

# PRESERVE AREA MANAGEMENT PLAN

## MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Gaynam and Alexis Rackstraw

Unassigned Address

Palm City, FL 34990 34-38-40-000-039-00000-0

PALM CITY FARMS 34-38-40, TRACT 39 less THE N 35'  
less R/W AS PER OR BK 3179 PG 294

Approved by/Record number: \_\_\_\_\_

# PART I

## SUMMARY OF SITE INFORMATION AND EXISTING CONDITIONS

### 1. Introduction - Property Description and History

The purpose of this PAMP is to preserve and manage wetlands and a portion of upland on site. This PAMP is being submitted as an amendment to the PAMP recorded on 7/7/2023 (Record number GMD2023060395). The landowner installed a fence (4' hog wire fence) along the property boundary to deter unauthorized access to the property. The installation of the perimeter fence resulted in impacts to the previously approved Preserve Area. The owner was informed by Martin County of the violation and preserve area impacts.

As result of the Preserve Area impacts, this amendment is requested to modify the boundary of the previously approved Preserve Area. This request provides for the relocation of some upland habitat. No net change in preserve area is proposed. The intent of the PAMP amendment is to:

1. To address preserve area impacts resulting from installation of ag fence.
2. Reduce the restoration burden on the owner which is required for compliance.
3. To reconfigure the preserve area to capture a better habitat and habitat area containing potential listed species burrows (gopher tortoise)
4. To provide for approval of restoration plan for impacted preserve areas.
5. To acknowledge the existing fence within the preserve area and allow maintenance of the fence.

The landowner installed a fence (4' hog wire fence) along the property boundary to deter unauthorized access and degradation of the property. The landowner went to the Martin Growth Management Department to inquire if they could install a barbwire fence on the property and if a permit was required since they were zoned Ag. The landowner incorrectly assumed that since a permit was not required for installation of an Ag fence that they could clear for the installation of the fence. As a result, the fence contractor cleared an approximately 10-foot wide path along the property boundary for access to install the fence and removed an exiting debris pile from within the Preserve Area. The clearing and debris removal resulted in 0.12 acres of impacts to wetland habitat and 0.56 acres to upland habitat within the Preserve Area. Of the 0.56 acres of upland habitat impacts within the Preserve Area, 0.32 acres were to undesirable non-native habitat that included a debris pile. See Part III for Exiting Preserve Area Habitat Impacts Figure.

The amended Preserve Area will reduce the area of impacted habitat by 0.24 acres and will increase and consolidate desirable native habitat. A figure depicting the existing versus amended Preserve Area is included in Part III. The total impacts requiring restoration to upland habitat within the amended preserve area is 0.24 acres and 0.12 acres of wetland impacts. Upland (0.24 acres) and wetland (0.12) habitat impacted within the preserve area will be restored by planting native vegetation in accordance with the attached Restoration Plan (see Part III).

Martin County staff observed the unauthorized clearing and contacted the landowner. The landowner was instructed to provide a plan to restore habitat impacted from the clearing activities within the preserve area. A notice of violation was not issued to the landowner as long as a plan to restore impacted habitat was submitted to the county.

The Martin County Property Appraiser lists the property as parcel ID: 343840000039000000. The property is located near SW 66th St in Palm City, FL and is a total of 9.41 acres. The property's legal description is the following: Tract 39, Section 34, Township 38 S, Range 40 E as shown on the Plat of Palm City Farms, Platbook 6 Page 42, Palm Beach (Now Marin) County, Florida. Less and Except all that portion of Tract 39 lying North of a line that is 35.00 feet south of and parallel with the East-West quarter (1/4) section line of Section 34 Township 38 S, Range 40E. Less and Except that part conveyed to Martin County in Warranty Deed recorded O.R. Book 3179, Page 284, Public Records of Martin County, Florida. Its land use code is Ag Ranchette. The Preserve Area, which includes an herbaceous marsh, is located in the southeast corner of the property. Exotic materials will be removed from the Preserve Area with restoration and maintenance work as needed in accordance with the attached restoration plan (see Part III).

