

MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN AMENDMENT

For:

95 RIVERSIDE PUD (Phase IV)

Martin County

Section 5, Township 39S, and Range 41E,

PCN: 053941000000001304

Prepared by:

EW Consultants, Inc.

Approved by/Date: Shawn McCarthy 9/19/23

This Preserve Area Management Plan (PAMP) Amendment will update and supersede the previous PAMP approved and dated March 7, 2007. There are no changes to the existing preserve area boundaries with this amendment.

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1.0 GENERAL

The owner(s) of the lands to be preserved and maintained by this “Preserve Area Management Plan (PAMP) Amendment” and/or the developer of 95 RIVERSIDE PUD (Phase IV) successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of the previously approved PAMP (3/7/2007) and this Amendment. The PAMP approved on March 7, 2007 is incorporated herein by reference. This PAMP Amendment is referred to as “95 RIVERSIDE PUD (PHASE IV) PAMP AMENDMENT” and is intended to cover the areas preserved in native habitat in the area designated as “Preserve Area” on the Master Site Plan and the previously approved PAMP (3/7/2007). Where conflicting conditions or requirements exist between the PAMP approved on March 7, 2007 and this PAMP Amendment, the Conditions or requirements of this PAMP Amendment will supplant those of the PAMP approved on March 7, 2007. The purpose of this amendment is to provide an updated environmental assessment as well as recognizing existing and allowable uses within the preserve area as outlined in Section 5.1 of this PAMP.

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

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

This PAMP Amendment will not be altered or amended by either Martin County or the owner(s) and/or developer of 95 RIVERSIDE PUD (Phase IV) except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner(s) and/or developer of 95 RIVERSIDE PUD (Phase IV). Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

INTRODUCTION

The 95 RIVERSIDE PUD project site is located in central Martin County, Florida. The 95 RIVERSIDE PUD (Phase IV) property covered by this PAMP is comprised of 11.9 +/- acres and is generally situated south SW Glen Crest Way, east of SW Lost River Road, west of the South Fork of the St. Lucie River, and north of SW Lost River Road and SW Kanner Highway. It falls within Section 5, Township 39 South, Range 41 East. Please refer to the Location and Quad Maps provided in the Appendix of the Environmental Assessment report (dated October 2022).

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment Report appended to the PAMP includes maps and text, which accurately depict the site location, soils, land covers, potential listed species, previous impacts, and any other significant environmental features of the 95 RIVERSIDE PUD (Phase IV) property.

- 2.1 Location – Please refer to the Location Map provided in the Appendix of the Environmental Assessment report (dated October 2022).
- 2.2 Soils – Soil types on the property were classified using a Soils Survey of Martin County Area, Florida and a custom soil map depicting the property boundary and soils is included in the Appendix of the Environmental Assessment report (dated October 2022).
- 2.3 Habitats – A detailed description of upland and non-native habitats can be found in the attached Environmental Assessment report (dated October 2022).
- 2.4 Listed Species Evaluation – A detailed discussion regarding observed and potential listed species on and near the project site is provided in the attached Environmental Assessment report (dated October 2022).
- 2.5 Previous Impacts – Historic impacts and more recent improvements on the site are discussed in the attached Environmental Assessment report (dated October 2022).
- 2.6 Agency Correspondence – The Environmental Assessment report (dated October 2022) details past Agency Correspondence.

3.0 IDENTIFICATION OF PRESERVE AREAS

- 3.1 Site Plan – The 95 RIVERSIDE PUD (Phase IV) Preserve Areas subject to this PAMP Amendment are comprised of upland habitat, designated as native upland preserve and shown on the Master Site Plan, a copy of which is included in this PAMP Amendment. The Master Site Plan included in this PAMP provides a summary of the following: acreage of native upland habitat under preservation.
The Site Plan will contain the notation: "PRESERVE AREA IS NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."
- 3.2 Legal Recording – Once fully approved by Martin County, this PAMP Amendment will be recorded with the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

The Preserve Area shown in this PAMP Amendment for 95 RIVERSIDE PUD (Phase IV) will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Area to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

- 4.1 Preserve Area Surveying Requirements – The boundary of the Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the

supervision of a Registered Land Surveyor and will be shown on the survey map for the Preserve Area. Map coordinates of the Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.

- 4.2** Preserve Area Boundary Markers and Signs – The Preserve Area will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of the designated preserve area. Preserve Area signs will be at least 11 x 14 inches in size and posted in conspicuous locations along the Preserve Area, at a frequency of no less than one sign per 500 feet. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator. Illustrations of the signs and markers to be used for this project are included in the Appendix to this PAMP Amendment.

- 4.3** Barricading Requirements - Prior to clearing, the owner(s) and/or developer will ensure that the Preserve Area is protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be completed upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades (not including turbidity screens) will be high-visibility safety fence or rope extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation. All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the high visibility barricades and silt fences will be offset at least 5 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees. Cut or fill will meet existing grade without encroaching into the Preserve Area.

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

It is the responsibility of the owner(s) and/or developer of 95 RIVERSIDE PUD (Phase IV) to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner(s) and/or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREA

- 5.1** Activities Allowed in the Preserve Area – Activities allowed in preserve areas are bird watching, nature enjoyment, , as detailed in this PAMP. Mechanized equipment for the strict purpose of implementing restoration and maintenance activities as detailed in Section 6 below is allowed on a limited basis with concurrence from Martin County.

An existing trail to the existing dock will be maintained in its historic (current) location. Please refer to the Master Site Plan for location and alignment of the trail and dock. Access for maintenance purposes of the trail and dock are allowed.

- 5.2** Activities Prohibited in Preserve Area - Activities prohibited in Preserve Area include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation except for the strict purpose of implementing restoration and maintenance activities as detailed in Section 6 below.; excavation, dredging or removal of soil materials except for the strict purpose of implementing restoration and maintenance activities as detailed in Section 6 below.; diking or fencing; vehicular traffic by recreational motorized vehicles including golf carts; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

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

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

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 Area. Nor shall any activities increase non-point source pollution in Preserve Area.

