spp.* - Cypress
 - Gordonia lasianthus* - Loblolly bays
 - Acer rubrum* - Red maple
 - Persea borbonia* - Red bay
 - Groundcover BR, 2' o.c. (5,275)**
 - Iris virginica* - Blue Flag Iris
 - Pontederia cordata* - Pickerel Weed
 - Sagittaria latifolia* - Duck Potato
 - Schoenoplectus californicus* - Giant Bulrush
 - Cladium mariscoides* - Swamp Sawgrass
- QUANTITY OF PLANTS WILL BE DETERMINED BY SIZE OF RESTORATION AREA AND SPACING (O.C.) OF SELECTED PLANTS.
- REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.
- NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.



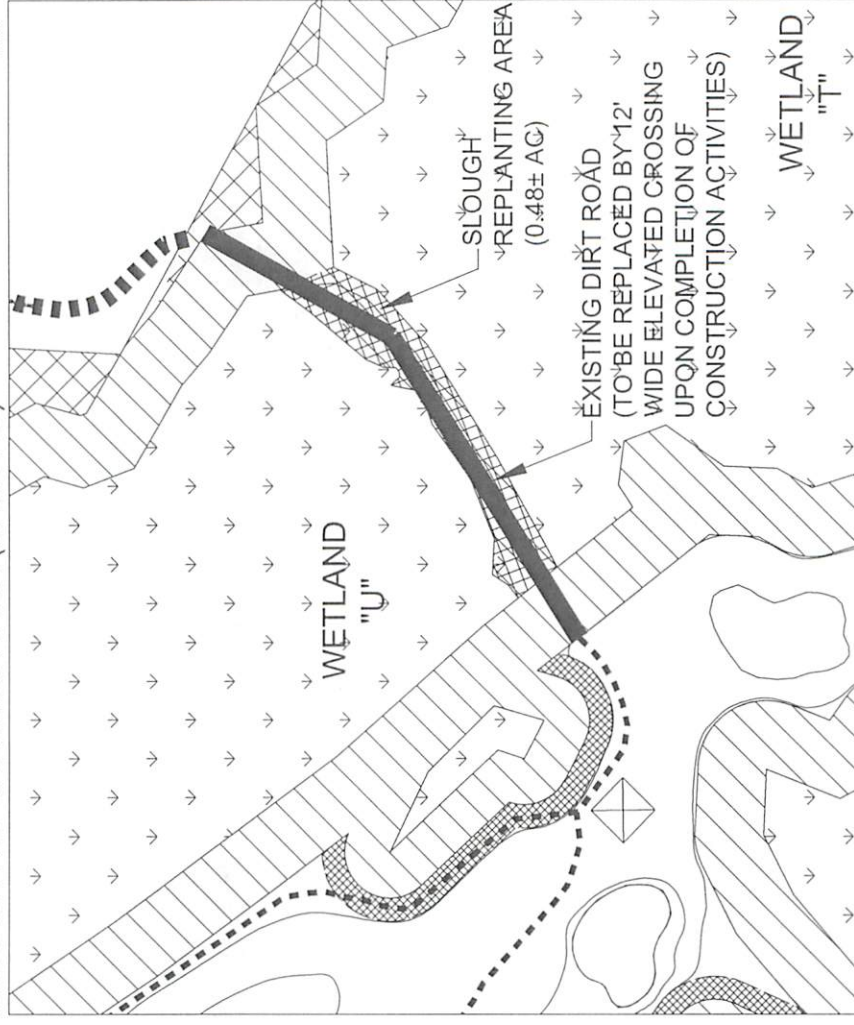
KEY SHEET

NTS



SLOUGH REPLANTING AREA (0.48± AC)

NTS



LEGEND

- WETLAND PRESERVE
- UPLAND BUFFER PRESERVE
- UPLAND PRESERVE

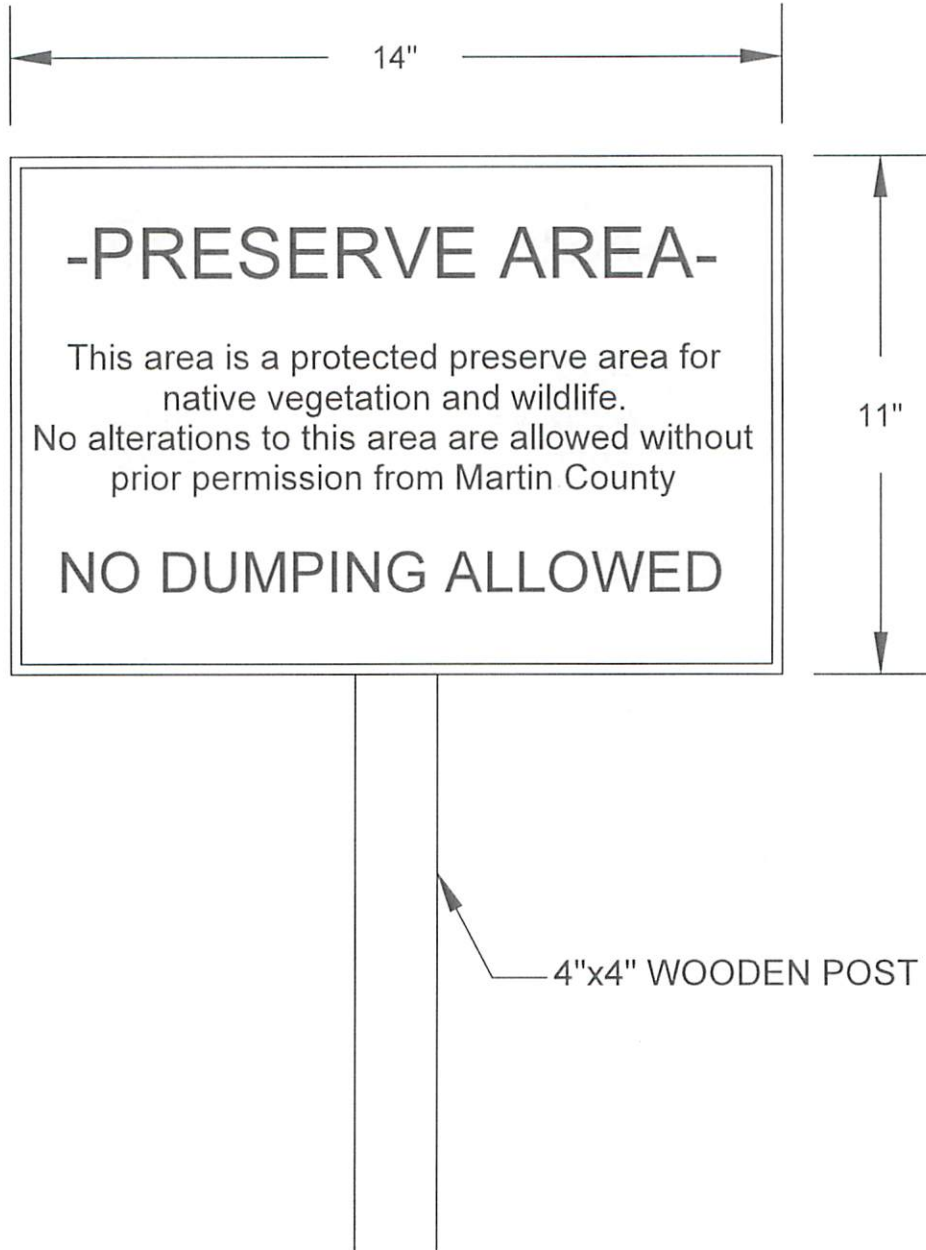


MCARTHUR WEST GC SLOUGH REPLANTING PLAN



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FIGURE



PRESERVE AREA SIGN



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WWW.EWCONSULTANTS.COM

OCT 2013

FIGURE

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



ENVIRONMENTAL ASSESSMENT

MCARTHUR WEST GOLF COURSE

MARTIN COUNTY, FLORIDA

Prepared for:

McArthur Golf Course

Prepared by:

EW Consultants, Inc.

September 2020

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INTRODUCTION -

The McArthur West Golf Course project site covered by this Environmental Assessment comprises 518.1+/- acres. The site is located west of U.S. 1 and the existing McArthur Golf Course, south of the Poinciana Gardens plat, and north and east of portions of the Atlantic Ridge State Park (see Figure 1 in Appendix A, Location Map). The project site is situated in east-central Martin County, FL, in the Gomez Grant, Township 39S, and Range 42 East (see Figure 2 in Appendix A, USGS Quadrangle Map).

GENERAL PROPERTY DESCRIPTION -

Just slightly less than half of the project site consists of native pine/mesic flatwoods upland habitat. There is a substantial amount of freshwater wetlands on-site, as well, including a large bay slough, wet prairies and marshes. The remaining portions of the site include a fallow tomato field, powerlines, and a small area of exotic vegetation. The property is surrounded by vacant wooded lands to the south, north and west, and the existing McArthur Golf Course to the east (see Figure 3, 2020 Aerial Photograph, in Appendix A for an aerial view of the project site and surroundings).

SOILS -

A soils report for the site generated by the USDA/NRCS is included in Appendix B. The soils in this part of Martin County are generally poorly drained sands and depressional sands.

NATURAL COMMUNITIES AND LAND COVERS -

The following is a summary of the land covers and vegetative communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) and Florida Natural Areas Inventory (FNAI). The land cover mapping is based on the vegetative site conditions as of August 2020. Please refer to Figure 4 in Appendix A, for the approximate limits of the land cover categories described below.

Land cover categories present on-site include:

#261: Fallow Crop Land – Located in the west-central portion of the project site is a rectangular series of fallow row crop fields. This area once served as a tomato farm. These areas now consist of torpedo grass, broomsedge grasses, and exotic trees such as earleaf acacia and Brazilian pepper.

#411: Pine/Mesic Flatwoods – This common native upland vegetative cover consists of slash pine canopy, with saw palmetto, gallberry, fetterbush and wax myrtle in the understory, with wiregrasses in the groundcover layer. Native vines are also present such as wild grape and greenbrier. While most of this habitat is in good to very good ecological condition, portions of the pine flatwoods areas, generally adjacent to wetlands, contain the exotic downy rose myrtle bush. This land cover type is suitable habitat for the state threatened gopher tortoise, and evidence of their presence was observed during recent site visits.

