

# PRESERVE AREA MANAGEMENT PLAN

## MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



VISTA COMMONS

NW Federal Hwy

Stuart, FL 34990

Parcel Control Number: 293741008000000300

PARCEL A - STORMWATER & BUFFER TRACT VISTA COMMONS (PB  
14 PG 77)



Approved by:  
*Marta Gierczak*  
Senior Environmental Planner

Approved by/Record number: M. Gierczak / GMD2026010345

# **PRESERVE AREA MANAGEMENT PLAN**

**for**

**Vista Commons Subdivision**

**Martin County, Florida**

The following Plan has been provided by the developer of Vista Commons Subdivision and approved by Martin County. This document is divided into two parts. Part I outlines the responsibilities of the developer. It included the delineation of upland and wetland areas **required** to be set aside pursuant to the Coastal and Conservation Elements of the Martin County Comprehensive Plan. Part II outlines the maintenance responsibilities off the Vista Commons Property Owners Association, Inc. or other responsible entity.

This Management Plan is required pursuant to the Coastal and Conservation Elements of the Martin County Comprehensive Plan whenever conservation elements of upland or wetland areas are found on a site proposed for development. Violation of the protective provisions of this plan or failure to manage Preserve Area as directed in this plan may result in civil or administrative enforcement proceeding against the responsible person, corporation, association or other entity. Violation may result in the imposition of fines, restoration, mitigation or other injunctive orders.

**PART 1 - RESPONSIBILITIES OF THE Vista Commons Subdivision DEVELOPER**

- 1.0 GENERAL**
- 2.0 ENVIRONMENTAL ASSESSMENT**
- 3.0 DELINEATION OF SINGLE PRESERVE AREA**
- 4.0 SURVEY AND BARRICADING REQUIREMENTS**
- 5.0 PROHIBITED ACTIVITIES**
- 6.0 RESTORATION AND MANAGEMENT ACTIVITIES**
- 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES**
- 8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS**
- 9.0 ANNUAL REPORTS**
- 10.0 MARTIN COUNTY ENFORCEMENT PROVISION**
- 11.0 AMENDMENT**
- 12.0 TRANSFER OF RESPONSIBILITIES.**

**1.0 GENERAL**

1.1 The owner of Vista Commons Subdivision, their successors, and assigns, their environmental consultants and contractors will implement Part 1 of this Preserve Area Management Plan.

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**1.1 SITE HABITAT SUMMARY**

	EXISTING	PRESERVED	% PRESERVED
ENTIRE SITE	7.983±	0.21	2.6
PRESERVATION/RESTORED WETLAND AREA	0.21	0.21±	100
VISTA COMMONS SUBDIVISION PROJECT	7.728	0.21	2.6
UPLAND	7.728		

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**TABLE 1. Summary of Vista Commons Subdivision preservation and construction acreages. Refer to Exhibit 1B, the Final Development Plan for details.**

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**2.0 ENVIRONMENTAL ASSESSMENT**

**SITE DESCRIPTION**

The site location is shown in Exhibit 1A. Parts of the site, specifically the south border area have also been altered by a FDOT ditch and resulting drainage from off US 1 towards the western edge of the property. An aerial map indicating FLUCCS designations for the Vista Commons Subdivision project is shown in Exhibit 2. The majority of the site is in 541 designation with a remnant impacted wetland at the western end of the site. Two thin slivers of the original pine flatwoods cover exist in the southwestern border of the property.

The development site totals 7.98 ± ac. The southern border is adjacent to a church and the northern side is border is a commercial storefront currently vacant but formerly occupied by Worrell Furniture Store.

## 2.2 SOILS

The Martin County Soil Survey aerial taken in 1972 US Dept Agriculture is shown in Exhibit 3.

# 4 Waveland sand , 0 to 2 percent, is a nearly level soil is poorly drained. It occurs as broad areas of flatwoods The surface layer is dark gray sand. The subsurface starts at a depth of 43 inches colored light gray and grayish brown. The upper 4 inches of subsoil is non cemented black sand. The water table is less than 10 inches for 2 to 4 months and within a depth of 40 inches for 6+ months a year. This soil is characterized by slash pine flatwoods with understory of saw palmetto, gallberry, fetterbush, running oak and drawf huckleberry. Small wet areas can be included in this soil.

# 61 Hobe fine sand, 0 to 5 percent slopes (#61) is nearly level to gently sloping soil with excessive drainage. It occurs as knolls and ridges in coastal flatwoods. The surface layer is gray fine sand The subsurface is gray white and light gray to 70 inches. Some indications of a black organically cemented subsoil may occur at the interface of the surface and subsurface underlain by a weakly cemented yellow gray fine sand. The water table generally is between 60 to 80 inches during most of the year but can come to within 50 inches of the surface during extended wet periods. Native vegetation is sand pine scattered with slash pine under storied with sand live oak, saw palmetto, fetterbush , running oak, pinelawn threecawn and Panicum grasses.

## 2.2 WETLAND HABITAT

A wetland remnant has been delineated along the western border of the site. The soil map indicates the wetland is in Hobe fine sand # 61 which does not usually contain wet inclusions unless they are Nettles inclusions. There is the possibility that this wetland was man made. It is a certainty , it has been altered by on and off site human disturbances. Field delineation by SFWMD personnel occurred in the field and is considered a wetland by F.A. C. 60-340 methodology. Please refer to Appendix 1B for a record of this State of Florida wetland determination. Martin County and Wetlands management, Inc. met on site on 4/01/96. to determine the functionality of this wetland per The Martin County Comprehensive Plan 9-4.A.7.b.[3] The determination at that time was functionality but at a severely impacted and reduced level.

Exhibit 2 reflects the surveyed and Autocad plotted flagging of SFWMD wetland limits by C. Calvert Montgomery & Associates (CCM).

