

MARTIN COUNTY, FLORIDA
BANYAN BAY
AMENDED
PRESERVE AREA MANAGEMENT PLAN

For:

Banyan Bay Phases 1 & 2

Hanson Grant, Township 38S, Range 41E

Martin County

Florida

Prepared by:

EW Consultants, Inc.

Approved by/Date: _____

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.

This Amended PAMP for the Banyan Bay Phases 1 & 2 project site has been developed in accordance with current Martin County PAMP standards to reflect the separation of Phases 1 and 2 from Phase 3, and to revise site boundaries to reflect a FDOT ROW Dedication for a turn lane. Phases 1 and 2 will remain under management responsibility as described in this PAMP, while Phase 3 will have a separate management entity as described in the Banyan Bay Phase 3 PAMP. This PAMP is intended to update the previous PAMP (All Phases), approved on February 21, 2022 (O.R. Book 3298, pages 913 to 953). All information in the previously recorded PAMP remains valid, unless otherwise stated or provided with this PAMP amendment.

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Illustrations of Preserve Area Signs (unchanged, included in prior approved PAMP)

SFWMD Final Inspection Letter regarding Preserve Areas (unchanged, included in prior approved PAMP)

Lake Area Management Plan (unchanged, included in prior approved PAMP)

Annual Monitoring Report Form (unchanged, included in prior approved PAMP)

1.0 GENERAL

The owner of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer of *Banyan Bay Phases 1 & 2*, successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

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

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP. This amended PAMP for the Banyan Bay development will serve as the transfer from the previous owners of the approved and recorded PAMP (Banyan Bay Macks, LLC) to the current owners (Banyan Bay Stuart Homeowners Association, Inc.).

This PAMP will not be altered or amended by either Martin County or the owner/developer of *Banyan Bay Phases 1 & 2*, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of *Banyan Bay Phases 1 & 2*. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

The attached Environmental Assessment includes the entire ±251.01-acre Banyan Bay site located at the western terminus of Pomeroy Street at its intersection with S.R. 76/SW Kanner Highway in the Hanson Grant, Township 38 South, and Range 41 East. The Environmental Assessment includes a detailed inventory of the vegetative communities present, as well as an analysis of the presence, potential impacts, and management provisions for wildlife on the site with special emphasis on listed species. This environmental assessment report is based on field reconnaissance on the subject property performed over the past decade.

This amended PAMP for the Banyan Bay development is necessary to separate Phases 1 & 2 from Phase 3 which is being developed under separate ownership and to exclude the ROW dedication for a new FDOT turn lane. It was previously amended to reflect changes made to the master plan, in particular the conversion of the previously-proposed Fern Creek Flow-Through Marsh (FTM), as well as other smaller FTM's, to native upland preserve which will remain undisturbed. The PAMP also includes a phasing plan for the restoration of the on-site preserve areas consisting of the Phase 1 preserves and the Phase 2A preserves. Together, the Phase 1 and Phase 2A preserve areas comprise 100% of the upland and wetland preserve areas on-site, including the new upland preserves which replace the previous FTM's on-site. A graphic depicting such preserves and associated phase lines is included in the Appendix of this PAMP as Figure PA.

The PAMP was also previously amended to address the uses permitted within the Shared Riparian Access Easements (SRAE's) as shown on the approved final site plan, and to provide consistency between the PAMP and recorded and County-approved plat which describes such easements (see Section 5.1).

Exotic vegetation was eradicated from all preserve areas on-site (as shown on the originally-approved master plan) approximately 10 years ago. In addition, an aggressive anti-trespassing program, which included the installation of several thousand feet of fencing along the property boundaries, installation of bollards at numerous off-road vehicle trails, coordination with the Martin County Sheriff's Department to conduct routine patrols, and the installation of No Trespassing signs throughout the site, was implemented during the five years of preserve monitoring. Such measures were closely coordinated with ERP Compliance staff from the South Florida Water Management District as well as Environmental Division staff from Martin County. Soils and vegetation within many of the wetlands, in particular the large marshes along the southern boundary of the property, were destroyed by off-road trespassing activities over the years. As a result of the anti-trespassing campaign, the on-site wetlands were able to recover and flourish once surface water levels stabilized and native wetland vegetation re-established. Subsequently, five years of follow-up exotic vegetative maintenance followed (from 2007 to 2011), as did five years of preserve monitoring (the January, 2012 SFWMD letter acknowledging the completion of such activities is included in this PAMP).

With the mobilization in 2017 to begin building houses within the previously-improved Phase 1, exotic vegetation treatments were re-initiated in the Phase 1 preserves and lakes in January of 2017. Throughout 2017, this effort has continued at regular intervals (bi-monthly). In addition, littoral zone planting was completed within the three constructed lakes in Phase 1 in August of 2017. Therefore, with the preserve and lake activities occurring within Phase 1 during 2017, this phase is in full compliance with the PAMP and Lake Area Management Plan (LAMP) provisions.

