

MARTIN COUNTY, FLORIDA

**AMENDED PRESERVE AREA
MANAGEMENT PLAN**

For:

MARTIN COMMERCE PARK PUD

Martin County

Sections 19 and 24/Township 38 South/Range 40 East

Prepared by:

EW Consultants, Inc.

July 2006
Amended July 2025

This PAMP amends the previous PAMP approved with final site plan approval for
Martingale Estates on April 14, 2006

Approved by/Date: M. Gierczak / 10/08/2025



Approved by:
M. Gierczak
Senior Environmental Planner

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.

TABLE OF CONTENTS

1.0	GENERAL
2.0	ENVIRONMENTAL ASSESSMENT
	2.1 Location
	2.2 Soils
	2.3 Habitats
	2.4 Listed Species
	2.5 Previous Impacts
	2.6 Agency Correspondence
3.0	IDENTIFICATION OF PRESERVE AREAS
	3.1 Site Plan
	3.2 Legal Recording
4.0	SURVEYING, MARKING AND BARRICADING REQUIREMENTS
	4.1 Preserve Area Surveying Requirements
	4.2 Preserve Area Boundary Markers and Signs
	4.3 Barricading Requirements
5.0	USE OF PRESERVE AREAS
	5.1 Activities Allowed in Preserve Areas
	5.2 Activities Prohibited in Preserve Areas
6.0	RESTORATION AND MAINTENANCE ACTIVITIES
	6.1 Invasive Non-Native and Nuisance Vegetation Removal
	6.2 Re-vegetation
	6.3 Vegetation Removal
	6.4 Prescribed Burns
	6.5 Hydrology
	6.6 Mitigation Plan
7.0	PROTECTIVE MEASURES FOR LISTED SPECIES
	7.1 Gopher Tortoises
	7.2 Endemic Species
	7.3 Relocation of Gopher Tortoises
8.0	MISCELLANEOUS PROVISIONS AND RESTRICTIONS
9.0	TRANSFER OF OWNERSHIP/RESPONSABILITIES
10.0	MONITORING, REPORTING AND INSPECTIONS
	10.1 Annual Monitoring Reports
	10.2 Inspections
11.0	ENFORCEMENT

TABLE OF CONTENTS (Continued)

MAPS

Location Map (Refer to Environmental Assessment)
Aerial Map/Previous Impacts (Refer to Environmental Assessment)
FLUCCS Map (Refer to Environmental Assessment)
Soil Survey Map (Refer to Environmental Assessment)
Wetland Map (Refer to Environmental Assessment)
Preserve Area Map (Refer to Master Site Plan)
Upland Buffer Restoration Planting Plan
Preserve Area Sign Detail

APPENDICES

Environmental Assessment
Lake Area Management Plan

1.0 GENERAL

The owner(s) of the lands to be preserved and maintained by this Amended Preserve Area Management Plan (PAMP) and/or the developer of Martin Commerce Park 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 “Martin Commerce Park PUD 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 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 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.

The purpose of this PAMP amendment is to provide an additional 2.75 +/- acres of upland habitat to the existing 24.55 +/- acre preserve area. The configuration of the previously approved preserve area includes two isolated wetlands that were fragmented from the primary wetland preserve area. The additional contiguous upland preserve area consists of the same upland habitat that is present in the previously approved PAMP and will provide increased upland buffer widths to the wetlands and connectivity of a native habitat corridor between the non-contiguous wetlands and the larger wetland slough.

The upland portions of the preserve area consist predominantly of Mixed Rangeland habitat, a result of more than 60 years of agricultural use of the property. Over an approximately 20 year period since the cessation of former agricultural practices, native species have established in these areas as a result of successional processes, natural colonization, and control of non-native species. The additional preserve areas will be subject to all terms and conditions of this PAMP including eradication of non-native invasive species in accordance with Section 6.1. Any areas deficient of coverage by native species will be replanted in accordance with Section 6.2 of the Amended PAMP. Descriptions of land cover types and vegetation is provided in the attached Environmental Assessment Report. This Amended PAMP supersedes the previous PAMP (recorded on July 28, 2006) for the subject property.

This PAMP will not be altered or amended by either Martin County or the owner(s) and/or developer of Martin Commerce Park 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 Martin Commerce Park 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 amended 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 Martin Commerce Park PUD project site is located in central Martin County, Florida. The overall Martin Commerce Park PUD property covered by this PAMP is generally situated south of Martin Highway, east of and adjacent to I-95. The subject property is located within Sections 19 and 24, Township 38S, and Range 40E. This PAMP amendment provides a net increase in acreage of preserve area. 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 Martin Commerce Park PUD 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 Martin Commerce Park PUD Environmental Assessment Report dated July 2025.
- 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 Martin Commerce Park PUD Environmental Assessment Report dated July 2025.
- 2.5 Previous Impacts – Historic impacts (primarily agricultural and previous development activity) on the site are discussed in the attached Martin Commerce Park PUD Environmental Assessment Report dated July 2025.
- 2.6 Agency Correspondence – The Environmental Assessment Report contains documentation of coordination and permitting with South Florida Water Management District and U.S. Army Corps of Engineers for wetland verification and approval for construction of the existing surface water management system.

3.0 IDENTIFICATION OF PRESERVE AREAS

- 3.1** Site Plan – The Martin Commerce Park PUD Preserve Areas subject to this PAMP are comprised of wetlands, their associated upland 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 contains 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, this amended Martin Commerce Park PUD 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 Martin Commerce Park 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 Martin County Geographical Information System (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 five 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. Turbidity control measures will be installed at or outside the limits of the upland buffer surrounding all wetlands.

It is the responsibility of the owner(s) and/or developer of Martin Commerce Park 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 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 Martin Commerce Park 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 and 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 non-native and 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.

A maintenance control program will be implemented for the existing wetlands and 50 foot upland buffer preserve areas within the Martin Commerce Park PUD PAMP. The maintenance control treatments will be comprised of invasive non-native and 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 non-native and nuisance vegetation will be through the cutting/mulching of the trunk followed by treatment of any stumps with an appropriately labeled herbicide.

- Eradication of non-woody invasive non-native and nuisance vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication of invasive nuisance vegetation will be 100 percent kill immediately after the completion of the eradication activity. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any 0.25 acre portion of the preserve area exhibiting invasive non-native or nuisance vegetation coverage of five percent or more will trigger the need for additional invasive non-native and nuisance vegetation control activities.

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 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 aquatic environments.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

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

- 6.2** Re-vegetation - Any re-vegetation that may be necessary as a result of invasive non-native and 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 non-native and nuisance species treated in place for maintenance control may be left to decompose naturally. Any woody plant material and/or invasive non-native or nuisance plant debris removed from Preserve Areas may be chipped on site and incorporated in the topsoil or as mulch in restoration areas, or may be disposed of in a County-approved recycling facility.