#424: Melaleuca - This upland land cover includes a small wooded area in the north-central portion of the project site along the north property line. This land cover is dominated by the invasive exotic melaleuca tree. The forest floor in this area is generally devoid of vegetation, and contains leaf litter from the melaleuca canopy. This land cover provides very little wildlife utilization potential.

#533: Reservoirs Less Than 10 Acres – A small excavated pond occurs in the southwest portion of the project site. It appears to have been excavated prior to the farming activity on-site.

#611/619: Bay Swamp/Exotic Wetland Hardwoods – Running along the eastern portion of the project site in a north-to-south fashion is a large bay swamp. This wetland slough runs from Poinciana Gardens in the north to south of Bridge Road. It is in fair to poor ecological condition, containing a significant amount of woody exotic plant species, such as melaleuca and Brazilian pepper. Climbing fern drapes both native and non-native canopy trees within the slough.

#641: Freshwater Marshes – Scattered throughout the project site are long hydro-period freshwater wetlands. Such areas are dominated by desirable native wetland plants such as pickerelweed, duck potato, maidencane, and buttonbush. Such wetlands on-site provide foraging and nesting habitat opportunities for a variety of common and listed wildlife species, in particular wading birds during the dry season when the deep pocket of the marshes contain water. The landward extents of the wetlands on-site have been verified by the SFWMD (see Exhibit 1).

#643: Wet Prairie – Scattered throughout the project site are short hydro-period freshwater wetlands. Such areas are dominated by desirable native wetland plants such as St. John's wort, corkwood, little blue maidencane, bog buttons and hatpins. Such wetlands on-site provide foraging and nesting habitat opportunities for a variety of common and listed wildlife species, in particular wading birds during the wet season when water covers the wetland areas. The landward extents of the wetlands on-site have been verified by the SFWMD (see Exhibit 1).

#832: Electrical Power Transmission Lines - Running along the western boundary of the project site is a set of electrical power transmission lines. The ground beneath these lines is cleared for maintenance vehicle access, and consists of herbaceous wetland and upland plant species.

PREVIOUS IMPACTS -

As described above, a portion of the project site was used for agricultural purposes (tomato fields). Such fields can be seen on Figure 5, a 1986 aerial photograph. The dirt road through the bay slough at the southern end of the project site was constructed in order to access these fields.

AGENCY COORDINATION –

With the databases of the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC) readily available on-line, Figures 6 and 7 represent the database downloads for these agencies. In addition, the landward extents of the wetlands on-site have been verified by the SFWMD (see Exhibit 1).

LISTED SPECIES -

Due the various types of habitats found on-site, listed wildlife species may utilize the pine flatwoods and wetlands on-site for nesting and foraging opportunities.

A search of the FWC water bird colonies database is shown on Figure 6. The data reveal that several colonies within 20 miles of the project site have been documented. Since the foraging range of a wood stork is generally recognized as 18.6 miles from its colony, the project site is located within a wood stork foraging area. However, only minimal impacts to the on-site wetlands are proposed due to the necessary widening of the existing access road through the bay slough. Therefore, there will be no anticipated impacts to listed wading bird populations.

Although the bald eagle has been removed from the Endangered Species Act list, it remains protected under the Bald and Golden Eagle Protection Act. The subject property contains numerous mature slash pines that could provide potential nesting opportunities for bald eagles and is located within a few miles of major foraging areas, such as the Indian River Lagoon, St. Lucie River, and numerous local waterways. A mature bald eagle was observed in the northwestern portion of the site during field work in April of 2020. This individual was observed in-flight, perched in a large slash pine, and foraging within Wetland A. No eagle nest was observed within the project boundaries at this time or during follow-up site investigations. The closest eagle nest is located to the north of the site (MT010 in the Atlantic Ridge State Park). A graphic showing FWC documented bald eagle nest locations is attached as Figure 7 in Appendix A.

As mentioned previously, the state threatened gopher tortoise has been observed on-site. It is recommended that a full survey be conducted within the development footprint no more than 90 days prior to land operations. As for the listed wading birds observed on-site, it is recommended that systematic surveys be conducted within the on-site wetlands in accordance with FWC guidelines at the appropriate times of year prior to and during site development activities.

APPENDIX A

Figure 1 – Location Map

Figure 2 – USGS Quadrangle Map

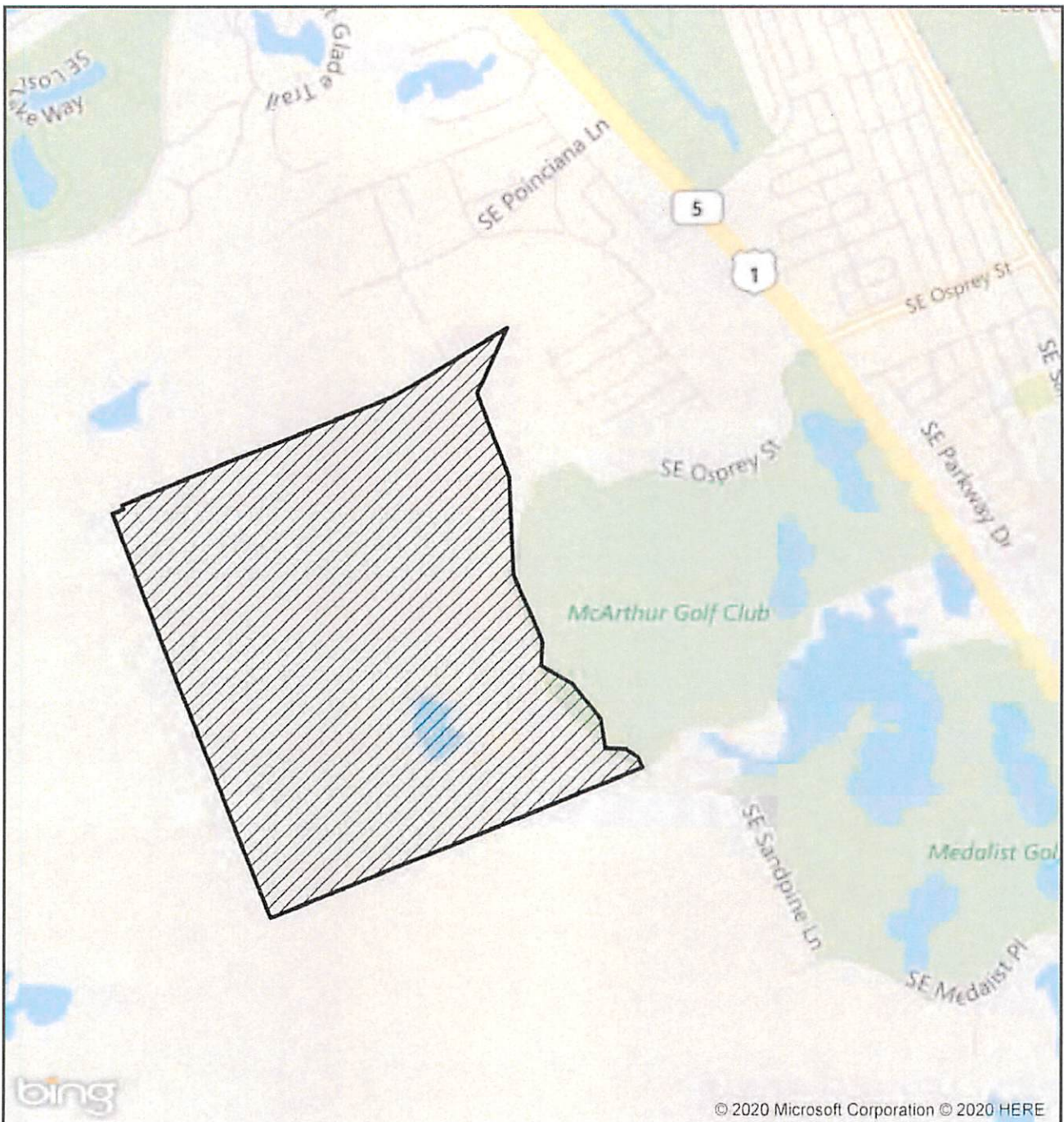
Figure 3 – 2020 Aerial Photograph

Figure 4 – FLUCCS/FNAI Land Cover Map


Figure 5 – 1986 Aerial Photograph

Figures 6 – FFWCC Wading Bird Colonies

Figure 7 – FFWCC Eagle Nest Locations



LEGEND

 - SITE (518.1+/-AC)

0 2,000 Feet



MCARTHUR WEST LOCATION MAP



CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208

STUART, FL 34996

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SEPT 2020

FIGURE

1



USGS QUAD MAP "GOMEZ", GOMEZ GRANT, TOWNSHIP 39 SOUTH, RANGE 42 EAST, HOBE SOUND, MARTIN COUNTY, FLORIDA, LATITUDE 27d5'21" LONGITUDE -80°10'36"

LEGEND

 - SITE (518.1± AC)

0 2000
SCALE IN FEET

MCARTHUR WEST QUAD



EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

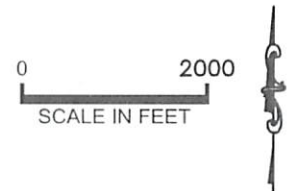
SEPT 2020

FIGURE

2



MARTIN COUNTY AERIAL DATED 2020



MCARTHUR WEST AERIAL



CONSULTANTS, INC.