United States Army Corps of Engineers [COE] correlation is being conducted through SFWMD



ST. LUCIE COUNTY

Exhibit 3

**WETLANDS MANAGEMENT, INC.**  
 P.O. BOX 1122  
 JENSEN BEACH, FL 34958-1122

SCALE 1:25,000	APPROVED BY J.L. Gales	DRAWN BY
DATE 5/10/96		REVISED
VISTA COMMUNITY		
P113 SITE LOCATE		DRAWING NUMBER

initiatives. This will be a wetland preservation surrounded by a man made dry detention system so that a COE permit will not be needed as the finished MSSW system will increase COE wetland acreage over the current wetland acreage..

The vegetation of the wetland graded from the center of the wetland to the wetland/upland jurisdictional line is atypical of either a wet prairie or fresh water marsh pattern. A center deep area which probably always contains water cover except in severe droughts is very small in size during a normal dry season occupying approximately 0.005 ac. [225 ft<sup>2</sup>] on 2/10/96. This central water covered area contained cattail [*Typha spp*] bordered by a clump of willow [*Salix carolina*]. Outside the dry season water covered area, the remainder can become very dry. On the western side, the elevation quickly rises and adjoins the western border of the property covered in Brazilian pepper [*Schinus terebinthifolius*]. The eastern grade from the cattail is more gradual and is covered in maidencane [*Panicum hematonon* ] and arrowhead [ *Sagittaria lancifolia*] Some buttonbush [ *Cephalanthus occidentalis*] and *Melaleuca quinquenervia*] clumps are located on the wetland edge.

### 2.3 UPLAND HABITAT

The Florida Land Use and Cover Classification System ( FLUCCS) coded map of the site is indicated in Exhibit 3. . The total area of 7.98 ± ac. consists of three [3] designations: freshwater marsh wetland [641], cleared forested pine flatwoods [541] and pine flatwoods [411]. These areas were defined by ground truthing. The majority of the site is 541 with two [2] slivers of remnant 411 along the southwestern edge. These pine flatwood remnants have some Brazilian pepper infestation and minor fill dumpage from a long time past. The majority of the site including most of the wetland has been mowed at regular frequency since the late 1970's predating the MCCP.

### 2.4 LISTED SPECIES SURVEY

On several occasions, Joseph L. Gilio, CEP, PWS, CFEA, REPA conducted field assessments to determine the suitability potential for rare, endangered , threatened and species of special concern on the site (RETS). In the entire habitat no RETS species was found. Off site, but near the site's south border, a single active burrow of gopher tortoise [ *Gopherus polyphemus*] was found. Even though it is off site, it is located in Appendix A.

Two options are available for this tortoise. The first is to trap it and relocate off site such as the Rivers End gopher sanctuary of 20 acres. The second is to take care during heavy machinery construction that the off site tortoise does not travel on site. If it does, refer to section 7.1.

### 2.5 PREVIOUS IMPACTS

The site history has involved almost 30 years of clear cutting and periodic bush hog mowing.

Garbage dumping of grass clipping has been occurring for some time. Some long ago fill was evident in the wetland. Since its construction, the FDOT drainage from US 1 has introduced off site water in larger amounts than the natural topography. In fact, there is some evidence that the wetland could have been man-made [ refer to Section 2.2].

### **3.0 DELINEATION OF PRESERVED AREAS**

**3.1 There is no viable upland areas of native vegetation left to preserve with any preservation value. There is no Upland Preserve Area(s) defined for Vista Commons Subdivision**

**The single 0.21 acre wetland on site will be preserved and the remainder of sections 3, 4 and 5 refer specifically to this wetland. A separate detail sheet is attached as Appendix C [Wetland Restoration Plan] .**

**3.1 For purposes of this plan, The Wetland Preserve Area shall be defined in Appendix 1 encircled by the proposed man-made dry detention storm water system shown on The C. Calvert Montgomery and Associates, Inc.. Sheet 4 of 11[ Grading, Paving and Drainage Plan].**

**3.2 The singular wetland will be restored. After restoration the MASTER DEVELOPMENT PLAN will be labeled " Restored wetland preserve area - not to be altered without permission of the Martin County Growth Management Department. (407-288-5495).**

**The MSSW dry detention system is not part of the preserve area. It is in a drainage easement and as such requires maintenance as determined by the special conditions of the SFWMD's permit for the site.**

**3.3 Not applicable.**

### **4.0 SURVEY AND BARRICADING REQUIREMENTS**

**4.1 Even though the wetland will be preserved, it will be re contoured and replanted during the first stage of site development so that barricade requirements become moot.**

**4.2 CONTRACTORS PLEASE NOTE: IT IS RECOMMENDED THAT YOU BECOME FAMILIAR WITH THE RESTORED WETLAND. AFTER RESTORATION ALL PROHIBITED ACTIVITIES IN SECTION 5.0 WILL APPLY. VIOLATION OF THESE GUIDELINES AND DAMAGE TO OR DESTRUCTION OF THE RESTORED PRESERVATION WETLAND WILL BE NOTED. APPROPRIATE ACTION WILL BE TAKEN FOR THOSE CONTRACTORS WHO VIOLATE THESE GUIDELINES.**

## **5.0 PROHIBITED ACTIVITIES**

5.1 Prohibited activities in the Restored Preserve Wetland Area include construction or placing of building material on or above the ground , dumping or placing soil or other substances such as garbage, trash cuttings; removal or destruction of native trees, shrubs or other native vegetation, excavation, dredging, or removal of soil materials; diking or fencing; recreational vehicle use and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation. Vehicular traffic is prohibited in this Preserve Area after restoration.

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

5.3 The site shall be cleared and grubbed of vegetation initially only in those areas indicated for roadways, wetland restoration and stormwater management improvements, as shown on the approved construction plans. All trash and construction debris must be removed from the site.

## **6.0 RESTORATION AND MANAGEMENT ACTIVITIES**

6.1 The restored wetland and the dry detention water treatment area will be managed following the specifications of this section.

