

PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



JUPITER HILLS CLUB INC

SE Federal Hwy Jupiter, FL

19-40-43-000-000-00420-8

Phase IX of Jupiter Hills Village consisting of a parcel of land situated in Section 19, Township 40 South, Range 43 East, Martin County, Florida, and being further a portion of Parcel 1-V and 3-G. C. in Jupiter Hills

Approved by/Record number: _____

PART I ENVIRONMENTAL ASSESSMENT

1. Introduction - Property Description and History

An environmental assessment was performed by Advanced Restoration Ecology and site assessment work was conducted on June 28th, 2023. The subject property parcel ID is 19-40-43-000-000-00420-8 and is a total of 4.59 acres. The subject property is located on SE Federal Hwy Jupiter, FL. The subject property is further located within Section 19, Township 40, South and Range 43. The property vicinity is characterized primarily by residential, a state owned park, and mixed use/store/office. The property is directly adjoined to an existing golf course to the north and west, a state-owned parcel to the south, a power station to the southwest, and SE Federal Highway to the east. The legal description of the property is the following:

Phase IX of Jupiter Hills Village consisting of a parcel of land situated in Section 19, Township 40 South, Range 43 East, Martin County, Florida, and being further a portion of Parcel 1-V and 3-G. C. in Jupiter Hills

2. Environmental/Ecological Description and Summary

1210 -Scrub (3.99 ac) of which 1.15 acres will be preserved (40% Exotic)
Brazilian Pepper (*Schinus terebinthifolia*) Carrotwood (*Cupaniopsis anacardioides*)
Scrub Oak (*Quercus inopina*) Sand Pine (*Pinus clausa*)

182131- Golf Course (0.60 ac) (90% exotic)
Cabbage Palm (*Sabal palmetto*) Bermudagrass (*Cynodon dactylon*)
Brazilian Pepper (*Schinus terebinthifolia*)

a. Soils

Paola and St. Lucie sands, 0 to 8 percent slopes - 4.58 acres
Arents, 0 to 2 percent slopes - 0.1 acres

b. Wetland habitat(s)

None on this site.

c. Native Upland habitat(s)

1210- Scrub which is classified as rare and unique habitat by the County.

e. Observed Listed/Protected Species

On September 27th, 2023, ARE conducted pedestrian transects across 100% of the property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site. No other listed plant or animal species were observed on site during the site visit. See species survey map. Survey methodologies used during the site visit included recommended survey techniques from USFWS, and FWC. No federally protected or state listed species found on the IPAC, FNAI, FDACS Plant Atlas, or Audubon Society sites were found on this parcel during the

multiple site visits. The species below are some but not all of the above referenced species surveyed for during those visits.

IPAC/FNAI Species for site:

Florida Bonneted Bat - No Viable Habitat
Florida Panther- No Viable Habitat
Puma- No Viable Habitat
Southeastern Beach Mouse- No Viable Habitat
West Indian Manatee- No viable habitat
Audubon's Crested Caracara- No Viable Habitat
Eastern Black Rail- No Viable Habitat
Florida Scrub-jay- No Viable Habitat (Fragmented)
Red-cockaded Woodpecker- No Viable Habitat
Wood Stork- No Viable Habitat
American Alligator- No Viable Habitat
American Crocodile- No Viable Habitat
Eastern Indigo Snake- No Viable Habitat (Fragmented)
Green Sea Turtle- No Viable Habitat
Hawksbill Sea Turtle- No Viable Habitat
Leatherback Sea Turtle- No Viable Habitat
Loggerhead Sea Turtle- No Viable Habitat
Florida Leafwing Butterfly- No Viable Habitat
Miami Blue Butterfly- No Viable Habitat
Beach Jacquemontia- No Viable Habitat
Four-petal Pawpaw- No Viable Habitat
Lakela's Mint- No Viable Habitat
Tiny Polygala- No Viable Habitat
Florida Perforate Cladonia- None Observed during site survey
Gopher Tortoise- None Observed during site survey

3. **Property and Habitat Site Data Table**

a. Site Acreage, Total.