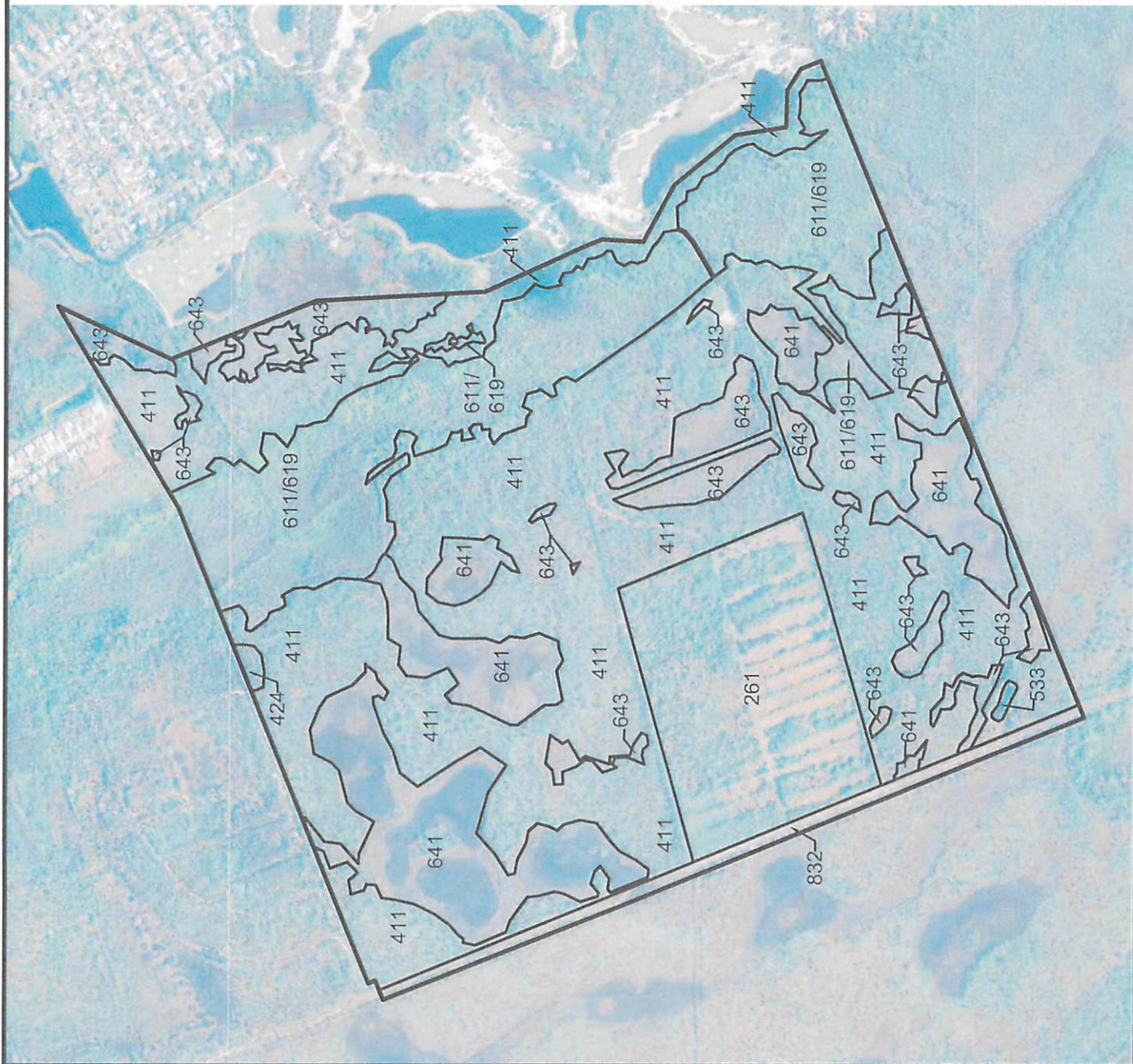
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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SEPT 2020

FIGURE

3



LEGEND

- 261 - FALLOW CROP LAND (58.7± AC)
- 411 - PINE FLATWOODS (254.2± AC)
- 424 - MELALEUCA (0.9± AC)
- 533 - RESERVOIRS LESS THAN 10 ACS (0.5± AC)
- 611/619 - BAY SWAMPI/EXOTIC WETLAND
- HARDWOODS (91.5± AC)
- 641 - FRESHWATER MARSHES (68.4± AC)
- 643 - WET PRAIRIES (33.8± 0AC)
- 832 - ELECTRICAL POWER
- TRANSMISSION LINES (10.1± AC)
- TOTAL SITE (518.1± AC)

MARTIN COUNTY AERIAL DATED 2020

MCARTHUR WEST FLUCCS

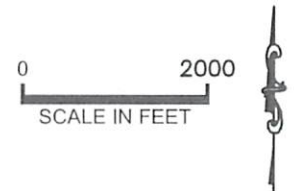


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1000 SE ANDREWS BLVD., SUITE 208
ST. LAURENCE, FL 32999
772.382.2988
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JULY 2020
FIGURE
4