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved restoration and maintenance activities, the Preserve Area will be left undisturbed. All maintenance of the Preserve Area will be in accordance with this PAMP Amendment for 95 RIVERSIDE PUD (Phase IV). Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within the Preserve Area with prior written approval from the Environmental Planning Administrator: Invasive non-native and nuisance plant removal, prescribed fire, re-vegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1** Invasive Non-Native Vegetation Removal – Invasive non-native vegetation shall be removed from the Preserve Area by the least ecologically-damaging method practical. 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 disposed of in the Preserve Area. Invasive non-native species treated in place for maintenance control may be left to decompose naturally. Any woody plant material and/or plant debris removed from the Preserve Area may be chipped on site and incorporated in the topsoil fill or as mulch in restoration areas, or may be disposed of in a County-approved recycling facility.

An initial restoration program will be implemented for the preserve area within the 95 RIVERSIDE PUD (Phase IV) PAMP. The initial restoration will be comprised of invasive non-native and nuisance vegetation eradication from the preserve area, in accordance with the following specifications:

- Eradication will be through herbicide application, hand clearing, and where appropriate, removal of dead material off-site.
- Eradication of woody invasive non-native and nuisance vegetation will be through the cutting/mulching of the trunk followed by treatment of any stumps with an appropriately labeled herbicide.
- Eradication of non-woody invasive non-native and nuisance vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication of invasive non-native and nuisance vegetation will be 100 percent kill immediately after the completion of the eradication activity. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any 0.25 acre-portion of the preserve area exhibiting invasive non-native or nuisance vegetation coverage of five percent or more will trigger the need for additional invasive vegetation control activities.

Herbicides are required for the treatment of all stumps/trunks of woody vegetation to prevent regrowth, and for eradication of non-woody invasive non-native and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Department of Agriculture licensed applicator, certified for application of aquatic herbicides.
- All herbicides applied within the preserve area must be properly labeled for application in natural and/or aquatic environments.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

A maintenance program will be established to prevent regrowth of the invasive non-native and nuisance vegetation. The specifications for this perpetual maintenance program will follow the specification detailed in the eradication of invasive non-native and nuisance vegetation in the above section

- 6.2** Re-vegetation - Any re-vegetation that may be necessary as a result of invasive non-native or nuisance vegetation removal activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Area maintain indigenous plant associations in accordance with Section 6.7, below.
- 6.3** Vegetation Removal - Dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Re-vegetation may be required for any removed plant material. No debris, including dead plants, shall be disposed of in Preserve Areas. Invasive non-native species treated in place for maintenance control may be left to decompose naturally. Any woody plant material and/or invasive non-native or nuisance plant debris removed from Preserve Areas may be chipped on site and incorporated in the topsoil or as mulch in restoration areas, or may be disposed of in a County-approved recycling facility.
- 6.4** Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be

conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

- 6.5 Hydrology - 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 waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.
- 6.6 Lake Maintenance – Please refer to the Lake Area Management Plan (LAMP) provided as an attachment in the Appendix.
- 6.7 Buffer Restoration - The PAMP approved March 7, 2007 includes the requirement to restore the “75’ Upland Transition Zone Buffer” along the South Fork of the St. Lucie River that corresponds to the Preserve Area, as designated in the PAMP approved March 7, 2007 and as designated on the Master Site Plan presented in this PAMP Amendment. The restoration of the Preserve Area/“75’ Upland Transition Zone Buffer” will be conducted in accordance with the planting plan presented in the “Upland Transition Zone Planting Plan” prepared by Lucido and Associates, and dated February 5, 2007 and presented as an exhibit of the PAMP approved March 7, 2007.
- 6.8 Heavy Machinery Use - The use of heavy machinery in the preserve areas will be limited to the removal of the mulching and/or removal of invasive non-native and nuisance vegetation. Areas disturbed by the use of heavy machinery will be re-graded to pre-restoration grades and replanted in accordance with section 6.2 and 6.7 above.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

- 7.1 Gopher Tortoises – In Florida, gopher tortoises are protected as threatened. Under Florida law, no person may take, possess, transport or sell a Listed Species. In the event that gopher tortoises inhabit the 95 RIVERSIDE PUD site, no land clearing or construction shall occur until all tortoises within the proposed development areas are relocated to off-site receiver areas as permitted by the FFWCC. A gopher tortoise agent certified by the FFWCC will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated per the following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated accordingly. Once the tortoise(s) have been safely relocated, equipment operation can resume.
- 7.2 Commensal Species – If necessary, all gopher tortoise relocation efforts will include trapping of protected commensal species that may live in the burrow. These commensal species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corias couperi*).
- 7.3 Relocation of Tortoises - The Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by a gopher tortoise

agent licensed by the FFWCC. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

The owner(s) and/or developers of 95 RIVERSIDE PUD (Phase IV) Preserve Areas are responsible for the completion and maintenance of the required improvements specified in this PAMP for a period of two years. A bond for 100 percent of the cost of invasive non-native and nuisance vegetation removal, replanting, maintenance and monitoring shall be required for a period of two years from the date the planting is completed. The bond and associated paperwork will be required prior to issuance of a Certificate of Occupancy.