## **2. Environmental/Ecological Description and Summary**

### **a. Soils**

*Oldsmar fine sand, 0 to 2 percent slopes - 0.2 acres*

*Pinenda-Riviera fine sands association, 0 to 2 percent slopes - 0.4 acres*

*Malabar fine sand, high, 0 to 2 percent slopes - 8.6 acres*

*Gator and Tequesta mucks - 0.4 acres*

### **b. Wetland habitat(s)**

*2110 - Marsh 0.23 acres (20% exotic)*

*2120 - Mixed scrub-shrub wetland 1.16 ac (20% exotic)*

### **c. Native Upland habitat(s)**

*1311 - Pine Flatwoods 7.36 acres (30% exotic) Global and State Rank: G4/S4*

*Slash Pine (Pinus elliottii) Saw Palmetto (Serenoa repens).*

*1831 - Rural Open 0.66 acres (Non-native habitat - 90% exotic)*

### **d. Observed Listed/Protected Species**

None Observed

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

### **a. Site Acreage, Total: 9.41**

1311 - Pine Flatwoods 7.36 acres

1831 - Rural Open 0.66 acres (non-native habitat)

2110/2120 - Herbaceous Marsh 1.39 acres

### **b. Preserve Area Calculations.**

Total Upland Vegetation Area x 25% = Upland Preserve Required

8.02 acres x 25% = 2.01 acres

c. Wetland Preserve.

Wetland Preserve - Marsh = 1.39 acres

d. Wetland Buffer.

Wetland Buffer (50' wide) Pine Flatwoods = 0.63 acres.

e. Upland Preserve, Common.

Upland Preservation Area = 2.01 acres = 0.63 acres wetland buffer + 1.39 acres preserve

f. Total Preserve Acreage = 3.4 acres

| Description    | Total area | Preserved |
|----------------|------------|-----------|
| Wetlands       | 1.39       | 1.39      |
| Wetland buffer | NA         | 0.63      |
| Upland         | 8.02       | 1.39      |
| Other          | NA         | NA        |
| Total:         | 9.41       | 3.41      |

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

A barbwire (A 4' hog wire fence) fence is located on the property line along the perimeter of the preserve area. The fence allows for the unimpeded movement of wildlife to and from the preserve and prohibits unauthorized entry and use of the Preserve Area. Passive (non-vehicular) access to the fence is allowed for routine maintenance.

There are no additional activities allowed in the preserve areas. The installation of any structures within the Preserve Area is prohibited.

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

There are no authorized impacts through environmental waivers.

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

Prior to CO request and final preserve inspection all exotic materials will be treated and removed if necessary. Maintenance of the preserve area shall be done in compliance with the MAINTENANCE ACTIVITIES Section as found in Part II (L) of this PAMP

7. **Concluding Statement/Summary**

The property is a total of 9.41 acres. The intent of this PAMP is to establish a revised preserve area on site that will include the 1.39 acres of marsh in the southeast, 0.63 acres of upland wetland buffer, and additional 1.39 acres of pine flatwoods beyond the buffer and exclude the debris areas included in the original Preserve Area. A 4' hog wire fence is on the property boundary and directly abuts the Preserve Area. The perimeter fence protects the preserve area from unauthorized entry of recreational offroad vehicles, but allows for passage of wildlife. This PAMP prohibits the installation of any structures within the Preserve Area. The Preserve Area will be managed in its natural state as required by this PAMP.



# **PART II**

## **GENERAL CONDITIONS**

### **A. PURPOSE**

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

### **B. RECORDING**

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

### **C. TRANSFER OF OWNERSHIP**

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

### **D. COMPLIANCE**

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

### **E. INSPECTION OF PRESERVE AREA**

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

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

### **F. PRESERVE AREA SURVEYING REQUIREMENTS**

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

### **G. PRESERVE AREA SIGNAGE REQUIREMENTS**

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

## H. SITE PLAN

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

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

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

The following notation shall be provided on the Site Plan:

**"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

## I. SITE CLEARING

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

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

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

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

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

## J. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive recreational uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not negatively affect the hydrology, soils, or vegetative cover of a Preserve Area. See Part I (4), Activities Allowed in Preserve

Areas, for additional prescribed allowances in preservation areas.

#### **K. ACTIVITIES PROHIBITED IN PRESERVE AREAS**

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by 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 equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

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

#### **L. MAINTENANCE ACTIVITIES**

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

##### **Exotic Plant Removal**

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

##### **Revegetation**

Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be included in the Restoration/Mitigation Plan prepared as part of this PAMP.