- 6.4** Prescribed Burns - Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.
- 6.5** Hydrology - Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite 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 non-native and 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 past agricultural use (man-made berms, mounds, and ditches), which may be located within designated wetlands and buffer areas. Should such features be identified, removal of these man-made features (scraped down and/or backfilled) with the use of heavy machinery may be conducted in areas 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 may be installed in the buffer and at the fringe of the existing wetlands on site. Installation of such 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 any existing man-made features (berm and mound scrape down, ditch filling, and re-grading), the removal of large debris, the mulching and/or removal of invasive non-native and nuisance vegetation, the installation of the water control structures, and maintenance of permitted swales and ditches associated with the surface water management system. 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 may be present within the Martin Commerce Park PUD site. In Florida, gopher tortoises are a State-designated threatened species. Under Florida law, no person may take, possess, transport or sell a listed species. No land clearing or construction shall occur until a 100% gopher tortoise burrow survey has been conducted by a licensed gopher tortoise agent. If any gopher tortoises or potentially occupied gopher tortoise burrows are identified within the development area, a gopher tortoise relocation permit issued by FFWCC will be required and all tortoises within the proposed development area shall be relocated to an off-site receiver area as permitted by the FFWCC. Gopher tortoises inhabiting burrows in areas to be developed will be captured and relocated per the following guidelines set forth below.

Gopher tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by a licensed gopher tortoise agent 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, and as approved by a valid FFWCC gopher tortoise relocation permit, all gopher tortoise relocation efforts will include trapping of protected commensal species that may live in the gopher tortoise 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 Martin Commerce Park 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 non-native and nuisance vegetation removal, replanting, maintenance and monitoring shall be required for a period of two years from the date the planting is completed. The bond and associated paperwork will be required prior to issuance of a Certificate of Occupancy.

9.0 TRANSFER OF RESPONSIBILITIES

The owner(s) and/or developer of Martin Commerce Park 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 Martin Commerce Park 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 non-native and nuisance vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 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 non-native and nuisance vegetation. Fixed-point panoramic photos of Preserve Areas will be included in each report. The reports will include recommendations for invasive non-native and 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 construction. 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.

10.2 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 PRESERVE SIGN



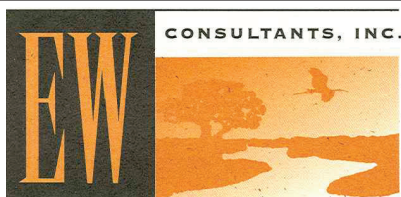
LEGEND

-  - WETLAND PRESERVE
 - UPLAND PRESERVE
 - PRESERVE SIGN

SITE PLAN BY OTHERS

MARTIN COMMERCE PARK PUD

PRESERVE AREA SIGN

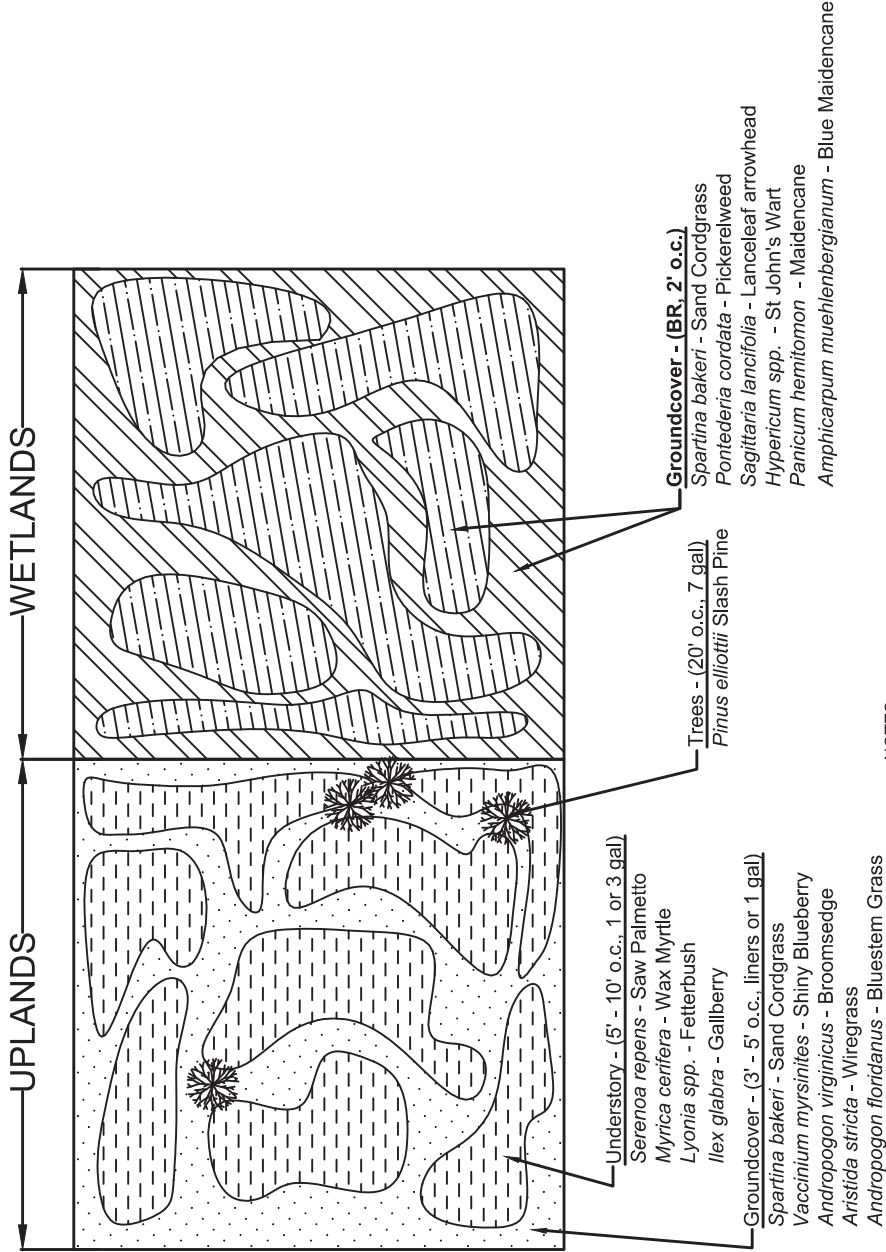


EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAR 2025

FIGURE

NATIVE UPLAND & WETLAND PLANTING PLAN



NOTES:
- DENSITY/QUANTITIES TO BE BASED ON EXISTING CONDITIONS WITHIN UPLAND
- HABITAT RESTORATION AREA & FIELD-ADJUSTED ACCORDINGLY.
- REFERENCED SPECIES MAY BE SUBSTITUTED WITH OTHER APPROPRIATE
NATIVE SPECIES BASED ON AVAILABILITY.
- PLANTS TO BE INSTALLED AS TO MIMIC NATURAL OCCURRENCE.