9.0 TRANSFER OF RESPONSIBILITIES

The owner(s) and/or developer of 95 RIVERSIDE PUD (Phase IV) are responsible for implementation of all requirements of this Preserve Area Management Plan Amendment and the PAMP approved March 7, 2007, until such time as the owner(s) and/or developer transfer(s) responsibility to new owner(s) or a successor(s). The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP Amendment. Failure to notify will be considered as non-compliance with the terms of this PAMP. The owner(s) and/or developer will pay his share of total cost of management activities. At such time as the owner(s) and/or developer is ready to transfer control of the 95 RIVERSIDE PUD (Phase IV) preserve areas to an approved third party entity, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The new owner(s) and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive non-native and nuisance vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 Monthly Construction Reports – During construction of phase IV, the owner(s) and/or developer will be responsible for submitting a monthly report on the progress of phase IV, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of invasive non-native and nuisance vegetation, re-vegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

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

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

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

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

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator no later than 90 days after completion of the restoration activities. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

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

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

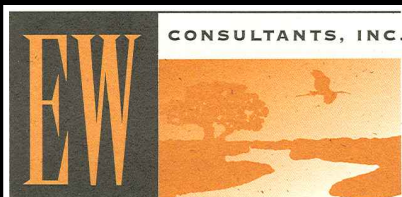
11.0 ENFORCEMENT

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

APPENDIX



95 RIVERSIDE PUD-PULTE I-95 PRESERVE AREA SIGN



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WWW.EWCONSULTANTS.COM

OCT 2022
FIGURE

Annual Monitoring Report Form

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

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

Signature/Date : _____

Typed Name/Title : _____

Company Name (if applicable) : _____

**95 Riverside PUD/Pulte I-95
Environmental Assessment
(Revised October 2022)**

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



95 Riverside PUD Pulte I-95

Environmental Assessment

Prepared For:

Pulte Group

Prepared By:

EW Consultants, Inc.

Update - October 2022

INTRODUCTION

This environmental assessment has been prepared for the 12.4 +/- acre 7601 95 Riverside PUD – Pulte I-95 property located in Martin County, Florida.

The site is located south of SW Glen Crest Way, east of SW Lost River Road, west of the South Fork of the St. Lucie River, and north of SW Kanner Highway. It falls within Section 5, Township 39 South, Range 41 East and is depicted on the Location Map (Figure 1) and Quadrangle Map (Figure 2) provided in the Appendix. An aerial photo depicting the subject site boundary and the immediately surrounding area is provided in the Appendix as Figure 3.

The site is primarily undeveloped, comprised of disturbed lands previously cleared of vegetation, open fields, native hardwood hammock, various ditches and an excavated pond. A review of historic aerial photos indicates that the property was cleared of vegetation with numerous structures built in the late 1940s. There were various ditches and retention ponds constructed for drainage which remain in place on the site. In the 1990s, an excavated pond was constructed in the 1990s. A residential building, parking lot and access road was built along SW Kanner Highway, which served as a sales center but is no longer active. In 2009, the western excavated pond was backfilled and graded and a network of ditches were constructed which remain in place.

There were no wetlands identified on the property during this assessment. The primary vegetative cover within the open fields is comprised of various grasses and invasive non-native vegetation. Other land cover types present include areas dominated by invasive non-native Brazilian pepper, acacia, creeping oxeye, and areas with a canopy comprised predominantly of native trees and palms. There is an area of mixed native hardwoods along the shoreline of the South Fork of the St. Lucie River.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides complete descriptions of all soil types within the I-95 Property along with acreage summaries and soil descriptions.

VEGETATIVE COMMUNITIES

The following is a summary of the vegetation communities found on the subject Property. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included as Figure 4 in the Appendix. The communities observed on the property are described as follows:

110 – Residential –

On the southern boundary adjacent to SW Kanner Highway, there is a paved road and parking lot previously used as a sales office and the building remains onsite.

438 – Mixed Hardwoods –

There is an area located in the eastern portion of the site that contains a canopy stratum dominated by a variety of oak species, including laurel oak, water oak, and live oak as well as cabbage palms and strangler figs. This area also contains invasive non-native species including Brazilian pepper, acacia, carrotwood, and non-native grasses. This area is adjacent to the St. Lucie River shoreline.

510 – Ditches –

These are steep sided man-made linear surface waters built for the purpose of conveying drainage on the site. These ditches are generally un-vegetated with exception of invasive non-native and nuisance species including various grasses and Peruvian primrose willow.

534 – Reservoirs Less Than 10 Acres –

Located in the eastern portion of the site, this excavated pond has steep banks with mowed grasses and patchy occurrence of native and invasive vegetation species in the margins of the pond.

740 – Disturbed Lands –

The majority of the property is categorized as disturbed lands. These areas are predominantly covered by non-native invasive vegetation including acacia, Brazilian pepper, creeping oxeye and various grasses. Individual occurrences of native vegetation including young slash pines, laurel oaks, live oaks, cabbage palms and wax myrtle are also found in this area. On the western and southern portion of the property there are two sections of open fields with mowed grasses. There are planted live oaks located along the sidewalk on Lost River Road.

WILDLIFE

Wildlife Observations –

During the field survey conducted for the preparation of this environmental assessment, observations of wildlife presence and signs of utilization were made. The initial field survey was conducted in July and August 2021, and follow up field reconnaissance has been conducted in September 2021, December 2021, January 2022, May 2022 and September 2022.

A variety of common avian species were observed within the property and several others are likely to occur on a resident, seasonal, or migratory basis. Although not an exhaustive list of possible species for the site, the following avian species can be considered typical and were observed during site reconnaissance on the property.

These species include mourning dove, northern cardinal, blue jay, and American crow.

Wading birds that were also occasionally observed in the ditches and margins of the existing excavated pond included the great egret, white ibis, and great blue heron.

Several species of raptors were observed circling above the property and included black vultures and red-tailed hawk.

There were no gopher tortoises or potentially occupied gopher tortoise burrows found on the site. The land use and lack of typical gopher tortoise habitat on site makes the presence of this species unlikely. In accordance with FFWCC gopher tortoise permitting guidelines, a 100% habitat survey must be updated within 90 days (prior to) any land clearing or site work.

Other reptile and amphibian observations included anoles, basilisk lizard, and a black racer. No other reptiles were directly observed on site.

WETLANDS AND NATIVE UPLAND HABITAT

Wetlands -

There are no wetlands on the subject property. The northeast boundary of the site is defined by the waters (mean high water line) of the South Fork of the St. Lucie River. In general, mean high water line elevation, as defined by survey, sets the limits of these waters.