FDOT AERIAL DATED 1986



MCARTHUR WEST 1986 AERIAL

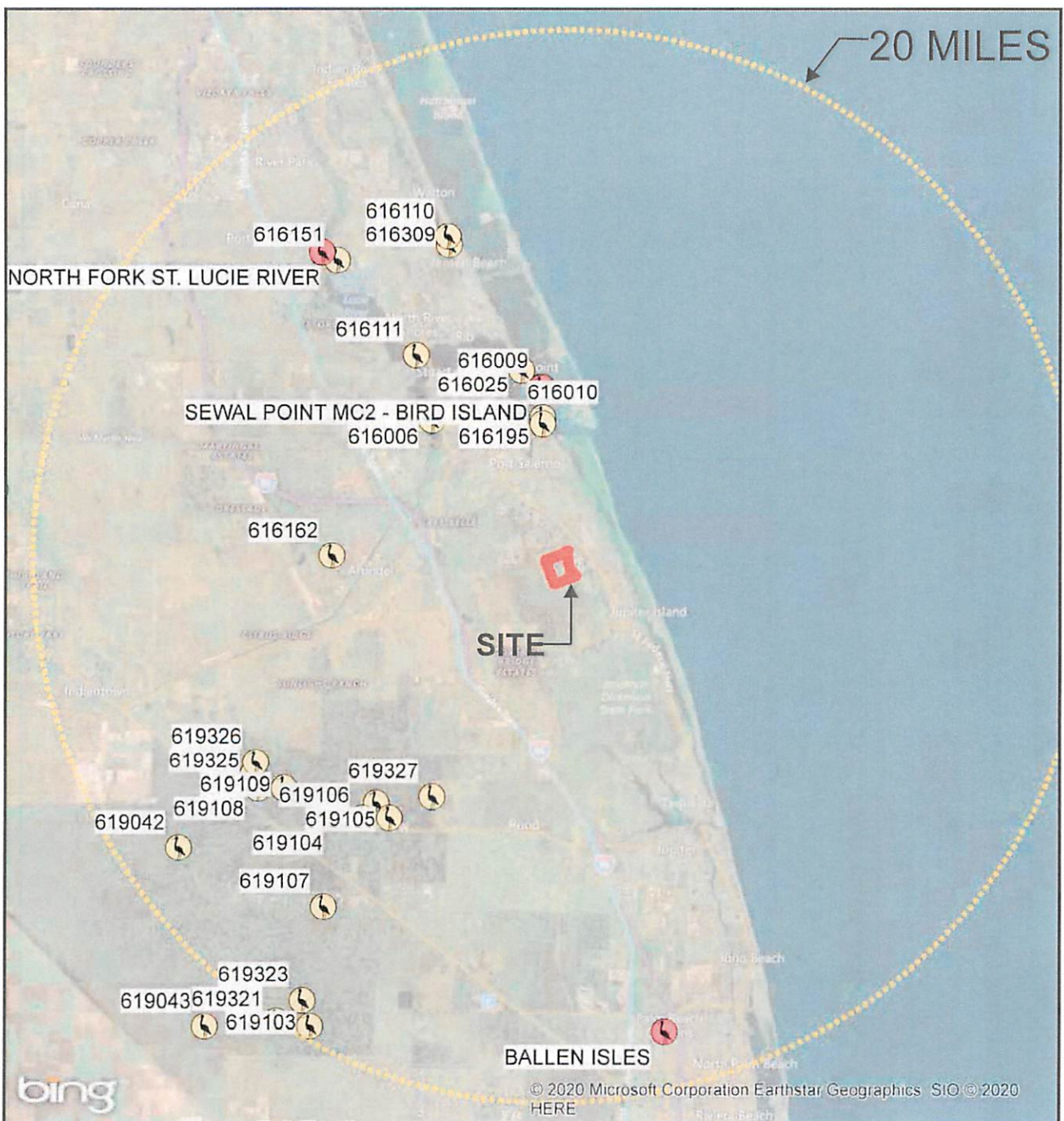


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SEPT 2020

FIGURE

5



LEGEND

-  USFWS WOST ACTIVE COLONIES 2009-2018
-  FWC WADING BIRD ROOKERIES 1999

MCARTHUR WEST

WOODSTORKS & WADING BIRDS

0 7 Miles

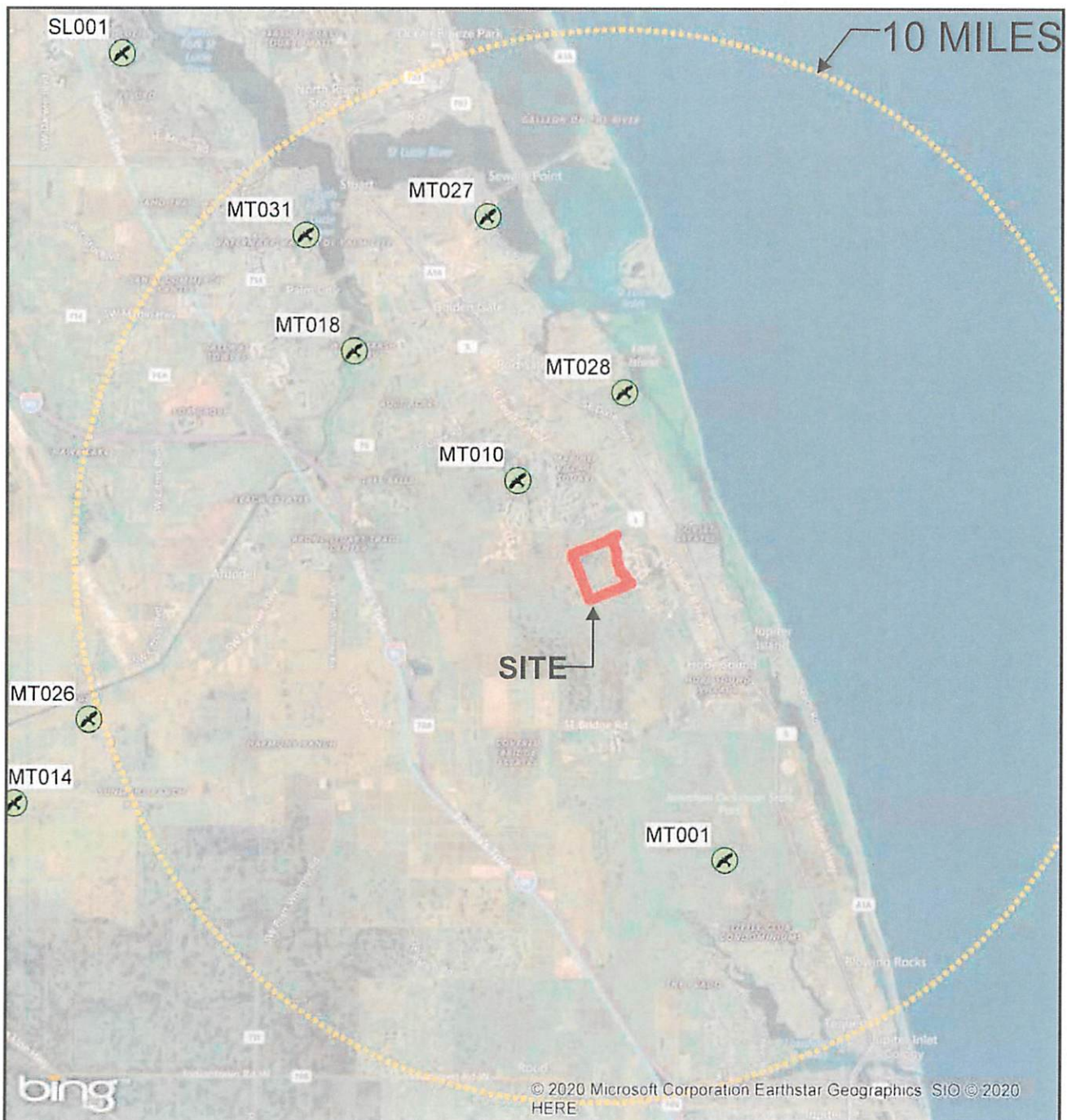


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 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
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FIGURE

6



LEGEND



FWC EAGLE NESTING 2016 DATA

MCARTHUR WEST EAGLE NESTING MAP



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STUART, FL 34996
772-287-8771 FAX 772-287-2988
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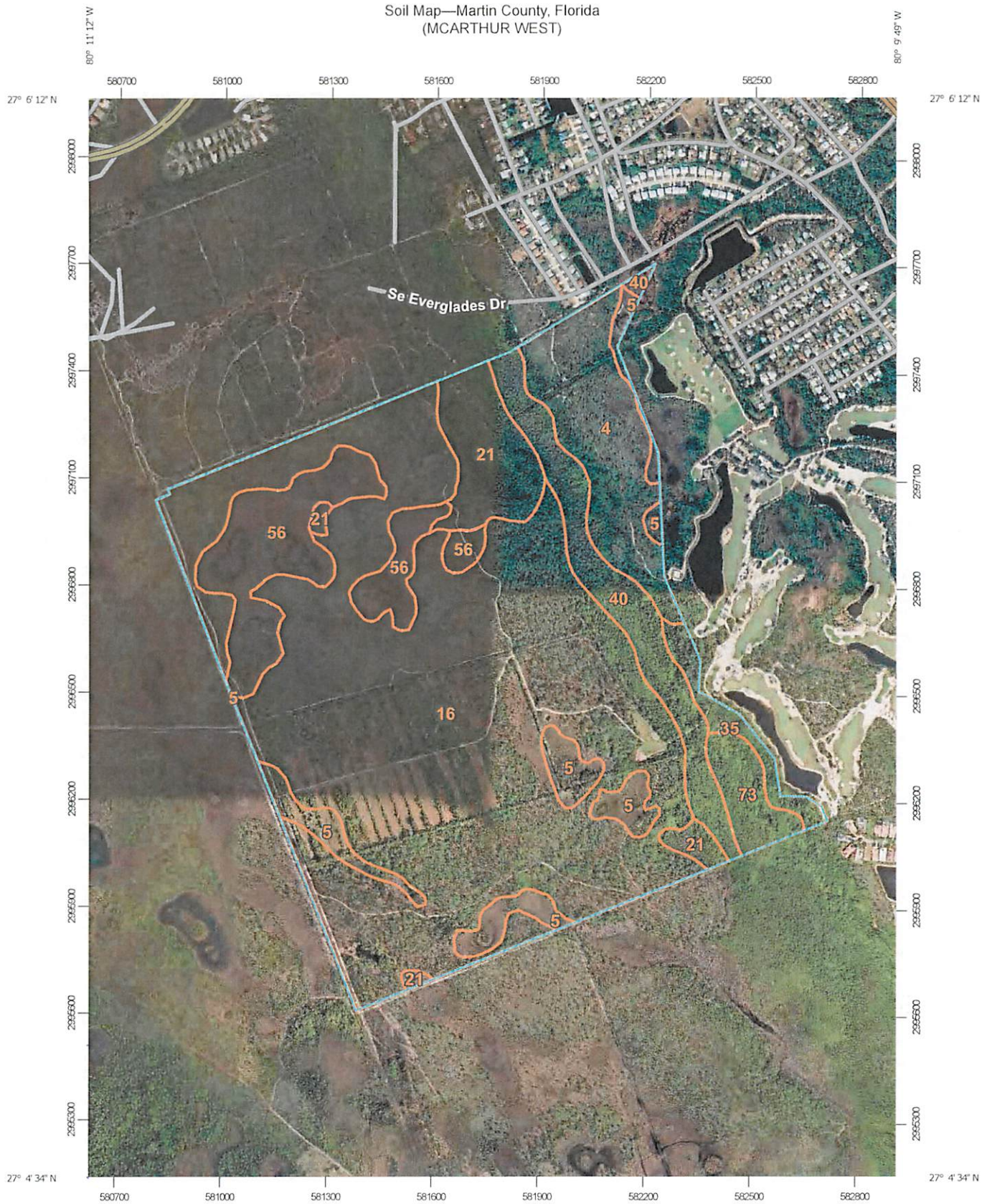
FIGURE

7

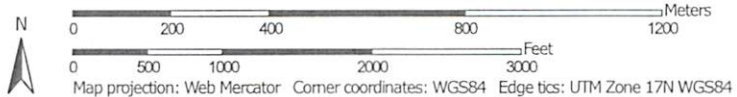
APPENDIX B

USDA/NRCS Soils Report

Soil Map—Martin County, Florida (MCARTHUR WEST)



Map Scale: 1:14,800 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/8/2020
Page 1 of 3

MAP INFORMATION

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	42.8	8.3%
5	Waveland and Lawnwood fine sands, depressional	28.0	5.4%
16	Oldsmar fine sand, 0 to 2 percent slopes	314.2	60.7%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	29.0	5.6%
35	Salerno sand	9.3	1.8%
40	Sanibel muck	35.0	6.8%
56	Wabasso and Oldsmar fine sands, depressional	48.0	9.3%
73	Samsula muck, frequently ponded, 0 to 1 percent slopes	11.7	2.3%
Totals for Area of Interest		518.1	100.0%

EXHIBIT 1

SFWMD Wetland Determination



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

June 25, 2020

** Delivered via email*

Kevin Murphy *
McArthur Golf Club
6550 SW Osprey Street
Hobe Sound, FL 33455

Subject: McArthur West GC
Application No. 200624-3751
Informal Wetland Determination No. 43-103615-P
Martin County

Dear Mr. Murphy:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit No. 1.0. A joint site inspection was conducted on June 12, 2020.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit No. 2.0, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Conmy".

Barbara Conmy
Section Leader

c: Paul Ezzo, EW Consultants, Inc *




Exhibits

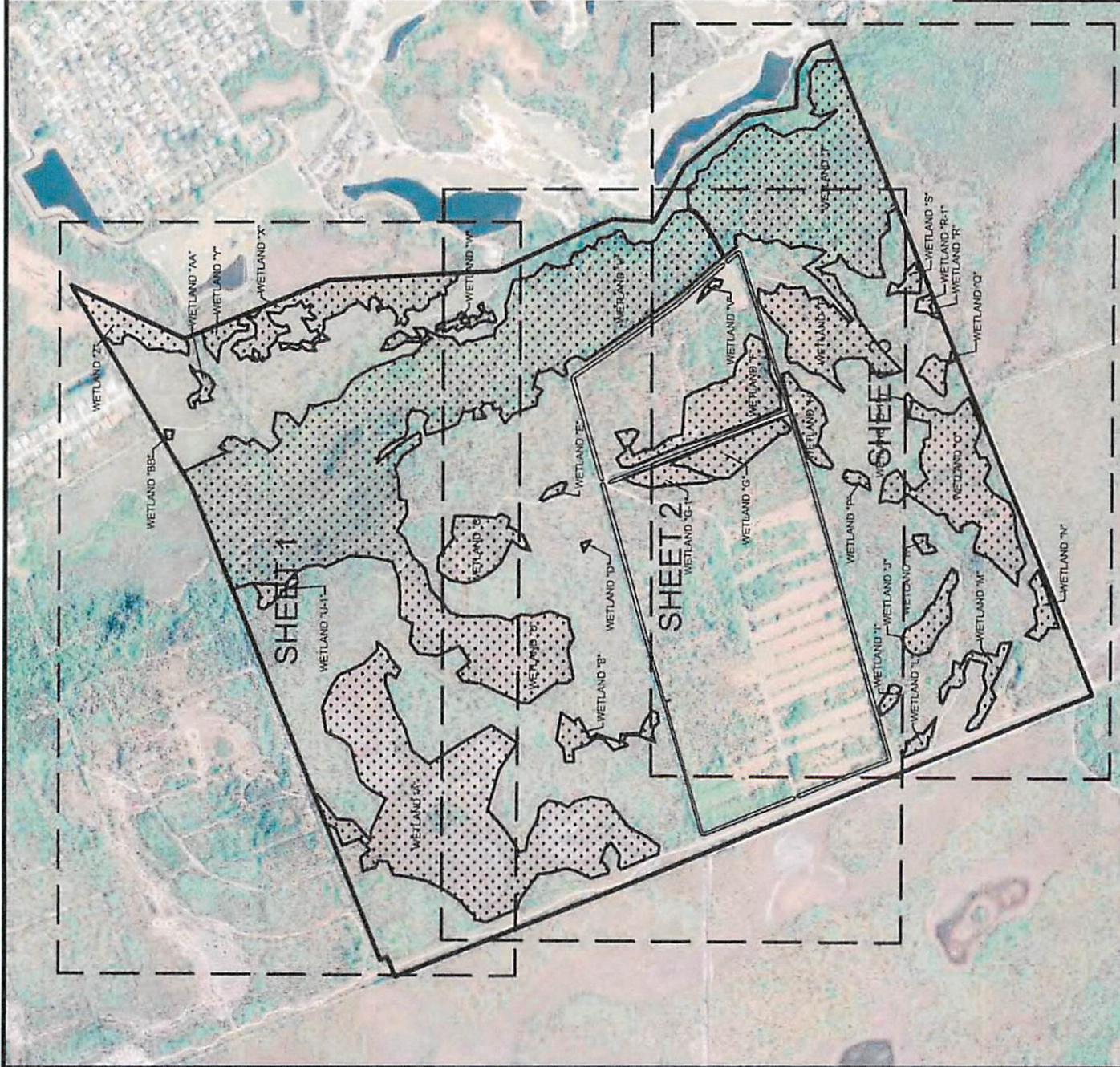
The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 200624-3751 .