MARTIN COMMERCE PARK PUD
NATIVE UPLAND & WETLAND
PLANTING PLAN



EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208

STUART, FL 34996

772-287-8771 FAX 772-287-2988

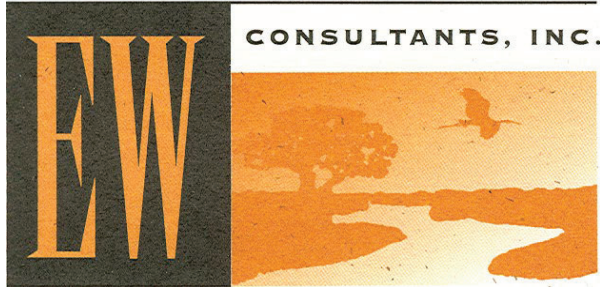
WWW.EWCONSULTANTS.COM

MAR 2025

FIGURE

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



MARTIN COMMERCE PARK PUD

Environmental Assessment

Prepared For:

Martin Commerce Park, LLC

Prepared By:

EW Consultants, Inc.

March 2025
Updated July 2025

INTRODUCTION

This environmental assessment has been prepared in support of a final site plan application for Martin Commerce Park PUD. The subject property is comprised of 167 +/- acres and is located within unincorporated Martin County, Florida.

The subject property is located south of and adjacent to Martin Highway and east of and adjacent to I-95. The property falls within Sections 19 and 24, Township 38 South, Range 40 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.

The site is comprised of lands that were previously developed as an agricultural subdivision and include designated wetland and native upland habitat preservation areas. The review of historic aerial photos indicates that the property has been in agricultural use for more than 60 years. The agricultural subdivision portions of the property are currently used for cattle grazing and fences have been installed to prevent the cattle from entering the wetlands and native upland 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 Martin Commerce Park 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 Martin Commerce Park 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.

212 – Unimproved Pasture –

This land cover type occurs within the western and central portions of the site and is currently used for cattle grazing. The vegetation assemblage within these areas is dominated by a ground cover consisting of non-native pasture grasses including smut grass and cogon grass, native species including broom sedge, and ruderal weeds, and non-native invasive trees and shrubs including Brazilian pepper and earleaf acacia. Native trees and palms including slash pine, cabbage palm, live oak, and laurel oak are also present in these areas.

330 – Mixed Rangeland –

The vegetative assemblage consists of a variety of native and ruderal species. Typical vegetative cover includes slash pine, saw palmetto, myrsine, wax myrtle, and beautyberry, blackberry, grapevine, and ruderal weeds.

411 – Pine Flatwoods –

Native upland pine flatwood habitat is present within the northern and eastern portions of the property, occurring along the boundaries of the on site wetlands. The vegetation assemblage within the pine flatwoods habitat consists of a canopy dominated by slash pine, a subcanopy containing slash pine, cabbage palm, laurel oak, and wax myrtle and a shrub/groundcover consisting of saw palmetto, gallberry, fetterbush, cocoplum, myrsine, broom sedge, and wiregrass.

510 – Ditches –

The property contains spreader, retaining, and conveyance swales and ditches that were constructed as components of the surface water management system for the agricultural subdivision. SFWMD permit (43-01784-P) for the property. The purpose of the swales and ditches are to collect, treat, and convey treated stormwater to the preserved wetlands. The ditches and swales contain a combination of native species including pickerelweed, lanceleaf arrowhead, and smartweed as well as non-native invasive species including Peruvian primrose willow, torpedo grass, and paragrass.

534 – Reservoirs Less Than 10 Acres –

The property contains two man-made reservoirs within the western and southern portions of the site. The southern of the two reservoirs was constructed in the mid-1980s to generate fill for the construction of I-95. The northern reservoir was built in 2006 as part of the surface water management system for the agricultural subdivision.

641 – Freshwater Marsh –

There is one freshwater marsh wetland that extends along the majority of the eastern boundary and continues off site. Although the predominant habitat type within the wetland is freshwater marsh, several other wetland habitats are also present to a lesser extent including hydric pine, wet prairie, and bay swamp. The vegetation assemblage varies within each of these habitat types depending on soil characteristics and hydroperiod. Dominant species occurring within the wetland includes red bay, loblolly bay, Carolina willow, slash pine, dahoon holly, cabbage palm, laurel oak, wax myrtle, cocoplum, cork wood, pickerelweed, lanceleaf arrowhead, spike rush, maidencane, blue maidencane, yellow-eye grass, bog button, and a variety of sedges and rushes.

643 – Wet Prairie -

There are two isolated wet prairie wetlands within the eastern portion of the property. Wet prairie wetlands are short hydroperiod wetlands that are typically inundated during the wet season and dry down as rainfall decreases with seasonal changes. The vegetation assemblage within these two wetlands includes slash pine, cabbage palm, broom sedge, maidencane, marsh fleabane, soft rush, spike rush, dog fennel, smartweed, pickerelweed, and water hyssops.

814 – Roads –

Paved roads that were constructed for the agricultural subdivision occur within the central portions of the property. Live oaks and cabbage palms that were planted for landscaping purposes occur adjacent to the northern portion of the road.

WILDLIFE

Wildlife Observations –

Field surveys of this property have been conducted intermittently between August 2011 and July 2025. Site specific field reconnaissance for this environmental assessment was conducted in March and July 2025, 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 crow, northern mockingbird, and cattle egret. Several species of raptors including black vulture, turkey vulture, and red-tailed hawk were observed. Wading birds were also observed within and along the reservoirs, ditches, and wetlands and these species included the white ibis, great egret, great blue heron, green heron, and little blue heron.

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 southern black racer snake, red rat snake, southern leopard frog, red-headed agama, anoles, and red-eared slider turtle.

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. A Listed Species Survey Map depicting the portions of the property that have been surveyed for listed species is provided in the Appendix.

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

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
					State/Federal
American alligator	<i>Alligator mississippiensis</i>	Wetland and aquatic habitat	Pedestrian and vehicular transects	O ²	FT/SA
Audubon's crested caracara	<i>Caracara cheriway</i>	Dry prairie, open rangeland	Pedestrian and vehicular transects	M	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	L	FE
Florida burrowing owl	<i>Athene cunicularia</i>	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	M	ST
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	M	ST
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	M	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	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

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
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	M	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	M	FT

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. Several alligators were observed within the on site lakes and this species may also occur periodically within the wetlands.

The subject site is within the consultation area of the Audubon's crested caracara. The pasture and open lands portions of the property provide potential forage habitat for this species and several mature cabbage palms that provide potentially suitable nesting opportunities are also present.

