

MARTIN COUNTY, FLORIDA

**AMENDED PRESERVE AREA
MANAGEMENT PLAN**
(Second PUD Amendment)

For:

PULTE HOME COMPANY, LLC.

HIGHPOINTE PUD

Martin County

Sections 8, 9, 16 and 17, Township 39S, and Range 41E.

Prepared by:

EW Consultants, Inc.

November 2013
Revised April 2021
Revised September 2023

This PAMP amends the previous PAMP approved with the first PUD on April 27, 2021

Approved by/Date: Shawn McCarthy 9/20/23

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.

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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) and/or the developer of Highpointe PUD successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP. This PAMP is referred to as “Highpointe PAMP” and is intended to cover the areas preserved in native habitat (upland and wetland) in the areas designated as “Preserve Area” on the Master Site Plan.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(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.

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

This PAMP will not be altered or amended by either Martin County or the owner(s) and/or developer of Highpointe PUD except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner(s) and/or developer of Highpointe PUD. 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 Highpointe PUD project site is located in central Martin County, Florida. The overall Highpointe PUD property covered by this PAMP is generally situated on the east side of Pratt-Whitney Road, west of I-95, and north of Bulldog Way. The subject property is located within Sections 8, 9, 16 and 17, Township 39S, and Range 41E. Please refer to the Master Site Plan for the project acreage summary.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment Report appended to the PAMP includes maps and text, which accurately depict the site location, soils, wetlands, uplands, potential listed species, previous impacts, and any other significant environmental features of the overall Highpointe property.

- 2.1 Location – Please refer to the Location Map provided in the Appendix of the Environmental Assessment.
- 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.

- 2.3 Habitats – A detailed description of wetland, upland and non-native habitats can be found in the attached *Highpointe PUD* Environmental Assessment Report dated August 2023.
- 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 *Highpointe PUD* Environmental Assessment Report dated August 2023.
- 2.5 Previous Impacts – Historic impacts (primarily agricultural activity) on the site are discussed in the attached *Highpointe PUD* Environmental Assessment Report dated August 2023.
- 2.6 Agency Correspondence – The Environmental Assessment Report contains documentation of coordination and permitting with South Florida Water Management District to verify wetlands and approval of construction of the surface water management system. Detailed information pertaining to coordination and permitting with Florida Fish and Wildlife Conservation Commission for gopher tortoise relocations is also discussed in the Environmental Assessment Report.

3.0 IDENTIFICATION OF PRESERVE AREAS

- 3.1 Site Plan – The Highpointe Preserve Areas subject to this PAMP are comprised of wetlands, their associated wetland buffers, and native upland areas designated as preserve and are shown on the Master Site Plan, a copy of which is included in this PAMP. The Master Site Plan included in this PAMP provides a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation.

The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

- 3.2 Legal Recording – Once fully approved by Martin County, the revised Highpointe PAMP will be recorded with the Martin County Clerk of Courts. The Master Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

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

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

boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Maps for the Preserve Areas. Map coordinates of the Preserve Areas will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.

4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of 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 Areas, at a frequency of no less than one sign per 500 feet or as depicted on the Master Site Plan. 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.

4.3 Barricading Requirements - Prior to clearing, the owner(s) and/or developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be 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 Preserve Areas.

Wetlands 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 Highpointe PUD 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 AREAS

5.1 Activities Allowed in the Preserve Areas – Activities allowed in preserve areas are bird watching, nature enjoyment, temporary impacts for the construction of the water control structures and restoration activities, 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.

- 5.2** Activities Prohibited in Preserve Areas - Activities prohibited in Preserve Areas 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 Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

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

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

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

- 6.1** Non-native Invasive and Nuisance Vegetation Removal – Non-native invasive and nuisance vegetation shall be removed from Preserve Areas 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 Preserve Areas. Invasive nuisance species treated in place for maintenance control may be left to decompose naturally. Any woody plant material and/or plant debris removed from Preserve Areas 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 existing wetlands and 50 foot wetland buffers, and upland preserve areas within the *Highpointe PUD* PAMP. The initial restoration will be comprised

of invasive nuisance vegetation eradication from the preserve areas, 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 nuisance 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 nuisance vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication of invasive 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 nuisance vegetation coverage of five percent or more will trigger the need for additional invasive nuisance 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 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 wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

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

- 6.2** Re-vegetation - Any re-vegetation that may be necessary as a result of invasive nuisance vegetation removal activities, site construction activities, previous silviculture activities, or within areas that are currently in pasture grass, shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations.
- 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 species treated in place for maintenance control may be left to decompose naturally. Any woody plant material and/or invasive 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 wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.
- 6.6 Mitigation Plan - There are no proposed impacts to the existing on-site wetlands, therefore there is no proposed mitigation on-site. There will be activities associated with wetland preservation and enhancement that will involve invasive nuisance plant eradication and re-vegetation with native species (see 6.1 and 6.2 above).
- 6.7 Re-grading - The property exhibits features that are reflective of the properties past use for agriculture (man-made berms, mounds, and ditches), several of which are located within designated wetlands and buffer areas. Removal of these man-made features (scraped down and/or backfilled) with the use of heavy machinery may be conducted in areas that so long as their removal will not result in adverse impacts to native trees. These areas will be re-graded to match surrounding natural grades. Excess soil material from the man-made berms, if any, will be removed from the preserve areas. These areas will be replanted in accordance with section 6.2 above. Ditches located within wetlands will not be backfilled and instead, will be left as deep water habitat.
- 6.8 Temporary Impacts - Water control structures will be installed in the buffer and at the fringe of the existing wetlands on site. These control structures will result in the temporary disturbance of these areas. Once installation of the control structures is completed, these areas will be re-graded in accordance with section 6.7 above and replanted in accordance with section 6.2 above.
- 6.9 Heavy Machinery Use - The use of heavy machinery in the preserve areas will be limited to the removal of existing agricultural water management features (berm and mound scrape down, ditch filling, and re-grading), the removal of large debris, the mulching and/or removal of invasive nuisance vegetation, the installation of the water control structures, and maintenance of drainage ditches. Areas disturbed by the use of heavy machinery will be re-graded in accordance with section 6.6 above and replanted in accordance with section 6.2 above.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

- 7.1 Gopher Tortoises - Gopher tortoises inhabit the *Highpointe PUD* site. In Florida, gopher tortoises are protected as threatened. Under Florida law, no person may take, possess, transport or sell a Listed Species. No land clearing or construction shall occur until all tortoises within the proposed development areas are relocated to off-site receiver areas as permitted by the FFWCC. 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 Highpointe PUD 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 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 Highpointe PUD are responsible for implementation of all requirements of this Preserve Area Management Plan 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. 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 Highpointe PUD 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 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 Highpointe PUD, the owner(s) and/or developer will be responsible for submitting a monthly report on the progress of Highpointe PUD, 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 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 vegetation. Fixed-point panoramic photos of Preserve Areas will be included in each report. The reports will include recommendations for invasive 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.