As for the remaining preserves on-site, a program to eradicate re-established exotic and nuisance vegetation will begin within one month of final site plan approval for Phase 2A, regardless of the location of the preserve area on-site. Such preserve areas that lay outside of the Phase 1 limits range from fair to excellent ecological condition, with the large marshes and small wet prairies exhibiting healthy water levels and diverse assemblages of native wetland plants. The large wooded sloughs that historically were impacted by ditch systems on-site have moderate amounts of both exotic woody vegetation and herbaceous/vine material. Such woody plants include melaleuca and Brazilian pepper, while the herbaceous/vine material consists of torpedo grass and climbing fern. These occurrences are typically along the property edges; in particular along the north property line adjacent to the South River condominium development, as well as along the South Fork of the St. Lucie River. Since the upland buffers primarily consist of scrubby flatwoods and sand pine scrub (which typically are not upland habitats susceptible to exotic vegetation recruitment and establishment), the presence of exotic vegetation within these areas is generally low. Some nuisance species exist along the wetland and slough edges; in particular strawberry guava.

Once the initial exotic and nuisance vegetation eradication effort for the remaining preserves on-site commences (after the approval of the Phase 2A site plan), a regularly scheduled exotic treatment program for all preserves on-site (as shown on Figure PA) will be established; likely on a bi-monthly basis.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment (EA) includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, and any other significant environmental features. It is attached to this Preserve Area Management Plan.

2.1 Location – A location map is included in the EA.

2.2 Soils – Soil types on the property were classified using the Soil Survey of Martin County Area, Florida. A soils report generated by the Natural Resource Conservation Service is included in the EA.

2.3 Habitats – A summary of the vegetative communities which currently exist on the subject site can be found in the EA. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation.

2.4 Protected Species – Various listed species surveys have been conducted on-site. Details are included in the attached EA.

2.5 Previous Impacts - Previous impacts to the project site, mainly the improvements within Phase 1, are discussed in the EA.

2.6 Agency Correspondence - The attached EA contains information and mapping downloaded from state and federal agency databases.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan - All Preserve Areas, right-of-ways and easements are shown on the *Banyan Bay* Site Plan (Lucido & Associates, Inc.), a copy of which is included in this PAMP. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; total acreage under preservation; and total acreage of the Site.

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

3.2 Legal Recording - The final *Banyan Bay* Site Plan will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

All Preserve Areas shown on the Site Plan for *Banyan Bay* 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 – Each Preserve Area will be surveyed and marked with permanent capped iron rod markers, as part of the boundary survey, 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 Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County’s GIS mapping system.**
- 4.2 **Preserve Area Boundary Survey and Signs - Preserve Areas will be posted with permanent signs (see Preserve Area Marker figure). Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All boundary signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the sign graphics to be used for this project are included as an Appendix to this PAMP.**
- 4.3 **Barricading Requirements - Prior to clearing, the 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 done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.**

Barricades (not including turbidity screens) will be high-visibility orange safety fence 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 bright orange barricades will be offset outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. Erosion control devices (e.g., silt fences) shall be constructed at least 5 feet outside the perimeter of preserve areas to prevent encroachment into the mandatory construction setback area.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

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

It is the responsibility of the owner and developer of Banyan Bay Phases 1 & 2 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 or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas – Activities allowed in preserve areas are bird watching and nature enjoyment, as well as those described below for the SRAE’s.

The Shared Riparian Access Easements (SRAE’s) as shown on the approved final site plan provide access to the waters of the South Fork of the St. Lucie River through the 75-foot Shoreline Protection Zone (SPZ) for lots 61, 62, 63, 64, 65, and 66. Such easements are 12-feet in width and align with the property lines of lots 61/62, lots 63/64, and lots 65/66, with 6 feet available to each affected lot owner. Within these SRAE’s, in which the land is owned by the Banyan Bay Stuart Homeowners Association, Inc., permitted uses include the construction of at-grade and/or elevated walkways through the SPZ. Elevated walkways are the preferred construction technique (especially closer to the water’s edge), thereby eliminating the need to wholly remove vegetation within the SRAE’s. No excavation or fill shall be permitted within any of the SRAE’s. The walkways/boardwalks are to be constructed by the lot owner accessing the water, who will be responsible for all local, state and federal permitting, as applicable. In addition, the affected lot owner will be responsible for the maintenance of the walkway/boardwalk, as well as vegetative maintenance (such as trimming and vine removal) adjacent to the walkway/boardwalk. Such maintenance of existing structures shall be allowed, but shall be performed in the least intrusive manner possible and shall not result in additional damage to the vegetation within the SPZ. Trimming of native vegetative growth shall be limited to only provide for the continued maintenance of and access to permitted structures such as docks, walkways, and boardwalks.