Nesting season surveys for Audubon's crested caracara were conducted in accordance with US Fish and Wildlife Service (USFWS) guidelines during the 2023, 2024, and 2025 nesting seasons. Over the course of these three years of nesting season surveys, no crested caracara nesting activity has been observed on the subject property or in the surrounding area. A copy of the 2025 Nesting Season Survey for Crested Caracara report is provided as an attachment.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles or bald eagle nests were 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. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

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 pasture and other open lands portions of the property provide suitable habitat for burrowing owls, thus there is a moderate potential for this species to occur. However, no burrowing owls or burrowing owl burrows were observed on the property.

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 located within the distribution area for this species. Although no Florida pine snakes were observed during site reconnaissance, the native pine flatwood habitat and portions of the pastures and open land areas present on site provides suitable habitat for this species, thus there is a moderate potential for this species to occur.

The Florida sandhill crane is a State-designated Threatened species that is relatively common within the region. The preferred nesting habitat for Florida sandhill cranes is typically native freshwater marsh habitat, which does occur within the eastern portion of the property. Although sandhill cranes have been observed on site during field surveys conducted intermittently since August 2011, no sandhill crane nests have been observed and no sandhill cranes or sandhill crane nests were observed during field reconnaissance conducted in March and July 2025.

The gopher tortoise is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FFWCC). In March 2025, habitat reconnaissance surveys were conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify the potential occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat surveys were conducted in accordance with the FFWCC Gopher Tortoise Permitting Guidelines (revised April 2023).

The March and July 2025 habitat reconnaissance surveys did not identify any gopher tortoises, potentially occupied gopher tortoise burrows, or any indicators of the presence of gopher tortoises. In accordance with FFWCC gopher tortoise permitting guidelines, a one hundred percent habitat survey for this species must be conducted prior to the commencement of any land development activities. If any gopher tortoises or potentially occupied gopher tortoise burrows are identified during a future one hundred percent survey, a gopher tortoise relocation permit will need to be obtained through FFWCC for any potentially occupied gopher tortoise burrows that cannot be avoided from impact by a radius of at least 25 feet from a burrow entrance.

There is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. One of these species, the little blue heron, was observed on the property during field reconnaissance. Other state listed wading birds with potential to occur include the tricolored heron and the roseate spoonbill. The occurrence of these species would likely be limited to transient foraging as the site does not contain any habitat conducive to nesting and no evidence of nesting has been observed.

The wood stork is a federally listed threatened species that has potential to occur on the site for foraging opportunities, however no wood storks were observed during site reconnaissance for this environmental assessment. The naturally forested portions of the freshwater marsh do not contain a sufficient hydroperiod for the areas to be suitable wood stork nesting habitat and no wood stork nests have been observed. The site is, however, within the 18.6-mile core foraging area of wood stork rookeries as per USFWS, thus forage protection and maintenance measures will be taken to support this species.

WETLANDS

The wetlands within the Martin Commerce Park PUD property have been addressed at the Federal (Section 404) and state (Environmental Resource Permit) level. There are no wetland impacts proposed for development of the Martin Commerce Park PUD property. A Preserve Area Management Plan (PAMP) that includes all on site wetlands and 50-foot buffers was recorded (OR Book 02166 Page 2254) on July 28, 2006. Site visits conducted with SFWMD compliance staff in 2023, 2024, and 2025 all resulted in a acknowledgement of compliance with the conditions of the ERP.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

State Environmental Resource Permitting –

The South Florida Water Management District (SFWMD) issued an Environmental Resource Permit (ERP permit 43-01784-P) on December 13, 2005 for construction of a surface water management system on the subject property. All wetlands that occur on the property have been placed under a conservation easement in favor of SFWMD. Site visits conducted with SFWMD compliance staff in 2023, 2024, and 2025 all resulted in a acknowledgement of compliance with the conditions of the ERP.

Federal Section 404 Permitting –

On October 13, 2006, the U.S. Army Corps of Engineers issued permit SAJ-2004-9016(IP-AAZ) for the subject property. All construction activities authorized under this permit were completed for development of the agricultural subdivision.