##### **Native Vegetation Removal**

Dead trees generally shall be retained in preserve areas as a natural function of habitat succession. Diseased and dead trees and vegetation considered to be a safety hazard may be altered or removed upon approval by

the Martin County Environmental Planning Administrator. Other dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Plant removal shall be conducted so that no debris, including dead plants, plant clippings or wood scraps, shall be retained in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility. Revegetation may be required for any removed plant material.

### **Planting Plan**

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

### **Prescribed Burns**

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

### **Other Restoration and Maintenance Activities**

Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

## **M. SITE HYDROLOGY**

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

## **N. PROTECTED SPECIES**

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

## **O. INSPECTIONS AND ENFORCEMENT**

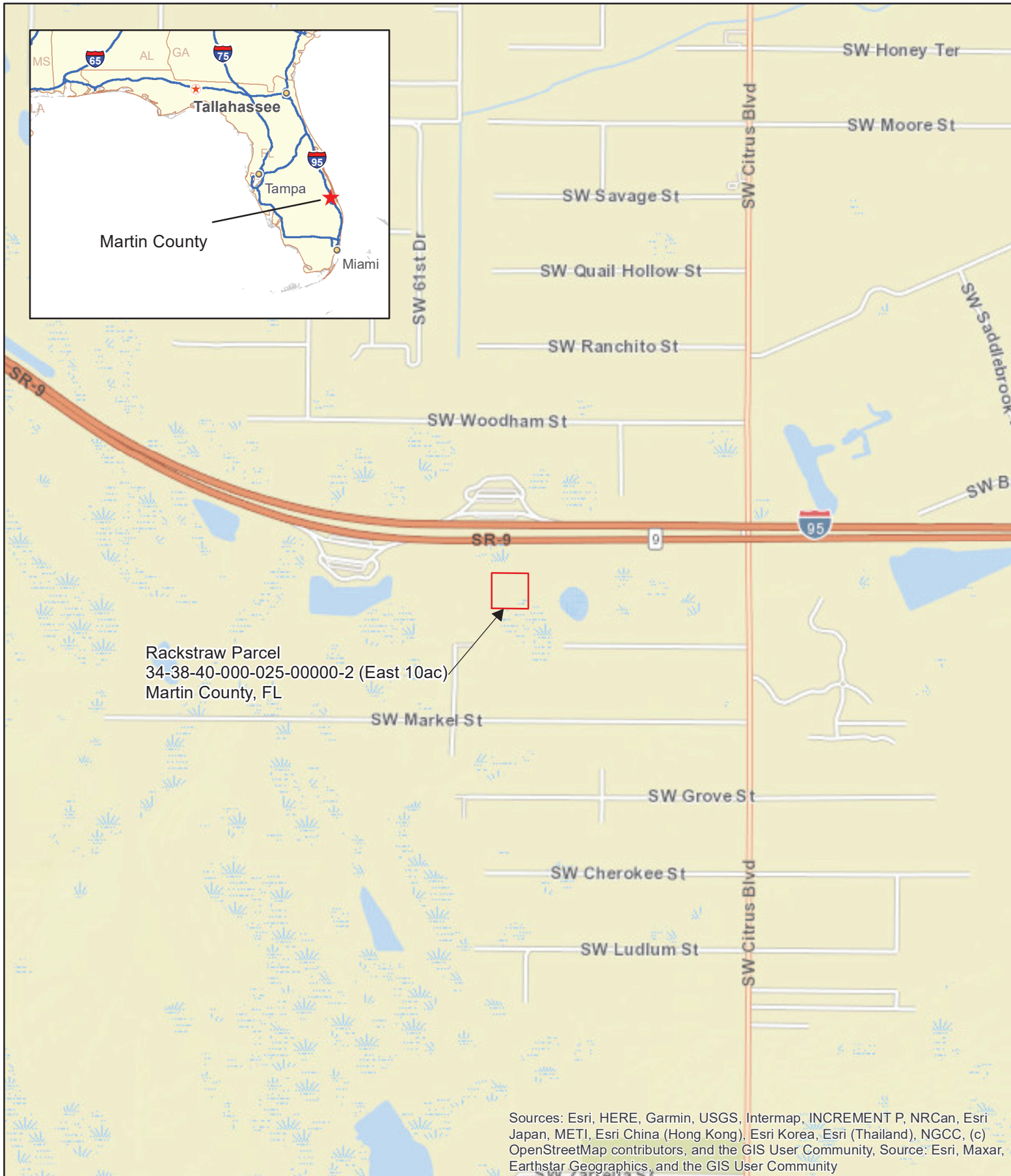
Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have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