4.59

b. Preserve Area Calculations.

Total Upland Vegetation Area = 4.59 acres of disturbed scrub x25% = 1.15 acres that must be preserved. 1.15 acres are being preserved.

c. Wetland Preserve.

None on site.

d. Wetland Buffer.

N/A

e. Upland Preserve, Common.

N/A

f. Upland Preserve, Rare.

1.15 acres to be preserved.

g. Total Preserve Acreage.

Description	Total area (acres)	Preserved (acres)
Wetlands	0.00	0.00
Wetland buffer	0.00	0.00
Upland Rare and Unique	3.99	1.15 (25% of site total)
Other (Non-Native)	0.60	0.00
Total:	4.59	1.15

4. **Additional Activities allowed in Preserve Areas**

There are no additional activities allowed in the preserve areas.

5. **Authorized Impacts through Environmental Waivers (if applicable)**

There are no authorized impacts through environmental waivers.

6. **Proposed Exotics Removal and Maintenance Plan**

Prior to CO request and final preserve inspection all exotic materials will be treated and removed if necessary. Maintenance of the preserve area shall be done in compliance with the, MAINTENANCE ACTIVITIES Section as found in Part II (L) of this PAMP. Environmental monitoring will be conducted annually for a period of five years unless it is demonstrated that the preserve areas reach success criteria earlier and can be released from further monitoring after a minimum of two years (to be determined by County staff). The preserve area will continue to be monitored to determine the extent of the restoration efforts needed. A restoration plan will be submitted under separate cover. All exotics shall be removed prior to issuance of the Certificate of Occupancy (CO) of the first building permit for this phase of development. Within 90 days of the issuance of the PAMP the initial exotic vegetation removal will be conducted. Quarterly maintenance events will be conducted from that point forward until CO is granted and then if able to be maintain in compliance, will be backed off to 2-3 treatments per year.

Exotic Maintenance Schedule:

Initial Exotic Removal in Preserve-	90 Days or less from PAMP Issuance
Maintenance Events-	Every 90 days from that point forward till CO
Follow Up Maintenance post CO-	Dependent on Preserve needs, likes 2-3x/ year

7. **Concluding Statement/Summary**

The property is a total of 4.59 acres. The intent of this PAMP is to establish preserved lands on the east side of the site that will include 1.15 acres of scrub (25% of site total due to rare and unique habitat). These areas will be managed in their natural state as required by this PAMP.

ARE, Inc.



Drew Gatewood, MS, PWS Project Manager/ Sr. Biologist

PART II

CONDITIONS

A. PURPOSE

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

B. RECORDING

This PAMP shall be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number within 30 days of final approval. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document shall be recorded by the Martin County Clerk of Courts within 30 days of final approval.

C. TRANSFER OF OWNERSHIP

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

D. COMPLIANCE

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

E. INSPECTION OF PRESERVE AREA

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

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

F. PRESERVE AREA SIGNAGE REQUIREMENTS

All Preserve Areas shall be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments shall be constructed under the supervision of a Registered Land Surveyor and shall be shown on the Site Plan. The surveyed locations of Preserve Areas shall be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

G. PRESERVE AREA SIGNAGE REQUIREMENTS

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

H. SITE PLAN

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

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

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

The following notation shall be provided on the Site Plan: **"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

I. SITE CLEARING

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

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

of construction and prior to the issuance of a Certificate of Occupancy.

Preserve areas shall be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

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

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

J. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive recreational uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not negatively affect the hydrology, soils, or vegetative cover of a Preserve Area. See Part I (4), Activities Allowed in Preserve Areas, for additional prescribed allowances in preservation areas. Please note that there are existing utility poles along the preserve area. Maintenance of the existing utility poles and lines within the preserve area will be allowed, using the least damaging methods, when possible. Please see site plan for utility pole locations.