The allowed activities described in Section 5.1 within the SRAE’s are to be performed solely by the affected lot owners of lots 61, 62, 63, 64, 65, and 66, and are not the responsibility of the Banyan Bay Stuart Homeowners Association, Inc. The SRAE’s shall be maintained by the individual lot owner in accordance with this PAMP. However, maintenance of the remaining preserve areas throughout the site are the responsibility of the land owner (Banyan Bay Stuart Homeowners Association, Inc.).

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas or easements within Preserve Areas include (other than the SRAE’s), 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; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site 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 *Banyan Bay Phases 1 & 2*. 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: exotic plant removal, revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

- 6.1 Exotic Vegetation Removal – Exotic vegetation was eradicated from preserve areas on-site approximately 10 years ago. Five years of follow-up exotic vegetative maintenance followed, as did five years of preserve monitoring (the SFWMD letter acknowledging such activities is included in this PAMP). Since that time, re-growth of exotic plant species, especially along the property boundaries, has occurred. Efforts began in January of 2017 to re-treat the preserve areas in Phase 1. This effort has continued through 2017 in Phase 1, and will commence within the remaining phase after approval of the final site plan for Phase 2A (see Section 1.0 for a more detailed discussion).**

Such exotic vegetation eradication efforts within the Preserve Areas will be conducted by the least ecologically-damaging method available. Such methods may include but are not limited to: hand pulling, hand spading, cutting manually or with chain saws and in-situ treatment with appropriate herbicides. No debris, plant clippings or wood scraps, shall be disposed of within Preserve Areas. In addition, all plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

- 6.2 Revegetation – Any revegetation which might be necessary as a result of exotic vegetation eradication or site construction activities shall consist of native plant species representative of the existing native plant communities on-site. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.**

- 6.3 Native Vegetation Removal - Dead or diseased native plant material shall be removed from Preserve Areas at the discretion of the applicant and only upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed native plant material. No native vegetative debris shall be allowed to remain in Preserve Areas. All native dead plant material and debris removed from Preserve Areas shall 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 and the Martin County Fire Marshall, they will be conducted by a certified burn manager (either a consultant or Florida Forestry Service employee) 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** – The approved Banyan Bay Master Plan includes two wetland crossings for access to uplands in Phase 1 which have been constructed. As part of the Environmental Waiver process for the master site plan, these impact areas were functionally assessed using the Uniform Mitigation Assessment Method (UMAM); the result of which required 0.12 acres of additional wetland creation on-site and 1.70 acres of additional native upland habitat to be preserved on-site. It was determined in the waiver approval that the spatial and functional wetland mitigation for these impacts be designated within a 0.20-acre area in the western portion of the proposed Fern Creek Flow-Through Marsh located in the southwestern corner of Phase 2A, and that the additional 10.10 acres of additional upland habitat (at the time) provided throughout the site satisfied County criteria. The October 2017 master site plan developed by Lucido & Associates and attached to this PAMP deletes the entire Fern Creek Flow-Through Marsh and proposes to designate this ±2.0-acre area as additional rare/unique intact upland preserve. Wetland mitigation, both functional and spatial, will now occur within the constructed and planted flow-through marsh in Phase 1 of the project site.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

7.1 **Gopher Tortoises** – In Florida, gopher tortoises are protected as a Threatened Species. Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which are in harm's way are relocated in accordance with current Florida Fish and Wildlife Conservation Commission (FWC) rules. A certified gopher tortoise agent registered with the state of Florida shall supervise the relocation of the gopher tortoises on-site. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the FWC and conducted by a registered 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 clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated in accordance with the FWC relocation permit. Once the tortoise(s) have been relocated, equipment operation can resume.

7.2 **Endemic Species** - All gopher tortoise relocation efforts will include trapping of endemic species that may live in the burrow. These endemic 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** - All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations. 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 development will comply with the Martin County/State of Florida “Firewise” program. Details of this program can be seen on the revised master plan developed by Lucido and Associates.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of *Banyan Bay Phases 1 & 2* are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. 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 developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the *Banyan Bay Phases 1 & 2* to the property owners, whether the developer retains ownership of the lots in the project or not, 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 developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic eradication of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 **Monthly Construction Reports** – During construction of *Banyan Bay Phases 1 & 2*, the developer will be responsible for submitting a monthly report on the progress of *Banyan Bay Phases 1 & 2*, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports -

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

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation eradication, revegetation, 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 as an 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.