Site reconnaissance throughout the remainder of the property did not reveal the presence of areas that would be considered SFWMD jurisdictional wetlands. The PAMP covering this property (approved by the Martin County Growth Management Department on March 7, 2007) and the South Florida Water Management District permits (43-00447-S) issued to date concluded that there are no wetlands present.

This conclusion may require verification during Environmental Resource Permitting (ERP) through SFWMD.

Although there was no wetland habitat observed on the subject property, there are various man-made ditches and an excavated pond present. The man made ditches and existing excavated pond may be considered “other surface waters” (OSW) by SFWMD. While these features may offer some habitat functions for fish and wildlife, they are not considered wetland habitats.

Native Uplands -

The eastern most portion of the site is comprised of mixed hardwood hammock adjacent to the St. Lucie River shoreline. Although there are occurrences of invasive and non-native vegetation species in this area, this vegetation assemblage is considered native upland habitat. The existing recorded PAMP covering the property designates this area for preservation.

Within the designated hardwood hammock preserve area, there are several occurrences of protected floral species including several species from the genus *Tillandsia* (*utriculata*, *fasciculata* and *balbisiana*).

Site reconnaissance and a native tree inventory conducted in January 2022 identified several isolated occurrences of native trees including live oak, laurel oak and slash pine outside the limits of the preserve area.

CULTURAL RESOURCE ASSESSMENT SURVEY

Because of the geographic setting of the property in proximity to the South Fork of the St. Lucie River, a site specific cultural resource assessment survey (CRAS) was conducted for the property. The CRAS findings concluded “*no archaeological sites, isolated artifacts, or historic structures were encountered... proceed without further concern for impacts to significant cultural resources.*”

PRESERVE AREA CONDITION

In accordance with the previously approved PAMP, the entire land cover identified in this document as “438 – Mixed Hardwoods” falls within the designated Preserve Area. The northwestern corner of the designated Preserve Area has been identified in this report as Disturbed Lands due to the dominance of non-native and invasive non-native vegetation. Consequently, the majority of the designated Preserve Area, in its current condition, exhibits a desirable canopy of native trees, however, this area remains infested by invasive non-native vegetation. The management and restoration of this area, including invasive non-native vegetation eradication, native plant installation and authorized activities, is to be implemented in accordance with the previously approved PAMP and proposed amendments.

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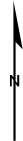
Natural Resource Management, Wetland, and Environmental Permitting Services

APPENDIX




© OpenStreetMap (and) contributors, CC-BY-SA

0 1,000 Feet



LEGEND

 - SITE (12.4+/- AC)

95 RIVERSIDE PUD - PULTE 1-95 LOCATION MAP



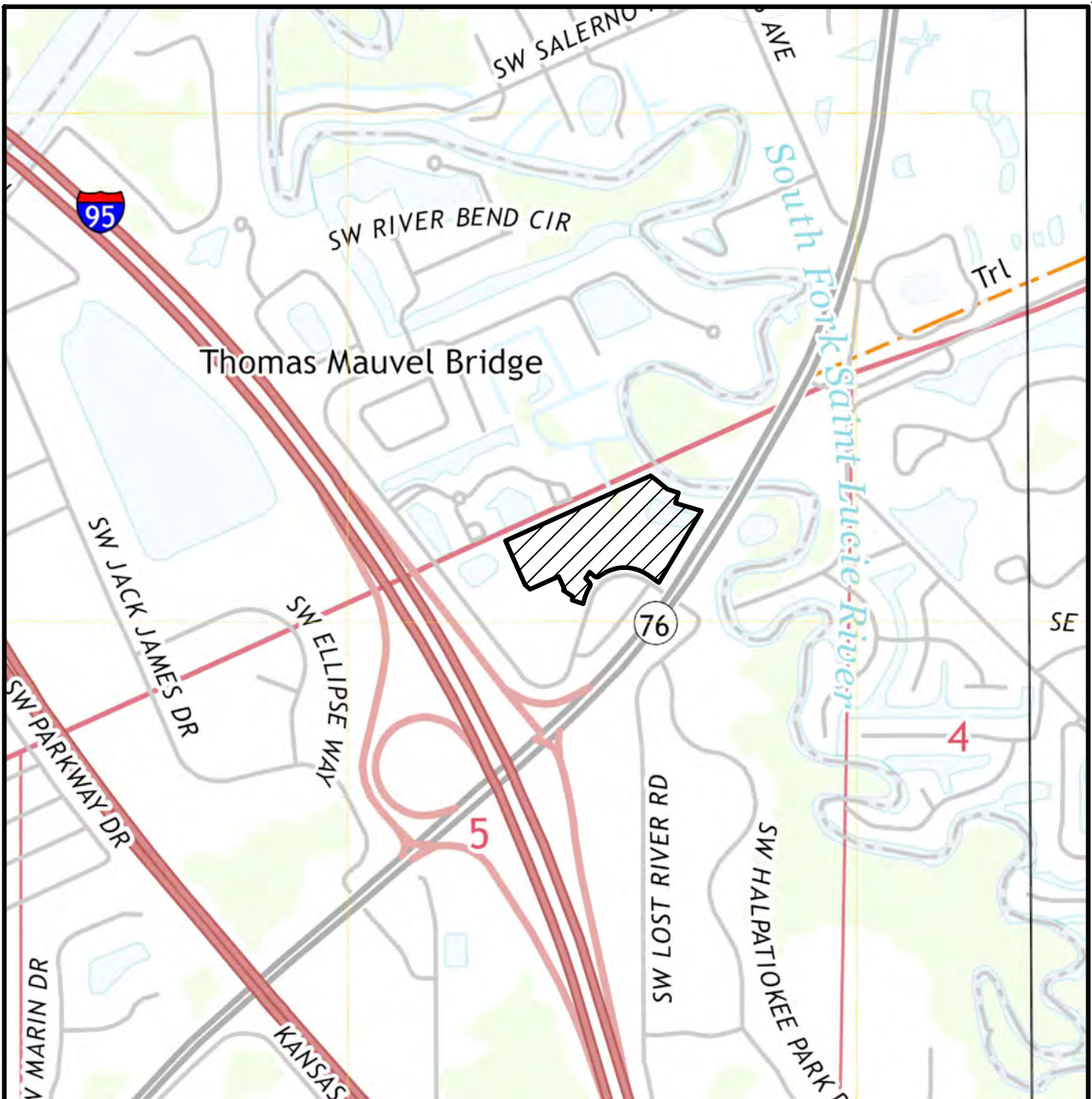
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772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

