AMENDED PRESERVE AREA MANAGEMENT PLAN



Kevin Bellucy 6908 SW Moore Street Palm City, 34990

PCN: 28-38-40-000-007-00000-2

Legal Description: PALM CITY FARMS 28-38-40 E1/2 TRACT 7

OR Book and Page of Previous PAMP: Book: 3355 Page: 2928

THIS PAMP AMENDMENT ONCE RECORDED WILL SUPERSEDE ANY PREVIOUS VERSIONS AND WILL SERVE AS THE GOVERNING DOCUMENT FOR THE PRESERVE AREA ON SITE. ORIGINALLY RECORDED ON BOOK 3355 PAGE 2928 UNDER PON FLORIDA, LLC, RECORD# NPA120080066

Approved by/Record number: M. Gierczak / GMD2024070097

PART I

SUMMARY OF SITE INFORMATION AND EXISTING CONDITIONS

1. <u>Introduction - Property Description and History</u>

The 4.91 +/ acre subject site is located at 6908 SW Moore Street, in unincorporated Martin County. The parcel is further recognized by the Martin County Property Appraiser as PCN:28-38-40-000-007-00000-2. The parcel is bordered by a 10.00 +/- acre single family parcel to the east, a 9.42 +/- acre single family parcel to the south, and a 15.00 +/- acre vacant parcel to the west, and SW Moore Street to the north. The Legal Description is as follows: THE EAST ½ OF TRACT 7, SECTION 28, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

This PAMP Amendment is being proposed to improve utilization of the parcel by the current owner. The current PAMP consists of 0.83 +/- acres of upland preserve, recorded by PONN FLORIDA, LLC, located in the southern half of the site leaving 65 feet of unprotected land to the east and west, and 25 feet of unprotected land to the south. The current owner wishes to amend the location of the preserve in order to build a single-family residence. The proposed amendments would increase the upland preserve area to 1.23 +/- acres and move the preserve area to the southern, eastern, and western, boundaries to achieve full utilization of the parcel within the LDR guidelines. The proposed preserve location will provide the potential for continuity of native habitat with the adjoining parcel along the western boundary. The "Bellucy Preserve Area Amendment Map" is located in the Environmental Assessment Appendix as Figure (g.).

The previous Environmental Assessment notes 1.26 +/- acres of open area within the subject site along with trails throughout the Pine Flatwoods habitat. Due to the lack of maintenance, and a naturally occurring fire regime, the habitat is currently better described as Mixed/Hardwood Coniferous rather than Pine Flatwoods. The 1.26 +/- acres of open area was not witnessed during the 2024 site visit but was likely located in the southern portion of the parcel. Currently this area exhibits enough slash pine, saw palmetto, cabbage palm, laurel oak, gallberry, and numerous native grasses and sedges to be considered native habitat. As such, the total areal coverage of native habitat has increased since the filing of the PONN FLORIDA, LLC PAMP from 1.20 +/- acres to the proposed 1.23 +/- acres of Mixed/Hardwood Coniferous habitat

2. Environmental/Ecological Description and Summary

a. Soils

Wabasso sand: 2.1 +/- acres
Malabar fine sand: 2.8 +/- acres

b. Wetland habitat(s)

None.

c. Native Upland habitat(s)

FLCCS 1400-Mixed Hardwood/Coniferous 4.91 +/- acres

d. Other Land Uses

None

e. Observed Listed/Protected Species

Gopher tortoise (Gopherus polyphemus).

3. Property and Habitat Site Data Table

a. Site Acreage, Total.

4.91 +/- acres

b. Preserve Area Calculations.

 $4.91 \times 0.25 = 1.23 +$ acres common native habitat

c. Wetland Preserve.

None

d. Wetland Buffer.

None

e. <u>Upland Preserve</u>, Common.

1.23 +/- acres

f. Upland Preserve, Rare.

None

g. Total Preserve Acreage.

1.23 +/- acres

Site Data Table:

Description	Total area	Preserved
Wetlands	0	0
Wetland buffer	0	0
Upland	4.91	1.23
Other	0	
Total:	4.91	1.23

4. Additional Activities Allowed in Preserve Areas

As a supplement to PART II Section J., the following additional activities and uses are acknowledged within the established preservation areas:

Bird watching, hiking, and other passive activities may take place within the preserve area. All activities shall be practiced in accordance with County regulations.

Fence maintenance and replacement activities shall be limited to a 5-foot area extending inward toward the preserve area from the property line. Impacts to this area shall be limited to hand trimming of vegetation and "by hand" fence installation or repair.

5. Authorized Impacts through Environmental Waivers (if applicable)

Not applicable.

6. Proposed Exotics Removal & Maintenance Plan

The maintenance of the preserve area shall be done in compliance with the MAINTENANCE ACTIVITIES Section as found in Part II (L) of this PAMP. Exotic and invasive plant species shall not exceed a total areal coverage of 5% at any time.