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

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

11.0 ENFORCEMENT

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



Lucido & Associates

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SITE DATA

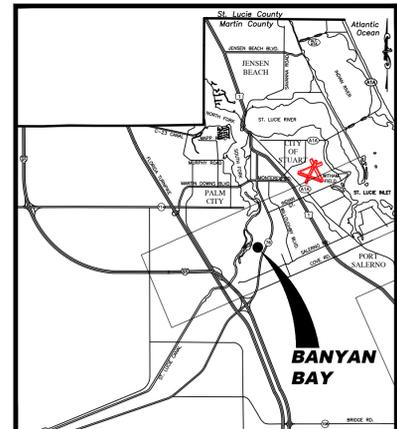
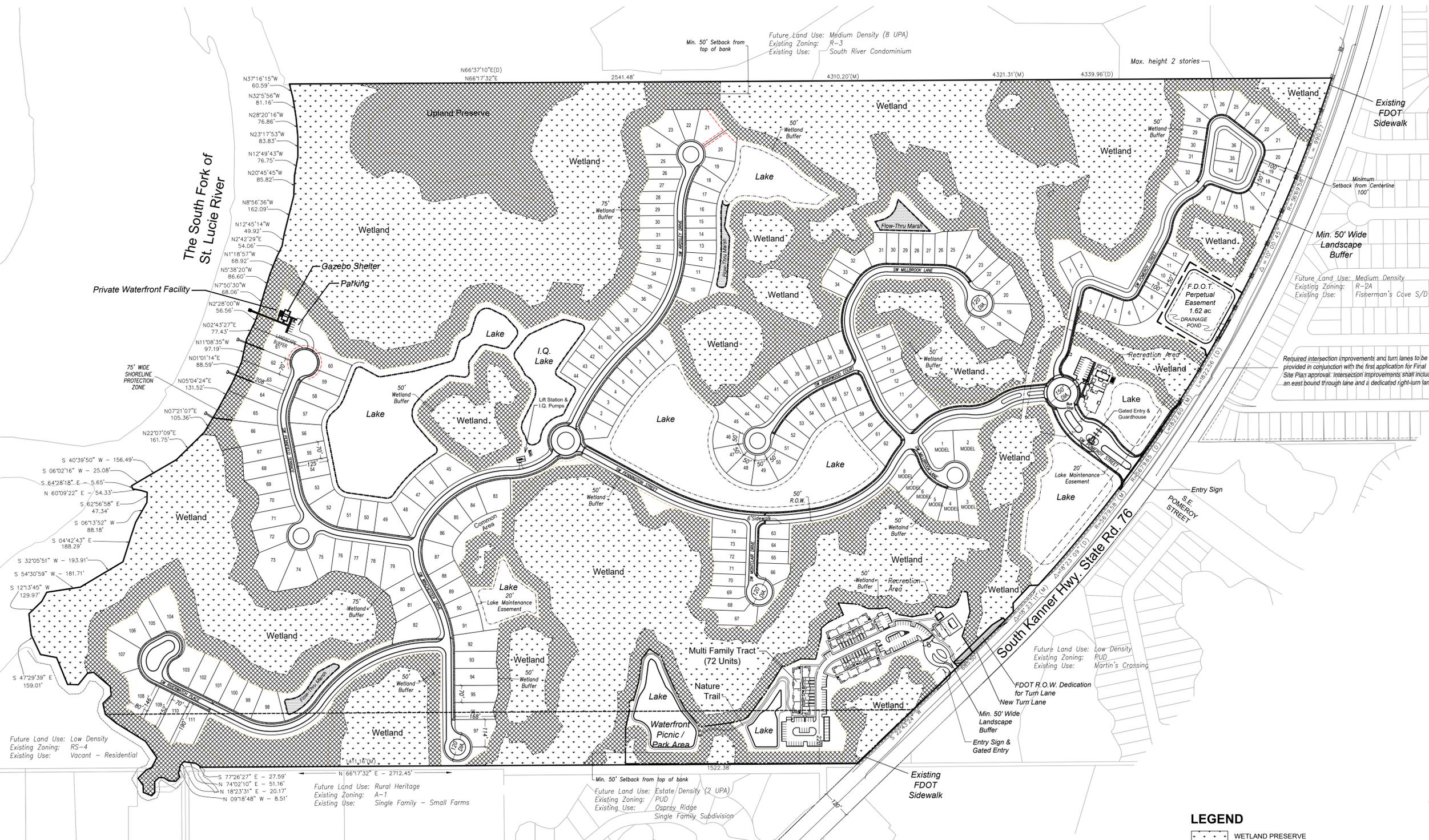
Total Site Area: 250.86 ac.
Total Units: 293 units
Gross Density: 1.17 units per acre
Future Land Use: Low Density & Medium Density PUD
Zoning:
Product Types:

Single Family: 221 units
36 lots @ min. 50' x 100'
118 lots @ min. 50' x 125'
67 lots @ min. 70' x 125'
Multi-family: 72 units (3 buildings)

Total Site Area: 250.86 ac.
Pervious Area: 89.11 ac. (36%)
Right-of-Way: 7.48 ac.
Single Family Residential Lots: 7.70 ac.*
Recreation Tract (Clubhouse): 0.20 ac.
Private Waterfront Facilities (Phase 2B): 0.30 ac.
Single Family Residential Lots (Phase 2C): 1.03 ac.*
Multi-family Tract (Phase 3): 3.06 ac.*
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 61.3 ac.
DOT Perpetual Easement (non-open water): 0.63 ac.
Phase 2 Native Landscape Buffer: 0.76 ac.
Other Landscape or Common Areas: 6.65 ac.

Impervious Area: 161.75 ac. (64%)
Right-of-Way: 8.79 ac.
Single Family Residential Lots: 33.56 ac.
Lake Area: 20.8 ac.
Flow-Through Marsh Tracts: 1.24 ac.
Wetland Preserve: 85.3 ac.
Recreation Tract (Clubhouse): 0.53 ac.
Private Waterfront Facilities (Phase 2B): 1.40 ac.
Single Family Residential Lots (Phase 2C): 4.11 ac.
Multi-family Tract (Phase 3): 5.03 ac.
DOT Perpetual Easement (open water): 0.99 ac.
* Excludes: Wetland Buffer, Shoreline Protection Zone & Upland Preserve Areas

Open Space Data
Total Site Area: 250.86 ac
Total Open Space Required: 125.43 ac (50%)
Total Open Space Provided: 173.52 ac (69%)
Wetland Preserve: 85.30 ac
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 61.30 ac
Right-of-Way: 7.48 ac
Single Family Residential Lots: 7.70 ac*
Single Family Residential Lots (Phase 2C): 1.03 ac*
Multi-family Tract (Phase 3): 3.02 ac*
Flow-thru Marsh Tracts: 1.24 ac
Recreation Tract (Clubhouse): 0.20 ac
Private Waterfront Facilities (Phase 2B): 0.30 ac
DOT Perpetual Easement: 0.63 ac
Phase 2C Native Landscape Buffer: 0.76 ac
Other Landscape/Common Areas: 4.56 ac
* Excludes: Wetland Buffer, Shoreline Protection Zone & Upland Preserve Areas



Vicinity Map
NOT TO SCALE

General Notes:

- Final landscape plans for the lake littoral zones, lake upland buffers, recreation area and other required landscape areas shall be submitted in conjunction with Final Site Plan application.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
- The project shall be constructed in 5 phases. (see phasing schedule.)
- All project street names to be included on the applicable final site plan consistent with the requirements of Martin County.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- Proposed project signs shall be located in conjunction with final site plan application.
- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Proposed lakes within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
- Wetland buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) feet setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
- Waterfront uses and recreation site design are for illustrative purposes only. Final design is subject to "Special Condition #22 of the PUD Agreement" and may vary at the time of final site plan application.
- Final design for all SR76 access points shall be coordinated with FDOT and Martin County prior to final site plan application.
- Details and specifications for the common areas and multifamily tracts shall be provided in conjunction with final site plan application.
- All preserve areas associated with the entire PUD are to be established and actively managed in perpetuity via the PAMP recorded with the 7th PUD amendment.
- Lots adjacent to forested preserve areas shall maintain a 30' defensible space that will be maintained in accordance with "firewise" principles including the removal of trash and debris and restricting landscape to fire resistant species.
- No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space to preserve areas.

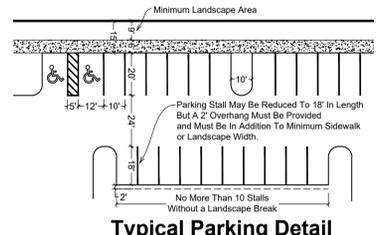
Building Data

Single Family Lots:	221	Multi-Family Apartments:	72
Building Setbacks			
Front:		Building to Preserve Area:	10'
Front Loaded Garage - Right of Way:	25'	Buildings/Parking to SR76:	50'
Side-Loaded Garage - Right of Way:	15'	Buildings to adjacent property:	75'
Non-Garage Portion of House - Right of Way:	15'	Maximum Height:	3 Stories and 35 ft.
Side:		Minimum Open Space:	20%
Right of Way - Building (Corner Lot):	15'	Minimum Building Separation:	20'
Property Line - Building:	5'	Parking Requirements	
Rear:		2 Spaces Per Unit @ 72 Units =	144 Spaces
Rear Building - Property Line:	10'		
Maximum Height:	2 Stories and 30 ft.		
Maximum Lot Coverage:	80%		
Minimum Open Space:	20%		
Minimum Parking Sizes:	2 car garage per unit		

*Note
Buildings must be setback a minimum of 10' from preserve areas.
All other accessory uses (pools, decks, etc.) must be setback a minimum of 5' from preserve area.

