



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

DPQJ-1  
COUNTY  
EXHIBIT # 1

File ID: 20-1033

DPQJ-1

Meeting Date: 10/13/2020

**PLACEMENT:** Departmental - Quasi-Judicial

### TITLE:

**REQUEST FOR APPROVAL OF REVISED MAJOR FINAL SITE PLAN FOR SOUTH FLORIDA SHOOTING GROUNDS (S188-007)**

### EXECUTIVE SUMMARY:

Request by South Florida Shooting Grounds, Inc. for approval of a revised major final site plan for an outdoor shooting clay course, expanded facilities and infrastructure at the South Florida Shooting Grounds located on an approximate 630 acre parcel about 2.3 miles north of Martin Highway and west of Interstate I-95 in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Peter Walden, AICP  
Title: Principal Planner

**REQUESTED BY:** EDC, Inc. Toby Overdorf

**PRESET:**

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 10/13/2020  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By MKV D.C.

**PROCEDURES:** Quasi-Judicial

### BACKGROUND/RELATED STRATEGIC GOAL:

This is an application for a revised major development final site plan for an outdoor shooting range. The project site is a portion of a parent parcel of approximately 630 acres located at 500 SW Long Drive, approximately 2.3 miles north of SW Martin Highway and west of Interstate I-95. The entire parcel has a future land use of Agricultural and a zoning district designation of AG-20A. Included in this application is a request for a Certificate of Public Facilities Reservation.

The South Florida Shooting Grounds project received final site plan approval on February 25, 2009 for a 42-acre outdoor shooting range. The current application adds a sporting clay course to the outdoor shooting range. An amendment to Section 3.99.2 Land Development Regulations (LDR), providing zoning criteria for Sporting Clay Courses was approved on July 24, 2018.

This application is a request to revise the approved site plan to incorporate the sporting clay course as well as add a 20,000 square foot equipment pole barn, additions to the existing club house and trap shooting range, and additional onsite sewage disposal systems and associated infrastructure.

The site is not located within an urban service district and is therefore currently serviced by a potable water well and septic systems. Included with this application is a request for a waiver to Policy 10.2A.8.1 to exceed the total site buildout flow of 2,000 gallons per day (GPD) of the onsite sewage treatment and disposal system (OSTDS). The applicant has received a Florida Department of Health determination for an OSTDS of 4,677 GPD. The waiver requires Board of County Commission approval in conjunction with the revised final site plan.

**ISSUES:**

There are no unresolved issues related to this application.

**LEGAL SUFFICIENCY REVIEW:**

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

Move that the Board receive and file the complete agenda item including the staff report as exhibit one.

Move that the Board approve the revised major final site plan for the South Florida Shooting Grounds with the requested waiver for the onsite sewage disposal system.

**ALTERNATIVE RECOMMENDATIONS**

None

**FISCAL IMPACT:**

**RECOMMENDATION**

The applicant has paid the \$9,127.00 application fee, a \$2,282.00 resubmittal fee and the \$290.00 completeness fee.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement  |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice       | <input type="checkbox"/> Ordinance             |
| <input type="checkbox"/> Other:                      |                                       | <input checked="" type="checkbox"/> Resolution |

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# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### *A. Application Information*

### **SOUTH FLORIDA SHOOTING GROUNDS REVISED MAJOR FINAL SITE PLAN**

Applicant:	South Florida Shooting Grounds, LLC
Property Owner:	South Florida Shooting Grounds, LLC
Agent for the Applicant:	EDC, Inc., Toby Overdorf
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S188-007
Application Type and Number:	D059 201600056
Report Number:	2020_0902_S188-007_Staff_Final.docx
Application Received:	02/22/2016
Transmitted:	02/22/2016
Staff Report:	05/17/2016
Joint Workshop:	05/19/2016
Resubmittal Received:	07/26/2016
Transmitted:	07/28/2016
Staff Report:	01/31/2017
Resubmittal Received:	01/11/2019
Transmitted:	01/11/2019
Date of Report:	03/18/2019
Resubmittal Received:	11/27/2019
Transmitted:	11/27/2019
Date of Report:	01/16/2020
Resubmittal Received:	05/18/2020
Transmitted:	05/18/2020
Date of Report:	09/02/2020

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### *B. Project description and analysis*

This is an application for a revised major development final site plan for an outdoor shooting range. The project site is a portion of a parent parcel of approximately 630 acres located at 500 SW Long Drive, approximately 2.3 miles north of SW Martin Highway. The entire parcel has a designated future land use of Agricultural and a Zoning District designation of AG-20A. Included in this application is a request for a Certificate of Public Facilities Reservation.

The South Florida Shooting Grounds project received final site plan approval on February 25, 2009 for a 42 acre outdoor shooting range. The application adds a sporting clay course to the outdoor shooting range. An amendment to Section 3.99.2 Land Development Regulations (LDR), providing zoning criteria for Sporting Clay Courses was approved on July 24, 2018.

This application is a request to revise the approved site plan to incorporate the sporting clay course as well as add a 20,000 square foot equipment pole barn, additions to the existing club house and trap shooting range, and additional onsite sewage disposal systems and associated infrastructure.

The site is not located within an urban service district and is therefore currently serviced by a potable water well and septic systems. Included with this application is a request for a waiver to Policy 10.2A.8.1 to exceed the total site buildout flow of 2,000 gallons per day (GPD) of the onsite sewage disposal system (OSTDS). The applicant has received a Florida Department of Health positive determination for an OSTDS of 4,677 GPD. The Waiver will need Board of County Commission approval in conjunction with the site plan.

### C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5418	Comply
M	Engineering	Stephanie Piche	223-4858	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Todd Reinhold	221-4090	Comply
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

### D. Review Board action



This application meets the threshold criteria for a major development, revised final site plan pursuant to Section 10.C., Table 10.2.C.1., LDR, Martin County, Fla. (2019).

Pursuant to Sec. 10.5.F., Table 10.5.F.9., LDR, Martin County, Fla. (2019), this application shall be considered for final action by the Board of County Commissioners at a public meeting.

The applicant addressed the non-compliance findings from the staff report dated, January 16, 2020 with its resubmittal dated May 18, 2020. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

### *E. Location and site information*

Parcel number(s) and address:	04-38-39-000-000-0001.0-80000	500 SW Long Dr
Existing Zoning:	AG-20A, Agricultural	
Future land use:	FLU-AG, Future Land Use Agricultural	
Commission district:	5	
Planning area:	West County	

### Figure 1: Location Map



### Figure 2: Aerial



**Zoning district designations of abutting properties:**

To the north:	N/A (C-23 Canal)
To the south:	PC, Public Conservation
To the east:	A-2, Agricultural
To the west:	PC, Public Conservation

**Figure 4: Zoning Atlas Excerpt**





**Future land use designations of abutting properties:**

To the north:	N/A (C-23 Canal)
To the south:	Conservation
To the east:	Agricultural
To the west:	Conservation

### Figure 5: Future Land Use Map



***F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department***

The Martin County Comprehensive Growth Management Plan, Goal 4.1, Objective 4.1A., Policy 4.1.A.1., states: 'The County's existing Land Development Regulations shall be revised to conform to all guidelines and standards contained in this Plan and will:

- (1) Regulate the use of land and water consistent with this element and FLUM, while ensuring land use compatibility and providing open space;
- (2) Regulate the subdivision of land;
- (3) Protect environmentally sensitive lands, and incorporate minimum landscape standards;
- (4) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- (5) Regulate signage;
- (6) Ensure safe and convenient on-site traffic flow and parking needs;
- (7) Protect potable water wellfields and aquifer recharge areas;
- (8) Protect endangered and threatened species and species of special concern and their habitats as defined in the Florida Game and Freshwater Fish Commission's official list or as determined as regionally significant by the Treasure Coast Regional Planning Council;
- (9) Ensure that any development orders and permits issued do not result in a level of service (LOS) below the base level of service standards adopted in the Capital Improvements Element;.
- (10) Include provisions for the transfer of development rights to:
  - (a) Protect environmentally sensitive areas and/or historic resources and;
  - (b) Specify those receiving zones within the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment

of previously underused portions of the Primary Urban Service District.

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Findings of Compliance:**

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

The applicant has applied for a waiver pursuant to Policy 10.2A.8 CGMP. A permit from the Florida Department of health for an OSTDS with a daily flow rate of 4,677 has been approved pending Board of County Commission approval.

***G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department***

**Findings of Compliance:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

**Additional Information:**

**Information #1:**

**Site Clearing**

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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR SECTION 4.3.7. (2016)

**Information #2:**

**Timetable Of Development - Final**

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.1. AND 5.32. (2016)

***H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department***



### **Commercial Design**

The proposed project is not located within the General Commercial, Limited Commercial, Commercial Office/Residential or Waterfront Commercial Future Land Use Designations. Therefore, the Commercial Design reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 4.871.B. (2016)

### **Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

#### ***I. Determination of compliance with the property management requirements – Engineering Department***

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. (2001), which includes Table 4.19.1 that lists the minimum right-of-way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by Real Property Management.

#### ***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

##### **Environmental**

##### **Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

##### **Landscape**

##### **Findings of Compliance**

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed an expansion of a commercial use on a parcel with an agricultural land use. The applicant has previously submitted landscape plans that were approved in 2008 and provided for the establishment of 318 trees. The proposed expansion to this facility has not mandated additional landscape requirements but did require a demonstration of compliance with the previously approved development orders. As-built landscape plans submitted prior to the release of the previous certificate of occupancy were checked against the current existing landscape plantings. Inconsistencies were identified and the applicant has submitted revised landscape plans that propose establishment of additional plantings to supplement the existing landscape vegetation to bring the project into compliance with the approved plans. In addition in association with this proposed expansion 15 existing trees would be impacted by the septic enlargement. The applicant has proposed to relocate these trees to another area within the development site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

##### **Findings of Compliance:**

The Traffic Division of the Engineering Department finds this application in compliance.

##### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by The MilCor Group, Inc, dated July 2016. The MilCor Group, Inc. stated that the site's maximum impact was assumed to be 8 directional trips during the PM peak hour. Staff finds that CR-714 is the recipient of a majority of the generated trips. The generalized service capacity of CR-714 is 740. The project impact is 1.1% of the maximum volume of that roadway. CR-714 is currently operating at a level of service A/B; it is anticipated to operate at level of service A/B at buildout (year 2021).

#### ***L. Determination of compliance with county surveyor - Engineering Department***

##### **Findings of Compliance:**

The Survey Division of the Engineering Department has reviewed the boundary and topographic surveys submitted with the application. The Survey Division finds that both surveys are in conformance with the requirements of Article 4 of the LDRs, the standards and practices listed in Chapter 472, Florida Statutes, and other applicable requirements as identified in Chapter 177, Florida Statutes. [Martin County, Fla., LDR Article 4; Chs. 472 and 177, Fla. Stat.]

#### ***M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department***

##### **Findings of Compliance:**

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

**Division 9- Stormwater Management:** The applicant has demonstrated that the stormwater from the proposed improvements are included within the existing stormwater management system and are being collected and captured in accordance with Martin County Requirements; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

**Division 10 - Flood Protection:** The applicant demonstrated the site does not fall within a FEMA Special Flood Hazard Area. The applicant demonstrated minimum finished floor elevations will be set at or above the maximum stage of a 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

**Division 14 - Parking and Loading:** The applicant demonstrated compliance with the parking requirements set forth in Division 14 with the proposed parking.

**Division 19- Roadway Design:** The applicant is not proposing to make modifications to the existing driveway connection on SW Long Drive; therefore, the applicant has demonstrated compliance with Division 19.

**Development Order Requirements:**

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

**Compliance with Adequate Public Facilities Ordinance:**

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

***N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments***

**Addressing**

**Findings of Compliance:**

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2018).

**Electronic File Submittal**

**Findings of Compliance:**

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019).

***O. Determination of compliance with utilities requirements - Utilities Department***

## Water and Wastewater Service

### Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

The proposed changes to the approved site plan does not intensify the use of the land for utilities(no existing irrigation will be modified pg 96 of applicants submittal package), therefore the County's concern for level of service and concurrency for water and wastewater is eliminated. [ref. Code, LDR, s.5.32.B.3.f. Code, LDR, Art.5, Div.2]

### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

#### Fire Prevention

### Finding of Compliance;

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews

#### Emergency Management

The proposed project is non-residential and is not anticipated to impact Martin County Emergency Management resources. Therefore, the Emergency Management department was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

### Findings of Compliance:

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

#### Martin County Health Department



Pending Board approval of the requested waiver.

### **Martin County School Board**

The applicant has indicated that this project is for a non-residential use, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Martin County School Board was not required to review this application for the purposes of school capacity concurrency.

#### ***S. Determination of compliance with legal requirements - County Attorney's Office***

##### **Review Ongoing**

#### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments***

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – On-site Well

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – On-site Septic

Source -Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings – In place

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – N/A

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – Positive evaluation

Source - Growth Management Department

Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

#### ***U. Post-approval requirements***

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

##### **Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

##### **Item #2:**

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

##### **Item #4:**

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

##### **Item #5:**

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

##### **Item #6:**

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

##### **Item #7:**

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled

**Item #8:**

One (1) copy 24" x 36" of the approved site plan, Rolled

**Item #9:**

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #10:**

One (1) digital copy of site plan in AutoCAD 2006 or 2007 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #11:**

Original of the construction schedule.

**Item #12:**

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

**Item #14:**

One (1) blank flash/thumb drive to be utilized in downloading approved materials for the applicant.

***V. Local, State, and Federal Permits***

All state and federal permits are required prior to the pre-construction meeting.

***W. Fees***

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$4,000.00		\$4,000.00
Re-submittal fees:	\$2,282.00		\$2,282.00
Recording fees**:	TBD		

\*\* Recording fees will be identified on the post approval checklist.

## **X. General application information**

Applicant: South Florida Shooting Grounds, LLC  
Joe Fasulo, General Manager  
500 SW Long Drive  
Palm City, FL 34990

Agent: EDC, Inc.  
Toby Overdorf  
10250 SW Village Parkway  
Suite 201  
Port St. Lucie, FL 34987  
772-223-5200

Engineer: EDC, Inc.  
Rod Kennedy, P.E.  
10250 SW Village Parkway  
Suite 201  
Port St. Lucie, FL 34987  
772-223-5200

## **Y. Acronyms**

ADA..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP..... Active Residential Development Preference  
BCC..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction  
FDEP..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA ..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA.... Water/Waste Water Service Agreement

## **Z. Attachments**



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

**RESOLUTION NUMBER \_\_\_\_\_**

**[REGARDING REVISED MAJOR FINAL SITE PLAN APPROVAL FOR SOUTH FLORIDA  
SHOOTING GROUNDS WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION]**

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

1. South Florida Shooting Grounds, LLC, submitted an application for revised major final site plan approval for the South Florida Shooting Grounds project (S188-007), 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 October 13, 2020.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised major final site plan for the South Florida Shooting Grounds 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 major final site plan, attached hereto as Exhibit B, for the South Florida Shooting Grounds project is approved. Development of the South Florida Shooting Grounds project shall be in accordance with the approved revised major final site plan and Preserve Area Management Plan (PAMP) attached as Exhibit C.