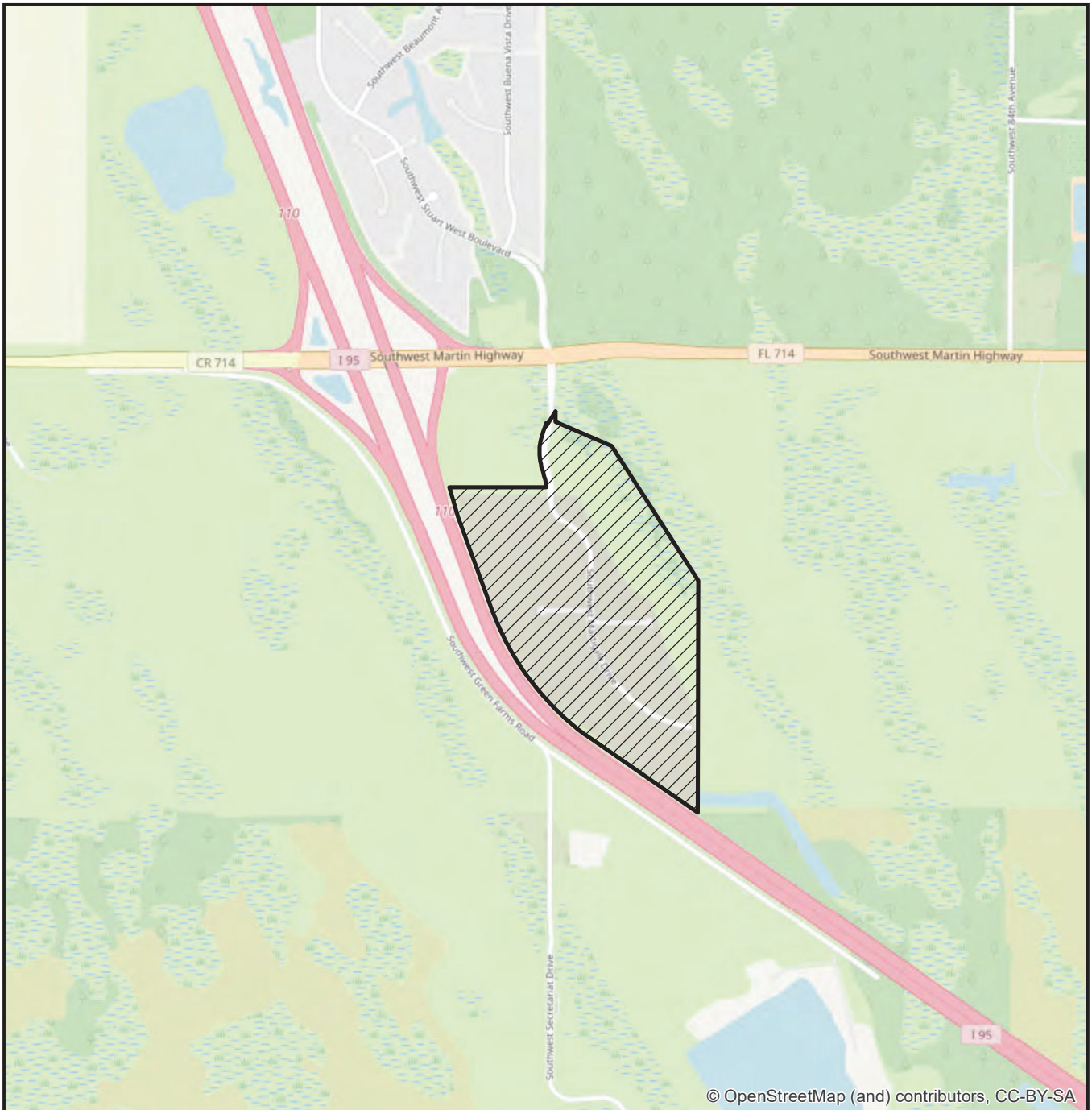
Native Upland Habitat

The native pine flatwoods habitat that occurs on the Martin Commerce Park PUD property is located entirely within the 50 foot wide buffers of the on site wetlands. These native upland habitat areas have been placed under a conservation easement in favor of SFWMD.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

APPENDIX



LEGEND

 - SITE (167.1+/- AC)

0 2,000 Feet
N

MARTIN COMMERCE PARK PUD LOCATION MAP



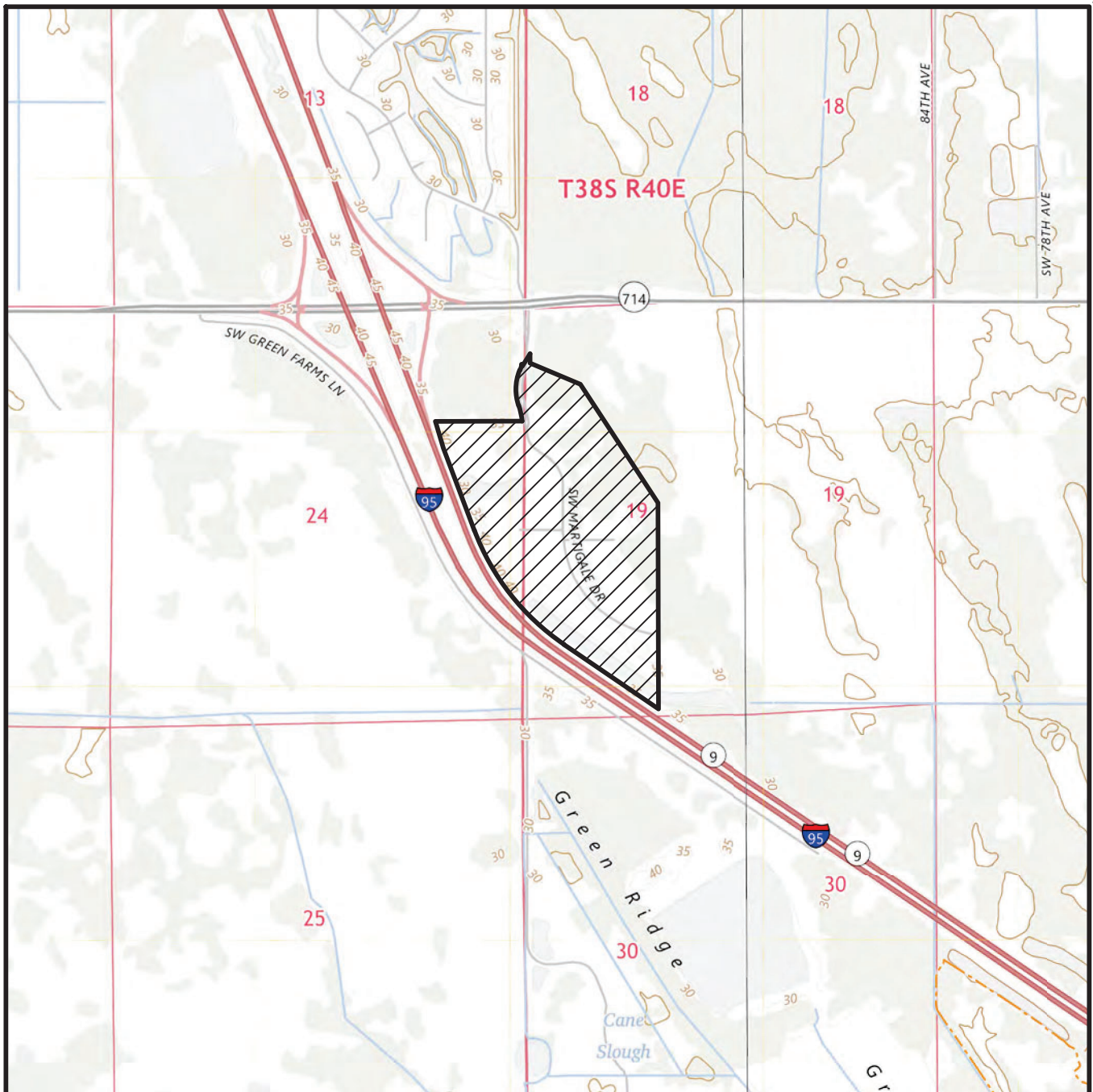
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAR 2025

FIGURE

1



USGS QUAD MAP "INDIANTOWN NW", SECTIONS 19 & 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'15" LONGITUDE -80°22'58"

LEGEND

 - SITE (167.1± AC)