To ensure the viability of the preserve area, exotic and invasive plant species treatment will be conducted no less than once annually, with an initial treatment to be conducted within the first 6 months of PAMP approval. Quarterly treatment efforts shall be conducted for a minimum of one year following the initial treatment effort. All exotic vegetation from the entire lot, including preserve areas, shall be removed prior to C.O. A timeline detailing the exotic and invasive treatment schedule is provided below in Table 1.

Table 1:

Treatment	Timeline
Initial exotic vegetation treatment	Within 6 months of PAMP approval
First quarterly treatment	90 days following initial treatment
Second quarterly treatment	90 days following first quarterly treatment
Third quarterly treatment	90 days following second quarterly treatment
First annual treatment	One year following initial treatment
Subsequent Annual treatments	Within one year of previous annual treatment

7. Concluding Statement/Summary

The intent of this PAMP is to establish a preserve over 25% of the existing common native upland habitat on this property. The current owner wishes to amend the location of the preserve in order to build a single-family residence. The proposed preserve amendment would increase the upland preserve area approximately 0.40 +/- acres, from the current 0.83 +/- acres to a total of 1.23 +/- acres. The relocation of the preserve area to the southern, eastern, and western boundaries will also allow the potential continuity of native habitat with the parcel to the west, and will allow the owner full utilization of the parcel within the LDR guidelines. This preserve area shall be managed in its natural state as required by this PAMP.

PART II GENERAL CONDITIONS

A. PURPOSE

This Preserve Area Management Plan (PAMP) has been established for the protection and long-term management and maintenance of native upland and wetland habitats on this property, in accordance with Martin County's Comprehensive Growth Management Plan and Land Development Regulations.

B. RECORDING

This PAMP shall be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number within 30 days of final approval. 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 shall be recorded by the Martin County Clerk of Courts within 30 days of final approval.

C. 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 non-compliance with the terms of this PAMP.

D. COMPLIANCE

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

E. INSPECTION OF PRESERVE AREA

Compliance with the terms of this PAMP includes inspections by county staff to ensure PAMP compliance. For any required restoration, the preserve area will be inspected after replanting to verify compliance with the <u>Restoration Plan</u> included as part of this PAMP.

The Preserve Area may be subject to further inspections to ensure environmental integrity and consistency with the provisions of the PAMP.

F. PRESERVE AREA SURVEYING REQUIREMENTS

All Preserve Areas shall 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 shall be constructed under the supervision of a Registered Land Surveyor and shall be shown on the Site Plan. The surveyed locations of Preserve Areas shall 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 Area Signs. Preserve areas shall be posted with permanent signs. These signs shall be at least 11 x 14 inches in size, be posted in conspicuous locations precisely along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Designs for preserve signs shall be approved by the Martin County Environmental Planning Administrator prior to installation and must be in place prior to the issuance of a building permit for construction on the site.

H. SITE PLAN

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements and the locations of permanent preserve area signs. Any proposed structures and fill/grade elevations with distances to on and off-site upland preserves, wetlands and wetland buffers shall be shown, as applicable. Site Plan shall be submitted in form of PDF drawing and a corresponding shape file with site coordinates projected in the State Plane Coordinate System.

The following areas and summaries shall be included in the Site Plan (as applicable):

- 1. Boundaries, dimensions, and acreage of wetland habitats under preservation
- 2. Boundaries, dimensions, and acreage of wetland buffers to wetlands on and off-site
- 3. <u>Boundaries, dimensions, and acreage of on-site wetland mitigation areas</u>
- 4. <u>Boundaries, dimensions, and acreage of common upland habitats under preservation</u>
- 5. <u>Boundaries, dimensions, and</u> acreage of rare upland habitats under preservation
- 6. Boundaries, dimensions, and acreage of existing impacts
- 7. Boundaries, dimensions, and acreage of proposed impact(s) through environmental waiver(s)
- 8. Total acreage under preservation
- 9. Total acreage of the site

The following notation shall be provided on the Site Plan:

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

I. SITE CLEARING

Where clearing of vegetation may be permitted (i.e., building envelope, utilities, drainage, road right-of-way, etc.), the developer shall ensure that all Preserve Areas are protected with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades shall be placed at least 5 feet outside of all upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades shall be inspected by County Environmental Division staff prior to work approval. Barricades shall consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and shall not be attached to vegetation. Removal of the barricades shall be approved only after the completion of construction and prior to the issuance of a Certificate of Occupancy.

Preserve areas shall 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 shall 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 shall be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

J. 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 recreational uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not negatively affect the hydrology, soils, or vegetative cover of a Preserve Area. See Part I (4), Activities Allowed in Preserve

Areas, for additional prescribed allowances in preservation areas.

K. 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 shall be removed upon completion of construction work.

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

L. MAINTENANCE ACTIVITIES

Except for approved restoration, exotic removal, and maintenance activities, Preserve Areas shall be left undisturbed. All maintenance of Preserve Areas shall be in accordance with this PAMP. Maintenance and management activities shall be routinely performed by or under the supervision of a qualified environmental professional and must be conducted in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site shall be included in the Restoration/Mitigation Plan prepared as part of this PAMP. The following maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: mechanical exotic plant removal; revegetation with native plants and other activities required for habitat restoration; removal of plant material that is dead or diseased, or considered to be a safety hazard; and prescribed 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. Mechanical removal shall be allowed only if specifically approved as part of a Restoration/Mitigation Plan. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas, unless specified in the Restoration/Mitigation Plan. 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 Plan prepared as part of this PAMP.