# **PART III**

## **APPENDICES & ATTACHMENTS**

1. Environmental Assessment\* including date of on-site visit and:
  - a. Location Map
  - b. Aerial Photo
  - c. Soils Map
  - d. Florida Land Cover Classification System Map
  - e. Report(s) of Potential Listed Species
  - f. Wildlife Site Survey / Map of Listed Species
2. Boundary Survey – certified by licensed surveyor\*
3. Site Plan – See PART II (H) of this PAMP for requirements
4. SFWMD/FDEP Wetland Jurisdictional Determination letter (as applicable)\*
5. Exotics Removal and Maintenance Plan (as applicable)\*
6. Example of Preserve Area Signage (if different from one currently used by Martin County)
7. Restoration Plan (as applicable for previous impacts and/or enforcement)\*

**\*Documents required for review that may be reformatted prior to recording and/or may not be included in the recorded PAMP; these documents will be retained on file with the Martin County Growth Management Department.**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

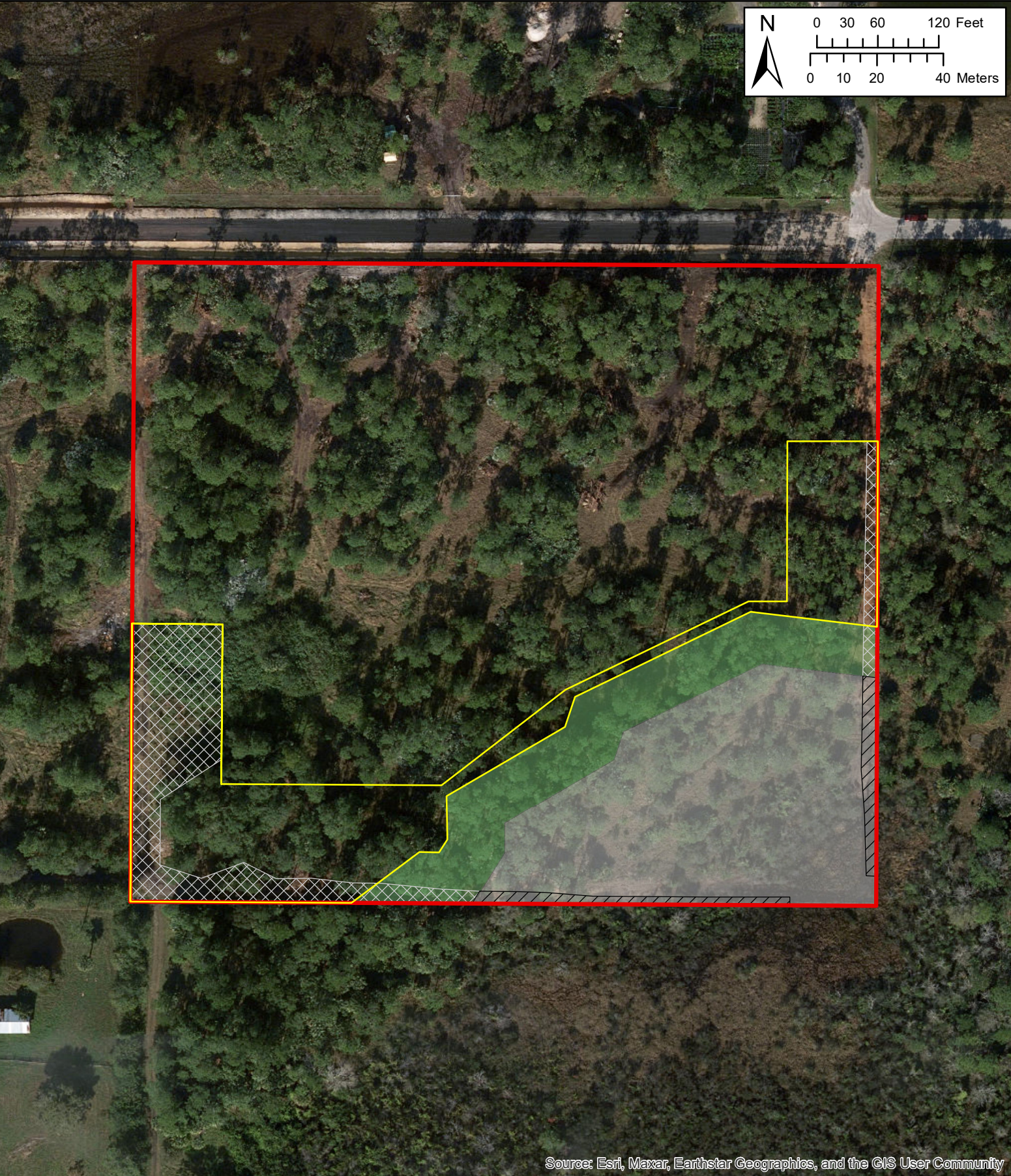


### Project Location Map

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL

0 0.25 0.5 1  
Miles





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

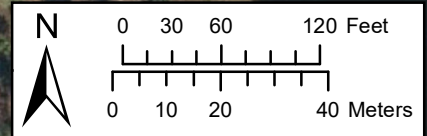
- Exsiting Upland Preserve
- Property boundary
- Wetland impacts (0.12 acres)
- Upland impacts (0.56 acres)
- Wetland
- Wetland buffer

**Exiting Preserve Area Habitat Impacts Map**

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL

Date: June 28, 2024





Increase and consolidate (0.24 acre)  
pine flatwoods/gopher tortoise habitat

-80 19.87449018  
27 7.48295826

Decrease area (0.24 acre) of  
dense exotic groundcover