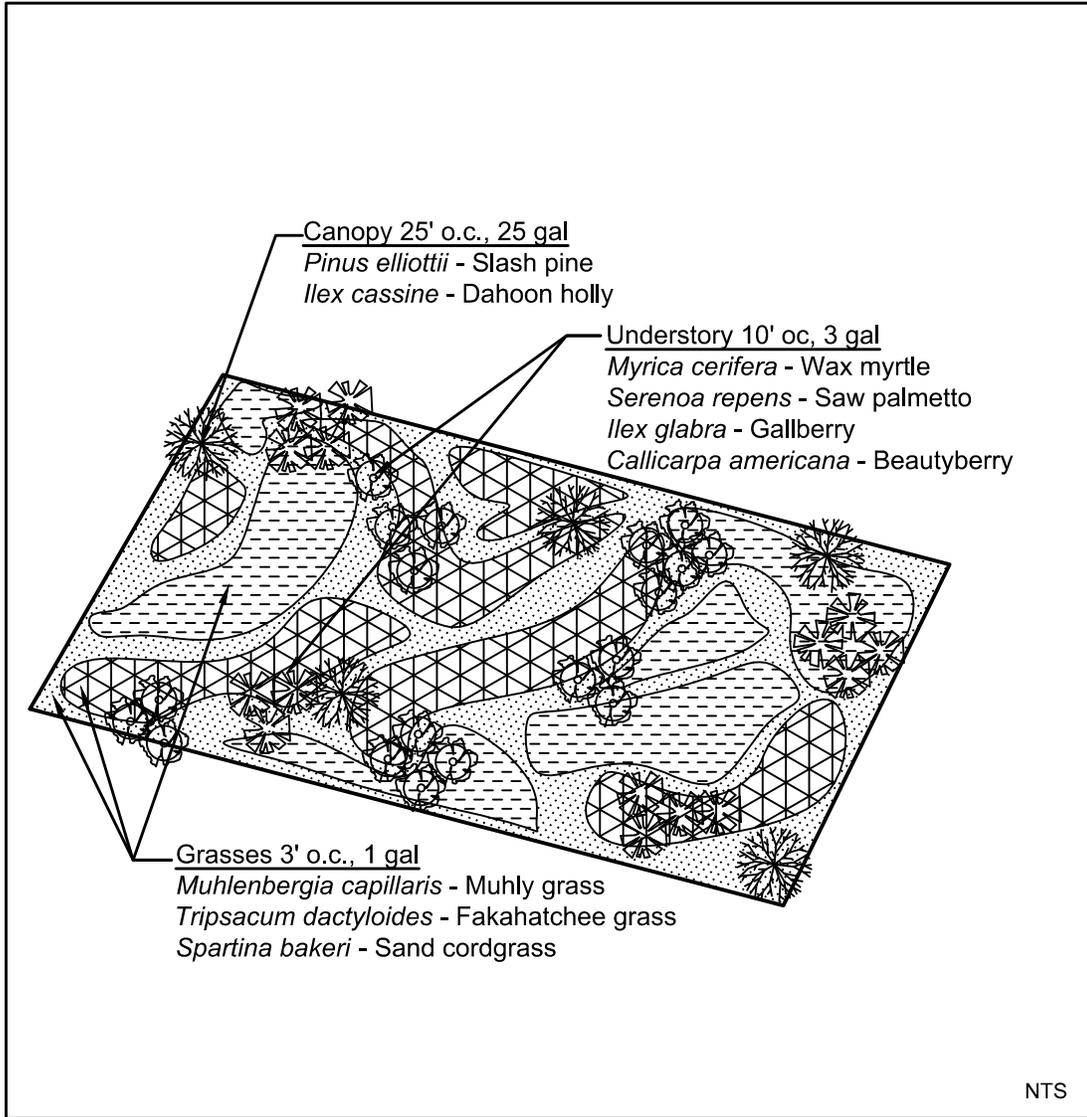
- 10.3** Inspections - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

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

TYPICAL UPLAND BUFFER RESTORATION
PLANTING PLAN

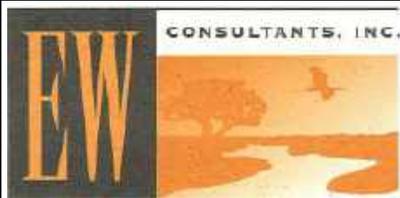


NOTE: PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.
MATERIAL MAY BE SUBSTITUTED WITH NATIVE LIKE MATERIAL.

HIGHPOINTE

UPLAND RESTORATION PLANTING PLAN

Highpointe_planting_plans.dwg UPLAND REST PLAN



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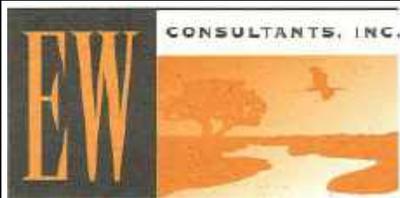
AUG 2023

FIGURE



**HIGHPOINTE
PRESERVE AREA SIGN**

PRESERVE_SIGN_STANDARD.dwg Layout1



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AUG 2023
FIGURE

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 non-native invasive vegetation;**
- **Fixed-pointe panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as non-native invasive 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): _____

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



HIGHPOINTE PUD

Environmental Assessment

Prepared For:

Pulte Home Company, LLC.

Prepared By:

EW Consultants, Inc.

August 2023

INTRODUCTION

This environmental assessment has been prepared in support of an application for Highpointe PUD Revised Master Site Plan approval. The subject property is located within unincorporated Martin County, Florida.

The subject site is located east of and adjacent to Pratt-Whitney Road, west of I-95, and north of and adjacent to Bulldog Way. It falls within Sections 8, 9, 16, and 17, Township 39 South, Range 41 East, and is depicted on the Location Map (Figure 1) and the Quadrangle Map (Figure 2) provided in the Appendix. An aerial photo illustrating the subject site boundary and the immediate surrounding area is provided in the Appendix as Figure 3.

Portions of the site contain various forms of development including a residential neighborhood, a church, and a youth mentorship facility. The developed areas also contain infrastructure associated with development including roads, surface water management lakes, and landscape areas. The remaining undeveloped portions of the site contain preserved wetlands, native upland habitats, and native upland preservation areas.

SOILS

A Custom Soils 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 Highpointe PUD property along with acreage summaries and soil descriptions.

VEGETATIVE COMMUNITIES

The following is a summary of the land cover types and vegetation communities found on the Highpointe PUD property. Land cover 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 land cover types on the subject property. The associated vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

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.

120/129 – Residential, Medium Density/Medium Density Under Construction

These portions of the property contain both completed residential homes and homes that are under construction. This category also includes paved roads, landscape areas, common areas, and other similar land cover types that are associated with the residential development.

172 – Religious

There is a church located within the western portion of the site, adjacent to Pratt-Whitney Road. This category also includes the paved roads, landscape areas, and parking lots that are directly associated with the church.

177 – Other Institutional

The northwestern-most portion of the site contains an area that has been partially cleared and improved with roads and both permanent and non-permanent structures and is utilized as a youth mentorship facility. The vegetation assemblage within this area is comprised of a combination of native and ornamental trees and shrubs. Native species of vegetation include slash pine, cabbage palm, laurel oak, live oak, dahoon holly, saw palmetto, and gallberry. Groundcover vegetation includes a variety of native grasses and non-native pasture grasses.

411 – Pine Flatwoods

This land cover type represents the majority of the undeveloped upland areas and contains a variety of native and non-native invasive upland species. Slash pine is the dominant canopy species, however laurel oaks, live oaks, and cabbage palms are also present at varying levels of cover. The subcanopy, shrub, and groundcover strata predominantly consist of dahoon holly, myrsine, wild coffee, saw palmetto, gallberry, rusty lyonia, beautyberry, shiny blueberry, broom sedge, and wiregrass. Non-native invasive species are present within the upland undeveloped areas that are not actively managed preserve areas. The predominant non-native invasive species present include Brazilian pepper, earleaf acacia, melaleuca, java plum, downy rose myrtle, old-world climbing fern, and paragrass.