Native Vegetation Removal

Dead trees generally shall be retained in preserve areas as a natural function of habitat succession. Diseased and dead trees and vegetation considered to be a safety hazard may be altered or removed upon approval by

the Martin County Environmental Planning Administrator. Other dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Plant removal shall be conducted so that no debris, including dead plants, plant clippings or wood scraps, shall be retained in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility. Revegetation may be required for any removed plant material.

Planting Plan

The preserve area shall be replanted in accordance with the standards established with a planting plan included with this PAMP. Planting plans may be provided to the Martin County Environmental Planning Administrator for approval to address any current or future required habitat management requirements.

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 shall 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.

M. SITE HYDROLOGY

Previous or potential drainage impacts shall 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.

N. 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 shall include a Protected Species Management Plan. This Plan shall ill 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.

O. 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 as may be found in the Martin County Code of Ordinances and Land Development Regulations.

PART III

APPENDICES & ATTACHMENTS

- 1. Environmental Assessment* including date of on-site visit and:
 - a. Location Map
 - b. Aerial Photo
 - c. Soils Map
 - d. Florida Land Cover Classification System Map
 - e. Gopher Tortoise Burrow Location Map
 - f. Gopher Tortoise Relocation Permit
 - g. Preserve Area Amendment Map
- 2. Boundary Survey certified by licensed surveyor*
- 3. Site Plan See PART II (H) of this PAMP for requirements
- 4. SFWMD/FDEP Wetland Jurisdictional Determination letter (as applicable)*
- 5. Exotics Removal and Maintenance Plan (as applicable)*
- 6. Example of Preserve Area Signage (if different from one currently used by Martin County)
- 7. Restoration Plan (as applicable for previous impacts and/or enforcement)*

^{*}Documents required for review that may be reformatted prior to recording and/or may not be included in the recorded PAMP; these documents will be retained on file with the Martin County Growth Management Department.

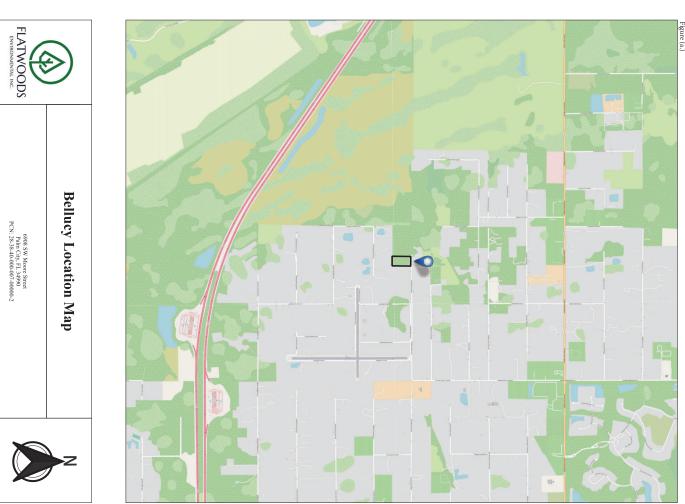




Figure (c.)







6908 SW Moore Street Palm City, FL 34990 PCN: 28-38-40-000-007-00000-2 4.89 +/- ac

FLATWOODS ENVIRONMENTAL INC.

FLCCS Code 1400-Mixed Hardwood-Coniferous 4.89 + - acres

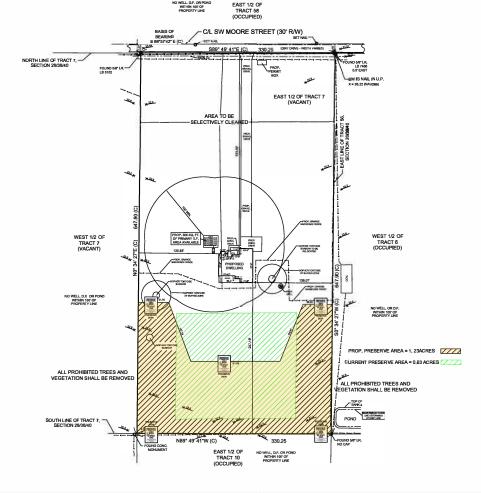








PRESERVE AREAS ARE
NOT TO BE ALTERED
WITHOUT WRITTEN
PERMISSION FROM THE
MARTIN COUNTY BOARD
OF COUNTY
COMMISSIONERS



LAND CLEARING PLAN

LEGAL DESCRIPTION (As furnished by client)

THE EAST ONE-HALF (1) OF TRACT 7, SECTION 28 SOUTH, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 42, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA.

TRACT CONTAINS 213963.58 SQUARE FEET OR 4.91 ACRES+/-4.91 ACRES X 25% = 1,23 ACRES+/-,



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