B. Pursuant to the provisions of Policy 10.2A.8.9, Comprehensive Growth Management Plan, the South Florida Shooting Grounds project is granted a waiver of the 2000 gpd flow limitation and a maximum total site buildout flow of 4,677 gpd is hereby approved. The total site buildout flow of 4,677 gpd has been approved by the Florida Department of Health for the on-site sewage treatment and disposal systems which are depicted on the revised major final site plan. In granting this waiver, the Board of County Commissioners has determined that : 1) The proposed systems meet all criteria required by the Florida Department of Health; and 2) The systems have been located to protect wetlands, wellfields, water bodies, drainage facilities or other surface waters, to the maximum extent practicable.

For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided.

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

D. 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.

E. 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 major final site plan for the South Florida Shooting Grounds project null and void.

F. 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.

G. All permits for the South Florida Shooting Grounds revised major final site plan must be obtained within one year, by October 13, 2021. Development must be completed within two years, by October 13, 2022.

H. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. 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.

J. 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 13TH DAY OF OCTOBER, 2020.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
HAROLD E. JENKINS II, CHAIRMAN

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"**  
**Legal Description**

LEGAL DESCRIPTION

SECTION 4, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA; LESS AN  
UNDIVIDED ONE-HALF

INTEREST BY AGRI-GATORS, INC., A FLORIDA CORPORATION MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGIN AT THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S EASEMENT MARKER IN THE NE  
CORNER OF

SECTION 4 AND RUN SOUTH 600 FEET, THENCE RUN WEST 400 FEET, THENCE RUN NORTH 600  
FEET, THENCE

RUN EAST TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE ASSIGNMENT OF RIGHT OF ACCESS AS GRANTED IN THAT  
CERTAIN ACCESS

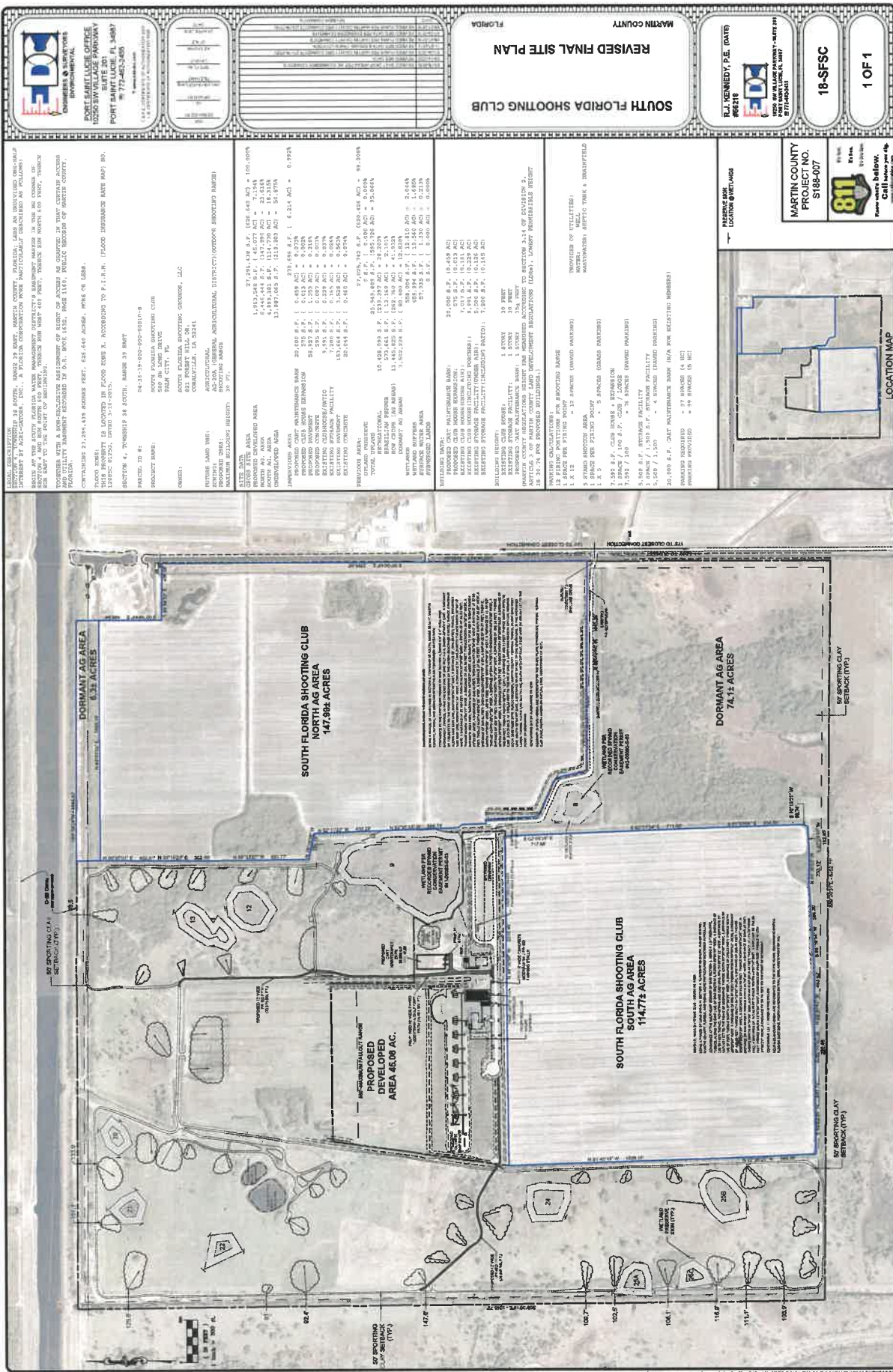
AND UTILITY EASEMENT RECORDED IN O.R. BOOK 1632, PAGE 1160, PUBLIC RECORDS OF  
MARTIN COUNTY,  
FLORIDA.

CONTAINING 27,296,438 SQUARE FEET, 626.640 ACRES, MORE OR LESS.

Exhibit B  
Site plan



Exhibit C  
PAMP



**PRESERVE AREA MANAGEMENT  
PLAN  
MARTIN COUNTY  
GROWTH MANAGEMENT DEPARTMENT  
ENVIRONMENTAL DIVISION**



**South Florida Shooting Club**  
**Palm City, Martin County, FL**  
**PCN# 043839000000000108**

**Approved by/Date :** \_\_\_\_\_

Revised May 2020

D059201600056

# PART I

## ENVIRONMENTAL ASSESSMENT

### Environmental Assessment South Florida Shooting Club

#### I. Existing Conditions

An environmental assessment was performed by EDC, Inc. Site assessment work was conducted on multiple occasions as part of the development planning process with a field visit conducted in March 2019. The assessment was done on the parcel (04-38-39-000-00010-8) and natural habitat delineations have been completed.

This property is approximately 626.64 acres and is located at 500 SW Long Drive in Palm City, Florida. Wetlands are on site in the northwest corner of the parcel and the southeast corner of the parcel (56-00068-IF). There is also a canal running along the western edge of the parcel. The Preserve Area covered in this PAMP is shown on the site plan.

Pedestrian transects were completed throughout the property in order to evaluate the area. The property was traversed in an east to west direction, with transects varying from approximately 20-30 feet apart so that all habitat could be observed. The habitat on site is a mixture of pine flatwoods, cypress wetlands and wet prairies. Properties surrounding and adjacent to the site are mostly residential. The site east of the property is recreational park land and the site west of the subject property is SFWMD land.

#### A. Proposed Conditions

The property owner is proposing to continue the use of the shooting courses and active agriculture on site. All Martin County upland and wetland preserve areas will be retained in their natural state, free from exotic vegetation, with maintenance and monitoring to be conducted in accordance with this PAMP.

#### B. Previous Impacts

The site has been active agriculture for over 70 years and has had shooting courses on it for the last ten years.

#### II. Soils

Based on a review of the USDA Natural Resource Conservation Service, the site is composed of:

Oldsmar Fine Sand - This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Wabasso sand, 0 to 2 percent slopes- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for



**cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.**

**Winder fine sand - Is a nearly level poorly drained soil found in low hammocks and in poorly defined drainageways. The surface layer typically is dark gray while the subsurface layer is a greyish brown fine sand. The water table is within a depth of 1 to 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for about 4 to 6 month or more. The natural vegetation associated with this soil type includes cabbage palm, laurel oak and slash pine and an understory of wax myrtle, blue maidencane, chalky bluestem, sand cordgrass, sawgrass, and a variety of sedges. Citrus trees are well suited to this soil if a water control system is installed. This soil has severe limitations for building site development, sanitary facilities, and recreational uses. Water control measures are needed to overcome excessive wetness.**

**Pineda Riviera Fine Sand - Is a nearly level, poorly drained soil that has a loamy subsoil at a depth of 20 to 40 inches. Typically the surface layer is sand about 8 inches thick. This soil is a nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.**

**Floridana fine sand, depressional - Floridana fine sand is nearly level and poorly drained and found in wet sloughs and depressions. Typically the surface layer is black fine sand about 15 inches thick. The soil is ponded for more than 6 months during most years. The water table is at a depth of less than 10 inches for much of the remainder of the year. Natural vegetation consists of cypress, willow, bay trees, pickerelweed, waxmyrtle, primrose willow, sawgrass, smartweed, and water-tolerant grasses. This soil is too wet for improved pastures, citrus, and cultivated crops unless excess water is controlled and good aeration is maintained.**

**Riviera Fine Sand - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray-brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers slowly to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broomsedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.**

**Hallandale sand, 0 to 2 percent slopes- This nearly level, shallow soil is poorly drained and is typically along the edges of drainageways. Many areas of the soil are utilized for improved pasture. Natural vegetation includes saw palmetto, slash pine, waxmyrtle, and various grasses.**

**Boca fine sand- Moderately deep, poorly drained and very poorly drained soils that formed in sandy and loamy marine sediments deposited over limestone bedrock. Boca soils are on low broad flats, poorly defined drainageways, depressions, and adjacent tidal flats in areas of the flatwoods. Slopes are linear to slightly convex or concave and range from 0 to 2 percent. Most areas of Boca soils are used for rangeland. With adequate water control, some areas are used for truck crops, citrus, and pasture. Native vegetation consists of gallberry, sawpalmetto, cabbage palmettos, slash pine, and an understory of pineland threeawn.**

**Pinellas Fine Sand – This nearly level soil is poorly drained. It is in flatwoods and hammock areas bordering sloughs and depressions. Slopes are smooth and range from 0-2 percent. The water table is within 10 inches for less than 3 months and at a depth of 10-40 inches for 4 to 6 months during most years. The water table can recede to a depth of more than 40 inches during extended dry**

periods. This soil is suited for citrus and pasture but not for row crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, gallberry, and fetterbush and blue maidencane, pineland threeawn, bluestem and panicum grasses. Many areas of this unit are in natural vegetation and used for range

Udorthents 0-35 percent slopes - is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Malabar fine sand, high, 0 to 2 percent slopes- Malabar fine sand is loamy, silicious, poorly drained and very slowly permeable. Malabar sand is often found in broad poorly defined sloughs or flatwoods. The water table is at a depth of less than 10 inches for two to six months of the year and 10 to 40 inches for most of the rest of the year. The soil is well suited for pasture and hay crops. Malabar fine sand is loamy, silicious, poorly drained and very slowly permeable. Malabar sand is often found in broad poorly defined sloughs or flatwoods. The water table is at a depth of less than 10 inches for two to six months of the year and 10 to 40 inches for most of the rest of the year. Natural vegetation includes sandweed, stillingia, longleaf threeawn, maidencane and sand cordgrass. The soil has high potential for dwellings without basements, small commercial buildings and roads.

The topography and soil map are provided in Attachment 3.

### III. Existing Habitat/FLUCCS

#### A. Wetland Habitat

Identified wetlands are classified as FLUCCS categories:

#643: Wet Prairies (12.81 acres)

Slash pine (*Pinus densa*)

Sawgrass (*Cladium jamaicense*)

Wax Myrtle (*Myrica cerifera*)

Yellow eyes grass (*Xyris* sp.)

Torpedo Grass (*Panicum repens*)

#### B. Upland Habitats (595.72 acres)

Upland portions of the site is comprised of Brazilian Pepper 422, Pine Flatwoods 411, Row Crops 214, and 180 Recreational (Shooting Courses).

Identified uplands are classified as FLUCCS categories:

#214: Row Crops (262.76 acres)

#741: Dormant Agriculture (80.40)

#411: Pine Flatwoods - Restored Buffer (1.08)

**#180: Recreational (239.391 acres)**

**The vegetation observed includes the following:**

**Slash Pine (*Pinus elliotii*)**

**Brazilian Pepper (*Schinus terebinthifolius*)**

**Saw Palmetto (*Serenoa repens*)**

**Cabbage Palm (*Sabal palm*)**

**#422: Brazilian Pepper (12.089 acres)**

**The vegetation observed includes the following:**

**Slash Pine (*Pinus elliotii*)**

**Brazilian Pepper (*Schinus terebinthifolius*)**

**Cabbage Palm (*Sabal palm*)**

**IV. Wildlife Observations**

**The following species were observed during the site visit:**

**Reptiles: None**

**Amphibians: None**

**Mammals: None**

**Aves: None**

**Please see Attachments 5, 6, and 7 for additional information related to listed species.**

**V. Restoration/Mitigation Planting Plan**

**A. Eradication of Nuisance and Exotic Vegetation**

**Exotic vegetation is present inside the existing preserve areas on the property. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve area. Exotic vegetation includes both woody and non woody species.**

- All Brazilian pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. All vegetative debris will be removed from preserve areas and disposed of offsite.**
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.**
- Any debris removed will be handled in accordance with the disposal specifications.**

**The exotic vegetation present in the preservation area also includes small patches of non-woody species that primarily include old world climbing fern.**

- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.**
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.**
- The exotic vegetation eradication in the preservation areas will generate vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation areas on the proposed project site, outside the limits of the preserves.**
- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.**
- No cut exotic or nuisance vegetative material will be left in the wetland preservation area.**

- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Agriculture licensed applicator, licensed for application of aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

Please see FLUCCS map provided in Attachment 4.