510 – Ditches

The site contains man-made ditches, some of which were recently constructed as part of the current permitted surface water management system and others are remnants from the former agricultural use of the property, some of which remain in use in conjunction with

the surface water management system. The ditches are routinely maintained to support the surface water management system but occasionally contain a variety of native and non-native invasive species including torpedo grass, paragrass, Peruvian primrose willow, smartweed, and lanceleaf arrowhead.

523 – Lakes larger than 10 acres but less than 100 acres

These man-made lakes were constructed as a component of the surface water management system and contain man-made littoral zones that have been planted with a variety of native herbaceous wetland species.

524 – Lakes less than 10 acres which are dominant features

These man-made lakes were constructed as a component of the surface water management system and contain man-made littoral zones that have been planted with a variety of native herbaceous wetland species.

621 – Cypress

These hardwood forested wetlands contain a canopy strata that is dominated by native bald cypress trees. The vegetation assemblage within the subcanopy, shrub, and groundcover strata includes cabbage palm, pond apple, laurel oak, buttonbush, and a variety of ferns including swamp fern, royal fern, and Virginia chain fern.

641 – Freshwater Marsh

The vegetation assemblages within the freshwater marshes vary somewhat between wetlands but generally contain the same dominant species. These species include spike rush, corkwood, St. John's wort, smartweed, maidencane, pickerelweed, lanceleaf arrowhead, loblolly bay, pond apple, and Carolina willow.

643 – Wet Prairie

In a manner similar to the freshwater marshes, the vegetation assemblages within the wet prairie wetlands also vary to some extent between wetlands but contain common predominant species. The dominant species include St. John's wort, blue maidencane, rosy camphorweed, yellow-eye grass, Virginia chain fern, swamp fern, bog button, wax myrtle, and a variety of sedges and rushes.

814 – Roads

Although most of the roads are directly associated with regular access to and use by either the residential development or the church and have been included in those land cover categories, there is a separate paved access road that extends between the church and Bulldog Way. This road is not associated with regular use by either the church or the residential community and has therefor been mapped separately.

832 – Electrical Power Transmission Lines

A utility easement bypasses through the northern portion of the site and contains overhead electrical transmission lines. The vegetation within the easement is routinely mowed or otherwise maintained and generally consists of a combination of native and non-native grasses including smut grass and broom sedge.

WILDLIFE

Wildlife Observations –

Field surveys of this property have been conducted intermittently since July 2021 with site specific field reconnaissance for this environmental assessment conducted in August 2023 during which time observations of wildlife presence and signs of utilization by wildlife were made.

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 regularly during site reconnaissance on the property. These species include mourning dove, northern cardinal, American robin, American crow, blue jay, northern mockingbird, and cattle egret. Several species of raptors including black vulture, turkey vulture, red-tailed hawk, osprey, and swallow-tail kite have also been observed. Wading birds were observed within and along the wetlands and lakes and these species include the white ibis, great egret, great blue heron, green heron, little blue heron, tricolored heron, wood stork, and Florida sandhill crane.

Mammals, either directly observed during field reconnaissance or observed indications of use of the property such as scat, tracks, or other physical indicators included raccoon, armadillo, white-tailed deer, feral hog, coyote, marsh rabbit, and rodents.

Reptile and amphibian observations included black racer snake, cottonmouth, rat snake, red-headed agama, brown anole, southern leopard frogs, Cuban tree frog, and barking tree frog.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site are summarized in the following table, likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Table 1. Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					<i>State/Federal</i>
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon’s crested caracara	<i>Caracara cheriway</i>	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	<i>Haliaeetus leucocephalus</i>	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	M	No longer listed Nest trees protected
Eastern indigo snake	<i>Drymarchon corais couperi</i>	A diversity of upland/low land habitat	Pedestrian and vehicular transects	M	FT
Florida bonneted bat	<i>Eumops floridanus</i>	A diversity of forested habitats	Acoustic and roost surveys	M	FE
Florida burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	M	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	O ²	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	O ²	ST
Little blue heron	<i>Egretta caerulea</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O ¹	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	<i>Egretta rufescens</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	<i>Ajaia ajaja</i>	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	<i>Falco sparverius paulus</i>	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian and vehicular transects	L	ST
Tricolored heron	<i>Egretta tricolor</i>	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	O ¹	ST
Wood stork	<i>Mycteria americana</i>	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	O ¹	FT

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O* = Observed; ¹ Observed transient; ² Observed nesting and/or resident
Probability of Occurrence: H= High probability; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the onsite lakes, wetlands, and ditches.

The subject site is within the consultation area of the Audubon's crested caracara. The site does not contain suitable foraging habitat for the Audubon's crested caracara due to the absence of pasture or rangeland, although these land cover classifications are present on adjacent properties. The property does contain mature cabbage palms, which are the preferred nesting structure for this species. However, due to the absence of suitable foraging habitat, the likelihood of nesting on this property would be considered low and no caracara or caracara nests have been observed during the past several years of routine field reconnaissance.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles or bald eagle nests have been observed on site.

A reptile species that was not observed but has potential to occur on the site is the Federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. Although the subject site is located within the consultation area for this species, the site does not fall within the areas that have been designated as critical habitat, thus there is only a moderate potential for its occurrence.

The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounds, fence posts, or short shrubs. The subject site does not contain suitable habitat for this species and no Florida burrowing owls or burrowing owl burrows have been observed.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is

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located within the distribution area for this species. However, no Florida pine snakes have been observed.

Florida sandhill cranes have been regularly observed on site. The preferred nesting habitat for this species is freshwater marsh which does occur on site and nesting within an on site wetland was confirmed in February 2023. All on site wetlands, including the freshwater marshes are preserved and provided with fifty-foot upland buffers.

The gopher tortoise is listed as a State-designated threatened species by the Florida Fish and Wildlife Conservation Commission (FWCC). A gopher tortoise relocation permit (permit GTC-21-00418) was issued by FWCC on October 5, 2021 for the relocation of all gopher tortoises that were present within the Phase 1 portion of the Highpointe PUD development. Following the gopher tortoise relocations from the Phase 1 area, a 100% habitat survey was conducted within the Highpointe Phase 2 project area in July 2022. The 100% survey confirmed the presence of gopher tortoises and potentially occupied gopher tortoise burrows within the Phase 2 project area. A new 100% survey and gopher tortoise relocation permit will be required for relocation of all gopher tortoises from the Phase 2 development area prior to any land development activities.

There is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. Two of these species, the little blue heron and the tricolored heron have been observed on the property during site reconnaissance. The other state listed wading bird with potential to occur includes the roseate spoonbill. The occurrence of these species would likely be limited to transient foraging as no evidence of nesting has been observed on the site.

The wood stork is a federally listed threatened species that has potential to occur on the site for foraging opportunities and has been observed along the lakes and within the wetlands on several occasions, however no nesting has been observed. The site is within the 18.6-mile core foraging area for of wood stork rookeries as per USFWS, thus foraging measures will continue to be taken to support this species.

Wetlands

As there are no wetland impacts proposed for development of the overall Highpointe PUD property, no wetland mitigation is required or has been provided. South Florida Water Management District (SFWMD) issued permit 43-01664-P on June 18, 2013 to authorize construction and operation of a surface water management system for the Christ Fellowship church. On December 3, 2021, SFWMD issued permit 43-104953-P for the construction and operation of a stormwater management system for the Highpointe Phase 1 residential development and the Environmental Resource Permit (43-108671-P) for Highpointe Phase 2 was issued by SFWMD on August 11, 2023.