0 2000
SCALE IN FEET



MARTIN COMMERCE PARK PUD QUAD



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAR 2025

FIGURE

2



MARTIN COUNTY AERIALS DATED 2024

0 1000
SCALE IN FEET



MARTIN COMMERCE PARK PUD AERIAL

MAR 2025

FIGURE

3

MARTIN COMMERCE PARK PUD.dwg AERIAL



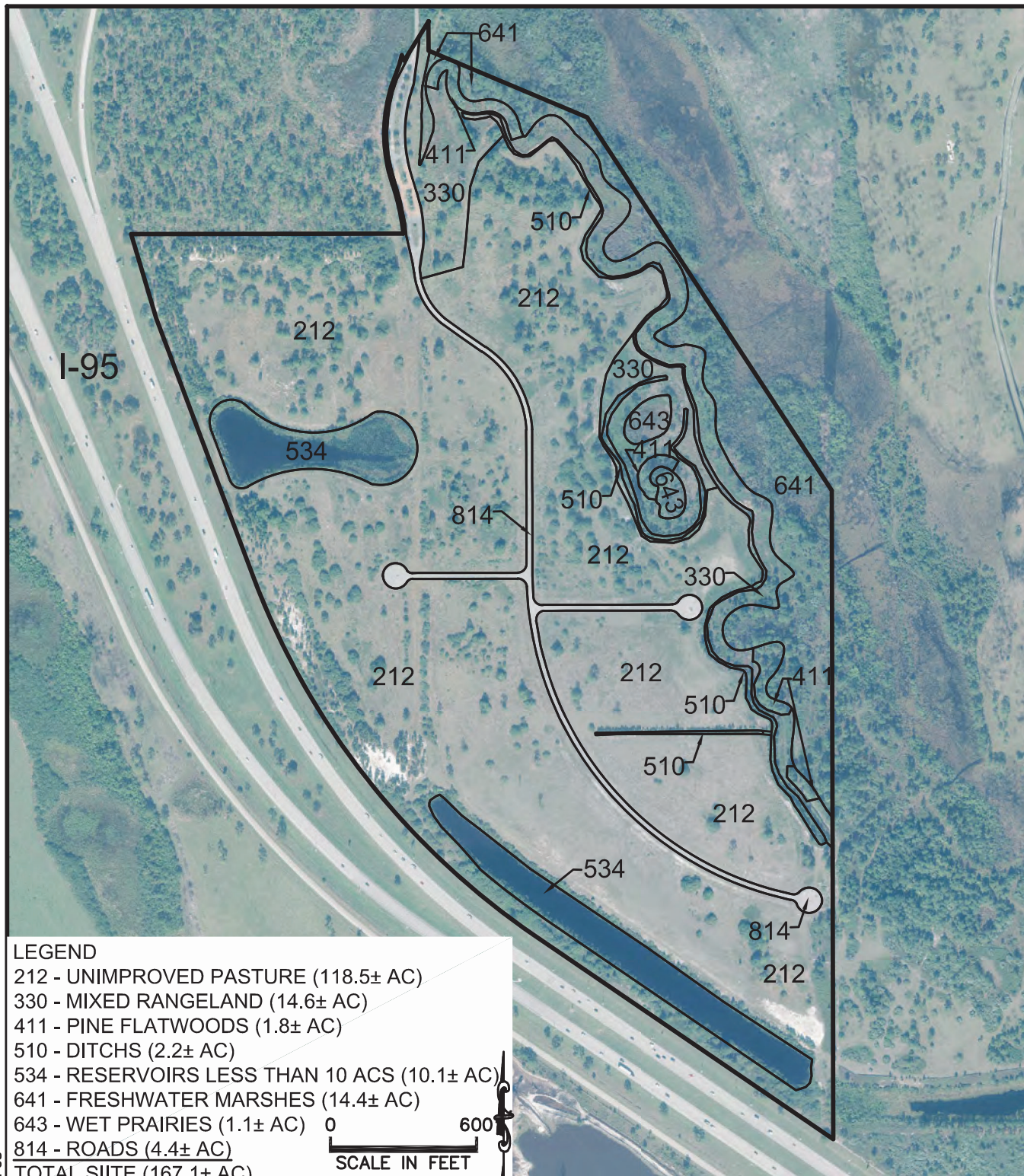
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208

STUART, FL 34996

772-287-8771 FAX 772-287-2988

WWW.EWCONSULTANTS.COM



MARTIN COMMERCE PARK PUD

FLUCFCS



EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

MAR 2025

FIGURE

4

MARTIN COMMERCE PARK PUD.dwg FLUCFCS

MARTIN COMMERCE PARK PUD.dwg LISTED SPECIES



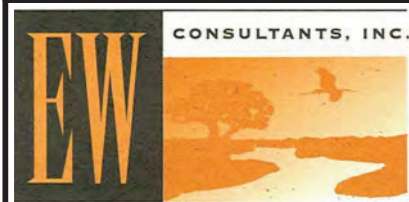
LEGEND
[Hatched Box] - LISTED SPECIES SURVEY AREA

0 600
SCALE IN FEET

MARTIN COUNTY AERIALS DATED 2025

MARTIN COMMERCE PARK PUD

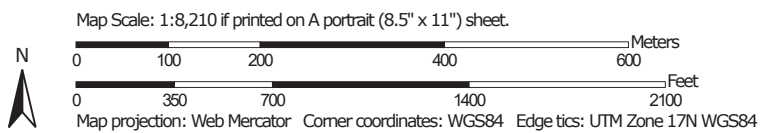
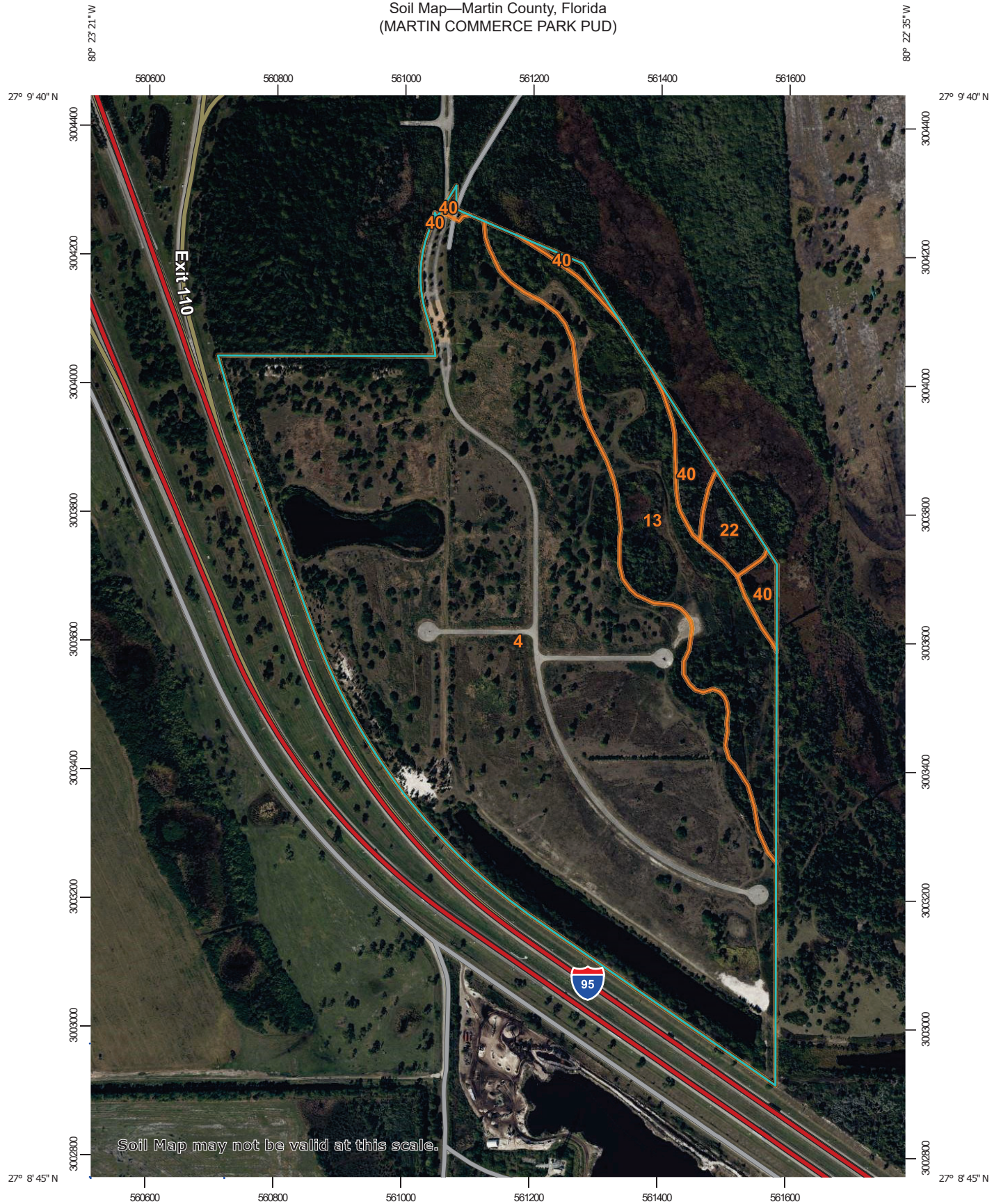
LISTED SPECIES SURVEY AREA



EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2025
FIGURE

Soil Map—Martin County, Florida
(MARTIN COMMERCE PARK PUD)



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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 23, Aug 21, 2024

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

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

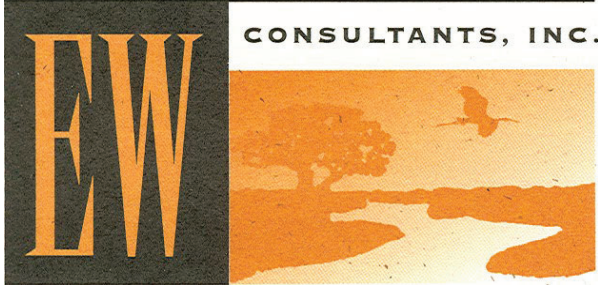
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	136.7	81.8%
13	Placid and Basinger fine sands, depressional	24.2	14.5%
22	Okeelanta muck, frequently ponded, 0 to 1 percent slopes	2.2	1.3%
40	Sanibel muck, frequently ponded, 0 to 1 percent slopes	3.9	2.3%
Totals for Area of Interest		167.1	100.0%

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



MARTIN COMMERCE PARK

2025 NESTING SEASON SURVEY FOR CRESTED CARACARA (*CARACARA PLANCUS*)

Prepared For:

Ashley Capital, LLC

Prepared By:

EW Consultants Inc.

June 2025

Introduction

The Martin Commerce Park property is located southeast of the intersection of I-95 and SW Martin Highway (S.R. 714) in Martin County, Florida. An Aerial Photo Map depicting the property boundary and surrounding area is provided in the Appendix.

In accordance with the U.S. Fish and Wildlife Service (USFWS) guidance documents, the site falls within the designated consultation area for the Crested Caracara (*Caracara plancus*). This report has been prepared in accordance with USFWS guidelines, and documents the results of a 2025 crested caracara nesting season survey of the subject property.

Site Characterization

The Martin Commerce Park property was previously partially developed as a large lot agricultural subdivision, with the majority being disturbed uplands with no intact native upland habitat present. The site is currently used for grazing cattle. While there are no intact native upland habitat areas present, scattered patches of slash pine and cabbage palms remain. Brazilian pepper and pasture grasses are also present throughout the site. The property has a paved road system with several paved cul-de-sacs from previous residential development activity.

The site is surrounded by I-95 to the west, Martin Highway to the north, and generally undeveloped land to the south and east. The open pasture areas existing on surrounding properties also represent potential nesting and foraging habitat for crested caracaras.

Survey Protocol

The survey protocol utilized for this report was adapted from the 2016 U.S. Fish and Wildlife Service South Florida Ecological Services Field Office Crested Caracara Survey Protocol (USFWS Crested Caracara Draft Survey Protocol – Additional Guidance (2016-2017 Breeding Season)).

In accordance with the guidelines, survey data collection events were conducted pursuant to the information called for in the guidelines. The survey data collection events were initiated at least fifteen minutes prior to sunrise and continued for at least three hours after sunrise. Data collection events began on January 6, 2025 and were conducted at least twice monthly, through April 2025.

The location of the observer for data collection events was selected based on known site conditions. The data collection and observations were conducted from within a parked vehicle for at least three hours for each event. Observations were also made throughout the site, primarily by vehicle, following the initial three-hour stationary data collection event. Observations were conducted along Martin Highway prior to the start of each survey to inspect for the presence of carrion. The field notes from each survey data collection event are provided in the Appendix along with a Monitoring Station Map depicting the location of the observation point.

Survey Results

The following section presents a summary of the 2025 crested caracara nesting season survey observations for the Martin Commerce Park property.

Observation block:

The observation locations were selected to maximize the possibility of observing caracara activity on or around the subject site, and identify the extent of usage, if any, by caracaras. Detailed data collection and observations from each event as well as an aerial photo base map depicting the data collection station location are provided in the Appendix.

The observation station was selected based on the ability to observe large portions of the site and was focused in areas with open ground and cabbage palms. The monitoring station and vehicular transects were used to cover the different open areas on site and to monitor the fringe areas of the site adjacent to potential habitat located offsite. The primary station was in the central portion of the property and vehicular transects were conducted along the northern edge of the property next to Martin Highway as well as the southern and western areas adjacent to undeveloped land and I-95.

Caracara activity observations:

The 2025 caracara nesting season survey did not result in observation of any crested caracara activity within the Martin Commerce Park property or on adjacent suitable habitat.