-80 19.9663201  
27 7.4125823

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

#### Legend

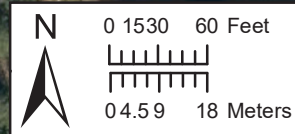
- Potentially occupied burrow
- Existing Preserve Area
- Propsed Preserve Area
- Wetland buffer
- Wetland

### EXISTING AND PROPOSED PRESERVE AREA MAP

Date: February 21, 2025

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL





TBD SW 66th Street



#### Legend

#### Web Soil Survey

- 16—Oldsmar fine sand, 0 to 2 percent slopes
- 21—Pineda-Riviera fine sands association, 0 to 2 percent slopes
- 52—Malabar fine sand, high, 0 to 2 percent slopes
- 58—Gator and Tequesta mucks
- Property boundary

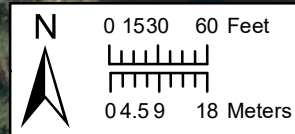
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

### Soils Map

Date: April 11, 2024






Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL





TBD SW 66th Street



| Legend                                                                            |                                                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------|
|  | 1311 - Pine Flatwoods (7.36 ac)                  |
|  | 1831 - Rural open (non-native habitat [0.66 ac]) |
|  | 2110 - Mixed scrub-shrub wetland (1.16 ac)       |
|  | 2120 - Herbaceous marsh (0.23 ac) Property       |
|  | boundary (9.41 acres)                            |

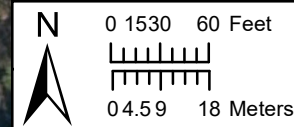
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Cooperative Land Cover (CLC) Map

Date: April 11, 2024

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL








TBD 66th Street



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

-  Potentially occupied burrow (gopher tortoise)
-  Property boundary
-  Transects