#### **B. Replanting with Native Wetland/Transitional/Upland Vegetation**

Any revegetation which might be necessary as a result of exotic vegetation removal, or previous recreational activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Area maintains native plant communities. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

##### **1. Restoration of Wetland Preserve Area**

Exotic removal schedule for wetland and will be on regular maintenance. The quantities listed are for 0.10 acres of wetland buffer planting (if necessary). The actual quantities and species may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity	Size
Pickerelweed	<i>Pontederia spp.</i>	br	111	3' O.C
Arrowhead	<i>Sagittaria lancifolia</i>	br	111	3' O.C
Maidencane	<i>Panicum hemitomom</i>	br	111	3' O.C
Duck Potato	<i>Sagittaria lancifolia</i>	br	111	3' O.C
Sawgrass	<i>Cladium jamaicense</i>	3g	11	3' O.C

##### **2. Restoration of Wetland Buffer Preserve Area**

The wetland buffer preserve contains a mixture of native vegetation and exotic plant species. Maintenance activities will include the eradication of exotic/nuisance vegetation. If revegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland buffer area. Any revegetation efforts will achieve 80% coverage of native vegetation within 18 months post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

The quantities listed are for 0.10 acres of wetland buffer planting (if necessary). The actual quantities and species may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	7g	3	10' O.C.
Cabbage Palm	<i>Sabal pametto</i>	7g	3	10' O.C
Saw Palmetto	<i>Serenoa repens</i>	3g	5	5' O.C
Wax Myrtle	<i>Myrica cerifera</i>	3g	5	3' O.C
Beauty Berry	<i>Callicarpa americana</i>	3g	20	3' O.C
Sand Cordgrass	<i>Spartina bakeri</i>	3g	15	3' O.C

## **VI. Conclusion**

The South Florida Shooting Grounds property contains multiple wetlands, several active agriculture areas, and multiple shooting courses on the property. There are also dense areas of Brazilian pepper and a section of pine flatwoods that make up the upland portions not used for the agricultural activities, but are intertwined with the shooting courses. The intent of this PAMP is to establish restored wetland buffers (10.560 acres total) around the above mentioned wetlands. This PAMP will include the parcel (04-38-39-000-000-00010-8) which is located at 500 SW long Drive Palm City, FL. The areas will be managed in their natural state as required by this PAMP. Native habitat preserve calculations include 1.08 acres provided via current restored native wetland buffer (Wetland 9) and an additional 9.48 acres of restored wetland buffer provided (10.56 acres).

## **VII. List of Exhibits**

- Attachment 1: Location Map
- Attachment 2: Warranty Deed
- Attachment 3: Topography and Soils Map
- Attachment 4: FLUCCS Map
- Attachment 5: FFWCC Eagle Nest Locator
- Attachment 6: FFWCC Listed Species Search
- Attachment 7: USFWS IPAC Trust Resource List
- Attachment 8: Florida Master Site File TRS Search

EDC, Inc.



Tobin R. "Toby" Overdorf, MS, MBA  
Vice President

# **PART II CONDITIONS**

## **A. RECORDING**

This Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

## **B. COMPLIANCE**

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

## **C. MONITORING AND REPORTING**

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

Annual monitoring will be conducted by a qualified environmental professional no later than November 30 of each year following issuance of a Certificate of Occupancy for development described in the PAMP. A report presenting the results of the annual monitoring will be submitted by the environmental professional to the Martin County Environmental Planning Administrator within thirty days of the completion of the monitoring. Included in the Annual Monitoring Report will be a list of any violations of the PAMP during the previous year, with recommendations for, and a schedule of, remedial actions and any enhancement activities proposed for the coming year. All Annual Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first five-year monitoring period, the Preserve

Areas may be subject to further monitoring and maintenance to ensure environmental integrity and consistency with the provisions of the Plan. A copy of the suggested template for the Annual Monitoring Report is attached to this PAMP as an Appendix.

#### **D. TRANSFER OF OWNERSHIP**

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.

#### **E. SITE PLAN**

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on- and off-site upland preserves, wetlands and wetland buffers, proposed final grade of developed area, and location of permanent preserve area signs. Included on the Site Plan will be a summary of the following: total acreage of the Site; acreage of wetland habitats under preservation; acreage of native and common upland habitats under preservation; acreage of upland buffer on-site; acreage of on-site wetland mitigation areas; and total acreage under preservation. 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."**

#### **F. PRESERVE AREA SURVEYING REQUIREMENTS**

All Preserve Areas 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.

#### **G. PRESERVE AREA SIGNAGE REQUIREMENTS**

Preserve Areas will be posted with permanent signs. These 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. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is appended to this Plan.

#### **H. SITE CLEARING**

The Land Clearing/Erosion Control Plan appended to this PAMP contains information on land clearing to be conducted, existing vegetation to be retained, location of construction barricades around preserve areas, procedures for debris removal and soil stabilization, and location of silt fences. Where clearing of vegetation is proposed (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the developer will ensure that all Preserve Areas and buffers are protected



with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades will be placed at least 10 feet outside of all Upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades will be inspected by County Environmental Division staff prior to work approval. Barricades will consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and will not be attached to vegetation. Removal of the barricades will be approved only after issuance of a Certificate of Occupancy.

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

All barricades, silt screens and other erosion control devices will be upright and maintained intact for the duration of construction.

The owner/developer is required to inform all contractors of site clearing requirements. Failure to comply with these requirements will be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

## **I. ACTIVITIES ALLOWED IN PRESERVE AREAS**

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

## **J. ACTIVITIES PROHIBITED IN PRESERVE AREAS**

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

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

Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the

Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

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

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

## **K. 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. 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. A description of all proposed restoration and maintenance activities to be conducted on the site will be included in the Restoration/Mitigation Planting Plan prepared as part of the EA. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal; revegetation with native plants; removal of plant material that is dead, diseased, or considered to be a safety hazard; and controlled burns.

**Exotic Plant Removal** - Exotic vegetation shall be removed from 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.

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

All monitoring provisions necessary to assure the survivorship and maintenance responsibility for the reclamation areas of littoral and upland transition zone buffer areas around lakes constructed on the site managed by this PAMP shall be identified in the Restoration/Mitigation Planting Plan included in the EA for this site.

**Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation 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.

**Prescribed Burns** - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, prescribed burns may be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

**Other Restoration and Maintenance Activities** – Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

## **L. SITE HYDROLOGY**

Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.

## **M. PROTECTED SPECIES**

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.

## **N. INSPECTIONS AND ENFORCEMENT**

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

# APPENDICES

**Example of Preserve Area Sign**

**Annual Monitoring Report Template**

**PRESERVE**

# **AREA**



*PLEASE PROTECT*

# MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

### ANNUAL MONITORING REPORT FOR (Year)

*Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports.*

*All Annual Monitoring Reports shall contain the following information:*

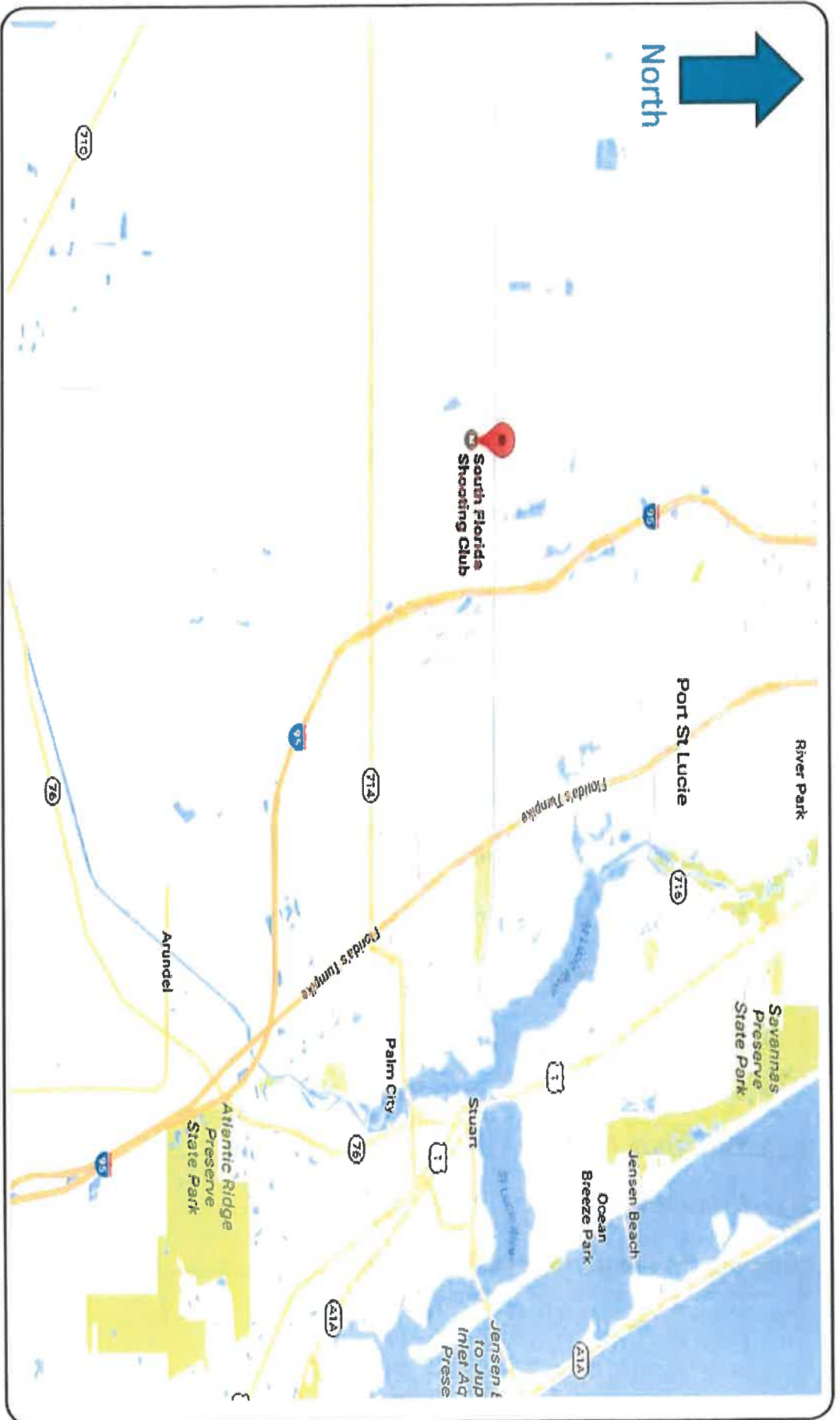
- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area (site/project location, Martin County Parcel Control Number, section/township/range, etc);**
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point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

**Signature/Date :** \_\_\_\_\_

**Typed Name/Title :** \_\_\_\_\_

**Company Name (if applicable) :** \_\_\_\_\_





**AERIAL MAP**

Location: South Florida Shooting Grounds

Date: 4/18/2017

Project: 1071

City: Palm City County: Martin



# Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	226.3	35.8%
17	Wabasso sand, 0 to 2 percent slopes	18.9	3.0%
19	Winder sand, depressional	74.6	11.8%
21	Pineda and Riviera fine sands	127.6	20.2%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	15.3	2.4%
42	Hallandale sand, 0 to 2 percent slopes	9.6	1.5%
44	Boca fine sand	49.3	7.8%
47	Pinellas fine sand	18.4	2.9%
49	Riviera fine sand, depressional, 0 to 1 percent slopes	9.6	1.5%
52	Malabar fine sand, high, 0 to 2 percent slopes	37.3	5.9%
53	Udorthents, 0 to 35 percent slopes	19.5	3.1%
56	Wabasso and Oldsmar fine sands, depressional	25.5	4.0%
Totals for Area of Interest		632.2	100.0%



## SOIL MAP



Project: 1071.00

Location: South Florida Shooting Grounds

City: Palm City County: Martin

Date: 4/18/2017

Source: USDA Soil Map



TOPO MAP

Date: 4/18/2017

Location: South Florida Shooting Grounds

Source: USDA Soil Map

City: Palm City County: Martin

Project: 1071.00





AERIAL MAP (Wetlands)

Location: South Florida Shooting Grounds		Date: 4/18/2017	
Project: 1071		City: Palm City County: Martin	



### Wetland MAP

**crossroads**  
ENVIRONMENTAL  
WHERE ENVIRONMENTAL PROTECTION  
AND ECONOMIC POTENTIAL MEET

Project: 1071.00

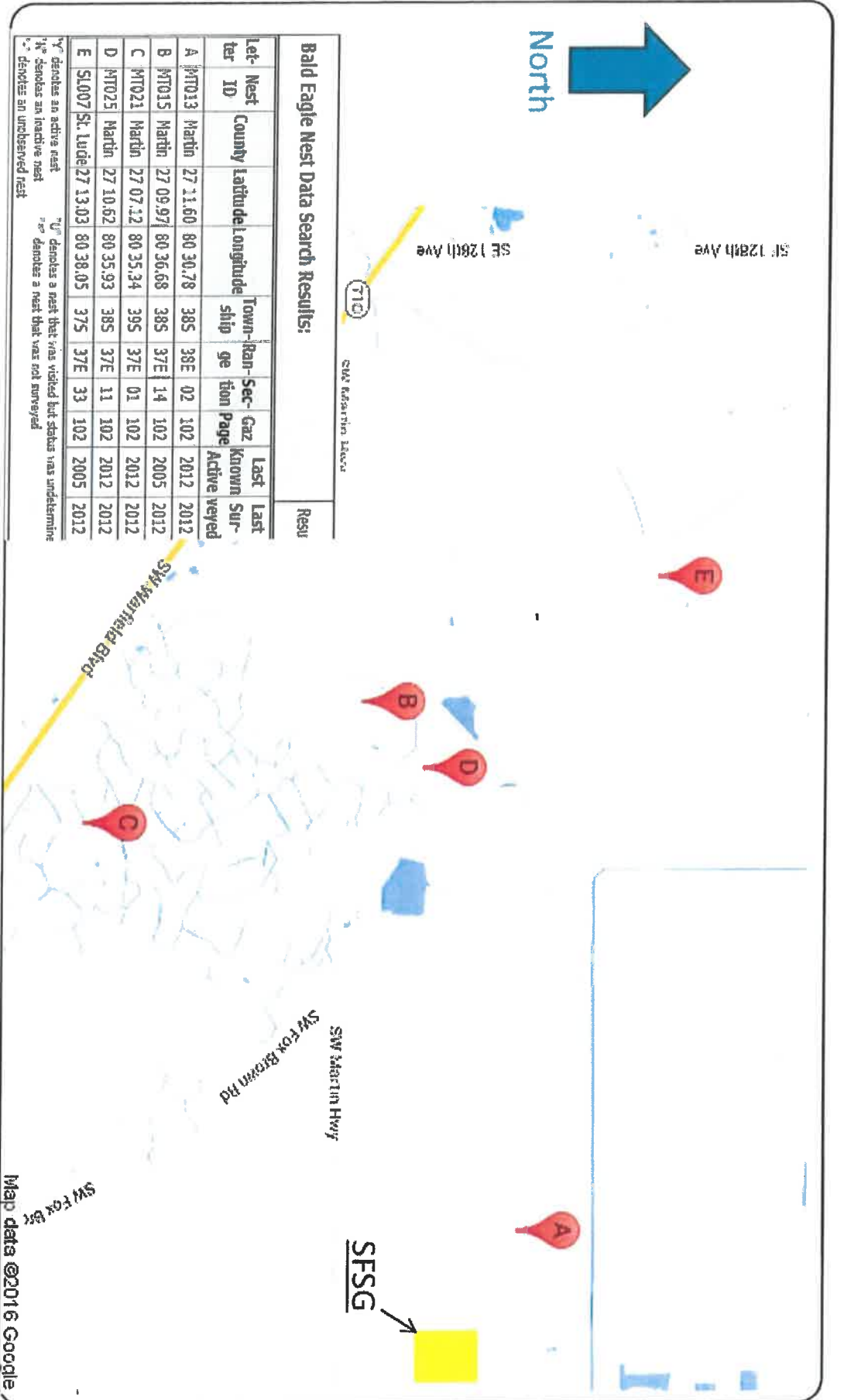
Location: South Florida Shooting Grounds