6.2 Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional. Maintenance and management activities must be approved by the Martin County Growth Management Department. The following activities are allowed within the Preserve Area after restoration and construction are completed.

- a) Removing of exotic plant material and refuse ( see paragraph 6.3)
- b) Revegetation- planting indigenous vegetation ( see paragraph 6.3)
- c) Removing of dead or diseased plant material ( see paragraph 6.3)

6.3 Exotic vegetation (see Appendix A) in the Preserve Area shall be removed by the least ecologically damaging method such as hand pulling, hand spading, chain saw and/or treatment with an appropriate herbicide. If removal will disturb native species, the treated plants shall be allowed to remain but a periodic eradication program shall be implemented to prevent new growth. No debris such as plant clippings or wood scraps shall be allowed in the Preserve Area. Construction debris, abandoned equipment and trash shall be removed from the project and disposed of an approved landfill according to local, state, and federal regulations.

6.4 Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species indicative of the existing plant community. This will ensure that the Preserve Area maintain indigenous plant associations. Revegetation plans shall be submitted to Martin County for prior approval to implementation.

6.5 Not Applicable.

## 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

7.1 The location of the adjacent off- site gopher tortoise suggests that its continued existence would have a higher probability for survival if it were captured and moved to the River's End gopher preserve in Martin County. This preserve currently represents an isolated gene pool from a small population. The assumption is that the owners of this property would accept gopher tortoise removal. If the tortoise can not be relocated due to circumstances beyond Vista Common Ltd's control, then all due care will be made to watch out for it during construction if it happens top cross on to the construction site.

7.2 It is the intent of Vista Commons Subdivision to leave the tortoise alone during construction. If off site movement is not possible, then during heavy construction work on the restored wetland, dry detention system and lot 4 work construction personnel will be clearly made aware of its existence. If the tortoise is found on site, a Florida Game and Fresh Water Commission [FG&FWC] approved environmental professional will be called to recover, construct an approved temporary holding area until such heavy construction is finished.

7.3 If gopher tortoise relocation proceeds, the licensee will trap for the threatened Florida mouse (*Peromyscus floridana*) and and gopher frog (*Rana aerolata*) by approved methodology before excavation.

7.4 Not applicable.

## 8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

8.1 The storm water\_ system which will provide water to the restored wetland will be engineered to pretreat prior to conveyance to the restored preserve wetland.

## 9.0 ANNUAL REPORTS

9.1 Monitoring of the Preserve Area [ Restored wetland]: An Annual Report will be conducted and submitted to the Growth Management Department at the end of the wet season (October through November) for a period of five years. Reports will document vegetational changes

including overgrowth of noxious native and exotic vegetation. Fixed point panoramic photos of the Preserve Area will be included in each report. Annual Reports will be conducted by a National Association of Environmental Professional certified environmental professional (CEP). The reports will include recommendations for exotic vegetation removal, revegetation, and ant additional enhancement activities. The Annual Report will list any violation of the Preserve Area Management Plan and make recommendations for remedial actions along with any enhancement activities proposed for the coming year.

Following the initial 5 year monitoring period, the Preserve Area will still be subject to periodic review and if conditions warrant, Martin County may subject them to further monitoring and maintenance to ensure environmental integrity consistent with the provisions of a this plan. Both upland and wetland areas may be so monitored.

**9.2 COUNTY INSPECTIONS:** The County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of the County may at reasonable times and upon proper notification enter upon and shall be given access to the premises for purposes of inspection of areas included for preservation, enhancement, restoration or creation through this plan.

**9.3 VIOLATIONS :** If upon the basis of such inspection the County finds application of this plan has not been met, The County shall have the right to **enforce the provisions of this PAMP** through available administrative or civil proceeding which may result in penalties, appropriate revegetation and other remedies as against any person, corporation or other entity in violation of any provisions of this Plan.

The following procedure is one remedy, but shall not be the exclusive remedy, available to Martin County to address violations of the terms of the PAMP:

In the event that the Owner/ Developer or the Developer controlled Property Owners Association, Inc. hereinafter, "Association" (or any successor organization), fails at any time to maintain the Preservation Areas of the Project, hereinafter the Preserve Area in reasonable order and condition in accordance with the approved Environmental Resource and Preserve Area Management Plan, The COUNTY can serve written notice by certified mail, return receipt requested, upon such Owner/Developer and Association, or if the Association has been dissolved, upon each owner of real estate within the subdivision, which notice shall set forth the manner in which the organization has failed to maintain the Preserve Area in reasonable and condition, and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that such organization appear before the COUNTY at A specified time (at least ( 10 ) days but not more than thirty (30) days after the sending of such notice) either to contest the alleged failure to maintain the Common Areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as the COUNTY may allow, then the COUNTY, in order to preserve the taxable

values of the real property within the Subdivision and to prevent the Preserve Area from becoming A public nuisance, shall hold A public hearing to consider the advisability of the COUNTY entering upon such Preserve Area and maintaining them for A period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the Owner/Developer and Association involved, or if the Association is dissolved to each owner of real property within the subdivision and shall be published in A newsletter of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is or is not advisable for the COUNTY to enter upon such Preserve Area, take non-exclusive possession of them and maintain them, according to the PAMP standards, for one (1) year , such entry, possession and maintenance when followed in accordance with the above procedures shall not be deemed A trespass. In no event shall any entry , possession and maintenance be constructed to give to the public or the COUNTY any right to use the Preserve Area.

The COUNTY may, upon public hearing with notice given and published in the same manner as above turn possession and maintenance of such Preserve Area to the Owner/ Developer and/or Association, or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for additional one (1) year periods.

The cost of such maintenance by the COUNTY, mentioned above , shall be assessed against the Owner/Developer and Association and shall be paid within thirty (30) days after the receipt of A statement thereof. If the Owner, Developer or Association does not remit payment, the cost of such maintenance by the COUNTY, shall be assessed ratably against the real properties within the Subdivision, the owners of which have the right and obligation to maintain the Preserve Area and shall become A charge or lien of said properties if not paid within thirty (30) days after the receipt of A statement thereof.