OCT 2022

FIGURE

1



USGS QUAD MAP "INDIANTOWN SE", SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°06'47" LONGITUDE -80°15'31"

LEGEND

 - SITE (12.4± AC)

0 1000
SCALE IN FEET



95 RIVERSIDE PUD-PULTE I-95

QUAD

95 Riverside PUD.dwg QUAD

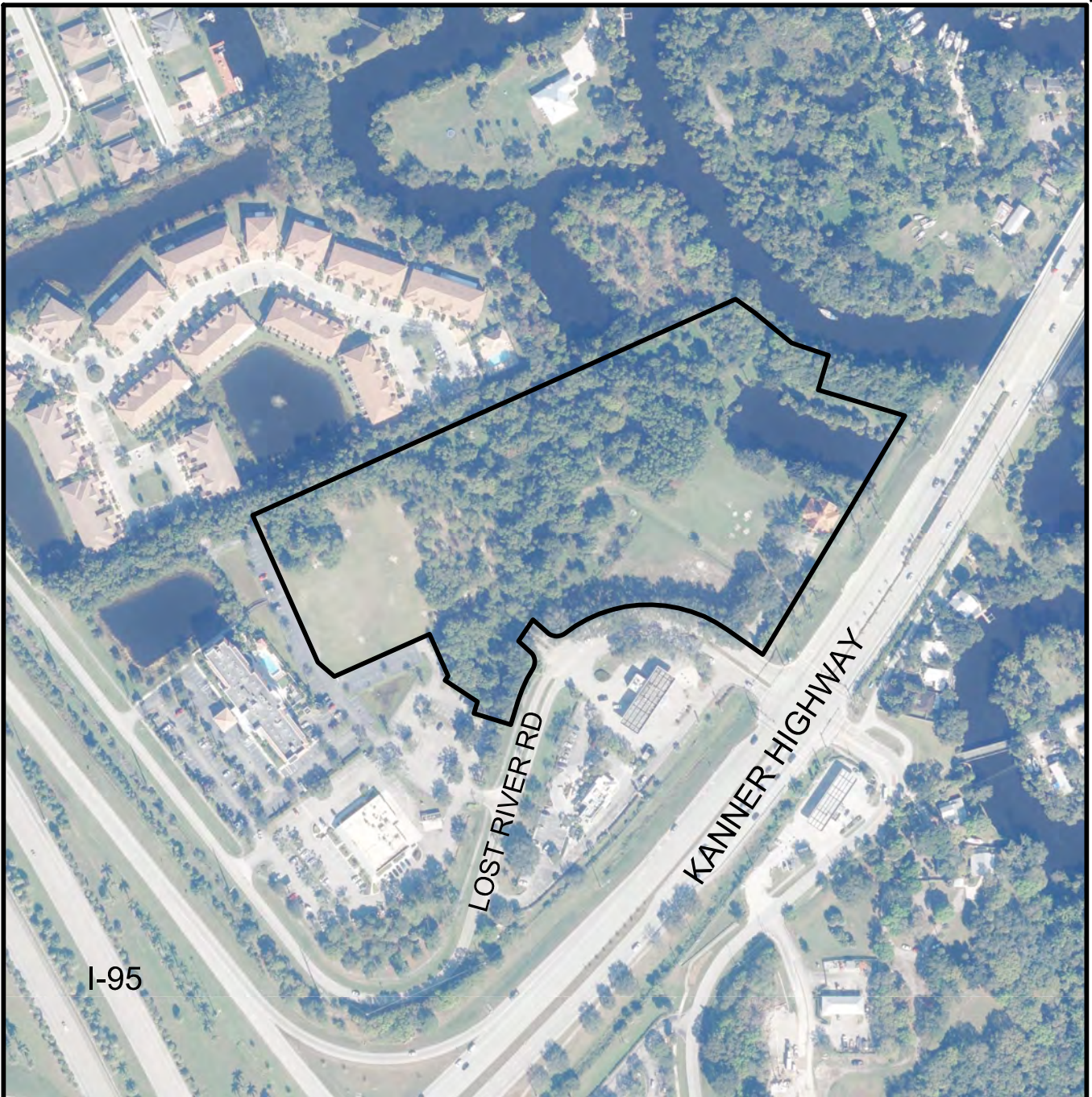


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FIGURE

2



MARTIN COUNTY AERIALS DATED 2022

0 300
SCALE IN FEET



95 RIVERSIDE PUD-PULTE I-95 AERIAL

95 Riverside PUD.dwg AERIAL

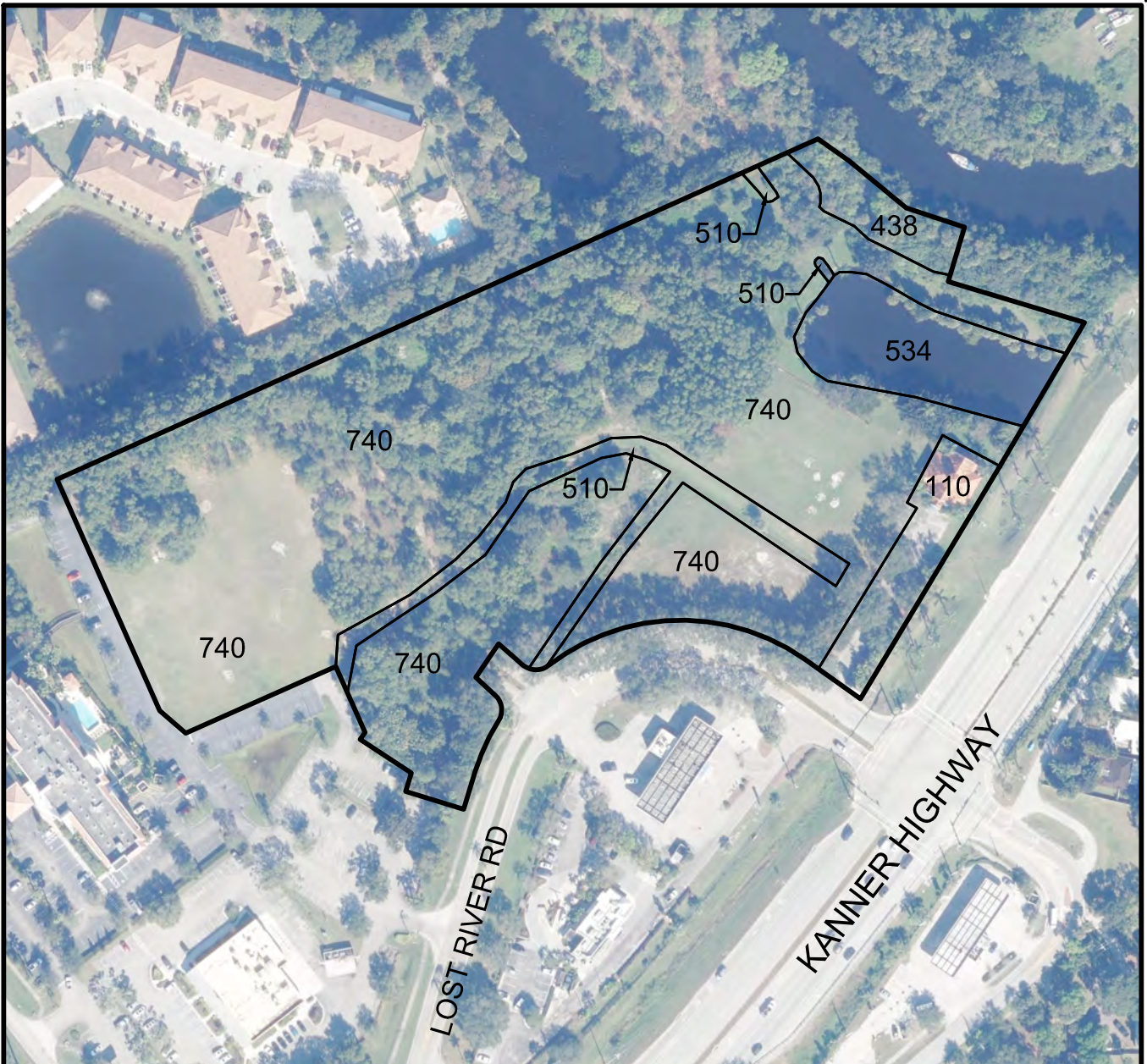


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FIGURE

3



MARTIN COUNTY
AERIALS DATED 2022

LEGEND

- 110 - RESIDENTIAL(0.5± AC)
- 438 - MIXED HARDWOODS (0.3± AC)
- 510 - DITCHES (0.6± AC)
- 534 - RESERVOIRS LESS THAN 10 ACS (0.8± AC)
- 740 - DISTURBED LANDS (10.2± AC)
- TOTAL SITE (12.4± AC)

0 200
SCALE IN FEET



95 RIVERSIDE PUD-PULTE I-95 FLUCFCS

95 Riverside PUD.dwg FLUCFCS



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OCT 2022

FIGURE

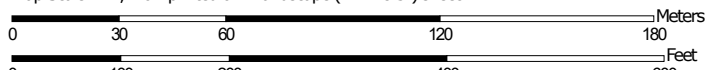
4

Soil Map—Martin County, Florida
(95 RIVERSIDE PUD-PULTE I-95)



Soil Map may not be valid at this scale.

Map Scale: 1:2,120 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/6/2022
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads

Background



Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 21, Sep 1, 2022

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

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