LEGEND

- WETLAND PRESERVE (85.3 ac.)
- WETLAND BUFFERS SHORELINE PROTECTION ZONE & UPLAND PRESERVE (61.3 ac.)
- FLOW THRU MARSH TRACTS (1.24 ac.)



Typical Parking Detail

UPDATED FOR PHASE 3 BY:



2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
jason@LA1677@yahoo.com

DATE: 8-19-21



Banyan Bay PUD

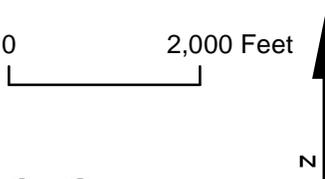
Revised Master Plan

Martin County, Florida

Scale	1"=200'	Revisions	2.1.16 3.1.17 10.12.17 1.4.18
Drawn by	S.L.S.	Checked By	M.C.
Computer File	15-460 Banyan Bay Master Plan	Project Number	1100
Computer Station	S.L.S.	Date	8.13.2015



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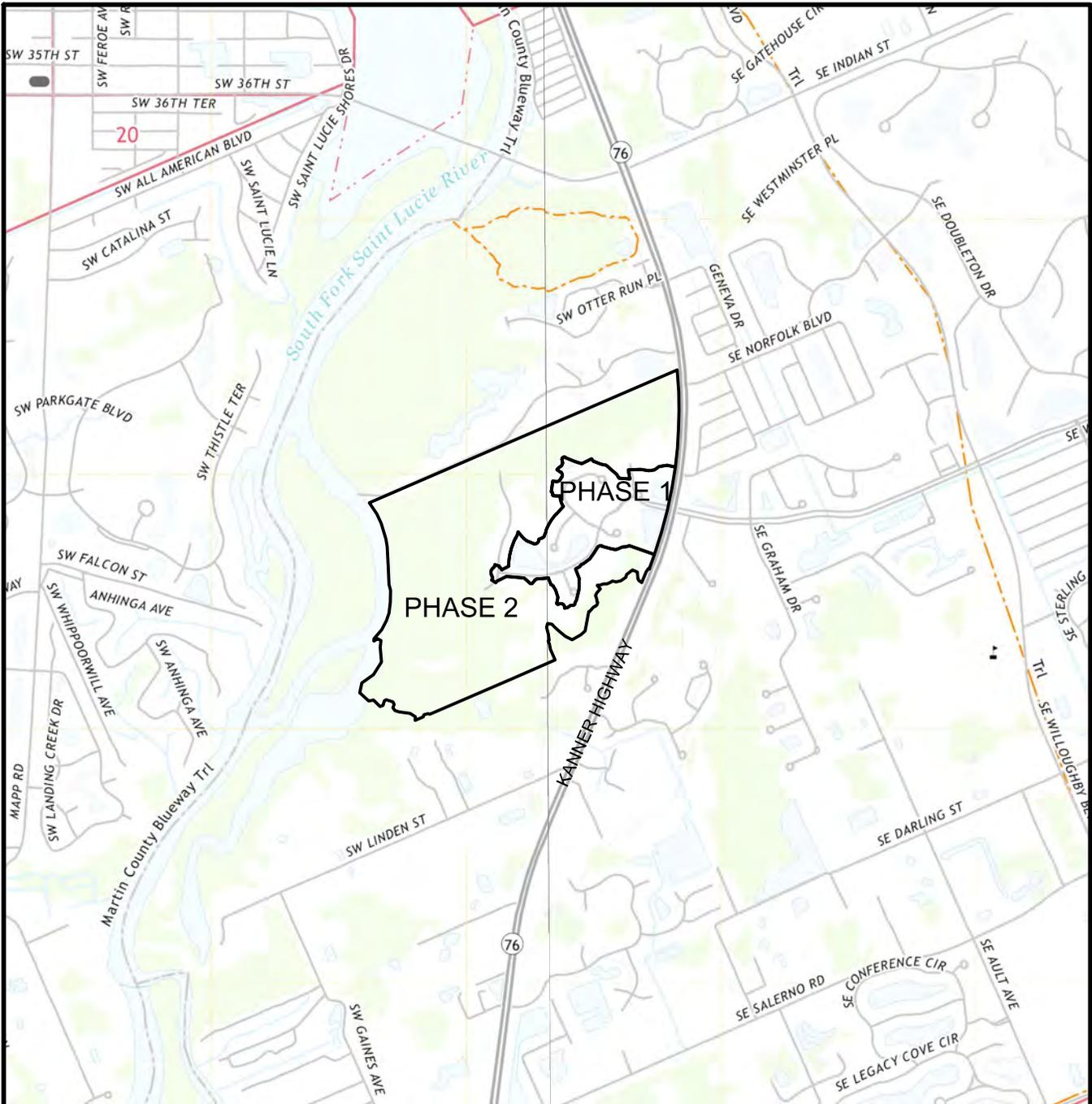