City: Palm City County: Martin

Date: 4/18/2017

Source: USDA Soil Map





**crossroads**  
ENVIRONMENTAL

WHERE ENVIRONMENTAL PROTECTION  
AND ECONOMIC POTENTIAL MEET

**Eagle Map**

Location: South Florida Shooting Grounds

City: Palm City County: Martin

Date: 4/18/2017

Project: 1071



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

April 24, 2017

Mr. Joe Fasulo  
500 S.W. Long Drive  
Palm City, Florida 34990

**Subject: South Florida Shooting Ground  
Application No. 170404-10  
Informal Wetland Determination No. 56-00068-IF  
Martin County, S4/T38S/R39E**

Dear Mr. Fasulo:

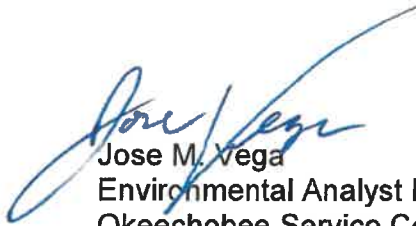
The District offers the following in response to your request for a determination of wetland boundaries located within the subject property. A site visit was conducted by District staff on April 18, 2017. Based on the site visit, and other site-specific information, this 645-acre site contains wetlands and other surface waters (OSWs) as defined by Chapter 62-340, Florida Administrative Code (F.A.C). The approximate project boundaries are identified on the attached aerial photograph. The area considered wetland are outlined in red and OSWs are outlined in yellow.

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

The identified wetlands and, potentially other areas of the property not jurisdictional under State rules, may be wetlands and/or other waters of the United States under federal rules. Dredging or filling in such areas may require a Department of Army (DA) permit. Receipt of a state or local government permit does not obviate the need to obtain a DA permit prior to commencing work. For more information about the DA Regulatory Program, you may access the Corps' website at: [www.saj.usace.army.mil/permit/index.html](http://www.saj.usace.army.mil/permit/index.html). You may also contact the local Corps regulatory office for additional information, at one of the following numbers: 561-472-3517, 561-472-3506, or 561-472-3514. If you have any further questions, please contact me at (863) 462-5260 x3011.

Mr. Fasulo  
April 24, 2017  
Subject: Application No. 170404-10  
Page 2

Sincerely,



Jose M. Vega  
Environmental Analyst II  
Okeechobee Service Center  
South Florida Water Management District  
863-462-5260 ext 3011  
800-250-4200 ext 3011  
3800 NW 16<sup>th</sup> Blvd. Suite A  
Okeechobee, FL 34972

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

Cc: Drew Gatewood – Crossroads Environmental  
U.S. Army Corps of Engineers, Palm Beach Gardens  
Shawn McCarthy – Martin County Growth Management Department



## **NOTICE OF RIGHTS**

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

### **MEDIATION**

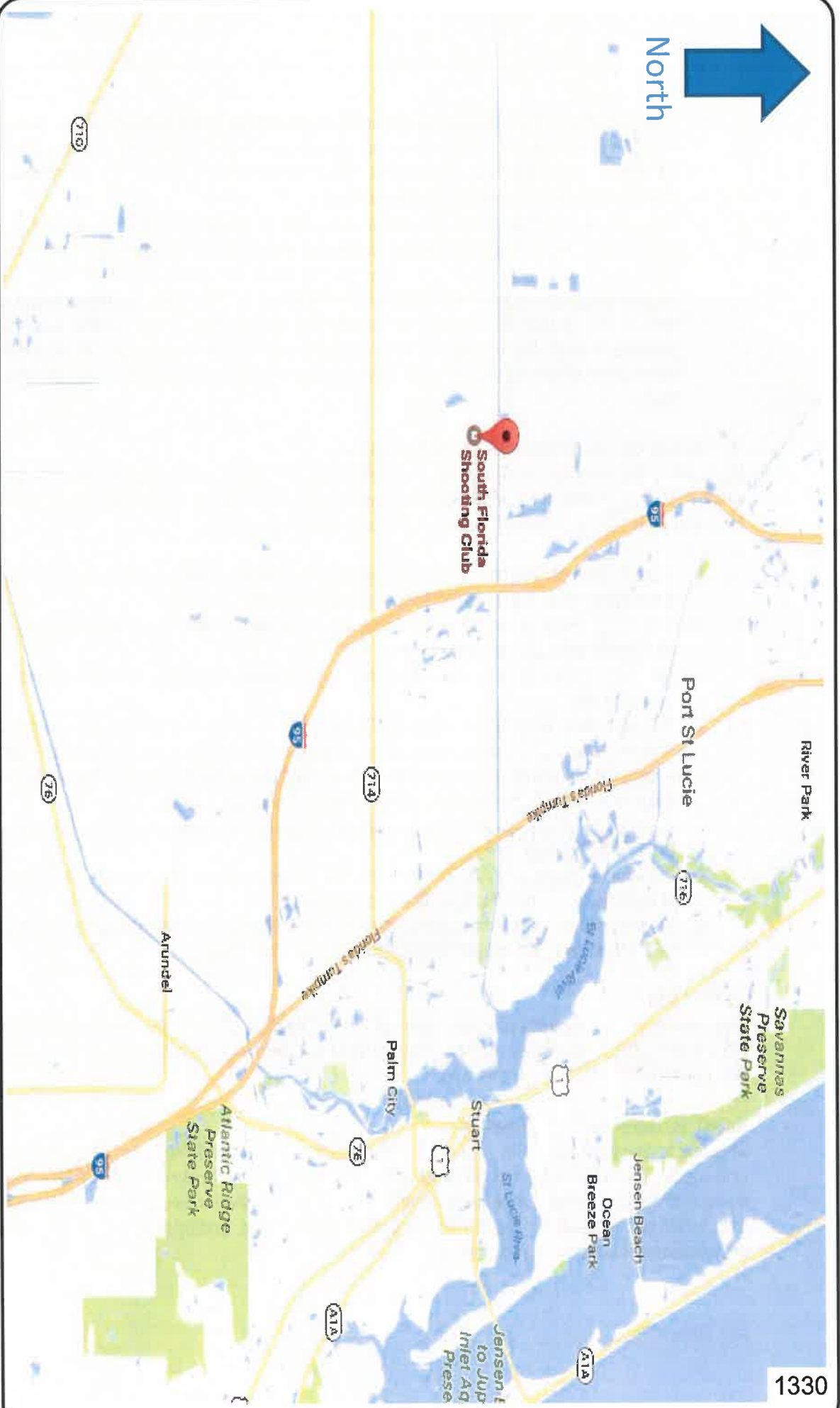
The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.



North



### AERIAL MAP

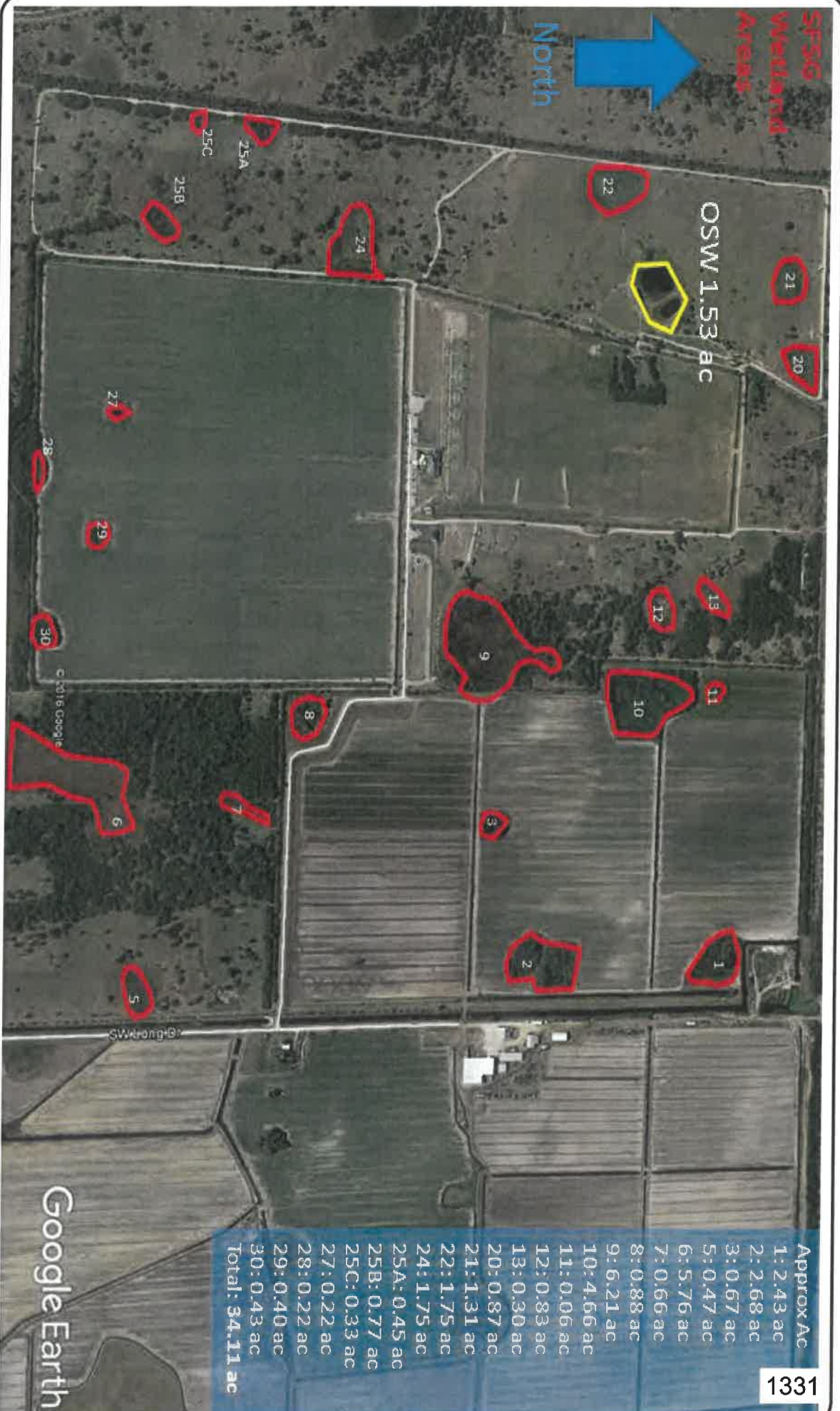
Location: South Florida Shooting Grounds

Date: 4/18/2017

Project: 1071

City: Palm City County: Martin





**CROSSROADS ENVIRONMENTAL**  
WHERE ENVIRONMENTAL PROTECTION  
AND ECONOMIC POTENTIAL MEET

SEAMD File: 170404-10  
Date: 4/18/17  
Reviewer: Jose Vega  
County: Martin S 4 T 38 R 39

/// = Wetlands (w) Other Surface Waters (osw)

## AERIAL MAP (Wetlands)

Location: South Florida Shooting Grounds

Date: 4/18/2017

Project: 1071

City: Palm City County: Martin



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	226.3	35.8%
17	Wabasso sand, 0 to 2 percent slopes	18.9	3.0%
19	Winder sand, depressional	74.6	11.8%
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49	Riviera fine sand, depressional, 0 to 1 percent slopes	9.6	1.5%
52	Malabar fine sand, high, 0 to 2 percent slopes	37.3	5.9%
53	Udorthents, 0 to 35 percent slopes	19.5	3.1%
56	Wabasso and Oldsmar fine sands, depressional	25.5	4.0%
<b>Totals for Area of Interest</b>		<b>632.2</b>	<b>100.0%</b>



## SOIL MAP

Location: South Florida Shooting Grounds

Date: 4/18/2017

City: Palm City County: Martin

Source: USDA Soil Map

Project: 1071.00



April 1, 2019

Drew Gatewood, MS, PWS  
EDC INC  
10250 SW Village Parkway -Suite 201  
Port Saint Lucie, Florida

## Florida Fish and Wildlife Conservation Commission

**Commissioners**  
**Bo Rivard**  
Chairman  
Panama City

**Robert A. Spottswood**  
Vice Chairman  
Key West

**Joshua Kellam**  
Palm Beach Gardens

**Gary Lester**  
Oxford

**Gary Nicklaus**  
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**Sonya Rood**  
St. Augustine

**Michael W. Sole**  
Tequesta

**Office of the  
Executive Director**  
**Eric Sutton**  
Executive Director  
**Thomas H. Eason, Ph.D.**  
Assistant Executive Director  
**Jennifer Fitzwater**  
Chief of Staff

850-487-3796  
850-921-5786 FAX

*Managing fish and wildlife  
resources for their long-term  
well-being and the benefit  
of people.*

620 South Meridian Street  
Tallahassee, Florida  
32399-1600  
Voice: 850-488-4676

Hearing/speech-impaired:  
800-955-8771 (T)  
800 955-8770 (V)

MyFWC.com

Dear Drew Gatewood:

This letter is in response to your request for listed species occurrence records and critical habitats for your project (Parcel ID 04-38-39-000-000-00010-8) located in Martin County, Florida. Records from The Florida Fish and Wildlife Conservation Commission's database indicate that listed species occurrence data and critical habitats are located within the project area. Records of Florida sandhill crane, gopher tortoise, great blue heron, great egret, white ibis, crested caracara, American alligator, and red bellied woodpecker were found on, or within a 1-mile distance of, the property. SHCAs were found for the Florida burrowing owl on, or within a 1-mile distance of, the property. Enclosed are 8.5 x 11 maps showing listed species locations, Strategic Habitat Conservation Areas (SHCA), prioritized SHCA's, species richness, priority wetlands for listed species, and land cover for the project site and surrounding area.