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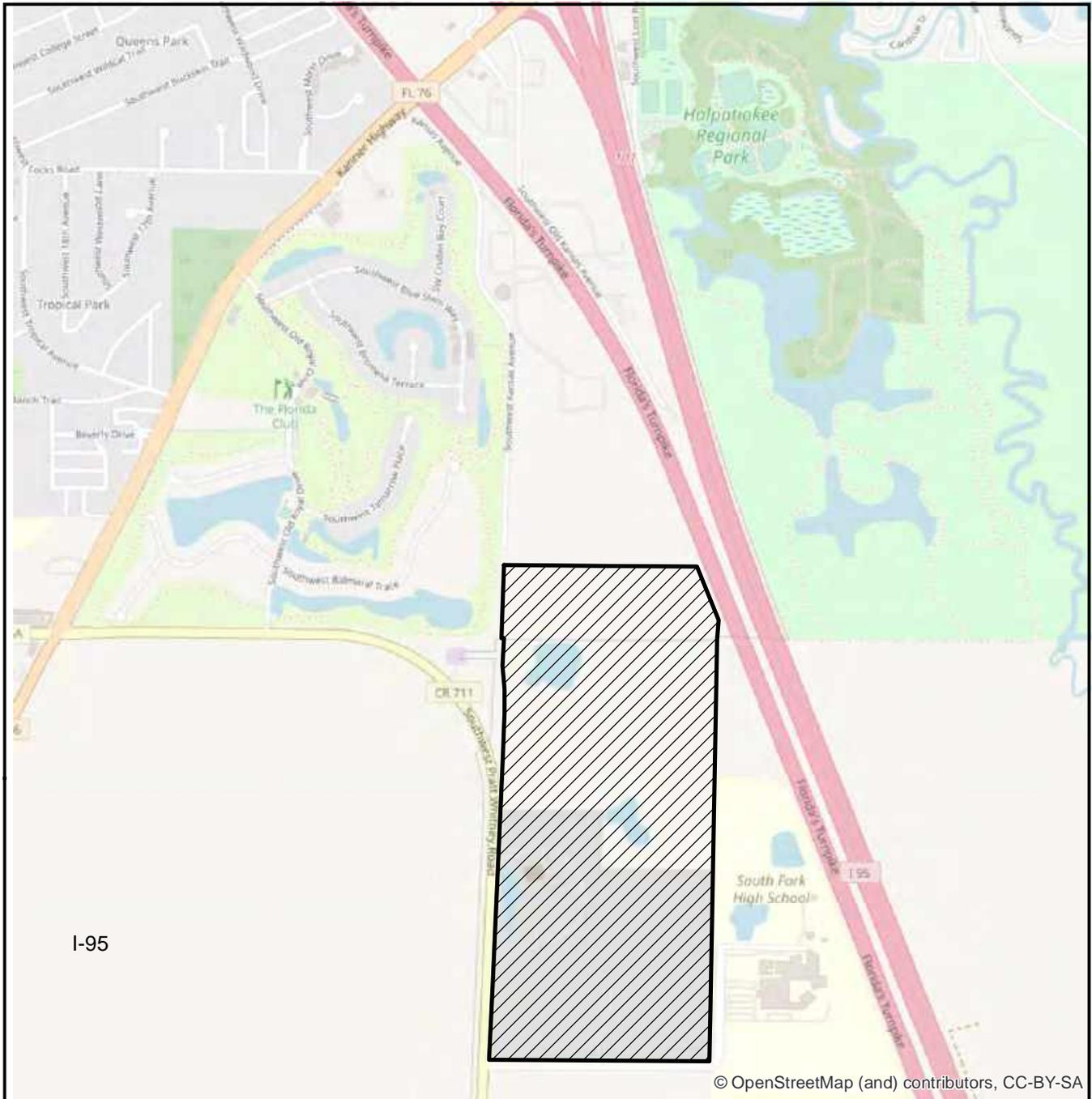
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Native Upland Habitat

All Martin County requirements for native upland habitat preservation have been met for the overall Highpointe PUD development. Additional upland preserve above the standard requirement has been provided with this PUD and shown in the master site plan preserve area table and quantified in the PUD agreement.

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APPENDIX



LEGEND

 - SITE (321+/- AC)

0 2,000 Feet



**HIGHPOINTE
LOCATION MAP**



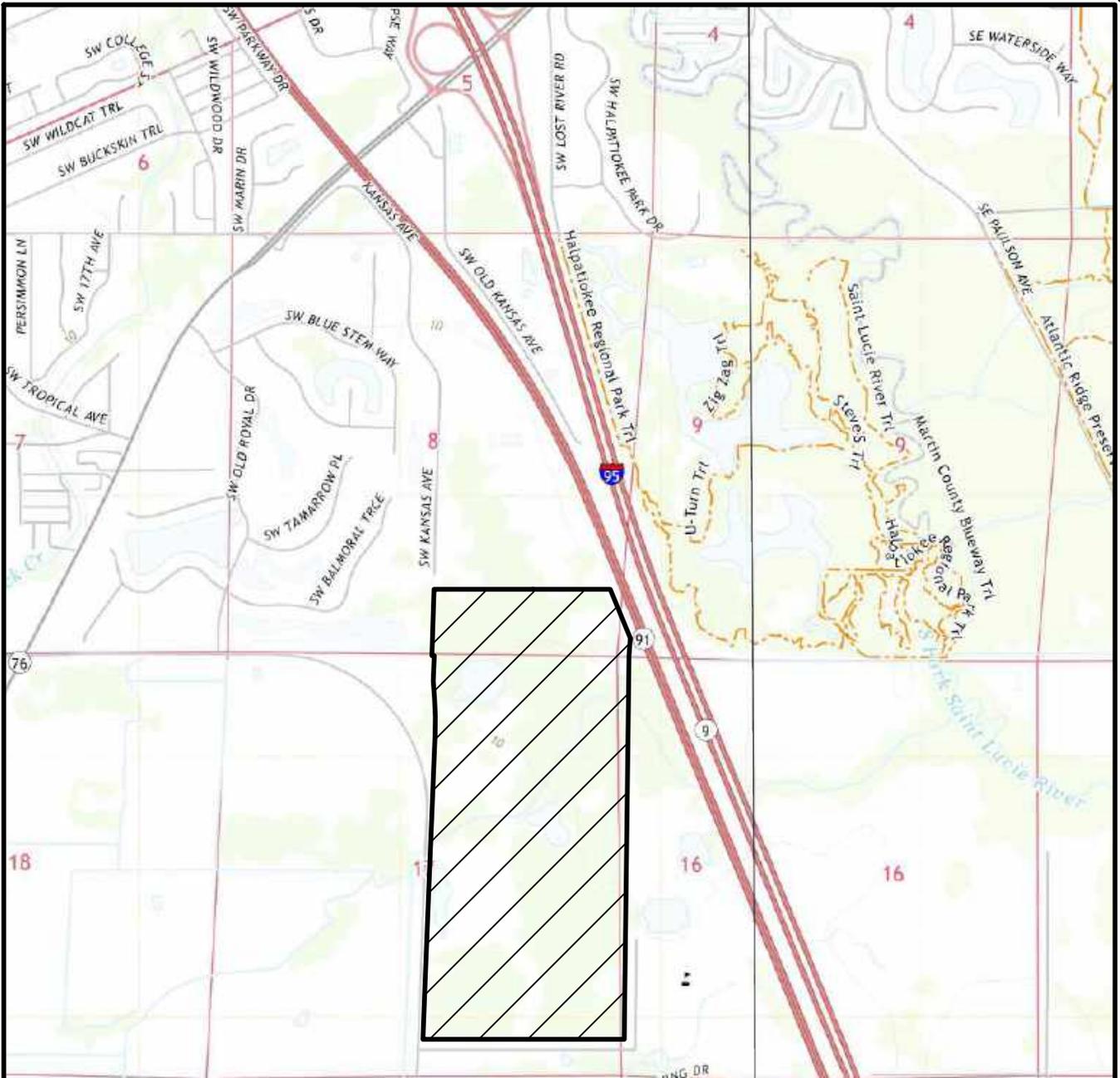
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STUART, FL 34996
772-287-8771 FAX 772-287-2988
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AUG 2023