BANYAN BAY - PHASE 1 & 2 LOCATION MAP



EW CONSULTANTS, INC.
 2581 METROCENTRE BLVD., SUITE 1
 WEST PALM BEACH, FL 33407
 561-291-7950 PHONE 561-530-4908 FAX
 WWW.EWCONSULTANTS.COM

MAY 2022
 FIGURE
1



USGS QUAD MAP "ST LUCIE INLET", HANSON GRANT, CITY OF STUART, MARTIN COUNTY, FLORIDA, LATITUDE 27°08'40" LONGITUDE -80°15'01"



BANYAN BAY - PHASE 1 & 2

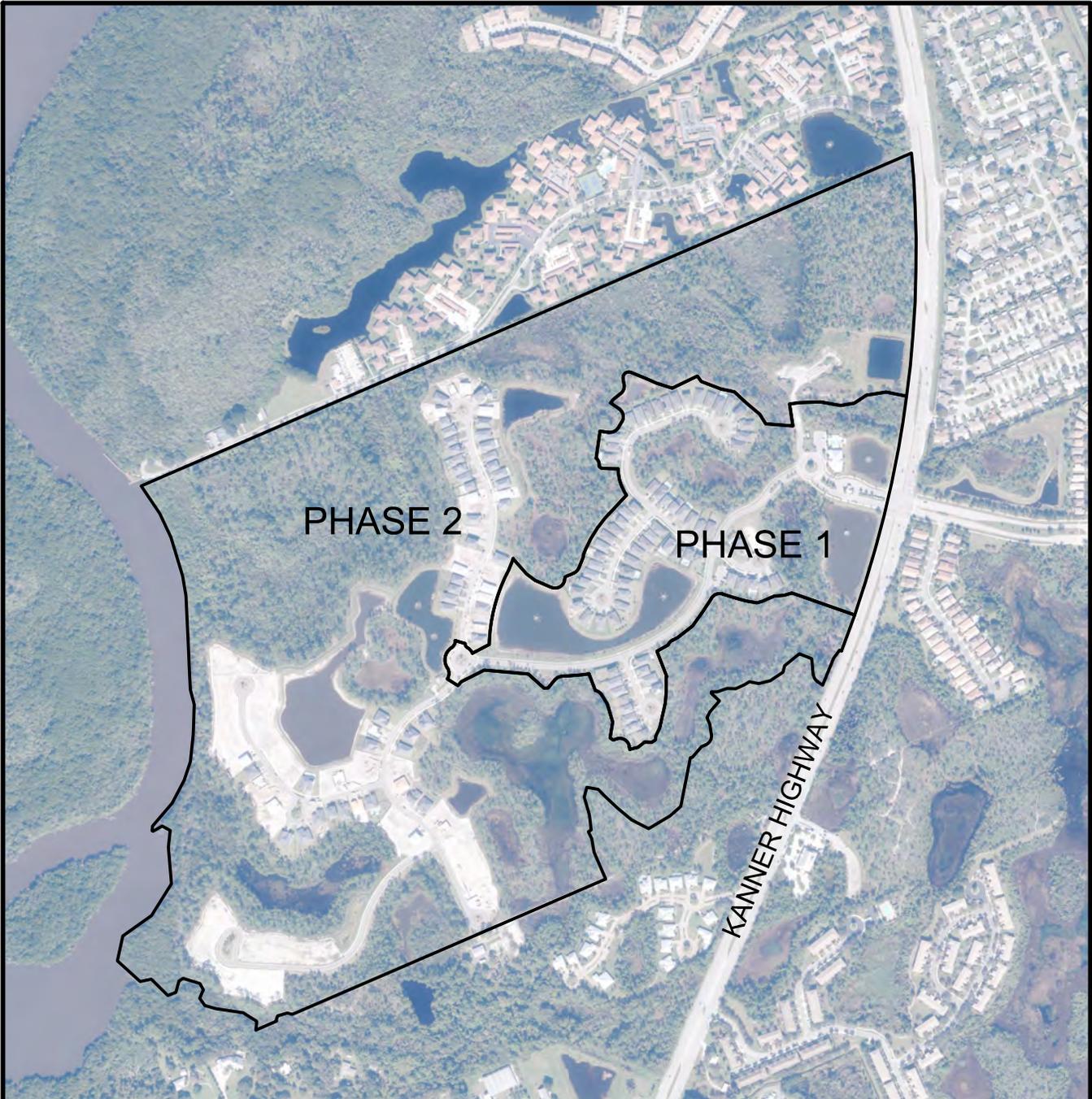
QUAD