This letter and attachments should not be considered as a review or an assessment of the impact upon threatened or endangered species of the project site. It provides FWC's most current data regarding the location of listed species and their associated habitats.

Our SHCA recommendations are intended to be used as a guide. Land development and ownership in Florida is ever-changing and priority areas identified as SHCA might already have been significantly altered due to development or acquired into public ownership. Onsite surveys, literature reviews, and coordination with FWC biologists remain essential steps in documenting the presence or absence of rare and imperiled species and habitats within the project area.

Our fish and wildlife location data represents only those occurrences recorded by FWC staff and other affiliated researchers. It is important to understand that our database does not necessarily contain records of all listed species that may occur in a given area. Also, data on certain species, such as gopher tortoises, are not entered into our database on a site-specific basis. Therefore, one should not assume that an absence of occurrences in our database indicates that species of significance do not occur in the area.

The Florida Natural Areas Inventory (FNAI) maintains a separate database of listed plant and wildlife species, please contact FNAI directly for specific information on the location of element occurrences within the project area.

Because FNAI is funded to provide information to public agencies only, you may be required to pay a fee for this information. County-wide listed species information can be located at their website (<http://www.fnai.org>).

Please credit the Florida Fish and Wildlife Conservation Commission in any publication or presentation of these data. If you have any questions or further requests, please contact me at (850) 488-0588 or [gisrequests@myfwc.com](mailto:gisrequests@myfwc.com).

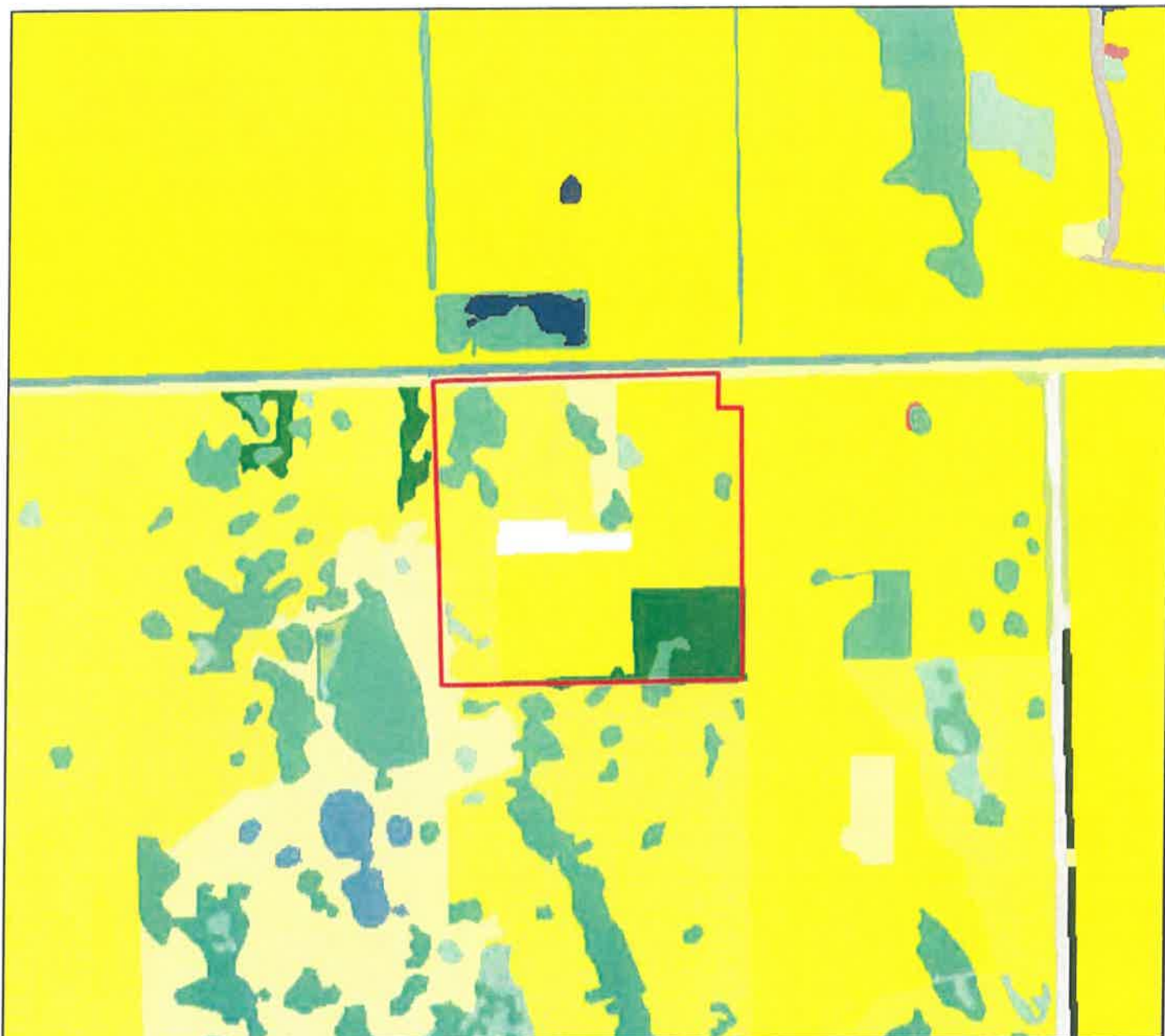
Sincerely,



Eva Salinas  
Research Assistant

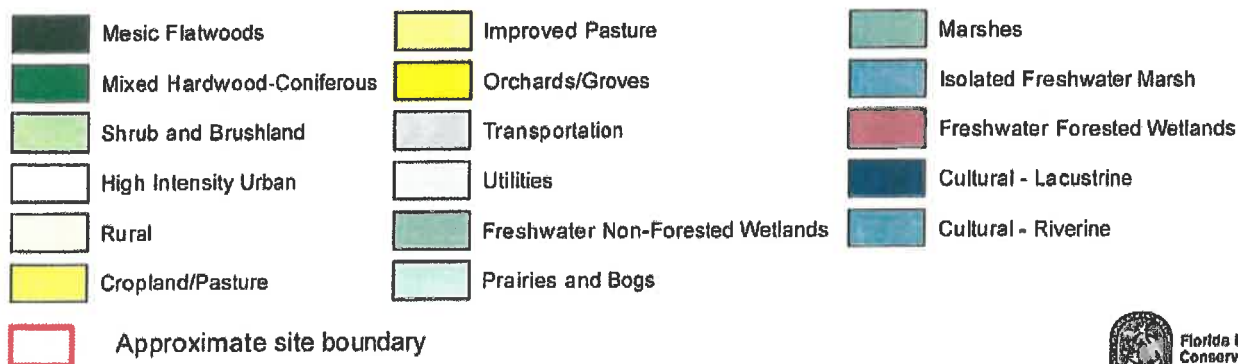
ES  
2019\_6345  
Enclosures





## Cooperative Land Cover -- State Classes

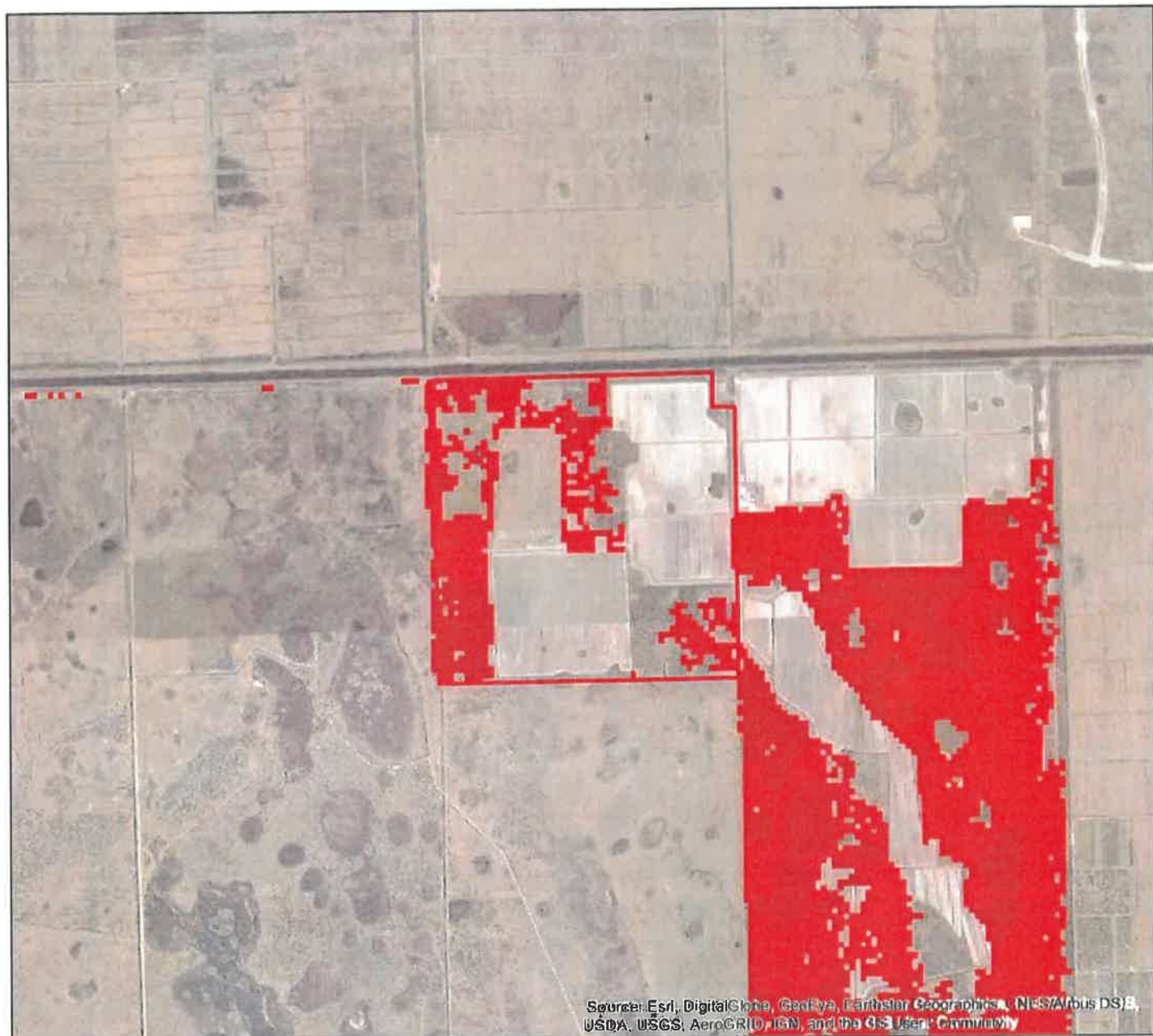
Parcel  
043839000000000108



Florida Fish and Wildlife  
Conservation Commission  
MyFWC.com

FWC ID: 2018\_6346 April 1, 2019





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Parcel**  
**043839000000000108**

#### Prioritized SHCA's



Approximate site boundary

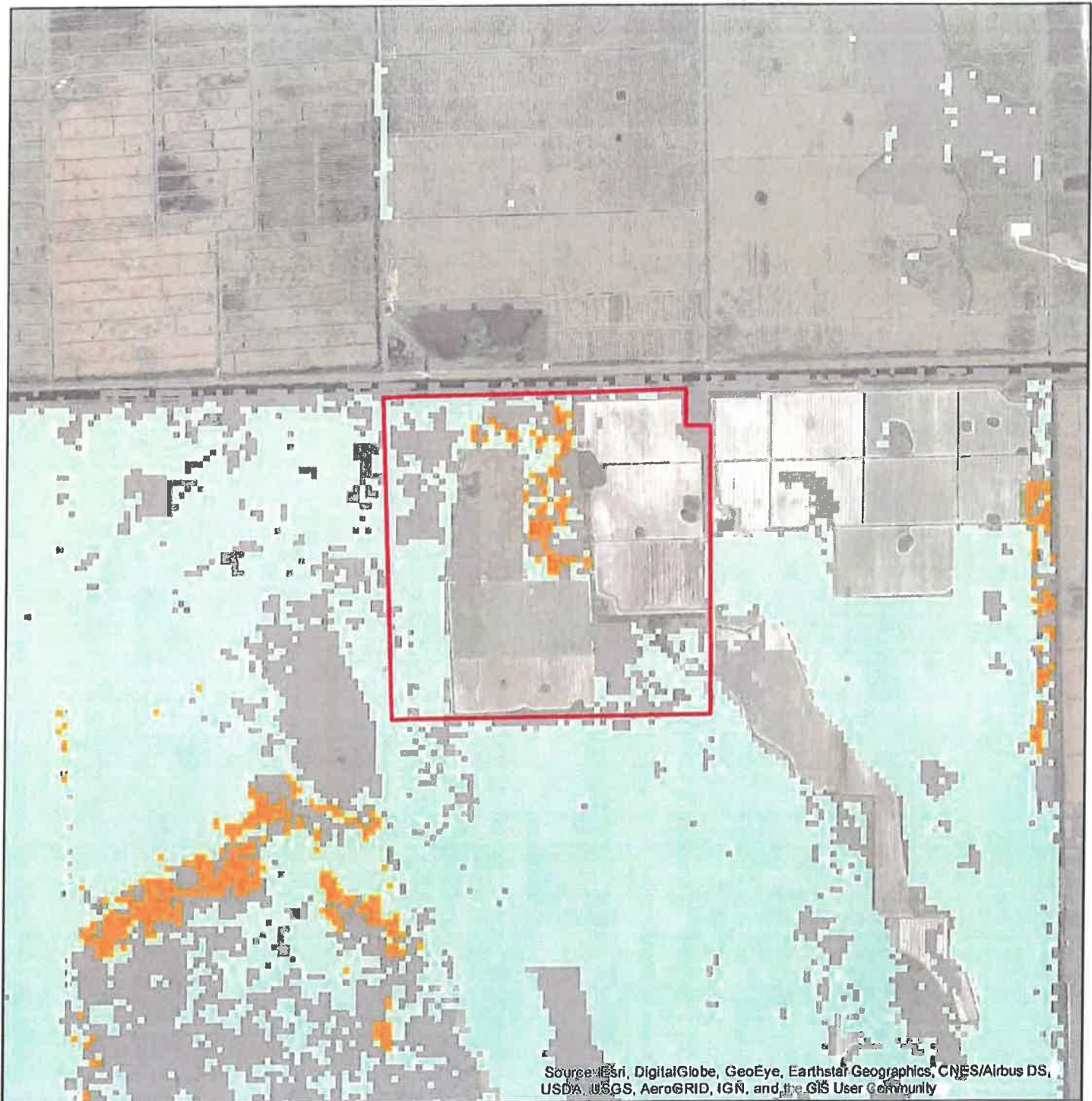
The prioritized SHCA map identifies 5 classes of SHCA based upon Heritage ranking criteria developed by The Nature Conservancy, the Natural Heritage Program Network, and the Florida Natural Areas Inventory. There are 2 possible ranks used to prioritize a species' SHCA: 1) the global rank based on a species worldwide status, and 2) the state rank based upon the species status in Florida. The state and global ranks are based upon many factors such as known occurrence locations, estimated abundance, range, amount of habitat currently protected, perceived levels of threats towards the species, and ecological fragility.