[Exhibit No. 1.0 Location Map](#)

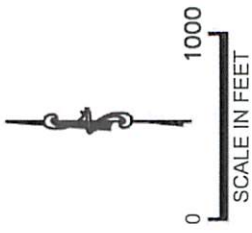
[Exhibit No. 2.0 Wetland and OSW Map](#)



Exhibit No: 1	Exhibit Created On: 2020-06-25	MARTIN COUNTY, FL	 Application Permit No: 43-103615-P Application Number: 200624-3751
<div data-bbox="113 1858 300 1995"></div> <div data-bbox="324 1785 747 1879">REGULATION DIVISION Project Name: McArthur West GC</div> <div data-bbox="324 1942 747 2016"><div data-bbox="324 1942 747 2016"><div>0</div><div>0.275</div><div>0.55</div><div>Miles</div></div><div data-bbox="828 1879 893 2005"><div>N</div></div></div>			



Wetlands	AC
A	36
B	1.6
C	4
D	0.05
E	0.2
F	6.8
G	4.4
H	2.1
I	0.4
J	1.9
K	0.3
L	0.5
M	1.7
N	1
O	10.7
P	0.3
Q	0.8
R	0.4
S	0.6
T	32.7
U	75.5
V	0.2
W	0.5
X	6.9
Y	0.8
Z	2.8
AA	0.5
BB	0.07
Total	193.72



NOTE: Wetland lines were previously surveyed by GCY, Inc. for all wetlands shown on the associated graphics EXCEPT the additional areas shown as G-1, O-1, R-1, and U-1. These additional areas are the result of an updated wetland verification performed by the SFWMD on June 12, 2020 in which field inspections and aerial photography were used. Such areas have not been surveyed by a Professional Surveyor and Mapper (PSM). Wetland areas within the FPL easement along the west property line are not included.

LEGEND
[Stippled Box] - WETLAND (193.72± AC)
[White Box] - OTHER SURFACE WATERS (5.6± AC)

MARTIN COUNTY AERIAL DATED 2019

MCARTHUR WEST WETLAND & OSW

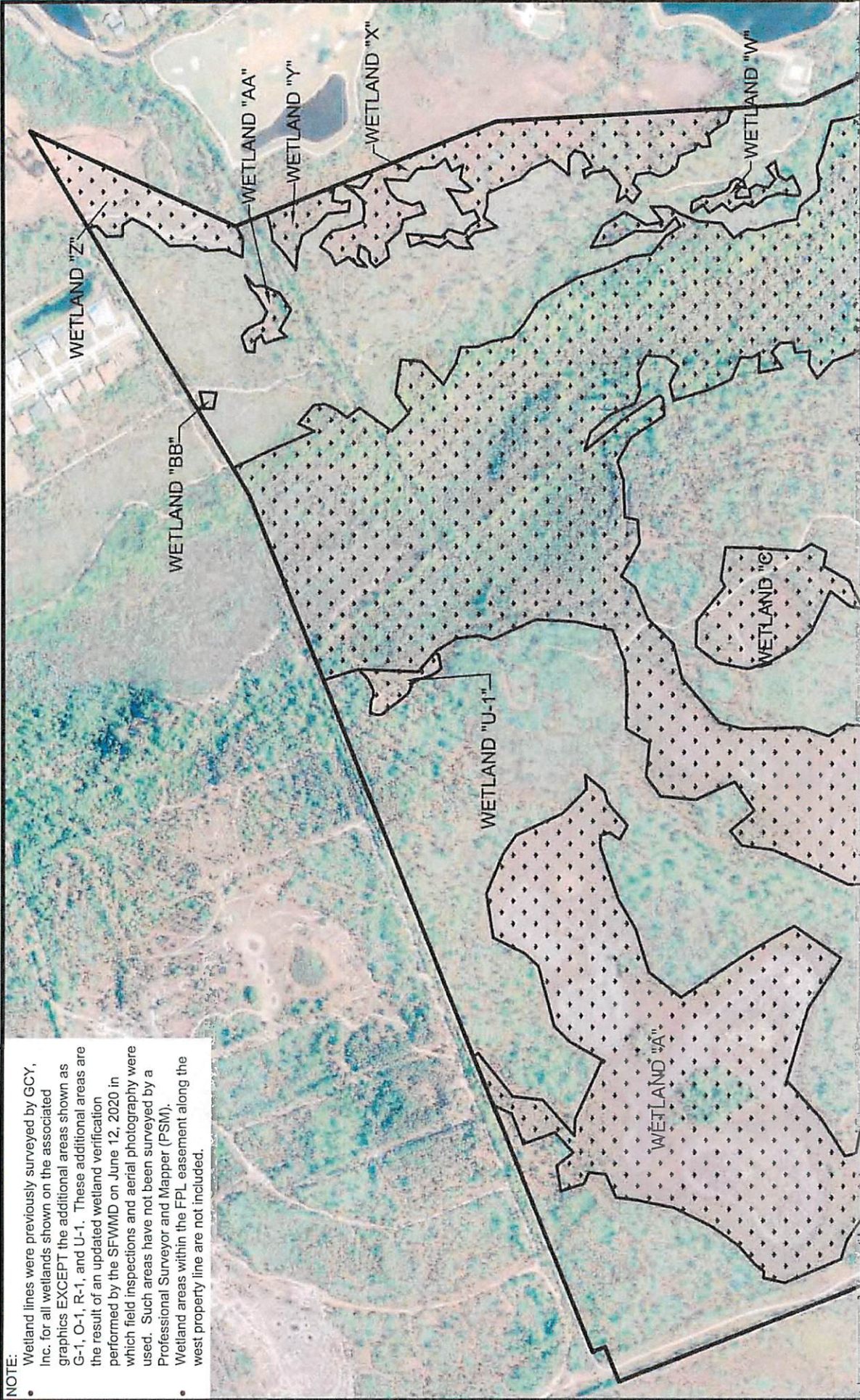


EW CONSULTANTS, INC.
1000 SE MONTGOMERY BLVD., SUITE 208
SPRING, FL 32069
772.282.2388
www.ewconsultants.com

JUNE 2020
FIGURE
KEY

NOTE:

- Wetland lines were previously surveyed by GCY, Inc. for all wetlands shown on the associated graphics EXCEPT the additional areas shown as G-1, O-1, R-1, and U-1. These additional areas are the result of an updated wetland verification performed by the SFWMD on June 12, 2020 in which field inspections and aerial photography were used. Such areas have not been surveyed by a Professional Surveyor and Mapper (PSM).
- Wetland areas within the FPL easement along the west property line are not included.



MARTIN COUNTY AERIAL DATED 2019

LEGEND

- [Patterned Box] - WETLAND (193.72± AC)
- [White Box] - OTHER SURFACE WATERS (5.6± AC)



**MCARTHUR WEST
WETLAND & OSW**

EW CONSULTANTS, INC.
 1000 SE MOUNTAIN COMBINE BLVD., SUITE 208
 GAITHERSBURG, MD 20878
 772-387-7771 FAX 772-387-2985
 WWW.EWCONSULTANTS.COM

JUNE 2020
 FIGURE
1



LEGEND

WETLAND (193.72± AC)

OTHER SURFACE WATERS (5.6± AC)

0 500
SCALE IN FEET

MCARTHUR WEST WETLAND & OSW

JUNE 2020
FIGURE
2

EW CONSULTANTS, INC.
1000 SE MOUNTAIN VIEW BLVD., SUITE 200
FORT WORTH, TEXAS 76116
772-287-7771 FAX 772-287-2385
WWW.EWCONSULTANTS.COM