## **10.0 MARTIN COUNTY ENFORCEMENT PROVISION**

**10.1** Martin County shall have the right to enforce the provisions of the PAMP through available administrative or civil proceeding which may result in penalties. Appropriate revegetation and other remedies may be required of any person, corporation, or other entity in violation of any of the provisions of the Plan.

## **11.0 AMENDMENT**

**11.1** This plan is a condition of the master development plan approval for Vista Commons Subdivision and cannot be changed except by the approval of A revised master development plan by Martin County.

11.2 No change in the location of the Preserve Area will be allowed except by way of A revised master development plan and modified PAMP approved by Martin County.

**12.0 TRANSFER OF RESPONSIBILITIES**

12.1 At such time as the developer is ready to transfer control of Vista Commons Property Owner's Association [VCPOA] to the property owners, whether the developer retains ownerships of lots in the subdivision or not , an environmental professional shall certify to Martin County in writing that the Preserve Area are in full compliance with this plan.

12.2 Developer will be responsible for all requirements of Part II of the PAMP until such time as the developer transfers responsibility to the association. Developer will pay its share of total cost of management activities or fines on a per lot basis if developer retains ownership of lots.

**PART II - RESPONSIBILITIES OF THE VISTA COMMONS PROPERTY OWNERS ASSOCIATION, INC. AND THE OWNERS OF LOTS WITHIN VISTA COMMONS, SUBDIVISION**

- 13.0 GENERAL
- 14.0 DELINEATION OF PRESERVED AREAS
- 15.0 BARRICADING REQUIREMENTS
- 16.0 PROHIBITED ACTIVITIES
- 17.0 MAINTENANCE AND MANAGEMENT ACTIVITIES
- 18.0 PROTECTED MEASURES FOR LISTED SPECIES
- 19.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS
- 20.0 ANNUAL REPORTS
- 21.0 MARTIN COUNTY ENFORCEMENT PROVISION
- 22.0 AMENDMENT

**13.0 GENERAL**

13.1 The owners of lots within Vista Commons Subdivision and the Vista Commons Property Owners Association, Inc. have continuing maintenance responsibility for the Preserve Area on the Property.

**14.0 DELINEATION OF PRESERVED AREAS**

For A description of all Preserve Areas see Section 30. (Part I of this Plan.)

## **15.0 BARRICADING REQUIREMENTS**

15.1 Prior to the construction of a building or buildings on lot 4 but after wetland restoration and dry detention construction, the Preservation Area shall be protected with a 6 foot high wooden 2 X4 posts with yellow rope at 4 feet above ground and signs denoting preserve area keep out during all clearing and construction activities in accordance with Section 4.2. No construction on lot 4 shall commence until the barricades around the Preservation Areas have been approved and inspected by the Martin County Growth Management Department (407-288-5495). Barricades shall be maintained in good order and condition through construction until the completion of the units on lot 4.

Alternatively, construction on lot 4 might be at the same time as the restoration of the wetland and the creation of the dry detention. Then barricades would be unnecessary, but proper filter cloth barriers preventing lot 4 direct runoff would be required.

## **16.0 PROHIBITED ACTIVITIES**

16.1 For A description of all prohibited activities in or adjacent to Preserve Ares see Section 5.0 of Part I of this Plan.

## **17.0 MAINTENANCE AND MANAGEMENT ACTIVITIES**

17.1 For A description of all Maintenance and Management responsibilities see Sections 6.0 through 6.5 in Part I of this Plan.

17.2 After transfer of responsibilities, funding for all maintenance and management programs will be the responsibilities of the Association.

17.3 Management of all Preserve Areas shall be the responsibilities of the VCPOA. The POA shall be charged with maintaining the Preserve Areas in their existing natural condition and with the periodic removal of invading exotics.

## **18.0 PROTECTIVE MEASURES FOR LISTED SPECIES**

18.1 See sections 7.1 and 7.2 .

## **19.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS**

19.1 For A description of miscellaneous provisions and restrictions see Section 8.0 in Part I of this plan.

**20.0 ANNUAL REPORTS**

**20.1** For A description of annual reporting requirements see Section 9.0 in Part I of this Plan.

**21.0 MARTIN COUNTY ENFORCEMENT PROVISION**

**21.1** For A description of the Enforcement Provisions see Section 9.0 of Part I of this Plan.

**22.0 AMENDMENT**

**22.1** For A description of Amendment Provisions see section 10.0 of Part I of this Plan.

Reference:

US Dept of Agriculture, 1979 Soils Maps of Martin County, Fl



# South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (407) 686-8800 • FL WATS 1-800-432-2045

**CON 24-06**  
Regulation Department  
Pre-App. No. 960227-6

March 20, 1996

Joseph Gilio  
Wetlands Management, Inc.  
P.O. Box 1122  
Jensen Beach, FL 34958

**Subject: Pre-Application Wetland Determination  
Vista Commons, Martin County, S29/T37S/R41E**

Dear Mr. Gilio:

The District offers the following in response to your request for a determination of the boundaries of wetlands and other surface waters located within the subject property. This determination was conducted pursuant to rule 62-340, F.A.C. which outlines the methodology used to establish the extent of wetlands and surface waters.

A site inspection was conducted with your assistance by District staff Greg Sawka, soil scientist, of the Natural Resource Management Division, on January 6, 1996. One small wetland area was observed on site. Based on soil investigations fill material was encountered and most of the wetland area was disturbed. The locations of wetlands on site are identified on the enclosed survey which has been signed by District staff.