Florida Fish and Wildlife  
Conservation Commission  
MyFWC.com

FWC ID: 2018\_6345 April 1, 2019





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Species Richness



1-3 4-6 7-9 10-13



Approximate site boundary

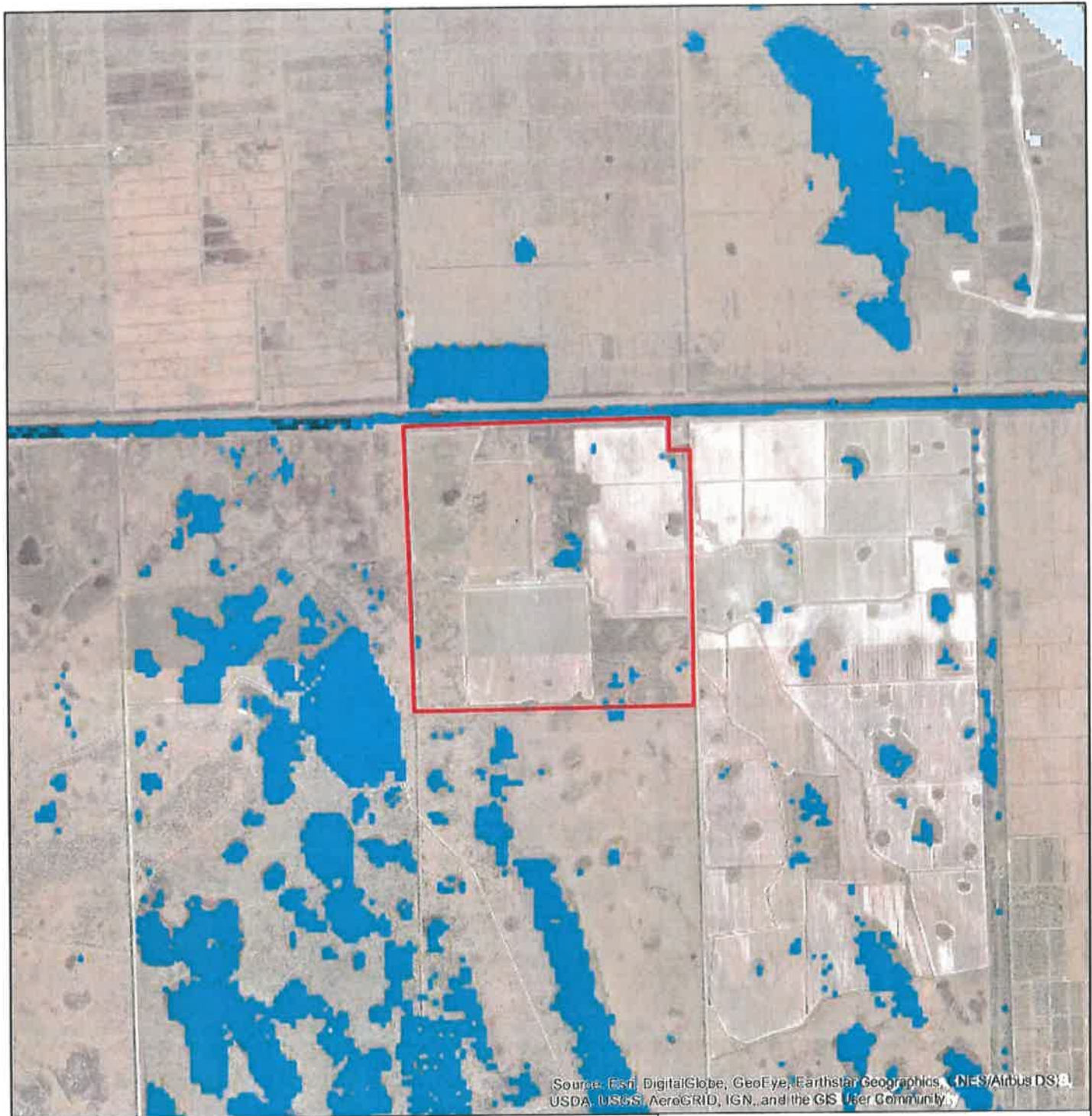
Parcel  
043839000000000108







Florida Fish and Wildlife  
Conservation Commission  
MyFWC.com



FWC ID: 2018\_6345 April 1, 2019



**Priority Wetlands**

-  1-3 Species, Wetlands habitat
-  4-6 Species, Wetlands habitat
-  7-9 Species, Wetlands habitat
-  10-11 Species, Wetlands habitat

 Approximate site boundary

**Parcel**  
**043839000000000108**



Florida Fish and Wildlife  
Conservation Commission  
MyFWC.com

FWC ID: 2018\_6345 April 1, 2019



**IPaC** Information for Planning and Consultation U.S. Fish & Wildlife Service

## IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

### Location

Martin County, Florida



### Local office

South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

## Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

### Listed species

<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
Florida Panther <i>Puma</i> (=Felis) <i>concolor coryi</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/1763">https://ecos.fws.gov/ecp/species/1763</a>	Endangered
Puma (=mountain Lion) <i>Puma</i> (=Felis) <i>concolor</i> (all subsp. except <i>coryi</i> ) No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6049">https://ecos.fws.gov/ecp/species/6049</a>	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3951">https://ecos.fws.gov/ecp/species/3951</a>	Threatened
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/4469">https://ecos.fws.gov/ecp/species/4469</a>	Threatened Marine mammal

## Birds

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/8250">https://ecos.fws.gov/ecp/species/8250</a>	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/7713">https://ecos.fws.gov/ecp/species/7713</a>	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6174">https://ecos.fws.gov/ecp/species/6174</a>	Threatened
Ivory-billed Woodpecker <i>Campephilus principalis</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/8230">https://ecos.fws.gov/ecp/species/8230</a>	Endangered
Kirtland's Warbler <i>Setophaga kirtlandii</i> (= <i>Dendroica kirtlandii</i> ) No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/8078">https://ecos.fws.gov/ecp/species/8078</a>	Endangered



Piping Plover <i>Charadrius melodus</i>	Threatened
There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/6039">https://ecos.fws.gov/ecp/species/6039</a>	
Red Knot <i>Calidris canutus rufa</i>	Threatened
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	
Red-cockaded Woodpecker <i>Picoides borealis</i>	Endangered
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/7614">https://ecos.fws.gov/ecp/species/7614</a>	
Whooping Crane <i>Grus americana</i>	EXPN
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/758">https://ecos.fws.gov/ecp/species/758</a>	
Wood Stork <i>Mycteria americana</i>	Threatened
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/8477">https://ecos.fws.gov/ecp/species/8477</a>	

## Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i>	SAT
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/776">https://ecos.fws.gov/ecp/species/776</a>	
Eastern Indigo Snake <i>Drymarchon corais couperi</i>	Threatened
No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i>	Endangered
There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/3656">https://ecos.fws.gov/ecp/species/3656</a>	
Leatherback Sea Turtle <i>Dermochelys coriacea</i>	Endangered
There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/1493">https://ecos.fws.gov/ecp/species/1493</a>	
Loggerhead Sea Turtle <i>Caretta caretta</i>	Threatened
There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/1110">https://ecos.fws.gov/ecp/species/1110</a>	

## Insects

NAME	STATUS
Florida Leafwing Butterfly <i>Anaea troglodyta floridalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. <a href="https://ecos.fws.gov/ecp/species/6652">https://ecos.fws.gov/ecp/species/6652</a>	Endangered
Miami Blue Butterfly <i>Cyclargus (=Hemiargus) thornasi bethunebakeri</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3797">https://ecos.fws.gov/ecp/species/3797</a>	Endangered

## Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/1277">https://ecos.fws.gov/ecp/species/1277</a>	Endangered
Four-petal Pawpaw <i>Asimina tetramera</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3461">https://ecos.fws.gov/ecp/species/3461</a>	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6390">https://ecos.fws.gov/ecp/species/6390</a>	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/996">https://ecos.fws.gov/ecp/species/996</a>	Endangered

## Lichens

NAME	STATUS
Florida Perforate Cladonia <i>Cladonia perforata</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/7516">https://ecos.fws.gov/ecp/species/7516</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

## Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE"

INDICATES THAT THE BIRD DOES  
NOT LIKELY BREED IN YOUR  
PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 1 to Aug 31

Bachman's Sparrow *Aimophila aestivalis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/6177>

Breeds May 1 to Sep 30

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Common Ground-dove *Columbina passerina exigua*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Feb 1 to Dec 31

Least Tern *Sterna antillarum*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 20 to Sep 10

Lesser Yellowlegs *Tringa flavipes*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Limpkin *Aramus guarauna*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Jan 15 to Aug 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Swallow-tailed Kite *Elanoides forficatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

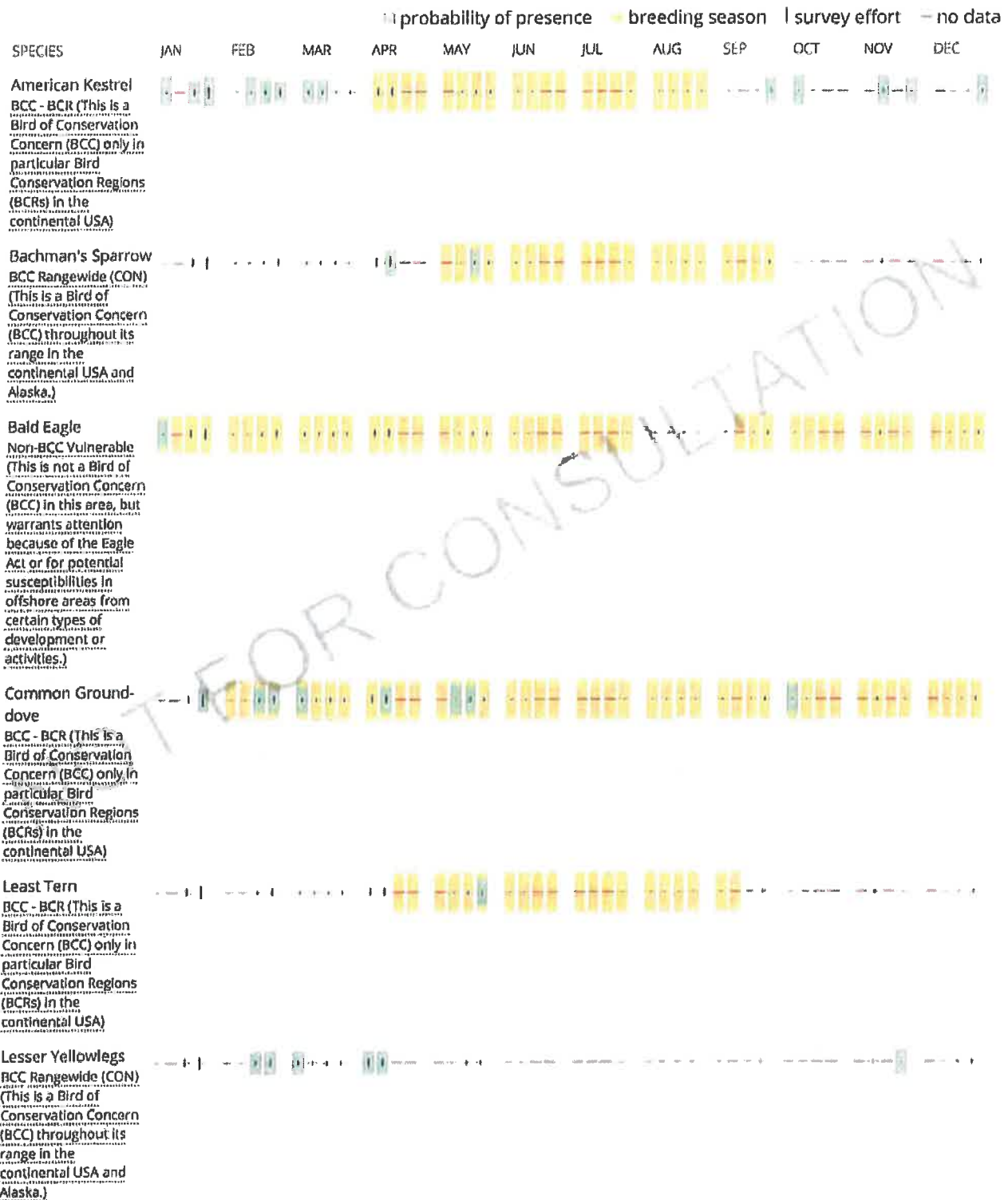
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).



What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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## Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act

<sup>1</sup> and the Convention on International Trade in Endangered Species of Wild Fauna and Flora<sup>2</sup>.