MARTIN COUNTY AERIAL DATED 2019

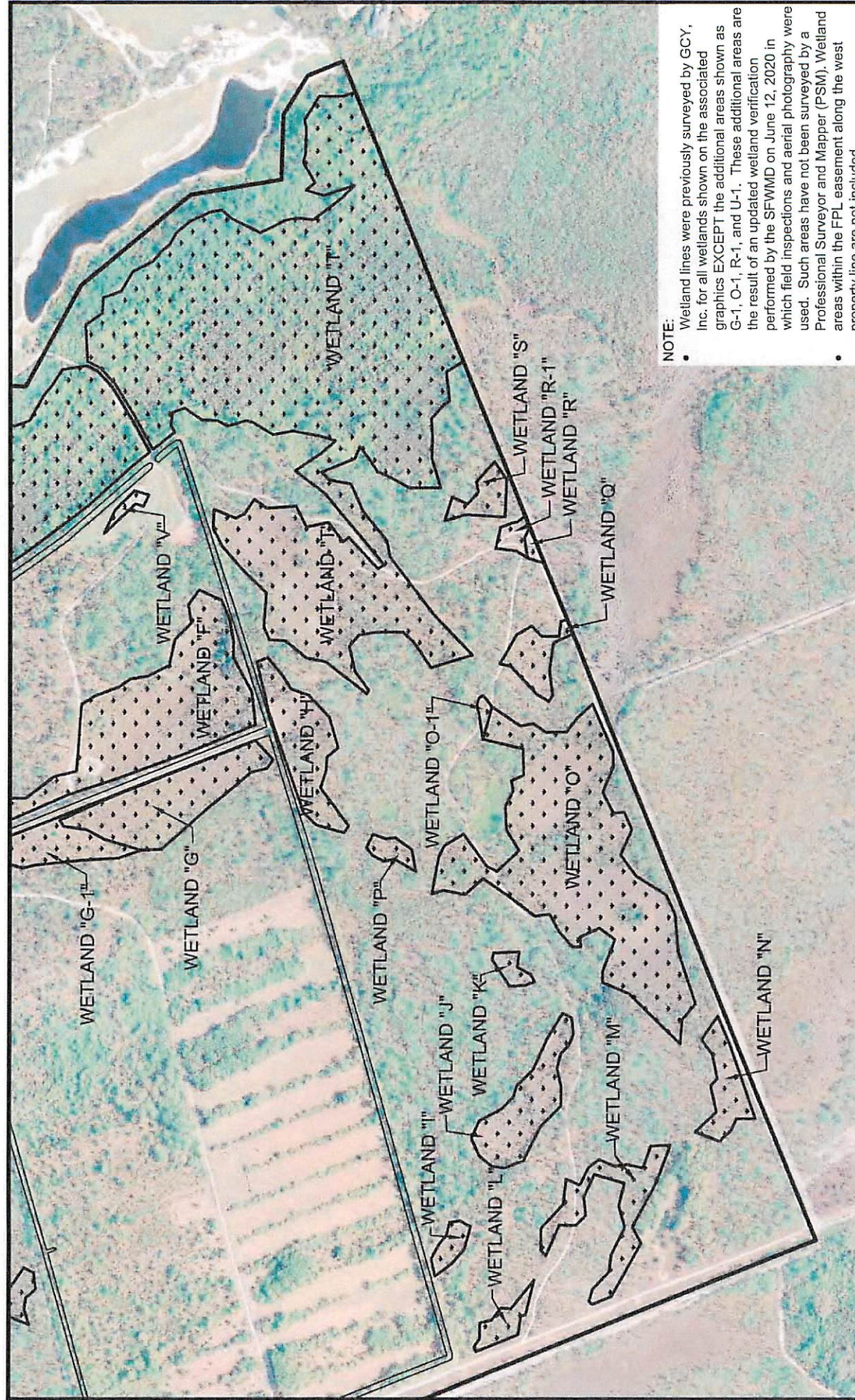
Permit No. 43-103615-P

Exhibit No. 2.0

Page 3 of 4

NOTE: Wetland lines were previously surveyed by GCY, Inc. for all wetlands shown on the associated graphics EXCEPT the additional areas shown as G-1, O-1, R-1, and U-1. These additional areas are the result of an updated wetland verification performed by the SFWMD on June 12, 2020 in which field inspections and aerial photography were used. Such areas have not been surveyed by a Professional Surveyor and Mapper (PSM). Wetland areas within the FPL easement along the west property line are not included.

McArthur Westlwg WETLAND OSW 2



MARTIN COUNTY AERIAL DATED 2019

LEGEND

- WETLAND (193.72± AC)
- OTHER SURFACE WATERS (5.6± AC)



NOTE:

- Wetland lines were previously surveyed by GCY, Inc. for all wetlands shown on the associated graphics EXCEPT the additional areas shown as G-1, O-1, R-1, and U-1. These additional areas are the result of an updated wetland verification performed by the SFWMD on June 12, 2020 in which field inspections and aerial photography were used. Such areas have not been surveyed by a Professional Surveyor and Mapper (PSM). Wetland areas within the FPL easement along the west property line are not included.

MCARTHUR WEST WETLAND & OSW

EW CONSULTANTS, INC.
1000 SE ANDERSON AVENUE, SUITE 208
MIAMI, FL 33136
772-257-6771 FAX 772-257-2385
WWW.EWCONSULTANTS.COM

JUNE 2020
FIGURE
3



McARTHUR WEST GOLF COURSE

DOCUMENTATION IN SUPPORT OF THE ENVIRONMENTAL WAIVER AND EXCEPTION APPLICATION

**Prepared for:
McArthur Golf Club**

**Prepared by:
EW Consultants, Inc.**

©February 2021

1.0 PROJECT DESCRIPTION -

1.1 Introduction and Project Description -

The McArthur West Golf Course project consists of 518.1± acres, located in unincorporated Martin County, Florida. It is west of the existing McArthur Golf Course in Hobe Sound. The project consists of a proposed 18-hole golf course, stormwater facilities, as well as extensive wetland and upland preserve areas.

The site contains wetland areas throughout (37% of the site), as well as pine flatwoods upland habitat, and a small upland melaleuca stand in its northern portion. There is an existing dirt road located in the southern portion of the project site which crosses a bay/maple slough.

As part of the site plan, there are four distinct areas in which wetlands will be crossed with golf cart paths along with corresponding wetland buffer (upland habitat) impacts. Such crossings and buffer impacts are necessary for golf course development, golf play, and eventual golf course maintenance. Therefore, the Access to Uplands provision in Martin County's Land Development Regulations (Section 4.3.B.2., LDR), is being utilized as part of the associated Environmental Waiver application.

As part of these access areas, there will be no (0.00 square feet) of dredging or filling within any of the wetland or buffer areas. The areal extent of the paths will "shade" 0.15 acres of wetland area and 0.39 acres of wetland buffer area, with approximately 0.002 acres of support pilings installed within the footprint of the elevated golf cart paths. Discussions regarding the location and alternatives to the proposed golf cart access paths are detailed in subsequent sections of this report.

1.2 General Environmental Conditions -

The project site consists of a mosaic of pine flatwoods, freshwater wetlands, a fallow tomato field, and FPL power lines. Most of the native habitats on-site are in fair-to-good ecological condition, save for the bay slough which contains dense stands of exotic vegetation throughout. Other wetland areas contain mostly desirable native vegetation, although the exotic downy rose myrtle bush has established and now dominates drier portions of the wetlands on-site. The presence of this species can greatly reduce the potential for usage of the wetlands by wading birds, both listed and non-listed, and therefore will be eradicated in accordance with PAMP specifications.

The pine flatwoods on-site are generally in fair to good ecological condition. However, as with the ecotonal areas of the wet prairies on-site, the ecological value of this habitat has been diminished by the presence of the exotic downy rose myrtle bush, as well as earleaf acacia which has established within the fallow tomato fields and is spreading into the adjacent pine flatwood areas. Such species will be eradicated from the designated upland preserves on-site in accordance with the approved PAMP for the project.

The landward extents of all wetlands on the site have been verified by the South Florida Water Management District within the past year. Such documentation is included in the Environmental Assessment (EA) provided in the Preserve Area Management Plan (PAMP).

1.3 Proposed Wetland Impact (Shading and Pilings) -

In order to access the upland portions of the proposed golf course throughout the property, golf cart paths measuring 12 feet in width (maximum) are proposed to cross wetlands at the following locations (from north to south) as shown on Figure 1:

- 1) From #4 tee to #4 fairway and from #5 tee to #5 fairway (over W-U)
- 2) From #18 tee to #18 fairway (over W-F and W-G)
- 3) From the #16 tee to #16 fairway (over W-P)
- 4) From #15 green to #16 green (over W-O)

Such crossings will result in the shading of 0.15 acres of freshwater wetlands, and contain approximately 0.002 acres of area in which piles will be driven for bridge support. While there will be no dredging or filling associated with these paths, it is anticipated that native vegetation beneath them will be negatively impacted. Other wetland functions and values, such as aquatic habitat, surface water storage/filtration, and aquifer recharge, will remain undisturbed other than within the areas where piling are driven.

1.4 Proposed Wetland Buffer Impacts (Shading and Pilings) -

The proposed cart paths will impact 0.39 acres of wetland buffer area associated each side of the affected wetland area. As with the wetland crossing, such paths through the wetland buffers will be elevated above grade, eliminating the need to dredge or fill in these areas, minimally disturbing the vegetation.

2.0 GOLF CART PATH ALIGNMENT ALTERNATIVES -

The associated February, 2021, site plan shows the preferred alternative alignments for all of the proposed golf cart paths. All of these locations have been reviewed and tweaked by the land planner and golf course architect in order to reduce the shading impact as much as practicable. For example, crossing 1) initially split-off into W-U at the north and south ends (see attached Figure 2). The proposed design eliminates these splits in the wetland, reducing the areal extent of the shading impact within W-U. This crossing serves four holes, which could have been accomplished by two separate crossings over W-U. It should be noted that all four crossings have been aligned with the narrowest portions of the affected wetland areas, further reducing the wetland shading footprint.

3.0 PROPOSED MITIGATION FOR WETLAND AND BUFFER IMPACTS -

The proposed mitigation for the golf cart paths will be the creation of a minimum of 1.43 acres (or 9.5 times the 0.15 acres of shading impact) of freshwater wetland habitat from existing drainage ditches and associated ditch banks on-site. In particular, there is a north-south ditch which divides W-G from W-F (see Figures 3 and 4). Such ditches will be partially back-filled to match the existing grades of W-G and W-F using the dirt from the adjacent spoil piles (ditch banks) in order to connect them. This activity will result in 1.43 acres of wetland creation area. Once this area is re-graded, appropriately 16,000 native wetland plants will be installed in accordance with Figure 3, consisting of various wet prairie plants. This design will allow for a “seamless” merging of the two wetlands (G and F), providing appropriate hydrologic conditions for the created wetland area. Generally, getting the “hydrology” correct is the most difficult and most critical part of wetland creation; get it wrong, and the created area can be too dry for wetland plant survival or make it too deep nuisance plants like primrose willow and cattail may dominate. Creating a wetland area which combines adjacent wetlands, and essentially replicates historic conditions is the ideal technique in this situation.

As part of the wetland creation area, 1.33 acres will be wet prairie, and 0.10 acres will be hardwood forest due to the vegetative impacts to 0.07 acres of slough area within W-U as part of the “line-of-sight” clearing. No dredging or filling will occur within any of the line-of-site areas, and all vegetation to be cut and/or trimmed will be done so by hand; no heavy equipment will be permitting within the line-of-site alignments.