FIGURE

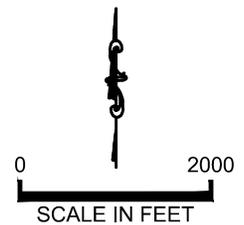
1



USGS QUAD MAP "INDIANTOWN SE", SECTIONS 8, 9, 16 & 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°05'13" LONGITUDE -80°15'36"

LEGEND

 - SITE (321± AC)



**HIGHPOINTE
QUAD**

Highpointe EA 08-2023.dwg QUAD



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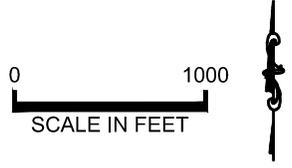
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FIGURE

2

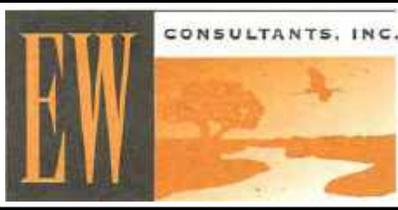


MARTIN COUNTY AERIALS DATED 2023



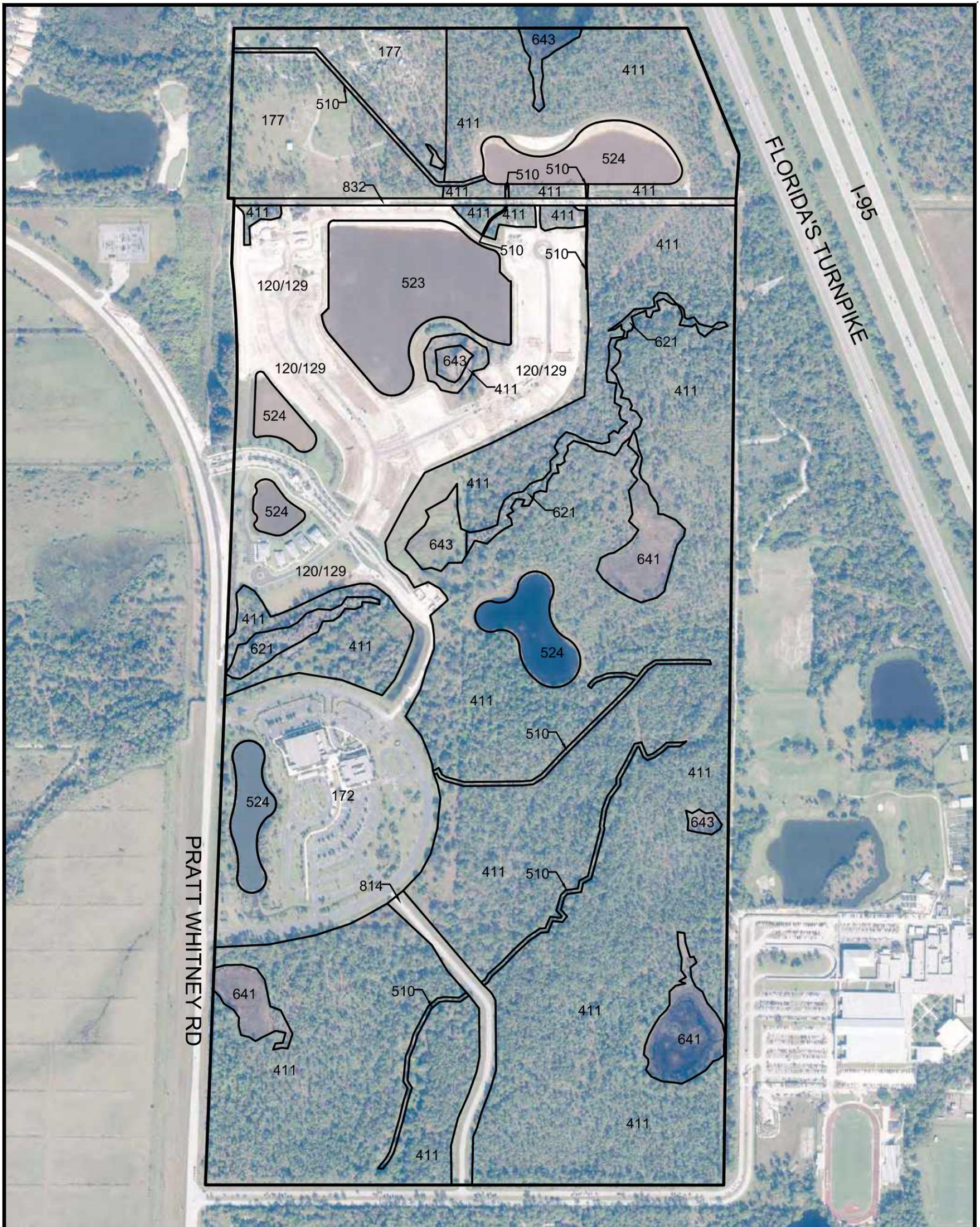
HIGHPOINTE AERIAL

Highpoint EA 08-2023.dwg AERIAL



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FIGURE
3



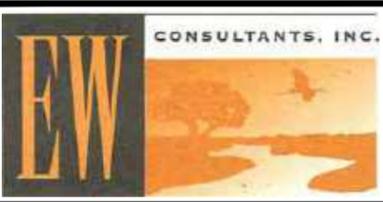
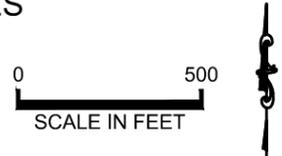
MARTIN COUNTY AERIALS DATED 2023

LEGEND

- 120/129 – RESIDENTIAL, MEDIUM DENSITY/MEDIUM DENSITY UNDER CONSTRUCTION
- 172 – RELIGIOUS
- 177 – OTHER INSTITUTIONAL
- 411 – PINE FLATWOODS
- 510 – DITCHES
- 523 – LAKES LARGER THAN 10 ACRES BUT LESS THAN 100 ACRES

- 524 – LAKES LESS THAN 10 ACRES WHICH ARE DOMINANT FEATURES
- 621 – CYPRESS
- 641 – FRESHWATER MARSH
- 643 – WET PRAIRIE
- 814 – ROADS
- 832 – ELECTRICAL POWER TRANSMISSION LINES