This correspondence is an informal pre-application wetland delineation. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this wetland delineation are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

*Governing Board:*

Valerie Boyd, Chairman  
Frank Williamson, Jr., Vice Chairman  
William E. Graham

William Hammond  
Betsy Krant  
Richard A. Machek

Eugene K. Pettis  
Nathaniel P. Reed  
Miriam Singer

Samuel E. Poole III, Executive Director  
Michael Slayton, Deputy Executive Director

Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680

Joseph Gilio  
Vista Commons  
March 20, 1996  
page 2

A file has been set up at the West Palm Beach office with pre-application materials. If you have any further questions regarding the wetland delineation please contact Greg Sawka at (407) 687-6918. If you have any questions regarding permitting issues, please contact Bob Brown at (407) 687-6283.

Sincerely,



Deborah Goss  
Supervising Professional  
Natural Resource Management Division

c: Gary Roderick - Martin Co.  
Larry O'Donnell - FDEP  
John Studt - USCOE

EXHIBIT "A"



561-287-5149

*"Your Resource for the Planning & Installation of Distinctive Landscapes"*

Vista Commons  
 Atten. Mr. Jim Bruner  
 4/26/99

**PROPOSAL TO SUPPLY AND INSTALL MATERIALS AS SHOWN.**

45	southern red cedar	10x6	199.00	8,955.00
12	live oak	12x8	250.00	3,000.00
44	viburnum odoratissimum	#3	8.50	374.00
34200	bahia sod		0.16	5,472.00
0		0	0.00	0.00
0		0	0.00	0.00
0		0	0.00	0.00
			0.00	0.00
		<b>Total</b>		<b>17,301.00</b>

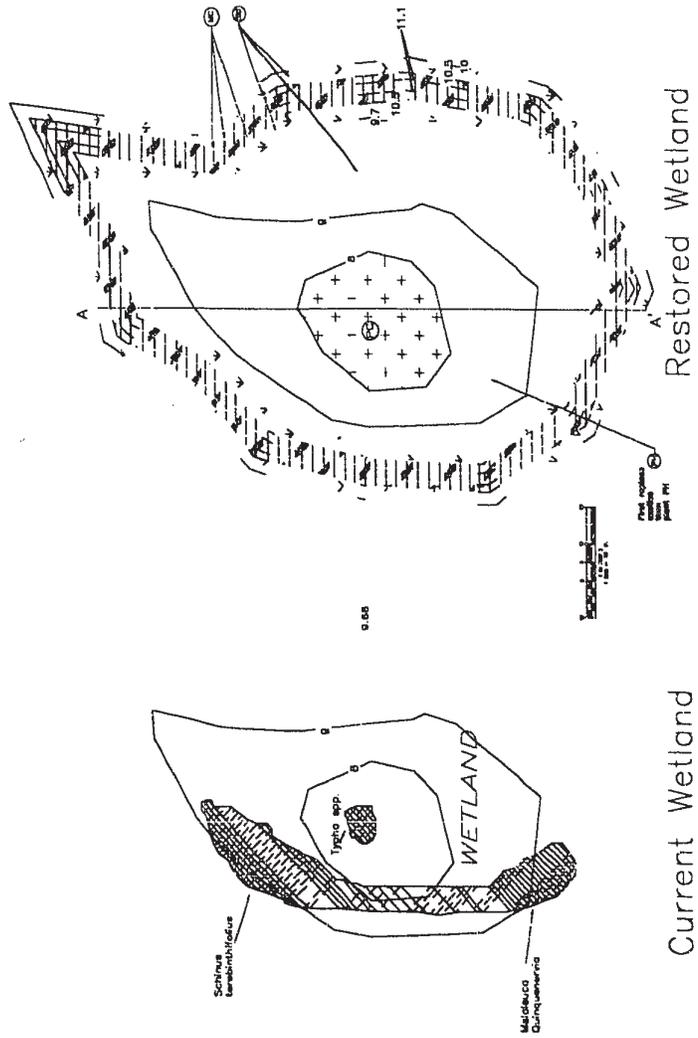
Authorization





APPENDIX A PRE-DEVELOPMENT EXOTIC VEGETATION IN WETLAND

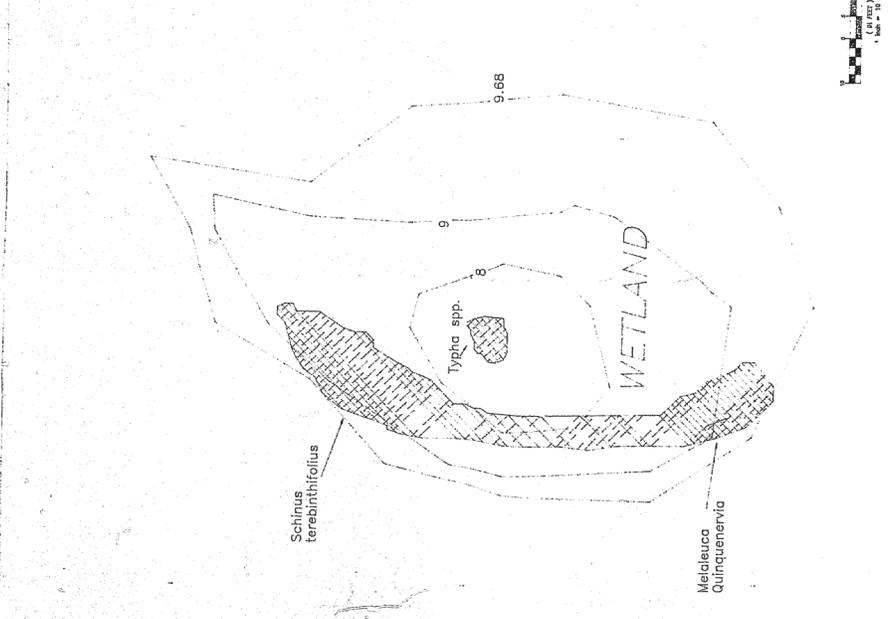
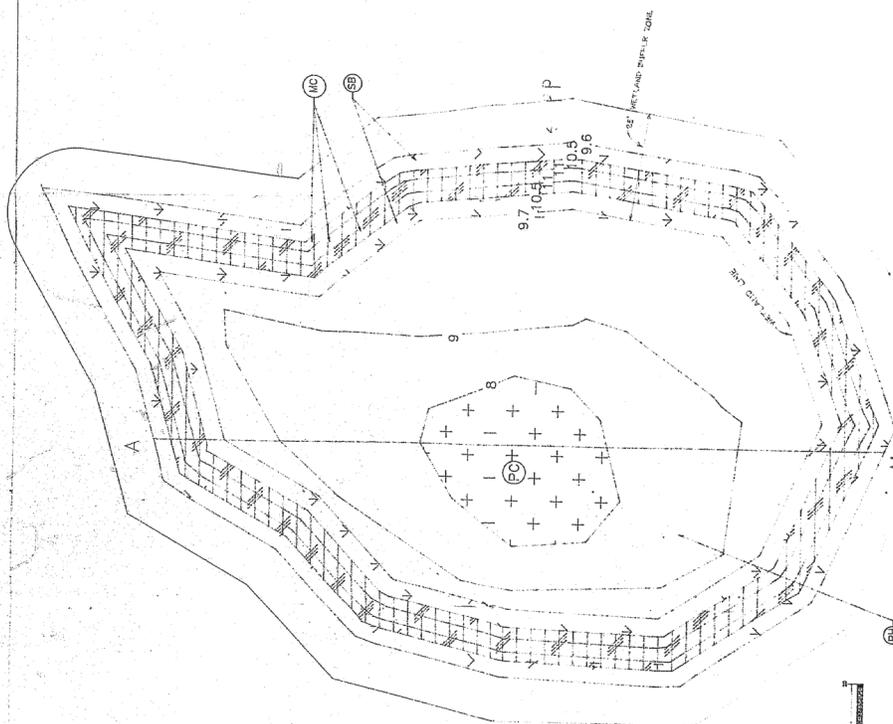
AREA 4 2 2 PGT 6 5 0