K. ACTIVITIES PROHIBITED IN PRESERVE AREAS

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

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

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

L. MAINTENANCE ACTIVITIES

Except for approved restoration, exotic removal, and maintenance activities, Preserve Areas shall be left undisturbed. All maintenance of Preserve Areas shall be in accordance with this PAMP. Maintenance and management activities shall be routinely performed by or under the

supervision of a qualified environmental professional and must be conducted in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site shall be included in the Restoration/Mitigation Plan prepared as part of this PAMP. The following maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: mechanical exotic plant removal; revegetation with native plants and other activities required for habitat restoration; removal of plant material that is dead or diseased, or considered to be a safety hazard; and prescribed burns.

Exotic Plant Removal

Exotic vegetation shall be removed from Preserve Areas by the least ecologically damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. Mechanical removal shall be allowed only if specifically approved as part of a Restoration/Mitigation Plan. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas, unless specified in the Restoration/Mitigation Plan. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Revegetation

Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Plan prepared as part of this PAMP. At this time its not anticipated that a restoration plan will be needed post initial exotic removal.

Native Vegetation Removal

Dead trees generally shall be retained in preserve areas as a natural function of habitat succession. Diseased and dead trees and vegetation considered to be a safety hazard may be altered or removed upon approval by the Martin County Environmental Planning Administrator. Other dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Plant removal shall be conducted so that no debris, including dead plants, plant clippings or wood scraps, shall be retained in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility. Revegetation may be required for any removed plant material.

Planting Plan

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

Prescribed Burns

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

Other Restoration and Maintenance Activities

Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to Rev.04/2023 public health and

M. SITE HYDROLOGY

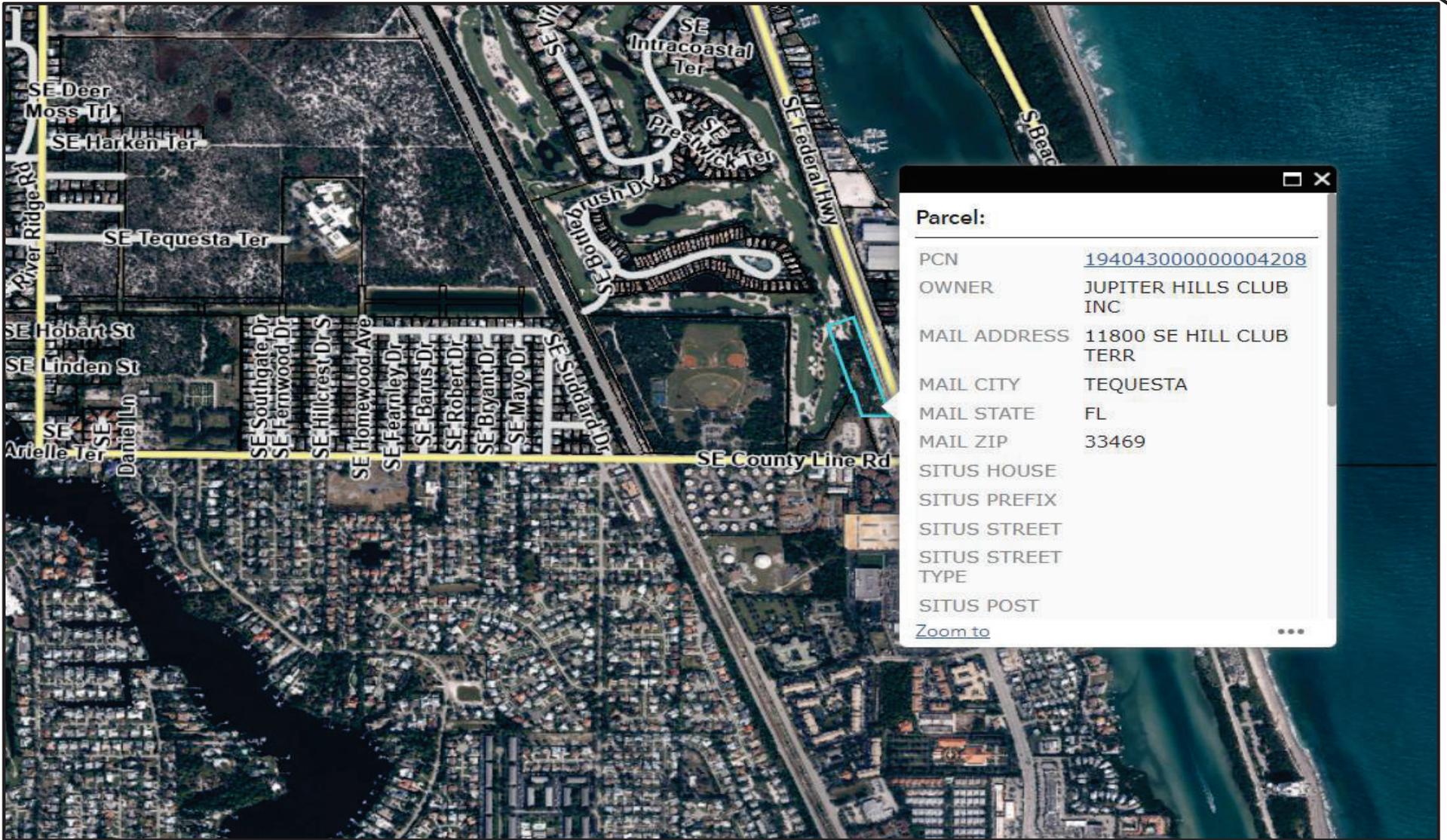
Previous or potential drainage impacts shall be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies.