**HIGHPOINT
FLUCFCS**

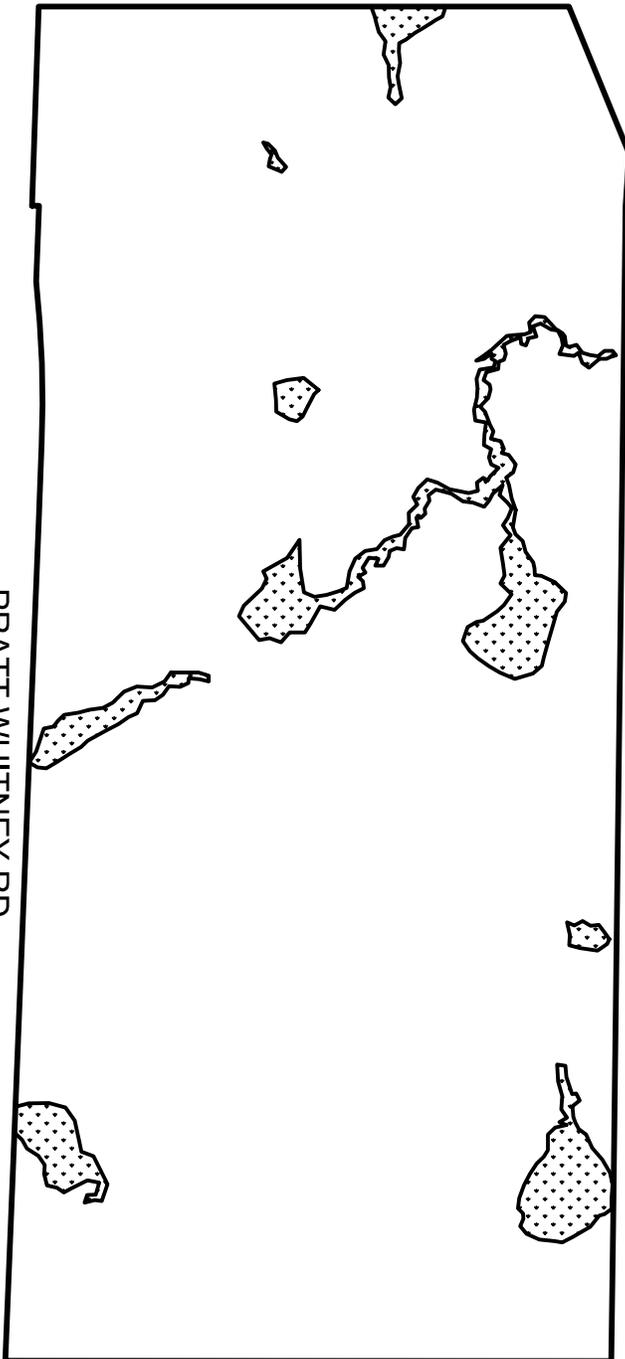


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FIGURE
4

Highpoint EA_08-2023.dwg FLUCFCS

PRATT WHITNEY RD



WETLAND DELINEATIONS BY OTHERS

LEGEND

 - WETLANDS



HIGHPOINTE

WETLAND MAP

Highpoint EA 08-2023.dwg WETLANDS



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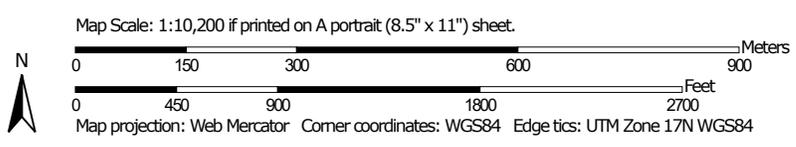
AUG 2023

FIGURE

Soil Map—Martin County, Florida
(Highpointe)



Soil Map may not be valid at this scale.



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



Local 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
16	Oldsmar fine sand, 0 to 2 percent slopes	130.2	40.6%
17	Wabasso sand, 0 to 2 percent slopes	33.2	10.3%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	61.8	19.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	7.6	2.4%
56	Wabasso and Oldsmar fine sands, depressional	7.9	2.5%
63	Nettles sand	47.3	14.7%
66	Holopaw fine sand, 0 to 2 percent slopes	27.9	8.7%
99	Water	5.1	1.6%
Totals for Area of Interest		321.0	100.0%

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HIGHPOINTE PUD

AMENDED LAKE AREA MANAGEMENT PLAN

Prepared for:

PULTE HOME COMPANY, LLC.

Prepared by:

EW CONSULTANTS, INC.

November 2012
Revised March 2021
Revised August 2023

INTRODUCTION

This document has been prepared as a supplement to the Preserve Area Management Plan (PAMP) for the Highpointe PUD project. This supplement provides the specifications for the creation of the required littoral zones 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, and littoral zone 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 ensure 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 two-year 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 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.