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

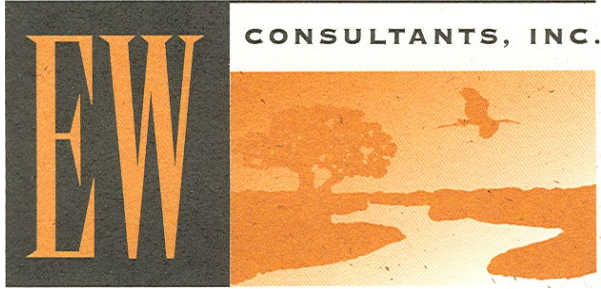
Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------|--------------|----------------|
| 36 | Arents, 0 to 2 percent slopes | 0.0 | 0.2% |
| 63 | Nettles sand | 12.3 | 99.8% |
| Totals for Area of Interest | | 12.4 | 100.0% |

**95 Riverside PUD/Pulte I-95
Lake Area Management Plan
(October 2022)**

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



95 Riverside PUD Pulte I-95

LAKE AREA MANAGEMENT PLAN

Prepared for:

PULTE

Prepared by:

EW CONSULTANTS, INC.

October 2022

INTRODUCTION

This document has been prepared as a supplement to the Preserve Area Management Plan (PAMP) Amendment for the 95 RIVERSIDE PUD project. This supplement provides the specifications for the creation of the required littoral zone and upland transition zones for the onsite surface water management lakes, along with monitoring and maintenance details. Please refer to the Master Site Plan for the location of the lakes, littoral and upland transition zones.

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

TIMING OF THE SLOPE STABILIZATION AND PLANTING

The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or planted according to the specification of this plan and the approved site plan, upon completion of the lake construction. Areas not specified as Littoral Zone or Upland Transition Zone will be stabilized with sod.