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries

<sup>3</sup> [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are not shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*  
<https://ecos.fws.gov/ecp/species/4469>

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

## Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

### FRESHWATER EMERGENT WETLAND

[PEM1C](#)

[PEM1B](#)

[PEM1F](#)

### FRESHWATER FORESTED/SHRUB WETLAND

[PFO1/SS1C](#)

[PSS1C](#)

### FRESHWATER POND

[PUBHx](#)

### RIVERINE

[R2UBHx](#)

[R5UBFx](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the Imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

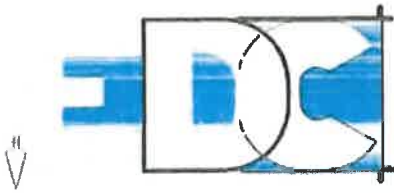
#### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercled worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

#### Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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## MEMORANDUM

TO: South Florida Shooting Grounds

FROM: Drew Gatewood

CC: File

DATE: April 29, 2019

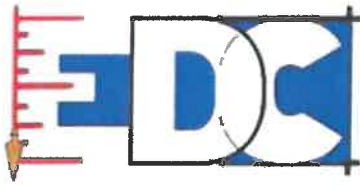
RE: South Florida Shooting Ground

On April 29, 2019 Drew Gatewood, a Florida Fish and Wildlife Conservation Commission (FFWCC) Authorized Gopher Tortoise Agent with EDC performed a 100% gopher tortoise survey on South Florida Shooting Grounds (ID: 04-38-39-000-00010-8). Pedestrian transects were completed in compliance with FFWCC requirements. The parcel is currently a mix of, shooting courses, agriculture, and vacant densely vegetated land. EDC did not find any evidence gopher tortoise burrows during the 100% survey conducted on the parcel. Please be aware any clearing that involves activity within 25ft of any burrows will require FWC approval, and if during clearing a burrow or suspected burrow is discovered please contact the above referenced agent prior to restarting clearing activities.

Drew Gatewood, MS, PWS

A handwritten signature in black ink, appearing to read 'Drew Gatewood'.





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## TECHNICAL MEMORANDUM

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TO: MARTIN COUNTY GROWTH MANAGEMENT  
CC: JOE FASULO  
ROBERT RAYNES, ESQ  
FROM: TOBY OVERDORF  
SUBJECT: **Martin County Utility Waiver Per Comprehensive Plan**  
DATE: MAY 1, 2020

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The following is a request for a Waiver from the Martin County

### **EXISTING PROPERTY CHARACTERISTICS**

The South Florida Shooting Club property is approximately 626.64 acres and is located at 500 SW Long Drive in Palm City, Florida. The site is dominated by former and current agriculture as well as a private shooting club. The parcel is identified by Martin County Parcel ID 04-38-39-000-000-00010-8. Access to the parcel is via the private road known as Long Drive which is located north of SR 714, west of Interstate 95 in western Palm City. The parcel is not located within the Primary or Secondary Urban Service Boundary.

The property has been utilized for potato, corn and other agricultural production for several decades and the parcel does maintain some jurisdictional wetlands and minor associations of native and exotic dominated upland habitat. The sporting clay facility meanders through roughly 240 acres while the clubhouse and skeet/trap facility are within 45 acres. The rest of the parcel is still utilized in varying states of agriculture.

The property has a future land use of Agricultural and is zoned AG-20A (General Agricultural District) (Outdoor Shooting Range).

### **SURROUNDING PROPERTY CHARACTERISTICS**

The property to the north of the subject property is the SFWMD C-23 Canal followed to the north by the City of Port St. Lucie. To the west and south, the parcel is bordered by Allapattah Flats Wildlife Management Area and to the east by active row crop agricultural production.

### **PROJECT DESCRIPTION**

The proposed project consists of the expansion of dining options and the expansion of the kitchen to serve an increasing membership base and an increasing statewide and national presence. The facility has hosted state, national and international tournaments and thus is being recognized as one of the premier facilities in the Southeast United States. The facility has also been a regional and community partner in hosting multiple events to benefit charities and non-

profits. The expanded septic will allow the facility to accommodate the growing regional and statewide need.

#### **WATER AND WASTEWATER TREATMENT FACILITIES**

Water and wastewater treatment will be provided by way of an individual well and septic tank system for the clubhouse building and an individual well and septic tank system for the existing maintenance building. These facilities will be permitted in accordance with the Florida Department of Health regulations and Martin County's Comprehensive Plan policies for on-site sewage treatment and disposal facilities as analyzed below and attached.

#### **COMPREHENSIVE PLAN COMPLIANCE ANALYSIS**

Chapter 10, Sanitary Sewer Services Element, of the Comprehensive Growth Management Plan provides the following policy language:

*Policy J0.2A.8.J. No onsite sewage treatment and disposal system shall exceed a total site build outflow of 2,000 gpd, except as described below and in Policy 4.13A.8(5). Total site buildout shall be as determined by the Florida Department of Health*

*Policy J0.2A.8.9. For on-site sewage treatment and disposal systems outside the Primary Urban Service District, the BCC may waive the 2,000 gpd limitation set forth in Policy 10.2A.8.J. above, to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5,000 gpd.*

*a. In order to obtain a waiver of Policy J0.2A.8.J, a person must submit an application in a form prescribed by the County Administrator. The application must contain a concise statement by the applicant that justify a waiver of the 2,000 gpd flow limitation. The application must also contain written concurrence from the Florida Department of Health that the use to be served requires a system greater than 2,000 gpd total site buildout flow, but the system does not exceed 5,000 gpd total site buildout flow.*

*b. The waiver shall not be granted unless the Board determines that:*

- 1. The proposed system meets all criteria required by the Florida Department of Health.*
- 2. The system has been located to protect wetlands, wellfields, water bodies, drainage facilities or other surface waters, to the maximum extent practicable. For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided.*

*c. In granting the waiver, the Board may prescribe any appropriate maintenance conditions.*

*d. In granting the waiver, the Board's decision shall be based upon the particular circumstances of the application and shall not constitute a precedent for other waiver applications.*

#### **Florida Department of Health Determination**

As per the attached written memorandum from the Florida Department of Health dated November 20, 2019, "The department issued the septic system permit for the subject site for a commercial waste water flow of 4677gpd." Although the Department issued the permit, it recognizes that Martin County will need to pursue a Waiver.

**Justification Statement**

As documented in the final site plan application and confirmed in the staff report, the South Florida Shooting Club is consistent with all elements of the Martin County Comprehensive Plan and the requirements of the Land Development Regulations. Based on this analysis and compliance with Florida Department of Health regulations, the facility qualifies for the waiver provision in Policy I 0.2A.8.9. By all accounts, the project provides the best approach to protect and restore water quality in furtherance of the goals and objectives of Chapter 10, which is to eliminate and/or minimize the potential negative impacts caused by septic tank systems.

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

**Ron DeSantis**

Governor

**Scott A. Rivkees, MD**

State Surgeon General

**Vision:** To be the Healthiest State in the Nation

---

**EMAIL ONLY – RETURN RECEIPT REQUESTED**

**TO:** Nicki VanVonne (nikkiv@martin.fl.us)  
Martin County Growth Management

Larry Massing (lmassing@martin.fl.us)  
Martin County Building Department

**CC:** Engineering Design and Construction Inc.  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987

**FROM:** Nicholas Clifton (Nicholas.Clifton@FLHealth.Gov)  
Environmental Supervisor  
Florida Department of Health - Martin County

**DATE:** November 20, 2019

**SUBJECT:** Notice of Non-Comply with DIVISION 7, SUBDIVISION 1, SECTION 4.307.A.6., LAND DEVELOPMENT REGULATION (LDR)  
Permit # 43-SS-1930476, 500 SW Long Dr. Palm City, FL 34990 ID#04-38-39-000-00010-8

This memo is to serve as official notice from the Florida Department of Health - Martin County that the department issued a septic system permit on 11/14/2019 for the above referenced subject property. The permit meets all applicable state standards in Chapter 381.0065, Florida Statutes (FS) and Rule 64E-6, Florida Administrative Code (FAC), however it does not meet the county code requirements.

The department issued the septic system permit for the subject site for a commercial waste water flow of 4677gpd. This does not comply with DIVISION 7, SUBDIVISION 1, SECTION 4.307.A.6., LAND DEVELOPMENT REGULATION (LDR). The applicant will need to pursue the waiver process pursuant to Policy 10.2A.8.9 of the Comprehensive Plan. The application was advised to contact the county for any applicable requirements or waivers.

This notice will be added to Permit 43-SS-1930476.

cc: Permit # 43-SS-1930476

The  
MILCor  
Group  
Inc.

Engineering  
a sustainable  
environment

6526 South  
Kanner Highway  
#236  
Stuart  
Florida  
34997

Phone  
772-223-8850  
Fax  
777-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

Date: February 17, 2016

To: Catherine Riiska

Company: Martin County Growth Management Dept.

Re: South Florida Shooting Grounds – Revised Major Final Site Plan Review

RECEIVED  
MC Project/Phase Number: S1402  
FEB 18 2016

GROWTH MANAGEMENT  
DEPARTMENT

# LETTER OF TRANSMITTAL

We are transmitting via: ☐ Mail ☐ D H L ☐ Overnight Delivery

For ☒ Hand-Delivery or when ☐ Picked up

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

The following:

☒ Drawings ☐ Mylars ☐ Shop Drawings  
☒ Specifications ☒ Aerials ☐ Agreements  
☒ Letter ☒ Report ☒ Other

Quantity	Date	Description
1	2/17/16	Revised Major Final Site Plan Review Package

☐ For Your Use ☐ As Requested ☐ Record  
☒ For Review and Approval ☐ Return \_\_\_\_\_ Copies ☐ Other

Comments:

cc: File  
Client

From:   
Kim Little



February 17, 2016  
VIA: Hand Delivery

Project No: S1402

Catherine Riiska, Principal Planner  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart, FL 34996

**Subject:** South Florida Shooting Grounds – S188-007  
Revised Major Final Site Plan Review Submittal

Dear Ms. Riiska,

Please accept this Revised Major Final Site Plan Application as determined by the Pre-Application meeting held with staff on January 21, 2016.

The 41.44 acre subject site is located at 13915 SW Martin Highway and lies within the overall 645.50 acre project parcel in Section 4, Township 38 South, Range 39 East in Martin County.

The approval history of the project is as follows:

- In 2006, the subject 41.44 acre site received approval of a zoning change from A-2 to AG20-A (General Agricultural District) which is compatible with the current use.
- In 2007, the balance of the site (597.53 acres) received approval of a zoning change from A-2 to AG20-A.
- In 2009, the subject 41.44 acre site received Final Site Plan approval for the construction of an outdoor shooting range with a 7,017 sf clubhouse and a 7,200 sf maintenance building.
- In 2010, a development timetable extension was granted.

The purpose of this application is to:

- Addition of golf cart barn.
- Addition of a tower.
- Addition of a bunker.
- Reconcile the Site Plan with existing conditions.
- Increase the subject site to 42.72 acres to accommodate the additions.

At the mandatory Pre-Application meeting, there was discussion regarding the limits of the site plan. Although the overall property is 645 acres, the subject of this application is a 42.72 acre site where the clubhouse lies and where the additional improvements are proposed. Although the majority of the remaining AG20-A zoned 597 acres is generally used for agricultural (crop) purposes, shot gun skeet shooting activities do take place outside of the 42.72 acre site. It should be noted however, that the shooting "stations" are temporary by design for skeet shooting activities only and adhere to the separation requirements as stated in Land Development Code Division 3, Section 3.99.1 "Shooting range, outdoor". This section of code was written during the original site plan approval to address the limits of the required site plan. Therefore, we respectfully request this application be reviewed for the 42.72 acre site only.

The personal cart barns are considered accessory buildings per the definition found within Section 3.403 of the LDRs and thus maintain at least a 5 foot setback from the wetland buffer as required by code.

Please note that several of the documents have been revised to reflect a "Major" application. Since the original Final Site Plan approval in 2009 was processed as a "Minor", the Completeness Review was also submitted as "Minor" in the form of a Revised Minor Final Site Plan application. The Completeness Review received a "complete" determination, but since it was submitted prior to the Pre-Application meeting, many of the documents now incorrectly refer to a "Minor" application.

Please find the attached documents for Staff review:

1. Cover Letter including Narrative w/ check #5671 for the \$9,127.00 review fee;
2. Response to Completeness Review Comments;
3. Disclosure of Interest Affidavit;
4. Executed Application;
5. Affidavit for Digital Submittal;
6. Power of attorney/Representative Authorization;
7. Recorded Deed;
8. No Property Transfer Certification Statement;
9. Legal Description with Parcel ID Number;
10. Draft Unity of Title;
11. Location Map;
12. Reservation of Adequate Public Facilities;
13. Excavation, Fill and Hauling;
14. Stormwater Report including Stormwater Maintenance Plan;
15. Traffic Statement;
16. Evacuation Plan;
17. Florida Wildfire Risk Assessment;
18. School Impact Statement;
19. Utilities Letters;
20. Proposed Water Sources;
21. Agency Permits Required;
22. (2) Signed and Sealed Boundary and Topographic Survey;
23. (2) Proposed Final Site Plan;
24. Copy of previously approved Final Site Plan;
25. (2) Landscape Plan\*;
26. (2) Signed and Sealed Construction Plans Including Storm Water, and Erosion Control Plan;
27. (2) Floor Plans and Elevations;
28. CD containing:
  - a. AutoCAD File of Site Plan;
  - b. AutoCAD File of Boundary Survey; and
  - c. Bookmarked PDF of submittal.

\*Please note that the landscape plan reflects the original location of the private cart barns before the east building was moved further east to avoid conflict with the wetland buffer. The plan will be updated upon receipt of initial comments.

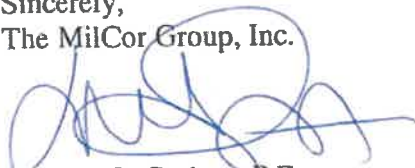
P:\Projects\S14-South Florida Shooting Club\S1402 - Site plan mod\Permitting\Martin County\MC Minor Final Site Plan\Completeness response & MAJOR review submittal\Review submittal 2-16-15\Revised Major final site plan submittal letter.docx

The following items are not affected by this Revised Major Site Plan and therefore are not included in this submittal:

1. CRA Alternative Compliance – the site is not within a Community Redevelopment Area and lies outside of the Urban Services Area.
2. Environmental Assessment/PAMP – There has been no revision to the previously approved PAMP prepared by Crossroads Environmental. All off-site wetlands / buffers are under a conservation easement to South Florida Water Management District. Copies of said easements can be provided upon request.
3. Utility Information Sheet/Certification – the project is currently served via septic system and well.
4. Lighting Plan – There are no new lighted areas.

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,  
The MilCor Group, Inc.



Melissa G. Corbett, P.E.  
President

Enclosures

Cc: Ronnie Pertnoy

February 16, 2016  
VIA: Hand Delivery

Project No: S1402

Catherine Riiska, Principal Planner  
Martin County Growth Management  
2401 SE Monterey Road  
Stuart, FL 34996

**Subject: South Florida Shooting Grounds – Revised Major Final Site Plan – S188-007  
Response to Completeness Comments**

Dear Ms. Riiska,

Please accept this as a formal response to your Completeness Review comments:

**Item # 1: NARRATIVE:** A complete project narrative including what is being requested, the location and size of the subject property.