Banyan Bay Phases.dwg QUAD



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 FIGURE
2



MARTIN COUNTY AERIALS DATED 2021



BANYAN BAY - PHASE 1 & 2

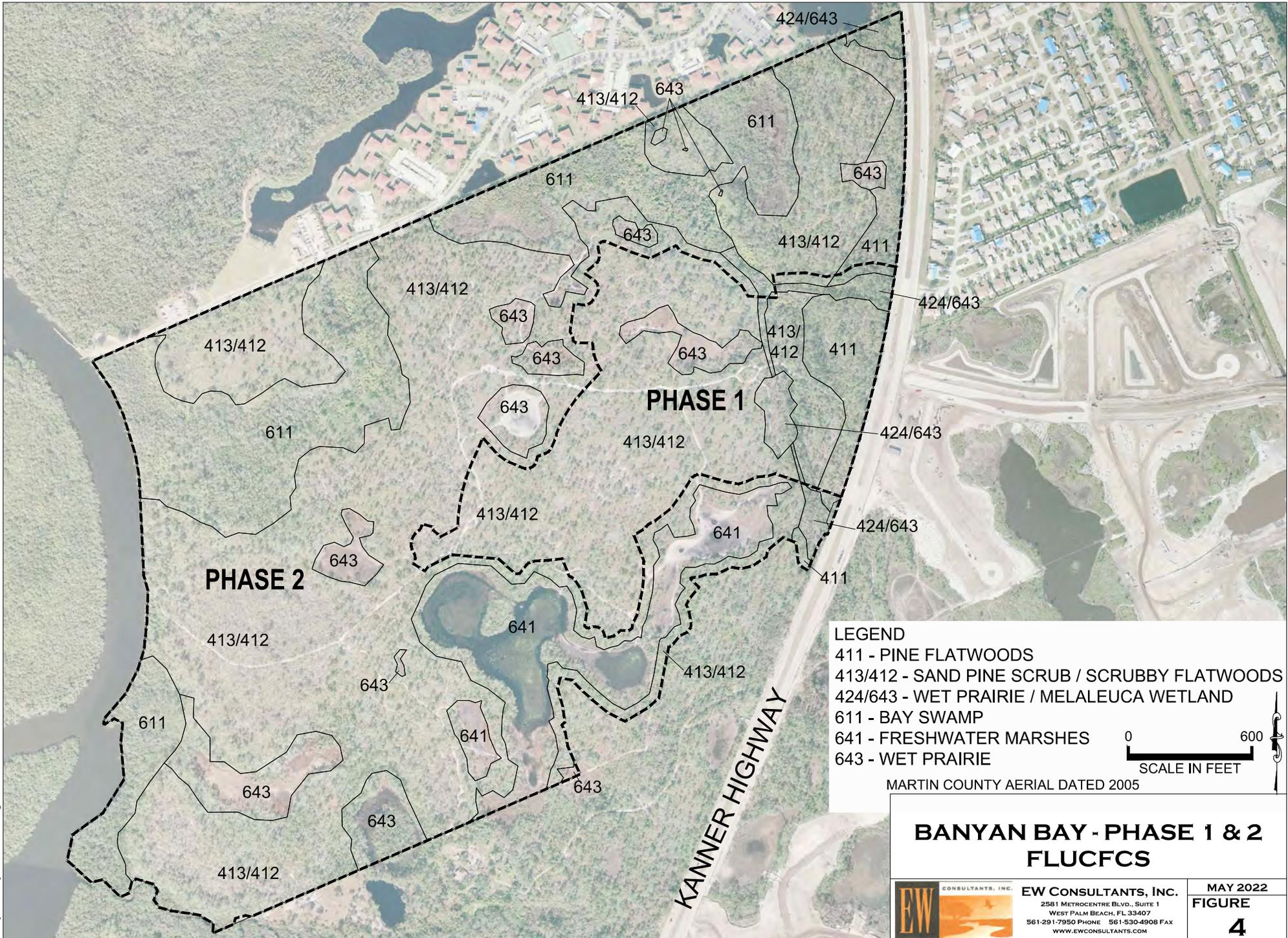
AERIAL

Banyan Bay Phases.dwg AERIAL



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MAY 2022
FIGURE
3



**BANYAN BAY - PHASE 1 & 2
FLUCFCS**



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MAY 2022
FIGURE
4