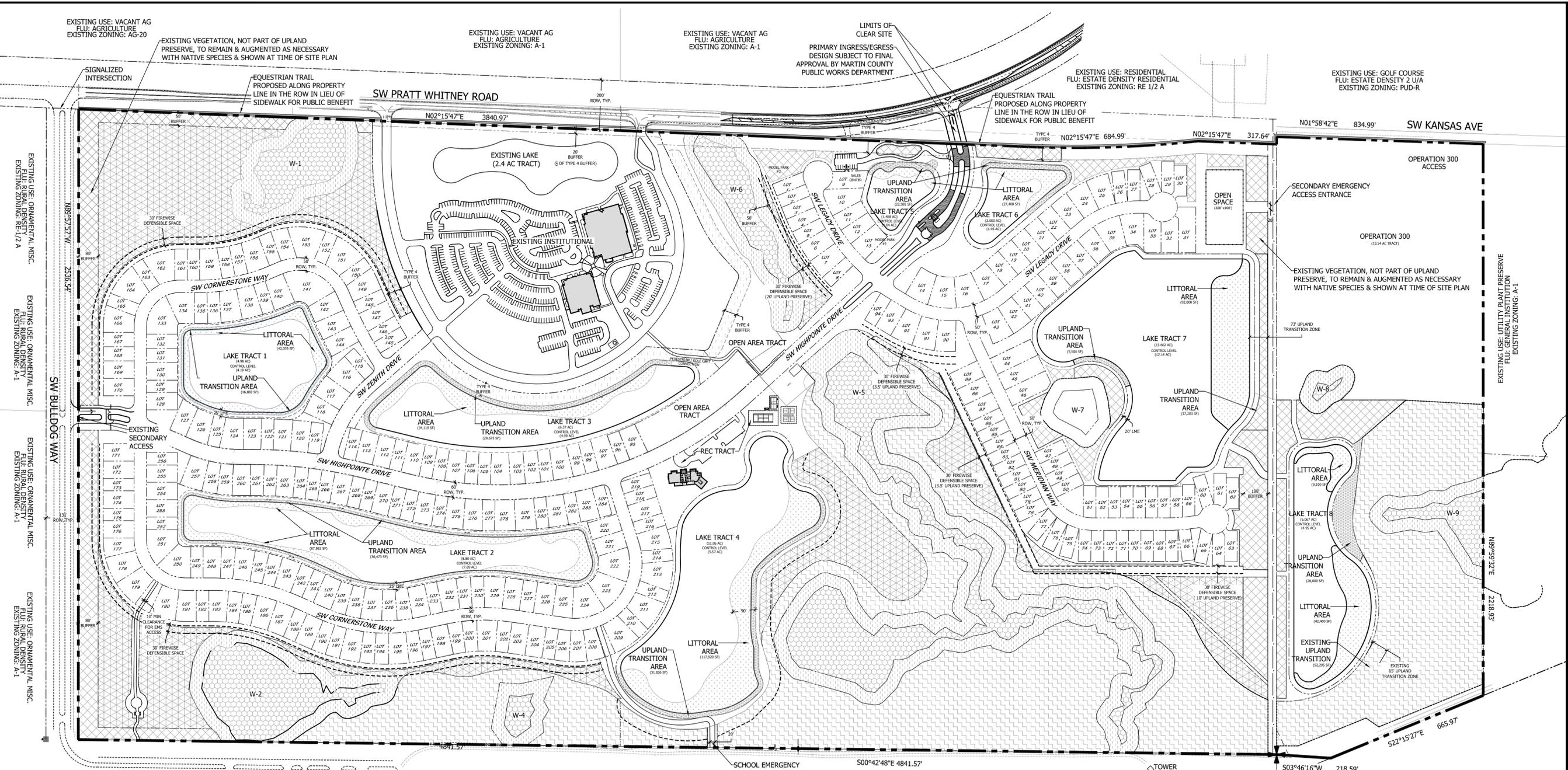


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HIGHPOINTE PUD (2ND AMENDMENT) - MASTER SITE PLAN

Martin County, Florida



SITE DATA

OVERALL SITE DATA		
LAND USE:	RESIDENTIAL ESTATE DENSITY - 1 UNIT PER ACRE	
ZONING DISTRICT:	PUD	
DENSITY CALCULATIONS		
EXISTING PLACE OF WORSHIP	28.28 ACRES	DENSITY ELIGIBLE WETLANDS 0
INSTITUTIONAL (OPERATION 300)*	19.54 ACRES	0
RESIDENTIAL AREA	273.18 ACRES	15.89 ACRES
SITE TOTAL	321 ACRES	
DENSITY ELIGIBLE WETLANDS	15.89/2 X 1.3 UPA = 7.945 UNITS	
DENSITY ELIGIBLE UPLANDS	19.54 + (273.16 - 15.89) = 276.9 UNITS	
TOTAL DWELLING UNITS PER ACRE (1 DU/AC)	7.945 + 276.9 = 284 UNITS	
CALCULATIONS		
SITE AREA	321.00 ACRES	100.00%
RESIDENTIAL AREA	11,992,790.00	37.36%
INSTITUTIONAL AREA (CHURCH & OPERATION 300)	2,083,039.00	6.49%
UPLAND PRESERVE AREA REQUIRED	2,318,698.80	7.23%
UPLAND PRESERVE AREA PROVIDED	2,808,313.20	8.75%
WETLAND AREA	693,040.00	2.16%
WETLAND BUFFER AREA	844,628.00	2.63%
PERVIOUS AREA	8,103,333.07	25.24%
UPLAND PRESERVE AREAS/ ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	2,808,313.20	8.75%
WETLAND BUFFER AREAS	844,628.00	2.63%
NATIVE LANDSCAPE AREAS TO REMAIN	583,268.40	1.82%
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPA)	2,550,739.87	7.94%
RESIDENTIAL LOTS PERVIOUS	465,220.80	1.45%
INSTITUTIONAL (OPERATION 300)*	851,162.40	2.65%
IMPERVIOUS AREA	5,879,426.93	18.31%
LAKE AREA	1,963,684.80	6.12%
BUILDING COVERAGE (GUARD HOUSE, MAIL KIOSK, CHURCH)	49,356.53	0.15%
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS)	1,224,036.00	3.81%
AMENITY AREAS (BUILDING, PAVEMENT, SIDEWALKS, POOL, COURTS)	87,991.20	0.27%
RESIDENTIAL LOTS IMPERVIOUS	1,861,318.80	5.80%
WETLAND AREA	693,039.60	2.16%

AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
OPEN SPACE REQUIRED 50% (160.5 AC)	10,294,970	32.08%
UPLAND PRESERVE AREAS	1,819,936.80	5.67%
ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT	988,376.40	3.08%
WETLAND BUFFER AREAS	844,628.00	2.63%
LANDSCAPE AREAS (BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPA)	2,550,739.87	7.94%
NATIVE AREAS TO REMAIN	583,268.40	1.82%
*DOCUMENT COMPLIANCE WITH THE REQUIREMENT THAT TWENTY (20) PERCENT OF THE TOTAL DEVELOPED AREA SHALL BE LANDSCAPE (LANDSCAPE AREAS (18.24%) + NATIVE AREAS TO REMAIN (1.71%) = 22.41%)		
WETLAND AREA	693,039.60	2.16%
LAKE AREA	1,963,684.80	6.12%
INSTITUTIONAL (OPERATION 300)*	851,162.40	2.65%
*NOTE: RV/BOAT STORAGE AREA HAS BEEN CHANGED TO AN OPEN SPACE TRACT		
RESIDENTIAL USE		
RESIDENTIAL UNITS PHASE 1:	94 LOTS	
RESIDENTIAL UNITS PHASE 2:	190 LOTS	
MINIMUM LOT SIZE:	4,800 SF (40' X 120', 50' X 120', 70' X 120' MIN.)	
PARKING REQUIREMENTS:	2 (TWO) SPACES PER HOME	
PARKING PROVIDED:	2 (TWO) PARKING SPACES IN GARAGE & 2 (TWO) AVAILABLE GUEST SPACES PER DRIVEWAY	
INSTITUTIONAL USE		
CALCULATIONS		
EXISTING AREA (CHURCH ONLY)	1,232,748.00	3.85%
TOTAL AREA (CHURCH AND OPERATION 300 SITE)	2,083,039.00	6.49%
EXISTING PLACE OF WORSHIP GROSS FLOOR AREA (ONE STORY)	48,049.99	0.15%
PARKING		
PARKING REQUIRED:	330 SPACES	
PARKING PROVIDED:	597 SPACES (EXISTING)	
LANDSCAPE DATA		
ALL LANDSCAPE REQUIREMENTS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL		
REQUIRED	284	284 (MIN)
1 STREET TREE PER LOT TO COUNT TOWARD LOT TREE REQUIREMENT (LIVE OAK)	TYPE 4	TYPE 4
BUFFER ALONG SW PRATT & WHITNEY ROAD	TYPE 4	TYPE 4
BUFFERS BETWEEN RESIDENCE AND LAKE AREAS	TYPE 4	TYPE 4
LITTORAL AREA (10 SF PER 1 LF OF LAKE PERIMETER)	190,300 SF (19,030 LF)	487,792 SF (48,779.2 LF)
UPLAND TRANSITION AREA (10 SF PER 1 LF OF LAKE PERIMETER)	190,300 SF (19,030 LF)	318,596 SF (31,859.6 LF)

WETLAND & UPLAND PRESERVE LEGEND/TABLE

Total Upland Preserve Required	53.23
Wetland Preserve	15.91
Wetland Buffer	19.39
Upland Preserve	41.78
Additional Upland Preserve (Per PUD Public Benefit)	22.69
Upland Preserve (Total)	64.47
Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	99.77

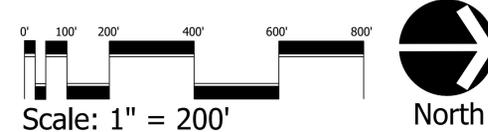
LOCATION MAP



NATIVE LANDSCAPE AREAS TABLE

Native Landscape Areas to Remain	13.39
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PUD MASTER SITE PLAN