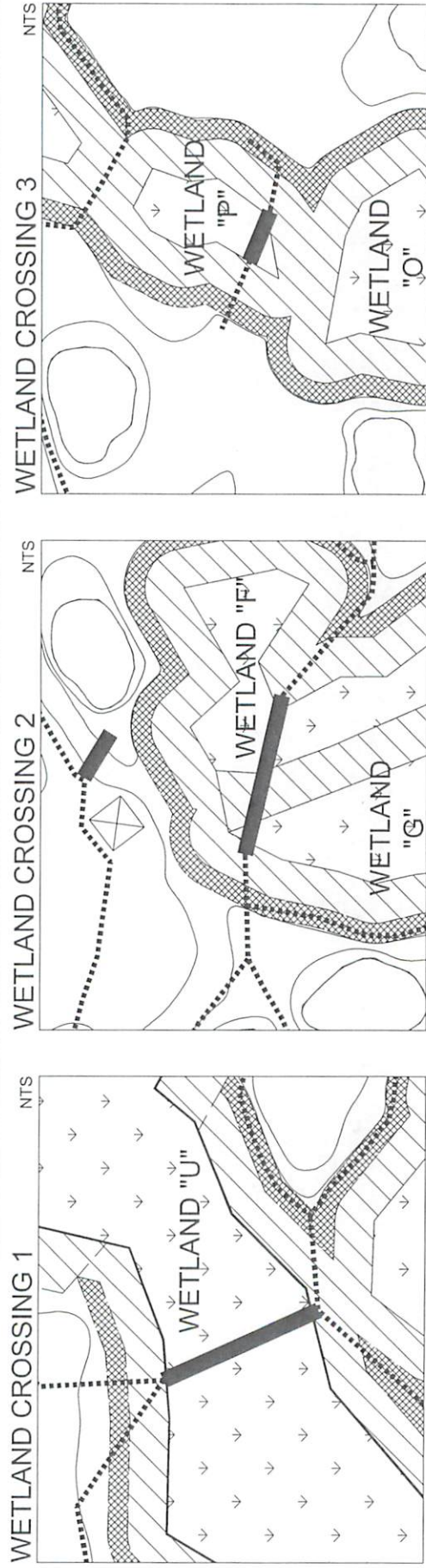
Martin County’s requirement for replacing both the “spatial” and “functional” loss of wetlands is summarized in Table 1 on the final page of this report. Using the Wetland Rapid Assessment Procedure (WRAP), the 0.15 acres of wetland impact (from shading/pilings) result in a functional loss of 0.0124 units while the 1.43-acre mitigation area will generate 1.0362 credits, approximately 84 times that of the functional loss.

As for the wetland buffer impacts, 0.39 acres of such habitat will be impacted by shading. With 254.2 acres of native pine flatwood habitat on-site, the required 30% upland preserve would be 76.26 acres (including wetland buffers). The site plan calls for 99.41 acres of upland preserve habitat (including wetland buffers, but excludes line-of-site and cart path impacts). Therefore, there 0.39 acres of wetland buffer impact will be satisfactorily offset.

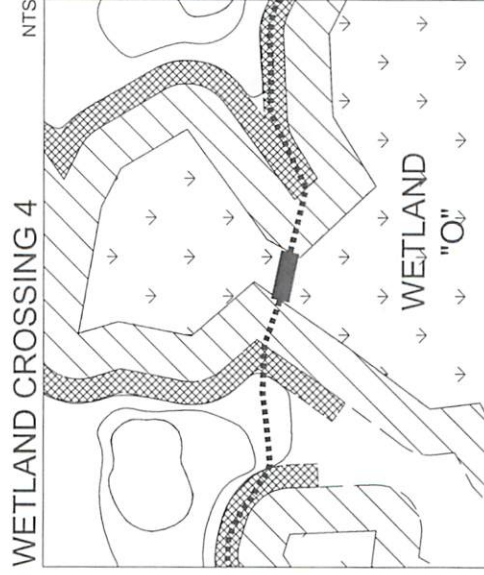
4.0 MONITORING OF CREATED WETLAND AREA -

The vegetative success criteria for the wetland creation area will be consistent with the standards set forth in the Preserve Area Management Plan (PAMP) for the McArthur West Golf Course project. In addition, Figure 4 shows the specific transect and photo/data collection stations for the wetland creation area. The Time-Zero Monitoring Report will document the creation activities (backfill and planting), while the annual reports will document the success and/or remediation needs of the creation area based on the vegetative success criteria in the PAMP.

TABLE 1								
McARTHUR WEST GC								
WETLAND MITIGATION SUMMARY								
SHADING IMPACTS								
Wetland #	AC	Type	Preserve	Impact	Imp Type	WRAP Pre	WRAP Post	Debits
F	6.80	643	6.76	0.040	Shading	0.0200	0.017	0.0027
G	4.40	643	4.39	0.010	Shading	0.0047	0.004	0.0007
O	10.70	643	10.68	0.020	Shading	0.0127	0.011	0.0020
P	0.30	643	0.28	0.020	Shading	0.0127	0.011	0.0020
U	75.50	643	75.44	0.060	Shading	0.0320	0.028	0.0040
TOTALS	97.70		97.55	0.15				0.0113
PILING IMPACTS								
Wetland #	AC	Type	Preserve	Impact	Imp Type	WRAP Pre	WRAP Post	Debits
F	6.80	643	6.80	0.0004	Pilings	0.0002	0.000	0.0002
G	4.40	643	4.40	0.0001	Pilings	0.0000	0.000	0.0000
O	10.70	643	10.70	0.0002	Pilings	0.0001	0.000	0.0001
P	0.30	643	0.30	0.0003	Pilings	0.0002	0.000	0.0002
U	75.50	643	75.50	0.0010	Pilings	0.0005	0.000	0.0005
TOTALS				0.0020				0.0011
GRAND TOTAL								0.0124
MITIGATION ID								
AC	Target Type	Preserve	Impact	Imp Type	WRAP Pre	WRAP Post	Credits	
Ditch Bewteen F & G	1.33	643			0.2660	0.733	0.9753	
Ditch Bewteen F & G	0.10	617			0.0200	0.733	0.0733	
TOTALS	1.43						1.0487	
NET CREDITS								1.0362
NOTE:								
EXCEL Rounding								



KEY SHEET



LEGEND

- WETLAND PRESERVE
- UPLAND BUFFER PRESERVE
- UPLAND PRESERVE



MCARTHUR WEST WETLAND CROSSINGS

EW

CONSULTANTS, INC.

1000 SE MONTGOMERY COMMONS BLVD., SUITE 208
DENVER, CO 80202
772.287.9771 FAX 772.287.2888
WWW.EWCONSULTANTS.COM

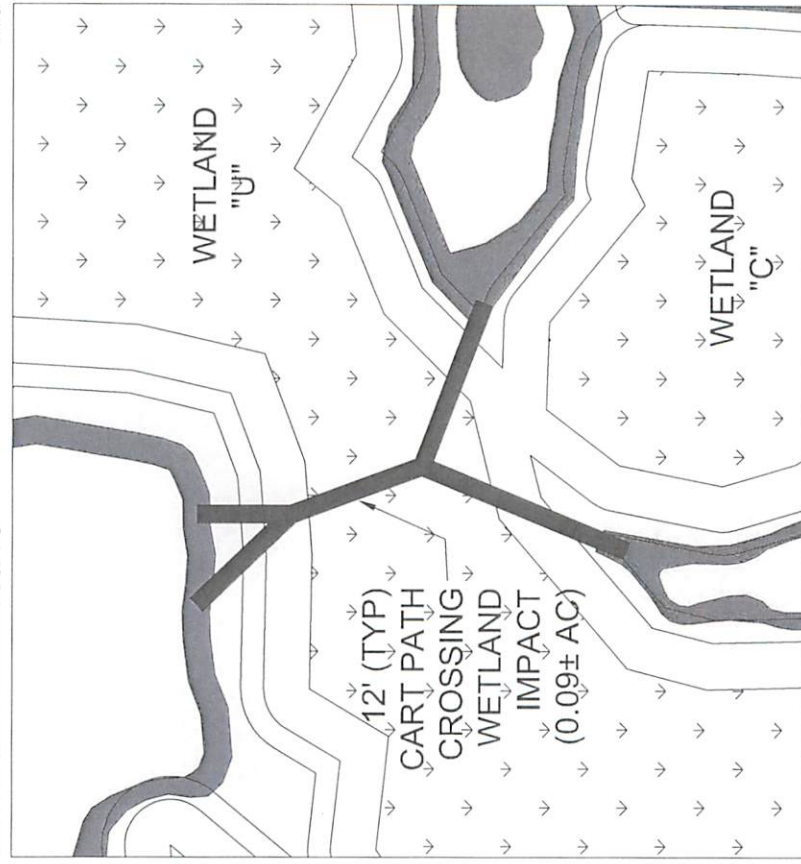
JAN 2021
FIGURE
1

KEY SHEET



WETLAND CROSSING

NTS



LEGEND

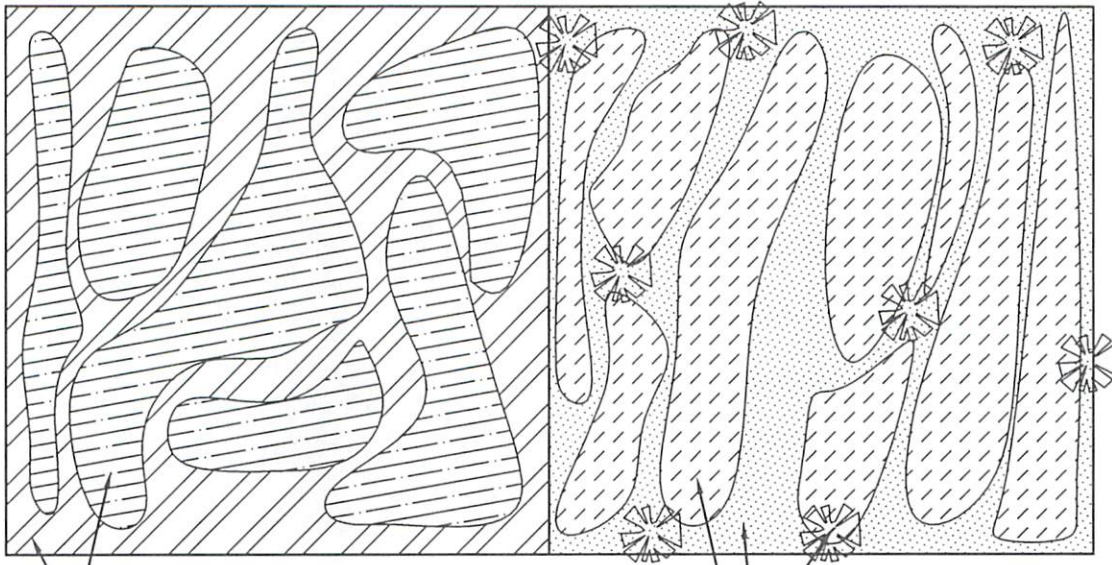
--- - WETLAND PRESERVE



**MCARTHUR WEST
WETLAND CROSSING
PREVIOUS SITE PLAN OPTION**

	EW CONSULTANTS, INC. 1000 SE MONTEREY CHAMBERLAIN BLVD., SUITE 208 TAMPA, FL 33629 772.287.2771 FAX 772.287.2888 WWW.EWCONSULTANTS.COM	JAN 2021
	FIGURE	2

WET PRAIRIE CREATION PLANTING PLAN



Groundcover - BR, 2' o.c.