Conclusion

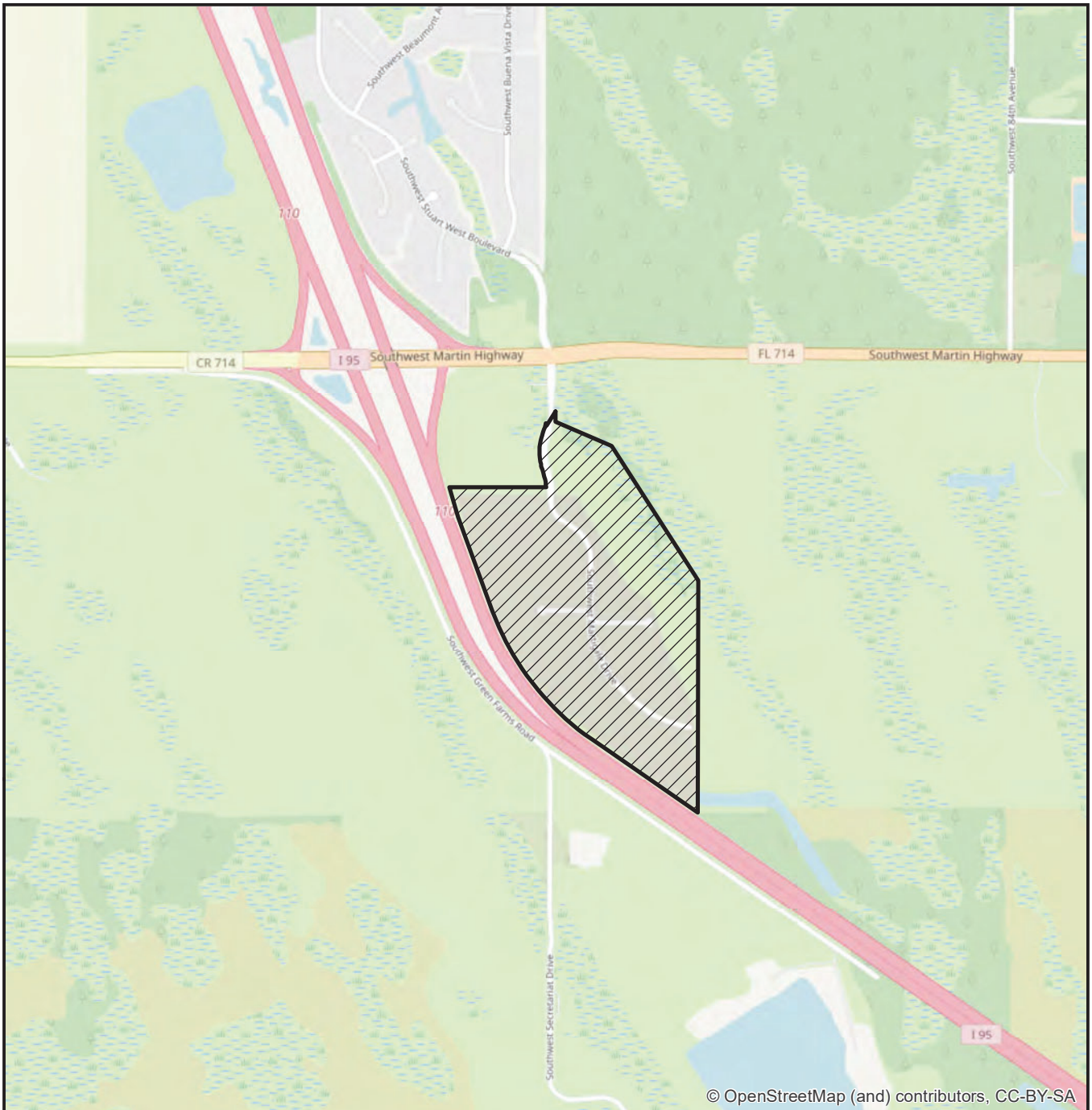
This 2025 caracara nesting season survey was conducted in accordance with the 2016 U.S. Fish and Wildlife Service South Florida Ecological Services Field Office Crested Caracara Survey Protocol including the USFWS Crested Caracara Draft Survey Protocol – Additional Guidance (2016-2017 Breeding Season) guidance.

The subject site exhibits potential foraging and/or nesting habitat for caracaras (cabbage palms and slash pine and active cattle grazing). Observations and data collected from the cumulative field survey events indicate that no foraging individuals or nesting pairs of crested caracaras utilized the subject site during the 2025 nesting season.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

APPENDIX



LEGEND

 - SITE (167.1+/- AC)

0 2,000 Feet
N

MARTIN COMMERCE PARK PUD LOCATION MAP



EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2025

FIGURE

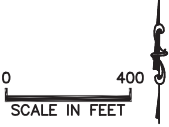
1



MARTIN COUNTY AERIAL DATED 2025

MARTIN COMMERCE PARK

// - GATE
△ - STATION



Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
010625	0655	0712	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	54	2 SSW	50%	Ac	N/A
End	70	7 SSW	50%	Ac	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
011425	0655	0712	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	62	6 N	100%	overcast	Intermittent fine mist
End	64	11 NNW	100%	Overcast	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, palm warbler, blue jays, osprey

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
013125	0650	0708	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	59	0-2 SSE	10%	Ac	N/A
End	74	0-6 SSE	15%	Ac/As	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, sandhill cranes foraging, vultures, cardinals, robins, mockingbirds, quail

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
021125	0630	0701	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	66	1-5 SE	40%	Cb/Cu	Momentary drizzle 0800
End	76	0-5+ N	50%	Cu/Cb	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, vultures, red shoulder hawk, meadowlarks, sandhill cranes, boat tail grackle, robins, osprey, white tail deer

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
022825	0650	0713	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	65	0-10 NNW/~8	100%	St/Cb/overcast	N/A
End	70	11 N	100%	Overcast St/Cb	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, sandhill cranes, eastern phoebe, robins

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
031425	0710	0731	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	58	0	20%	St	N/A
End	72	0	20%	St	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, red tail hawk, osprey, loggerhead shrike, cardinals, cattle egrets

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
032525	0700	0719	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	66	0-5 NW	50%	Cu	Slight drizzle @ start until 0800
End	68	0-4 SW	50%	Cu	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, cattle egrets, cardinal, osprey, blue jays, wren, eastern phoebe

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
040825	0645	0703	1030	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	74	0-4 WSW	75%	Cu/overcast	Brief light mist
End	78	0-5 W	85-90%	Cu/overcast	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, cattle egrets

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed

Caracara Survey Form

Project Name: Ashley Martin Commerce

Locations/Observation Blocks/Lat-Long: 27.15341, -80.38214

Date	Start Time	SUNRISE	Stop time	Observer Name(s) and Experience Level(s)
042225	0630	0650	1000	T.M. Bardi 8y

	Air Temp Deg F	Wind Speed & Direction	% Cloud Cover	Cloud Type	Rain/Fog/Misc
Start	69	1-5 ESE	60%	Ci	N/A
End	76	1-5 ESE	50+%	Ci	N/A

General Site and Habitat Conditions; Other Activities in the Area

- Active pastures with scattered Brazilian pepper, slash pine, wax myrtle, and shrubs; pine flatwoods with restored wetlands in N and wetland along E side; I-95 southwest, Martin Highway to the north.
- Generally high traffic on 95 and Martin Hwy (714)
- Cattle grazing, cattle egrets, cardinal, wren, sparrow, warbler, blue jays, vultures

Observation Point Information

Central Location with clear views of entire observation block and adjacent areas

Observations: flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc.

Observer Location	Age: Adu/Juv/Im	Time	Description of behavior, flight path, etc.
1	-	-	No caracara observed