N. PROTECTED SPECIES

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

O. INSPECTIONS AND ENFORCEMENT

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

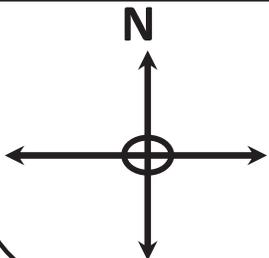


Parcel:	
PCN	194043000000004208
OWNER	JUPITER HILLS CLUB INC
MAIL ADDRESS	11800 SE HILL CLUB TERR
MAIL CITY	TEQUESTA
MAIL STATE	FL
MAIL ZIP	33469
SITUS HOUSE	
SITUS PREFIX	
SITUS STREET	
SITUS STREET TYPE	
SITUS POST	
Zoom to ...	

9/27/2023

Location Map

Map Source: Martin County



194043000000004208
Martin County, FL

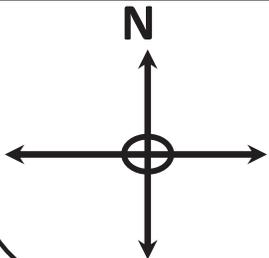




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Species Survey Map

Map Source: Martin County



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Martin County, FL



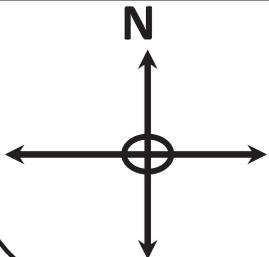
Advanced Restoration Ecology



9/27/2023

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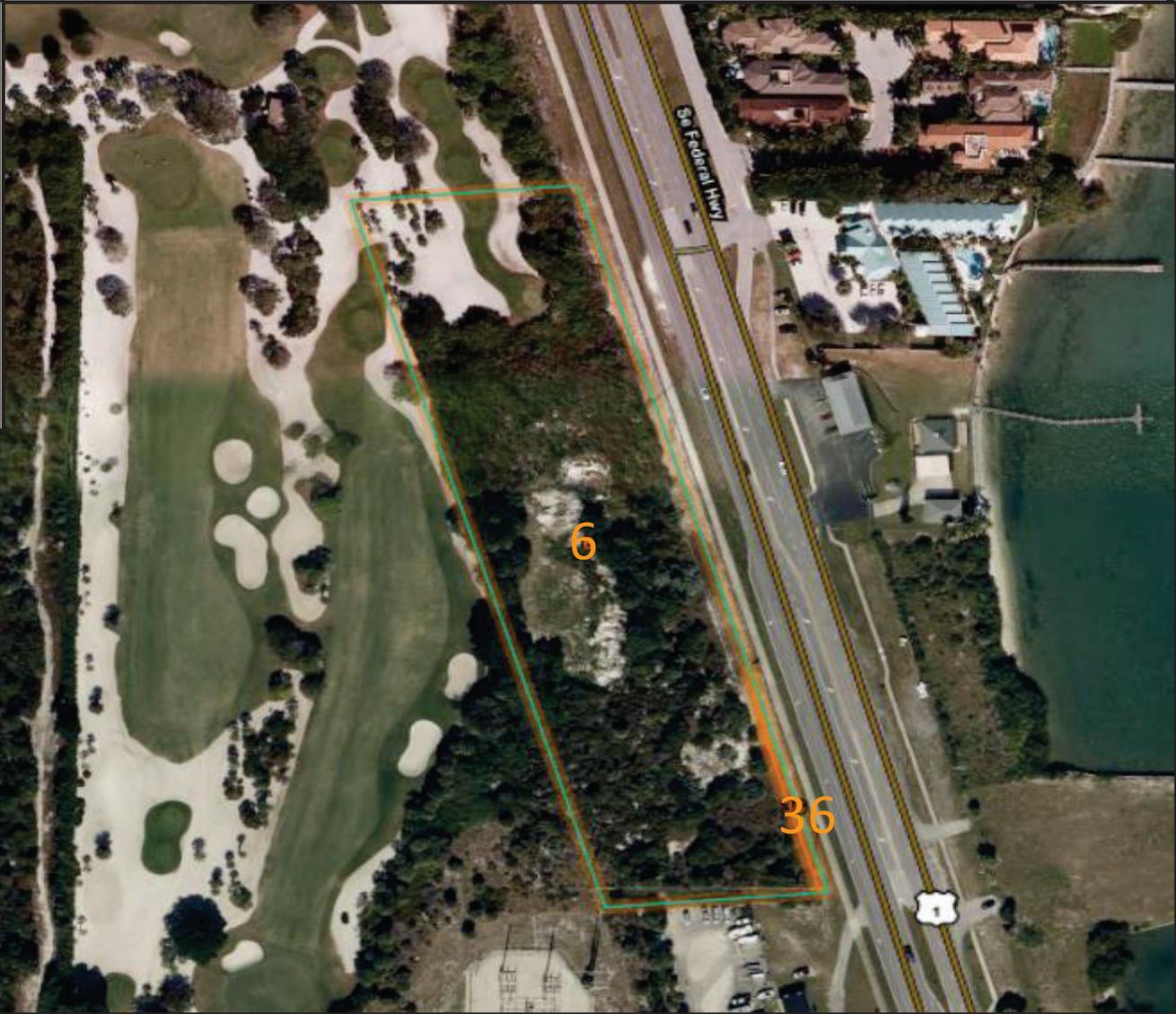
Map Source: Martin County



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Martin County, FL



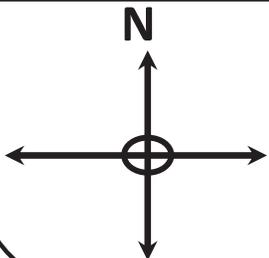
Martin County, Florida (FL085)			
Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Paola and St. Lucie sands, 0 to 8 percent slopes	5.1	99.0%
36	Arents, 0 to 2 percent slopes	0.0	1.0%
Totals for Area of Interest		5.1	100.0%