Comments: The site plan indicates structures not addressed in the narrative, are also proposed. Update project narrative to be consistent with the proposal.

*Response: The narrative and site plan have been revised for consistency.*

**Item # 2: PROPERTY TRANSFER:** A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.

Comments: Not Received.

*Response: A statement certifying that no property has been transferred is now included in the review submittal.*

**Item # 3: UNITY OF TITLE:** A draft unity of title including the full legal description, total site acreage, and parcel control number(s).

Comments: Not received. Applicant proposes to increase project area, which directly affects unity.

*Response: A draft Unity of Title is now included in the review submittal.*

**Item # 4: ADEQUATE PUBLIC FACILITIES:** An adequate public facilities compliance statement; a reservation, deferral, or an exemption.

Comments: Please clarify the request of “public facilities extension” cited in #9 of the cover letter.

*Response: A Request for Reservation of Public Facilities is now included in the review submittal.*



December 21,  
2015

Page 2 of 2

**Item # 5: STORM WATER PLAN:** A storm water management plan signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Please submit a stormwater maintenance plan.

**Response:** *The stormwater maintenance plan is now included in the stormwater report.*

**Item # 6:** A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed professional surveyor and mapper.

Comments: Please clarify field work dates in reference to the updated survey.

**Response:** *The field date is located on the cover sheet next to the survey signature/seal.*

**Item # 7:** A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Provide field date as required.

**Response:** *The field date is located on the cover sheet next to the survey signature/seal.*

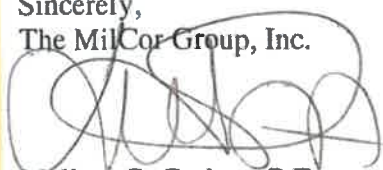
**Item # 8:** Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.

Comments: Must be signed and sealed.

**Response:** *Signed and sealed construction plans are included in the review submittal.*

Thank you for your time and assistance. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,  
The MilCor Group, Inc.



Melissa G. Corbett, P.E.  
President

Cc: Ronnie Pertnoy



### DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Ronald W. Holden	209 Commodore Drive, Jupiter, FL 33477

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Ronald W. Holden	209 Commodore Drive, Jupiter, FL 33477	100%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
N/A		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
N/A				

(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved  
P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



STATE OF Florida  
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 16 day of Feb 2016, by Melissa G.

Corbett, who is personally known to me or have produced

\_\_\_\_\_ as identification.

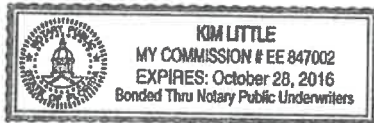


Notary Public, State of Florida

Print Name: Kim Little

My Commission Expires: 10-18-16

(Notary Seal)



**Exhibit "A"**  
**(Disclosure of Interest and Affidavit)**  
**(Legal Description)**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00°28'13" WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 2208.87 FEET; THENCE NORTH 89°33'06" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 969.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08°03'37" EAST, A DISTANCE OF 1251.67 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 1109.21 FEET; THENCE SOUTH 00°24'10" EAST, A DISTANCE OF 587.76 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°24'10" EAST, A DISTANCE OF 349.00 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 891.50 FEET; THENCE SOUTH 02°01'34" EAST, A DISTANCE OF 301.24 FEET; THENCE SOUTH 89°33'06" WEST, A DISTANCE OF 2353.46 FEET TO THE POINT OF BEGINNING.**

CONTAINING IN ALL 1,860,858 SQUARE FEET OF 42.72 ACRES, MORE OR LESS.

**Appendix**  
**Article 10.2.B.3. Article 10, Development Review Procedures;**  
**Land Development Regulations; Martin County Code**

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
  - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
  - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
  - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
  - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
  - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
  - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
  - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.





Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

### A. General Information:

1. Type of Application: Revised Major Final Site Plan

2. Proposed Development's Name:  
South Florida Shooting Grounds

3. Former Development's Name:  
South Florida Shooting Grounds

4. Previous Project Number: S188

5. Pre-Application Meeting Date: \_\_\_\_\_

6. Property Owner:

Name or Company Name South Florida Shooting Grounds, LLC

Company Representative Shapiro Pertnoy Companies

Address 3222-C Commerce Place

City West Palm Beach

State FL Zip 33407

Phone 561 - 793 - 5852 Fax 561 - 615 - 5921

Email diane@shapiropertnoy.com

7. Agent:

Select from the List

Name or Company Name The Milcor Group, Inc.

Company Representative Melissa G. Corbett, P.E.

Address 6526 South Kanner Highway, #236

City Stuart

State FL Zip 34997

Phone 772 - 223 - 8850 Fax 772 - 223 - 8851

Email melissac@themilcorgroup.com

8. Contract Purchaser:

Not Applicable

Name or Company Name \_\_\_\_\_

Company Representative \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

9. Land Planner:

Not Applicable

Name or Company Name \_\_\_\_\_

Company Representative \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

**10. Landscape Architect:**

Select from the list

Name or Company Name

Meg Whitmer Landscape Architect, LLC

Company Representative

Meg Whitmer

Address 502 E. Ross Ave. #213

City Tampa

State FL

Zip 33602

Phone 772 - 708 - 7056

Fax \_\_\_\_\_

Email meg@megwhitmer.com

Select from the list

**11. Surveyor:**

Wallace Surveying Corp.

Name or Company Name

Company Representative

Craig Wallace PSM

Address 5553 Village Blvd.

City West Palm Beach

State FL

Zip 33407

Phone 561 - 640 - 4551

Fax \_\_\_\_\_

Email admin@WallaceSurveying.com

Same as Agent

**12. Civil Engineer:**

Name or Company Name

Company Representative

Address

City

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email

Same as Agent

**13. Traffic Engineer:**

Name or Company Name

Company Representative

Address

City

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email

Select from the list

**14. Architect:**

Name or Company Name

Harvard Jolly Architecture

Company Representative

Philip Korf

Address 2047 Vista Parkway, Suite 100

City West Palm Beach

State FL

Zip 33411

Phone 561 - 478 - 4457

Fax \_\_\_\_\_

Email P.Korf@harvardjolly.com

Select from the list

**15. Attorney:**

Name or Company Name

Gunster, Yoakley &amp; Stewart, PA

Company Representative

Robert Raynes, Esq.

Address 800 SE Monterey Commons Blvd, Ste 200

City Stuart

State FL

Zip 34996

Phone 772 - 288 - 1980

Fax 772 - 288 - 0610

Email rraynes@gunster.com

**16. Environmental Planner:** Select from the list  
Name or Company Name Crossroads Environmental, Inc.  
Company Representative Toby Overdorf  
Address 3500 SW Corporate Parkway, Suite 206  
City Palm City State FL Zip 34990  
Phone 772 - 223 - 5200 Fax 772 - 223 - 5103  
Email toby@crossroadsenvironmental.com

**17. Other Professional:**  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

**18. Parcel Control Number(s):**  
04-38-39-000-000-00010-8  
\_\_\_\_\_  
\_\_\_\_\_

**19. Certifications by Professionals:**

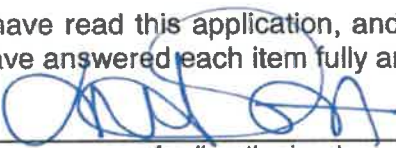
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*

☐ This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
\_\_\_\_\_  
Applicant's signature  
Melissa G. Corbett, P.E.  
\_\_\_\_\_  
Printed name

2-16-16  
\_\_\_\_\_  
Date

## NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 16 day of Feb, 2016, by Melissa G. Corbett.

He or she

☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Kim Little

Notary public signature

Kim Little

Printed name


State of Florida at-large





Martin County Development Review  
Digital Submittal Affidavit

I, Melissa G. Corbett, attest that the electronic version included for the project South Florida Shooting Grounds is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

2-15-16  
Date



REPRESENTATIVE AUTHORIZATION

Martin County  
2401 SE Monterey Road  
Stuart, Florida 34996

Re: South Florida Shooting Center

RECEIVED  
DEC 11 2015  
GROWTH MANAGEMENT  
DEPARTMENT

Please be advised that the undersigned has authorized the following person(s) to act on their behalf in seeking approval for the above referenced application:

Melissa G. Corbett, P.E.  
The Milcor Group, Inc.  
6526 South Kanner Highway #236  
Stuart, Florida 34997  
(772) 223-8850

Witness:.

Bonnie Pertway  
Print Name

C. Raymond  
Print Name

By: Ron Holden

ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing was acknowledged before me this 11<sup>th</sup> day of November, 2015, by Ron Holden, and [ ☒ ] is personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.

Notary Stamp

Diane W. Wilder  
Notary Public



**2015 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# M02000002411

**Entity Name:** SOUTH FLORIDA SHOOTING GROUNDS, LLC

**Current Principal Place of Business:**

209 COMMODORE DRIVE  
JUPITER, FL 33477

**Current Mailing Address:**

209 COMMODORE DRIVE  
JUPITER, FL 33477

**FEI Number:** 16-1662010

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

NRAI SERVICES, INC.  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGRM  
Name HOLDEN, RONALD W  
Address 209 COMMODORE DRIVE  
City-State-Zip: JUPITER FL 33477

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** RONALD W. HOLDEN

**MEMBER/MANAGER**

**03/16/2015**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

This Document Prepared By and Return to:  
Incidental to writing title insurance  
Vicki Burns/SMATHERS & KEMP, P.A.  
669 East Highway 50  
Clermont, Florida 34711

INSTR # 1605912  
OR BK 01688 PG 1696  
RECORDED 10/10/2002 02:16:04 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 17,850.00  
RECORDED BY L Wood

Parcel ID Number:  
Grantee #1 TIN:  
Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 1st day of October, 2002 A.D. Between  
AGRI-GATORS, INC., a corporation existing under the laws of the State  
of Florida  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and  
SOUTH FLORIDA SHOOTING GROUNDS, LLC, a limited liability company  
whose address is: c/o Mark Simpson, 915 S. Dixie Highway, West Palm Beach,  
Florida 33401  
of the County of \_\_\_\_\_, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Martin State of Florida to wit:

Section 4, Township 38 South, Range 39 East, Martin County, Florida;  
LESS an undivided one-half interest retained by Agri-Gators, Inc., a  
Florida Corporation more particularly described as follows: Begin at  
the South Florida Water Management District's easement marker in the  
NE corner of Section 4 and run South 600 feet, thence run West 400  
feet, thence run North 600 feet, thence run East to the Point of  
Beginning.

TOGETHER WITH A NON-EXCLUSIVE ASSIGNMENT OF RIGHT OF ACCESS AS  
GRANTED IN THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED IN O.R.  
BOOK 1632, PAGE 1160, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Subject to easements and restrictions of record, if any, and taxes  
accruing subsequent to December 31, 2001.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan L. Payne  
Printed Name: Susan L. Payne  
Witness

By: David M. Hill (Seal)  
AGRI-GATORS, INC.  
David M. Hill, President  
P.O. Address: P.O. Box 2350  
Palm City, FL 34991

DAVID KEMP  
Printed Name: DAVID KEMP  
Witness

STATE OF Florida  
COUNTY OF Lake

(Corporate Seal)

The foregoing instrument was acknowledged before me this 1st day of October, 2002 by  
David M. Hill, President of AGRI-GATORS, INC., a Florida Corporation,  
on behalf of the corporation  
he is personally known to me or he has produced his Florida driver's license as identification

E. David Kemp  
Printed Name:  
Notary Public  
My Commission Expires:

E. DAVID KEMP  
Notary Public, State of Florida  
My comm. exp. Nov. 18, 2004  
Comm. No. CC 978752


PROPERTY TRANSFER CERTIFICATION

Martin County  
2401 SE Monterey Road  
Stuart, Florida 34996

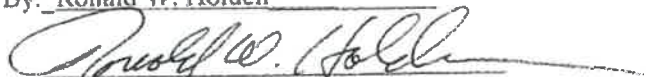
Re: South Florida Shooting Grounds  
04-38-39-000-000-00010-8


I hereby declare that there has been no transfer of ownership of the subject property since the property was deeded to South Florida Shooting Grounds, LLC.

Witness:

  
Melissa G. Corbett  
Print Name

By: Ronald W. Holden

  
Print Name

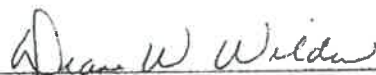
  
Print Name

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me this 12<sup>th</sup> day of February, 2016, by Ron Holden, and ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Notary Stamp

  
Notary Public



J:\S14 - South Florida shooting club\S1402 -- Site plan mod\DWG\DESIGN\EXHIBITS\LEGAL DESCRIPTION.dwg, PRINTED BY: clext ON Mon, Dec 07 2015

500 SW LONG DRIVE  
PALM CITY, FL

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00°28'13" WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 2208.87 FEET; THENCE NORTH 89°33'06" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 969.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08°03'37" EAST, A DISTANCE OF 1251.67 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 1109.21 FEET; THENCE SOUTH 00°24'10" EAST, A DISTANCE OF 587.76 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°24'10" EAST, A DISTANCE OF 349.00 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 891.50 FEET; THENCE SOUTH 02°01'34" EAST, A DISTANCE OF 301.24 FEET; THENCE SOUTH 89°33'06" WEST, A DISTANCE OF 2353.46 FEET TO THE POINT OF BEGINNING.**

CONTAINING IN ALL 1,860,858 SQUARE FEET OF 42.72 ACRES, MORE OR LESS.

1379



Return to:  
Martin County Growth Management Department

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## UNITY OF TITLE

In consideration of the issuance of a permit to Ronald W. Holden, as Owner(s) for the construction of South Florida Shooting Grounds in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in **Exhibit A** attached hereto in the following manner:

***Read carefully.***

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.

***OR***

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that (a) individual subdivision lots may be conveyed upon approval and recordation of the plat of \_\_\_\_\_, (b) phases or portions of phases that comply with the requirements contained within the development orders may be conveyed separately upon final site plan approval of that phase or portion of a phase, (c) common elements, common open areas and developed recreation areas may be conveyed to a property owners' association or other similar entity as deemed appropriate by the Board of County Commissioners, so long as such conveyance shall be subject to the express restriction that use of the subject property shall only be for the use described on the final site plan and plat, and (d) other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners may deem appropriate, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to any governmental entity.

***OR***

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred,

devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to any governmental entity.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

6. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

INDIVIDUAL(S)

Signed, acknowledged and notarized on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WITNESSES:

OWNER(S):

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

*Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

\_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_

[STAMP]