MSTA COMMONS - WETLAND RESTORATION

2 2

WETLANDS MANAGEMENT INC. JOSEPH L. GALT, PRESIDENT  
 DEP. PWS, REPA, CETA  
 P.O. BOX 1122 JENSEN BEACH, FLORIDA (407) 334-1643  
 WETLANDS MANAGEMENT INC. SHEET 212  
 VISTA COMMONS - WETLAND RESTORATION



W00254 - Rev 20-99

January 12, 2026

Martin County  
Attention: Maddie Gierczak  
2401 SE Monterey Road  
Stuart, FL 34996  
772-221-1377



ENVIRONMENTAL  
PLANNING  
DESIGN &  
PERMITTING

Re: Vista Commons Subdivision - Preserve Area Management  
Plan Status Assessment  
For: Extra Space Storage Final Site Plan Review  
1990 NW Federal Highway  
Stuart, Florida 34994

Dear Ms. Gierczak,

The purpose of this letter is to document the current state of the Wetland Preserve Area associated with the Preserve Area Management Plan (PAMP) located in the Vista Commons Subdivision. This assessment is specifically prepared for the pending site plan approval for Extra Space Storage located at 1990 NW Federal Highway, Stuart, Martin County, FL.

Modica and Associates visited the property on December 19<sup>th</sup>, 2025, and conducted a qualitative assessment of the presence of nuisance and exotic vegetative species located within the Wetland Preserve Area associated with the PAMP. During this assessment it was noted that some non-native vegetative species, including Peruvian primrose willow (*Ludwigia peruviana*) and torpedo grass (*Panicum repens*) are found within the Wetland Preserve Area. These species were observed within two separate areas in which concentrations exceeded the <5% goal required by the County. These areas of high concentration of non-native species are depicted on the attached Wetland Preserve Area Assessment Map (**Exhibit A**). Throughout the remainder of the Wetland Preserve Area, non-native species including torpedo grass, primrose willow, earleaf acacia (*Acacia auriculiformis*), were present, but did not exceed 5% overall aerial coverage. Therefore, the approximate “total” coverage of non-native species within the entire Wetland Preserve Area is about 21%.

Based on the current assessment results, follow-up treatment has been recommended to the applicant. It should be noted that the applicant has funded and performed at least two (2) maintenance events out of their own pocket within the Wetland Preserve Area over the past

four years despite the responsibility of compliance with the PAMP requirements to be shared among multiple businesses within the Vista Commons Subdivision. After the forthcoming maintenance activity is performed, it is anticipated that the total coverage of non-native species within the Wetland Preserve Area will return to permissible levels, which are to include less than 5% aerial coverage.

Please feel free to contact us with any questions regarding this assessment.