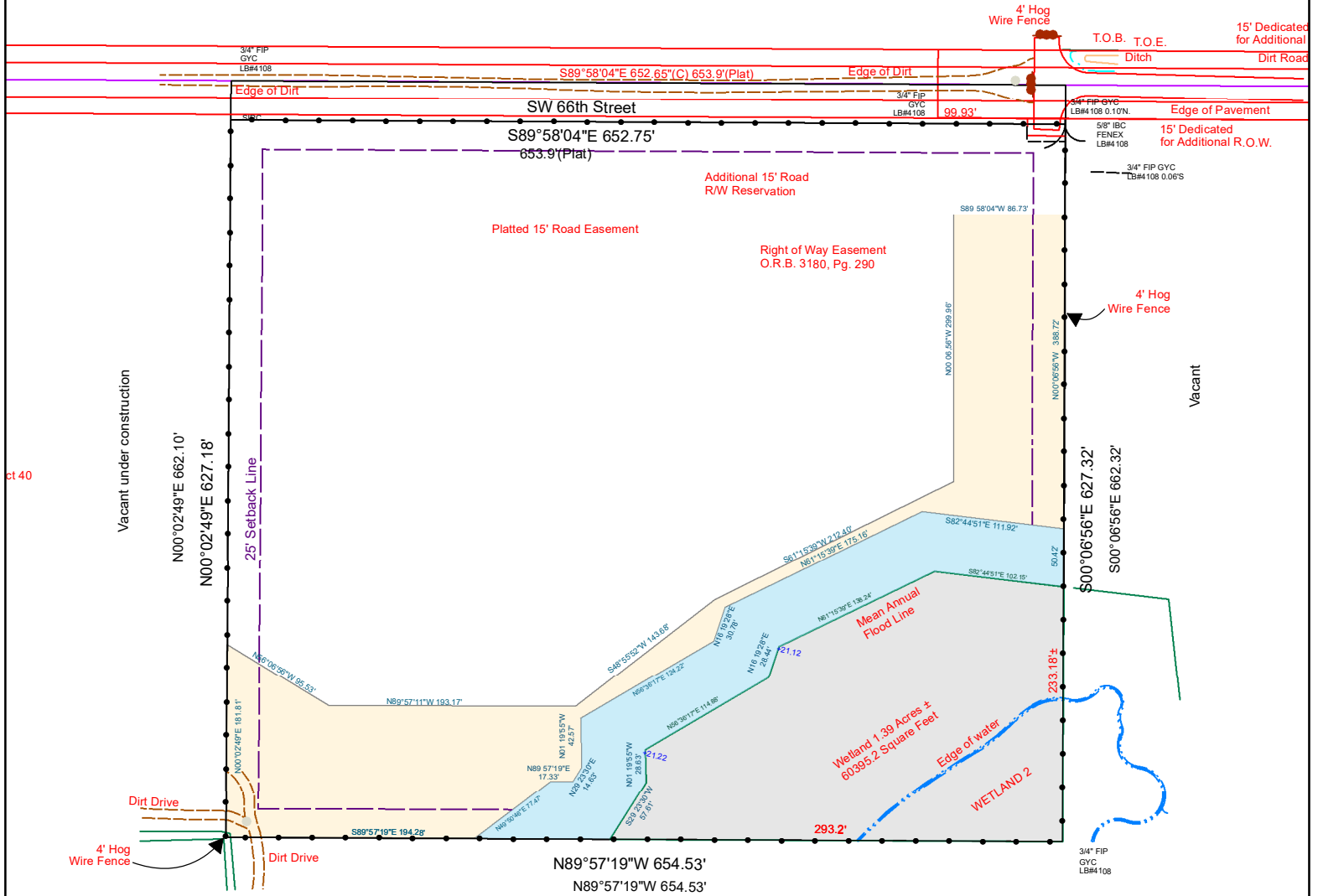
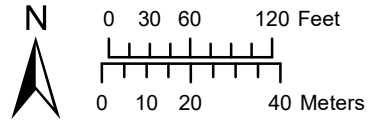
**Listed Species Survey Map**

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL

Date: February 21, 2025

**FIGURE 6**





| Description    | Total Area (Acres) | Preserved (acres) |
|----------------|--------------------|-------------------|
| Wetlands       | 1.39               | 1.39              |
| Wetland buffer | NA                 | 0.63              |
| Upland         | 8.02               | 1.39              |
| Other          | NA                 | 3.41              |

- Legend**
- Wetland buffer
  - Wetland
  - Preserve area

## PRESERVE AREA MAP

Rackstraw Parcel  
34-38-40-000-025-00000-2 (East 10ac)  
Martin County, FL

Date: July 10, 2024



## Preserve Area Signs

The approved Preserve Areas will be posted with permanent signs. The signs will be at least 11 x 14 inches in size, will be posted in conspicuous locations precisely along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Design for preserve signs will be submitted to the Martin County Environmental Planning Administrator for approval prior to installation (see example sign below) and will be in place prior to the issuance of a building permit for construction on the site.