9/27/2023

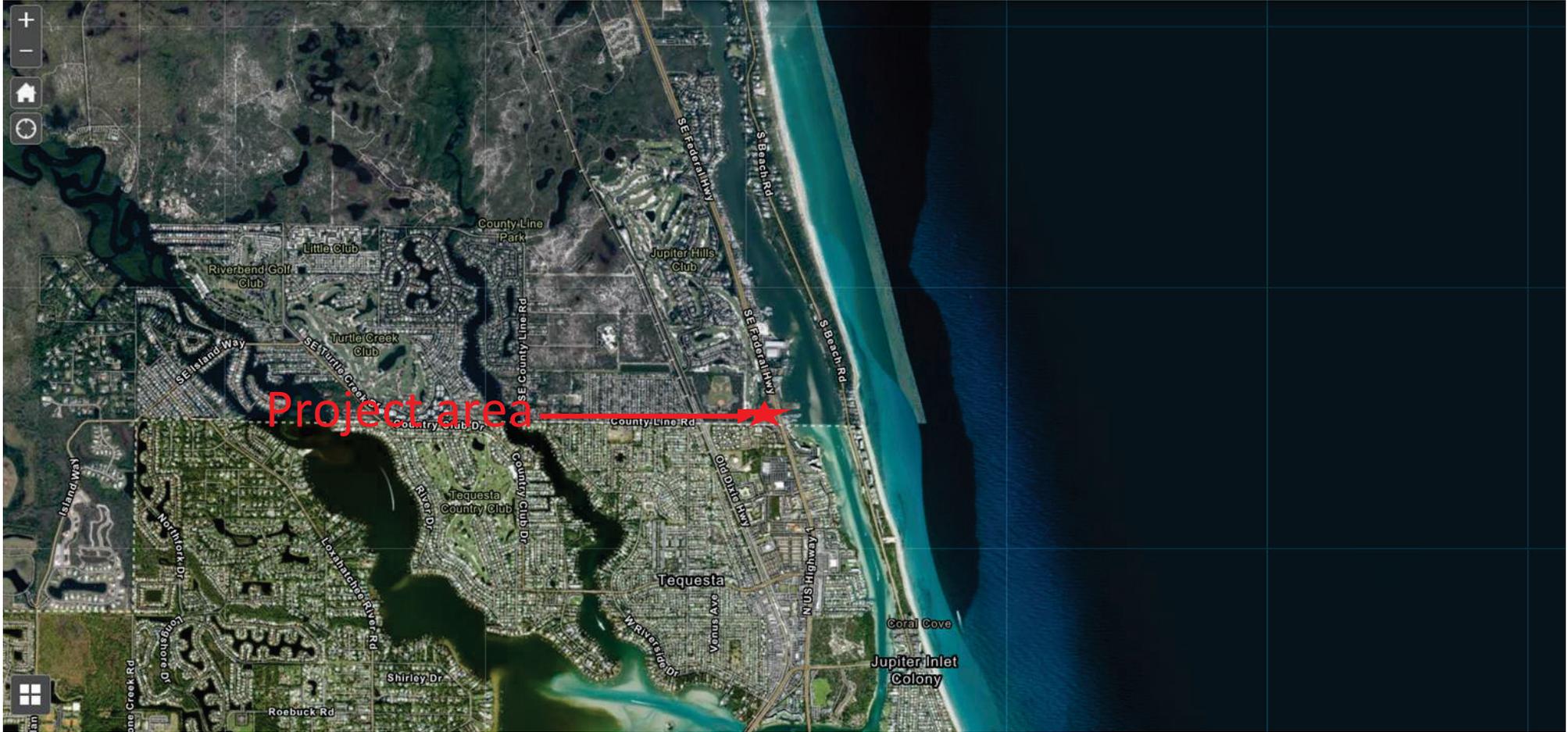
Soil Map

Map Source: Web Soil



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Martin County, FL

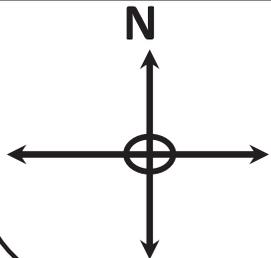




9/27/2023

Location Map

Map Source: FWC



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Martin County, FL