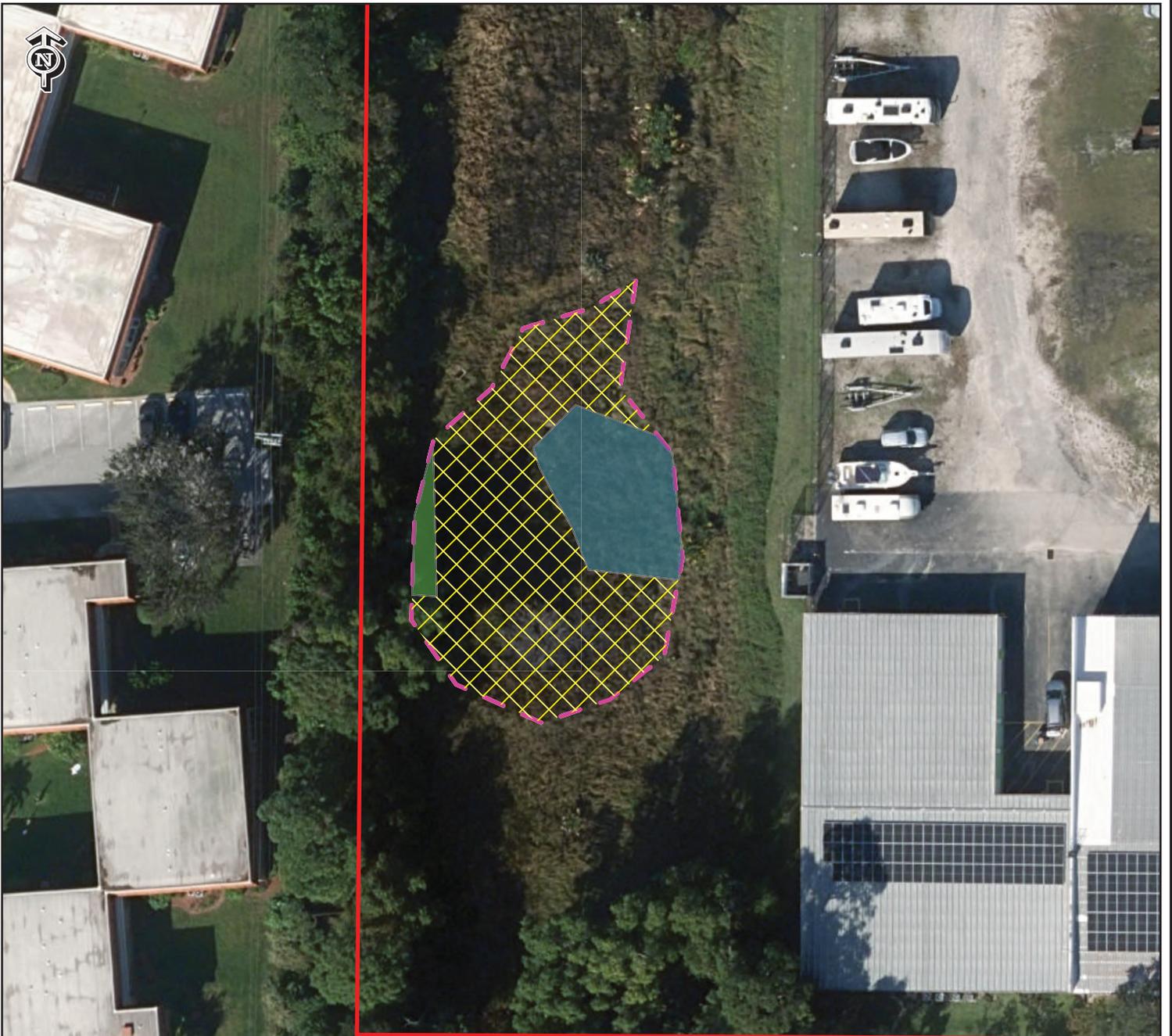
Sincerely,

A handwritten signature in blue ink, appearing to read "David Whitney".

David Whitney, Vice President  
805 Verona Street  
Kissimmee, FL 34741  
O(407)935-0535  
C(689)444-9699

Enclosures:

Exhibit A – Wetland Preserve Area Assessment Map



### Legend

-  Property Boundary
-  Wetland Preservation Easement
-  Torpedo Grass 15%
-  Primrose Willow 80%
-  ~5% Non-Native

Source:  
 \*Basemaps from ESRI Maps  
 \*Boundary from Martin County Property Appraiser

### Extra Space Storage

Wetland Preserve Area Assessment Map  
 Section 29, T37S, R41E  
 Martin County, Florida



**MODICA & ASSOCIATES**  
 302 Mohawk Road  
 Clermont, Florida 34715  
 P: (352) 394-2000  
 F: (352) 394-1159  
 Email: Environmental@Modica.cc  
 www.ModicaAndAssociates.com

**ALL PROHIBITED VEGETATION SHALL BE REMOVED**

**PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**

**PS - Preserve Area Signage placement**

**SEE ENLARGED PLAN REFER TO THE FOLLOWING SHEET: SP2 SITE DIMENSION PLAN**

**SITE DATA**

PROPERTY LOCATION: 1990 NW FEDERAL HWY, STUART FLORIDA, 34994  
 PROPERTY ZONING: GENERAL COMMERCIAL  
 EXISTING USE: SELF-STORAGE / SURFACE PARKING  
 PROPOSED USE: SELF-STORAGE

**SITE AREA:**  
 TOTAL BUILDING GROSS FLOOR AREA: 109,428 SF / 2.51 AC (MAX)  
 PROPOSED BUILDING AREA: 31,557 SF / 0.72 AC (MAX)  
 TOTAL BUILDING AREA: 57,319 SF / 1.31 AC (MAX)  
 TOTAL LOT AREA: 57,319 SF / 1.31 AC (MAX)

**BUILDING COVERAGE = 57,319/109,428 = 52.38% (60% MAXIMUM)**  
 BUILDING HEIGHT: PROPOSED: 30' (40' MAXIMUM)

**FLOOR AREA RATIO (FAR):**  
 FAR = 109,428/57,319 = 1.91

**PROPOSED CALCULATIONS:**  
 TOTAL BUILDING EQUIPMENT: 57,319 SF, 1.31 AC (52.38%)  
 PAVING AND SIDEWALK: 27,787 SF, 0.64 AC (25.38%)  
 IMPERVIOUS AREAS (GREEN AREAS): 85,102 SF, 1.95 AC (77.76%)  
 TOTAL IMPERVIOUS AREAS: 109,428 SF, 2.51 AC (100%)

**OPEN SPACE: PROPOSED = 22.23% (20% MINIMUM)**

**BUILDING SETBACKS:**  
 FRONT: 10 FT.  
 SIDE (NORTH): 30 FT.  
 SIDE (WEST): 20 FT.  
 REAR (WEST): 20 FT.

**LANDSCAPE BUFFER:**  
 FRONT: 15 FT.  
 SIDE (NORTH): 17.25 FT (MIN. VARIES)  
 SIDE (SOUTH): N/A  
 REAR (WEST): 10 FT.