Tracy's beakrush - *Rhynchospora tracyi*
 Blue Flag Iris - *Iris virginica*
 Blue Maidencane - *Amphicarpum muhlenbergianum*
 Swamp Fern - *Blechnum serrulatum*

Canopy Trees - 3 gal

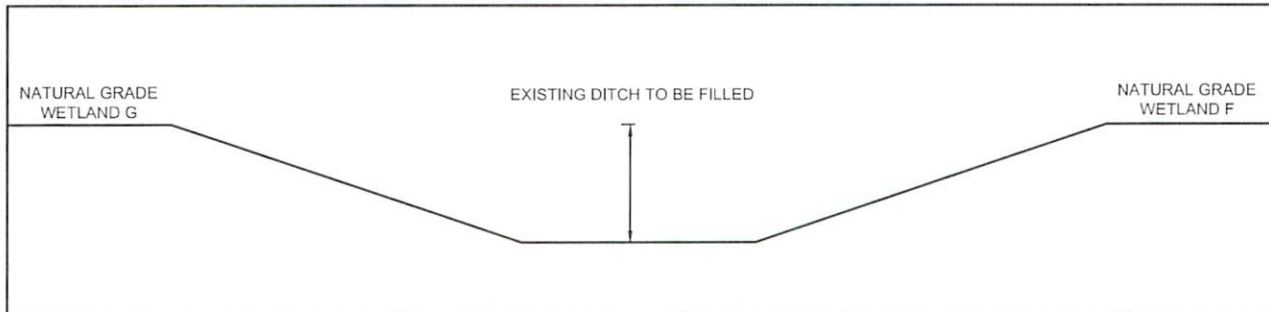
Taxodium spp. - Cypress
Gordonia lasianthus - Loblolly bays
Acer rubrum - Red maple
Persea borbonia - Red bay

Groundcover

Pontederia Cordata - Pickerel Weed
Sagittaria lancifolia - Duck Potato

- QUANTITY OF PLANTS WILL BE DETERMINED BY SIZE OF RESTORATION AREA AND SPACING (O.C.) OF SELECTED PLANTS.
- REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE NATIVE SPECIES BASED ON AVAILABILITY.
- NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

EXISTING & PROPOSED CONDITIONS SECTION



MCARTHUR WEST GC

WETLAND CREATION PLANTING PLAN



EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

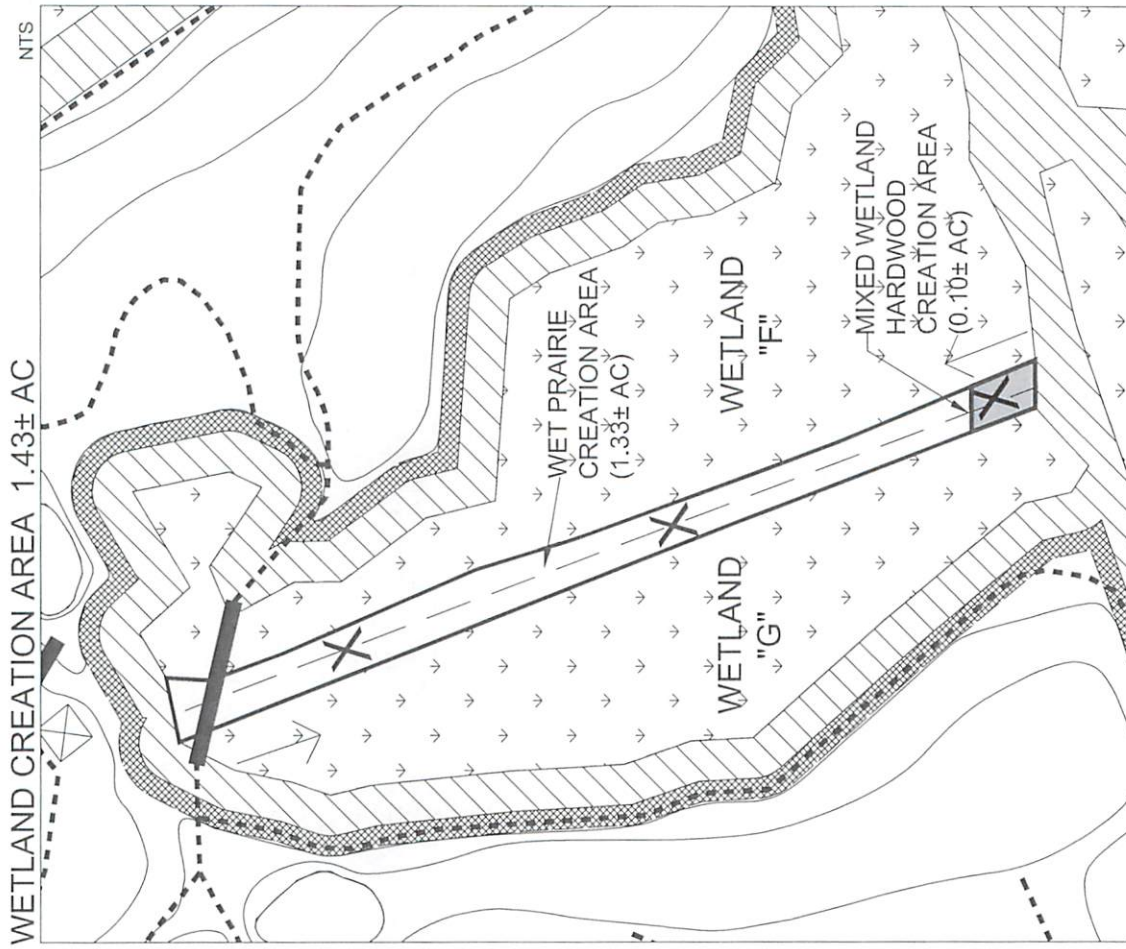
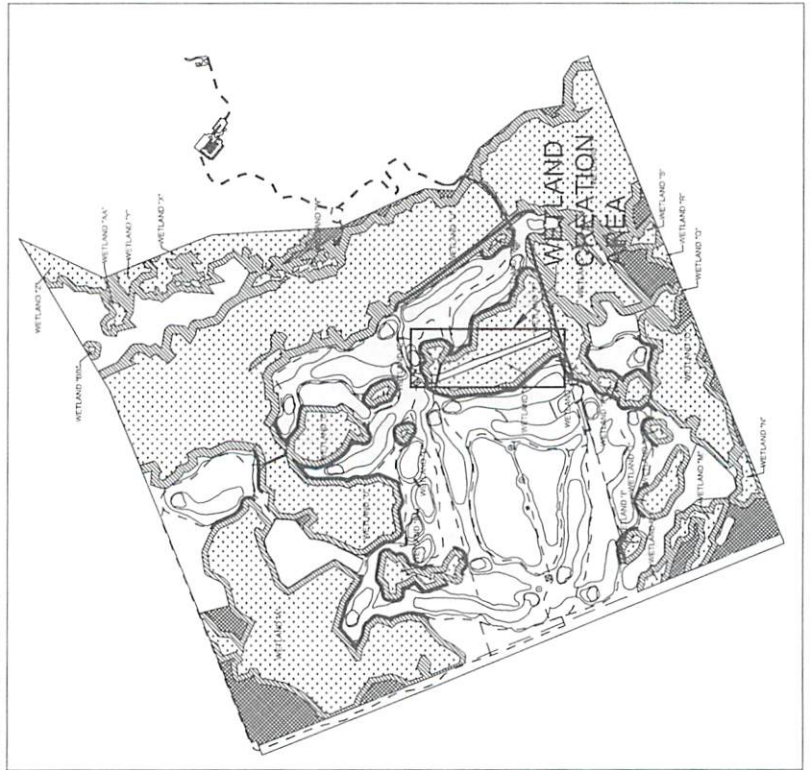
JAN 2021

FIGURE

3

- LEGEND**
- WETLAND PRESERVE
 - UPLAND BUFFER PRESERVE
 - UPLAND PRESERVE
 - MONITORING TRANSECT WITH STATIONS
 - PHOTO STATION

KEY SHEET



MCARTHUR WEST GC
WETLAND CREATION AREA
MONITORING

EW
 ENVIRONMENTAL, INC.
 1000 SE MONTGOMERY COMMON BLVD., SUITE 208
 PORTLAND, OREGON 97214
 773.287.8771 FAX 773.287.2988
 WWW.EWCONSULTANTS.COM

JAN 2021
 FIGURE
4

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



McARTHUR WEST GC

LAKE AREA MANAGEMENT PLAN

Martin County, Florida
January 2021

The following Lake Area Management Plan is provided for the wet retention lakes within the McArthur West Golf Course project site. It is to be used in conjunction with the master site plan and lake planting plans provided by the project's landscape architect. 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 to minimize erosion. The use of native top-soils 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 lakes 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 aquatic grass 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 and upland transition zones as needed in order to keep such plants healthy.

Installation of Native Plant Material –

The installation of the native plant material within the lakes' littoral and upland transition zones will be in accordance with approved planting plans. Planting of such material will be conducted at the appropriate time after the lake banks are sloped in accordance with the approved Construction Drawings. Plants are to be installed in accordance with the spacing and quantities detailed on the approved landscape plans and littoral/UTZ/dry retention planting plans (to be submitted at a later date). All plant material will be of appropriate type for the soils found on site. An Environmental Professional familiar with aquatic plant installation shall oversee this activity.

Maintenance of Littoral and Upland Transition Zone Areas -

The littoral and upland transition zone and dry retention planting areas as shown on the approved landscape plans and planting plans will be kept free of nuisance and exotic vegetation in perpetuity. All Category I and II nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be treated within such areas. All treatment events 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 exotic 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 and retention areas to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris. No exotic or nuisance woody vegetative material will be left in the littoral and upland transition zone areas or within any of the dry retention 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 second year of monitoring after installation.

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, re-vegetation, 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) : _____