DESIGNED	DTS
DRAWN	JLD/LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	06-10-19
REVISIONS	11-26-19
	04-25-22 07-28-20
	06-10-22 12-03-20
	03-15-23 03-26-21
	08-29-23 05-18-21
	07-02-21

LEGAL DESCRIPTION

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.
CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES

THE AMENDED MASTER PLAN REFLECTS THE CORRECT ACREAGES FOR THE WETLAND AREAS, WETLAND BUFFER AREAS, UPLAND PRESERVE AREAS, AND ADDITIONAL UPLAND PRESERVE PER PUD PUBLIC BENEFIT. THE PUD MASTER PLAN THAT WAS APPROVED BY STAFF IN MAY 2021 HAD AN INCORRECT ACREAGE OF 88.82 AC FOR THE TOTAL UPLAND PRESERVE AREA, WHICH WAS CORRECTED IN THE MASTER PLAN APPROVED AT BOCC IN MAY 2022 WITH AN ACREAGE OF 64.46 AC. THIS DISCREPANCY ORIGINATED IN THE PAMP FOR CHRIST FELLOWSHIP DATING BACK TO 2013, AND HAS SINCE BEEN CORRECTED TO 64.47 ON THE AMENDED MASTER PLAN MOVING FORWARD.

THE WETLANDS ORIGINALLY HAD AN EXTRA LABEL SPLITTING ONE OF THE AREAS AND WAS CORRECTED ON THE PLAT/ PAMP. TO CLARIFY, W-3 HAS BEEN REMOVED FROM THE LABELING AND W-2 TO W-4 IS THE CORRECT DICTATION OF THE WETLANDS.

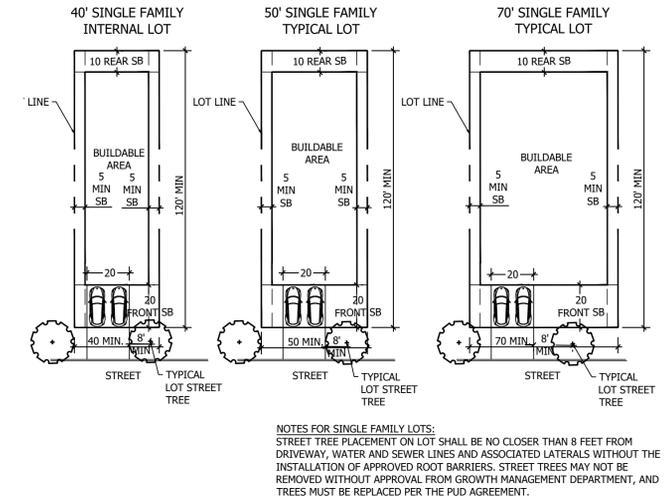


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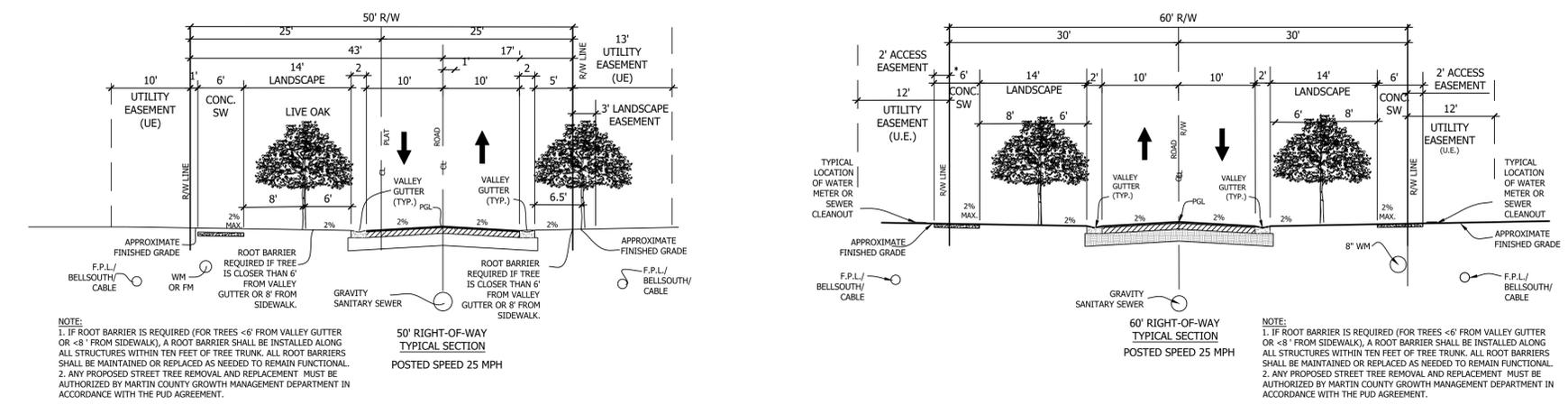
HIGHPOINTE PUD (2ND AMENDMENT) - MASTER SITE PLAN

Martin County, Florida

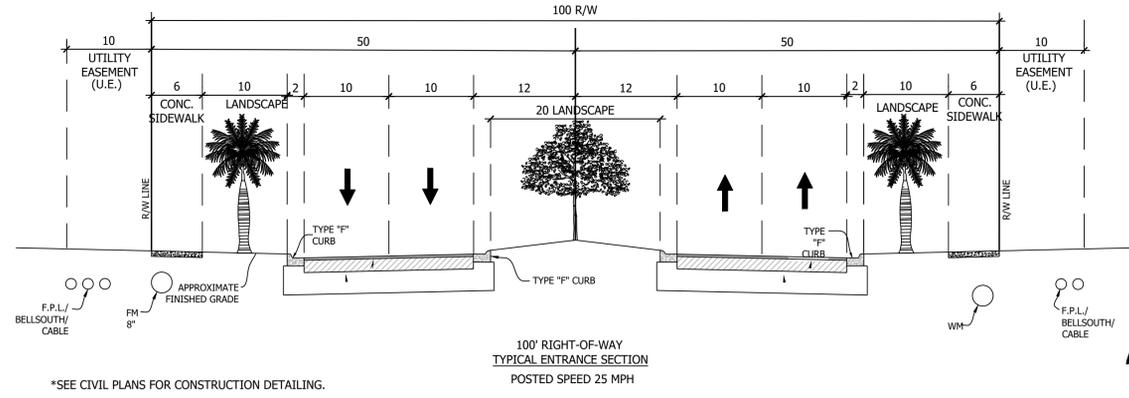
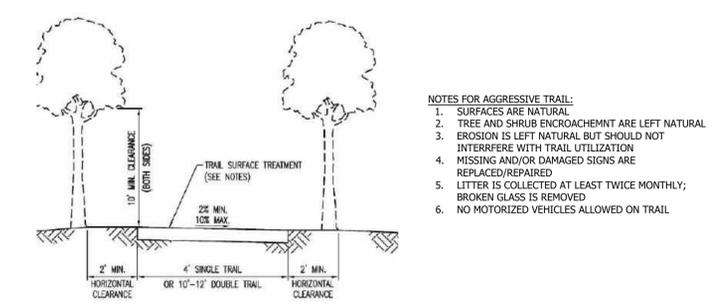
TYPICAL LOT LAYOUTS



RIGHT-OF-WAY SECTIONS



EQUESTRIAN TRAIL



PUD MASTER SITE PLAN

DESIGNED	DTS
DRAWN	JLD/LAH
APPROVED	DTS
JOB NUMBER	19-0127
DATE	06-10-19
REVISIONS	11-26-19
	04-25-22 07-28-20
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