**PARKING:**  
 MARKSHOUSE, MIN. RESIDENTIAL STORAGE FACILITY  
 = (1) SPACES/1500 SF GROSS FLOOR AREA  
 EXISTING PARKING = 5 SPACES

**PARKING PROVIDED\***  
 TOTAL: 13 SPACES (7 PROPOSED, 6 EXISTING)

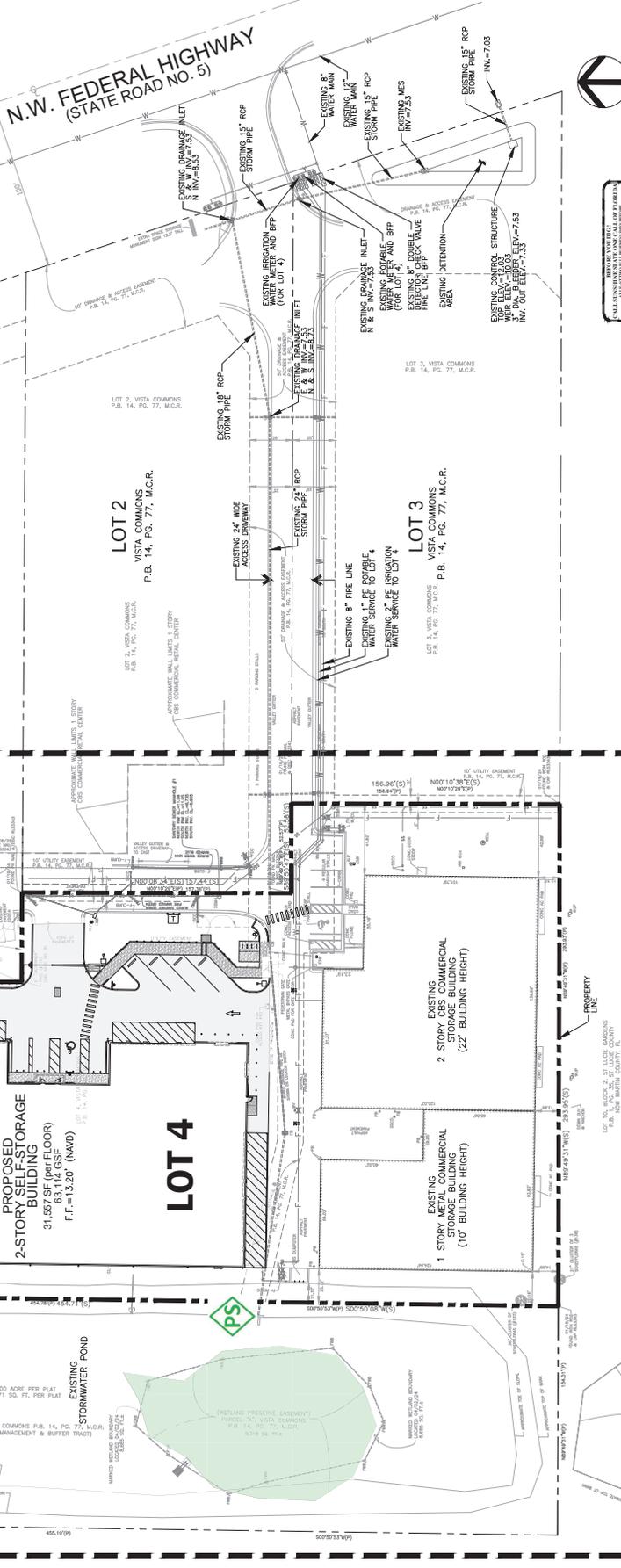
**\*PARKING RATE ADJUSTMENT IS REQUESTED FOR SELF-STORAGE USE**

**LOT 1, VISTA COMMONS**  
 P.B. 14, PG. 77, M.C.R.

**LOT 2, VISTA COMMONS**  
 P.B. 14, PG. 77, M.C.R.

**LOT 3, VISTA COMMONS**  
 P.B. 14, PG. 77, M.C.R.

**LOT 4, VISTA COMMONS**  
 P.B. 14, PG. 77, M.C.R.



**REVISIONS**

NO.	DATE	DESCRIPTION
01-19-25		
02-06-25		
03-20-25		
04-01-25		
05-10-25		

DATE: 05/10/24  
 DRAWN: OH  
 CHECKED: CT

**SP1**  
 REVISED FINAL SITE PLAN  
 PROJECT NO.: 2024-115

GRAPHIC SCALE: 0 30' 60'

NORTH

FLORIDA STATE UNIVERSITY  
 COLLEGE OF ENGINEERING  
 CIVIL ENGINEERING

**Z DEVELOPMENT SERVICES**  
 CIVIL ENGINEERING CONSULTANTS

1201 E. ROBINSON STREET  
 ORLANDO, FL 32801  
 PH: (407) 271-8910

CA 29354

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12487  
 CIVIL ENGINEERING

THIS ITEM HAS BEEN DIGITALLY SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER THOMPSON ON THE DATE ADJACENT TO THE SEAL. Printed copies of this document are not valid. The original digital seal and the signature must be verified on any electronic copy.

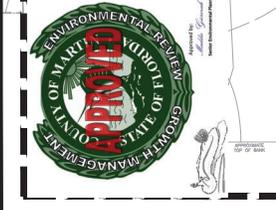
REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 12487  
 CIVIL ENGINEERING

1990 NW FEDERAL HWY, STUART, FLORIDA 34994  
**EXTRA SPACE STORAGE**

REVISIONS

DATE: 05/10/24  
 DRAWN: OH  
 CHECKED: CT

**SP1**  
 REVISED FINAL SITE PLAN  
 PROJECT NO.: 2024-115



REVISIONS

DATE: 05/10/24  
 DRAWN: OH  
 CHECKED: CT

**SP1**  
 REVISED FINAL SITE PLAN  
 PROJECT NO.: 2024-115