INSTALLATION OF NATIVE PLANT MATERIAL

The installation of the native plant material within the littoral zone and upland transition zone will be conducted in accordance with the cross sections of littoral and upland transition zones provided in the Engineering Plans and planting plans included in the Landscape Plans. Installation of the native plant material will be conducted subsequent to the final grading of the lake banks, sloped in accordance with the approved construction drawings. Plants are to be installed in accordance with the spacing and quantities detailed in the Landscape Plans. All plant material will be of appropriate type for the soils found on site. An Environmental Professional familiar with littoral and upland transition zone plant installation will oversee this activity.

MAINTENANCE OF LITTORAL AND UPLAND TRANSITION ZONE AREAS

Maintenance of the littoral and upland transition zone areas will be provided in perpetuity. Littoral and upland transition zone planting areas as shown on the site plan will be kept free of invasive non-native and native nuisance vegetation. Invasive non-native vegetation consists of those species listed by the Florida Invasive Species Council as amended from time to time. Examples of native nuisance species include Carolina willow (*Salix caroliniana*), cattail (*Typha* spp.), and wild grape (*Vitis rotundifolia*) which can grow to nuisance levels and will be targeted by the maintenance program.

All invasive non-native vegetation as listed by the Florida Invasive Species Council and native nuisance vegetation will be eradicated from the on-site littoral and upland transition zones.

- Eradication will be through herbicide application, hand clearing, and where appropriate, removal of dead material off site.
- Eradication of woody invasive non-native and nuisance native vegetation will be through the cutting/treatment of the trunk and/or stump with an appropriately labeled herbicide.
- Eradication of non-woody invasive non-native and nuisance native vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication of invasive non-native and nuisance native vegetation will be 100 percent kill immediately after the completion of the eradication activity. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

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

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

LITTORAL AND UPLAND TRANSITION ZONE MONITORING

The littoral and upland transition zone planting areas, as shown on the approved Site Plan, will be monitored annually in accordance with the PAMP monitoring schedule for wetland and upland preserves, to insure that vegetative success criteria referenced below are being met.

Each monitoring report will include recommendations for maintenance, as necessary.

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

SUCCESS CRITERIA

The vegetative success criteria for the littoral and upland transition zone areas is 80 percent coverage of desirable vegetation, and areal coverage of invasive non-native vegetation at zero percent and native nuisance vegetation limited to five percent or less between maintenance events.

The vegetative success criteria for the littoral and upland transition zone areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year (after installation), and areal coverage of nuisance native vegetation limited to five percent or less. Additionally, any areas that have not achieved the 80 percent coverage requirement at the end of two years will be recommended for supplemental planting to meet this criterion. After five years, the littoral and upland transition zones must continue to meet the vegetative success criteria of 80 percent coverage of desirable vegetation and areal coverage of invasive non-native vegetation at zero percent and native nuisance vegetation limited to five percent or less.

WATER MANAGEMENT PROCEDURES

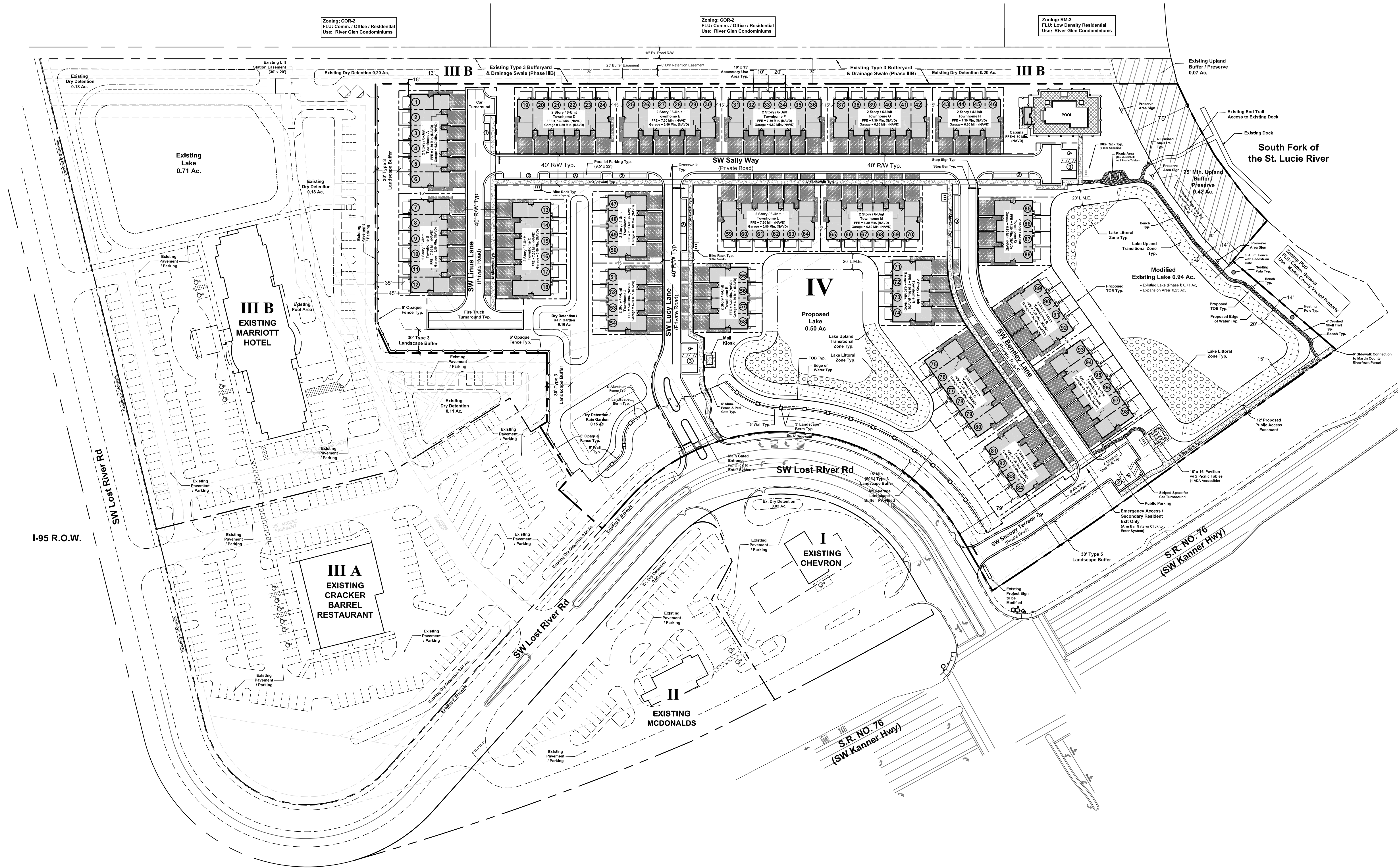
Water levels in the constructed surface water management pond will be maintained by a control structure, as permitted by the SFWMD Environmental Resource Permit. The proposed planting plan provided in the Landscape Plans, and in particular the plant species selection and location, has been designed based on the assumption that the water levels in the pond will vary over time and that the native plant material is adapted to these water level variations. Vegetation coverage and condition is expected to vary over time based on water levels and other environmental conditions, as typically occurs in any natural vegetated system.

PROHIBITED ACTIVITIES

It will be considered a violation of this LAMP to alter the approved slopes, contours, or cross sections or to chemically, mechanically, or manually remove, damage, or destroy any native plants in the littoral or upland transition zone buffer areas of constructed lakes, except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner, its successors or assigns to maintain the required survivorship and coverage of the planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.

GUARANTEE AND PERFORMANCE BOND REQUIREMENT

A performance bond/security will be required to ensure that general clean-up, grading, and revegetation of the lake banks, littoral zones and upland transition zone are completed. The performance bond/security will be held for a period of three years. After two years following initial establishment, security may be able to be returned if success criteria has been met. The amount of the security shall be approved by the County Engineer, and shall be based on 110 percent of a cost estimate prepared by a Florida registered engineer for the general clean-up, grading, and site restoration including the required littoral zone and upland plantings by an environmental professional.



Location Map



Site Data

| | |
|--------------------------------|---|
| Total Site Area | 27.18 Ac. |
| Lost River Road ROW Dedication | 2.22 Ac. |
| PUD Site Area | 24.96 Ac. |
| Future Land Use Designation | General Commercial & COR |
| Existing Zoning | PUD |
| Maximum Height | Hotel: 4 Stories / 40' Office Buildings: 3 Stories / 30' Single Family Townhomes: 3 Stories / 30' |

Impervious Area

| | |
|---|-----------------|
| Building Coverage: | 2.84 Ac. |
| Existing Building Coverage (Phase I, II, III A, & III B) | 0.73 Ac. |
| Proposed Building Coverage (Phase IV) | 2.11 Ac. |
| Vehicular Use Area / Other Pavement: | 9.38 Ac. |
| Existing VUA / Other Pavement (Phase I, II, III A, & III B) | 5.95 Ac. |
| Proposed VUA / Other Pavement (Phase IV) | 3.43 Ac. |
| Subtotal: | 12.22 Ac. (49%) |
| Lake Surface Area: | 2.15 Ac. |
| Existing Lake Surface Area (Phase I & III B) | 1.42 Ac. |
| Proposed Lake Surface & Expansion Area (Phase IV) | 0.73 Ac. |
| Total: | 14.37 Ac. (57%) |

Pervious Area

| | |
|--|-----------------|
| Dry Detention / Retention Areas: | 1.18 Ac. |
| Existing Dry Detention Areas (Phase I, II, III A, & III B) | 0.87 Ac. |
| Proposed Dry Detention Areas (Phase IV) | 0.31 Ac. |
| Upland Buffer / Preserve: | 0.49 Ac. |
| Existing Upland Buffer / Preserve (Phase III B) | 0.07 Ac. |
| Proposed Upland Buffer / Preserve (Phase IV) | 0.42 Ac. |
| Landscape / Open Space Area: | 8.92 Ac. |
| Existing Landscape / Open Space Area (Phase I, II, III A, & III B) | 4.23 Ac. |
| Proposed Landscape / Open Space Area (Phase IV) | 4.69 Ac. |
| Total: | 10.59 Ac. (43%) |

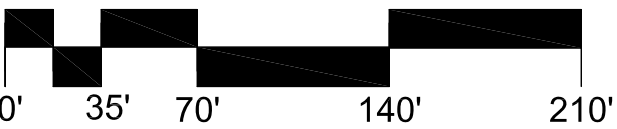
Parking Data

| | |
|---|------------|
| Required Parking Spaces: | 555 Spaces |
| Restaurant (13,325 sf) (1.5 spaces per 100 sf) | 200 Spaces |
| Hotel (120 Rooms with 60 Seat Restaurant) (1 space per room) (1 space per employee) (1 space per each 3 seats) | 150 Spaces |
| Gas Station (1,800 sf) (1 space per 200 sf) | 9 Spaces |
| Single Family Townhouse (98 Units) (2 spaces per unit w/ 2 or more bedrooms) | 196 Spaces |
| Provided Parking Spaces: | 633 Spaces |

Building Data

| Phase: | Use: | Building Area (SF): | Required Parking: | Provided Parking: |
|---------|--|---------------------|-------------------|-------------------|
| I | Existing Gas Station | 1,800 | 9 | 13 |
| II | Existing McDonalds | 2,525 | 38 | 43 |
| III A | Existing Cracker Barrel | 10,800 | 162 | 189 |
| III B | Existing Hotel - with 60 Seat Restaurant | 120 Rooms | 150 | 168 |
| IV | Single Family Townhomes (2-Story) | 98 Units | 196 | 220 |
| Totals: | | 15,125 | 555 | 633 |

Scale: 1" = 70'



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Florida

95 Riverside PUD

Martin County

Revised Master & Phasing Plan

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| | |
|------------------|-------------------------------------|
| Job No. | 2021-31 |
| Drawn By | TT |
| Checked By | MH |
| Approved By | MH |
| Submission Dates | 4-15-22 10-07-22 3-31-23 9-15-23 |
| Revision Dates | xxxxxx |