



Recorded in Martin County, FL 1/25/2023 10:13 AM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$112.00  
 CFN#2998888 BK 3355 PG 2928 PAGE 1 of 13

# ABBREVIATED PRESERVE AREA MANAGEMENT PLAN

## MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



**PONN FLORIDA, LLC**

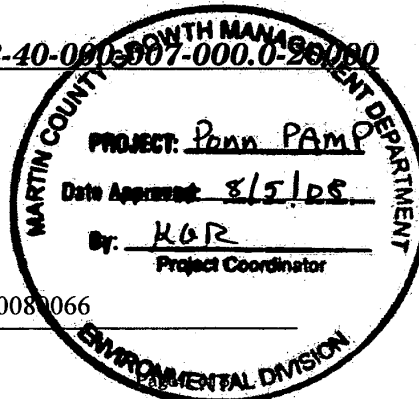
**6908 SW Moore Street**

**Palm City, FL 34990**

**28-38-40-000-007-000.0-26000**



Approved by:  
*K. G. R.*  
 Senior Environmental Planner



**Approved by/Date :** NPA120080066

T:/gmd/gme/Applications\_Forms/New\_PAMP

Revised 04/01/08

# **PART I ENVIRONMENTAL ASSESSMENT**

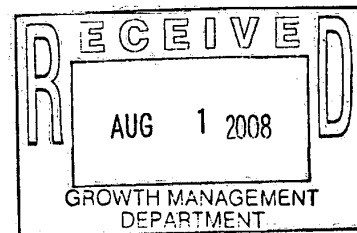
## **ENVIRONMENTAL ASSESSMENT**

**PONN FLORIDA LLC  
(5.0 ACRES)**

**6908 SW Moore Street  
Palm City, Florida 34990**

**Parcel Control Number:  
28-38-40-000-007-0000.0-20000**

**Submitted by:  
Saskowsky & Associates, Inc.  
Environmental Consultants  
Stuart, Florida**



**July 2008**

**SASKOWSKY & ASSOCIATES, INC.**  
**ENVIRONMENTAL CONSULTANTS**  
**ENVIRONMENTAL SURVEYS & ASSESSMENTS**  
**WETLAND DELINEATION WETLAND MONITORING**  
**PRESERVE AREA MANAGEMENT PLANS**  
**NATIVE LANDS MANAGEMENT**  
**HABITAT RESTORATION**

**PONN FLORIDA LLC**  
**ENVIRONMENTAL ASSESSMENT**

**Location** - The 5.0 acre property is located at 6908 SW Moore Street, Palm City,  
(PCN:28-38-40-000-007-0000.0-20000)

**Soils** - Soil types indicated for this site are #17-Wabasso sand and #52-Malabar sand  
(Source: Soils Survey of Martin County).

Wabasso and Malabar sands are poorly drained and typical of pine/palmetto flatwoods. Under natural conditions, the water table during the wet season can be less than ten inches from the surface. Water levels are between ten inches and forty inches during the dry season.

**Habitats** - The following habitats are present on the subject property:

**Wetland Habitat** - There are no wetlands on the subject site. A small, heavily impacted remnant wetland is located approximately 100 feet to the west of the subject property along SW Moore St.

**Upland Habitat** - The upland habitat onsite is classified as pine flatwoods consistent with the soil types present. Slash pine is the dominant canopy tree. Associated species include saw palmetto, wax myrtle, cabbage palm, dahoon holly, sweet bay, oak, gallberry, fetterbush, and numerous species of native grasses and vines.

Maintained trails are noted in the pine flatwoods. Native upland habitat on the 5.0-acre site is +/- 3.26-acres. In addition, an area of disturbed upland is located onsite. This +/- 1.26-acre area is defined on the habitats map. The area is periodically mowed and maintained.

**FLUCCS** - The native upland habitat component of the site can be classified as No. 411-Pine flatwoods.

**Exotic Vegetation** - Brazilian pepper and other Category One and Category Two exotics are noted on the property usually associated with a previous impact. There are no concentrations or monocultures of invasive species. In addition, numerous ruderal weeds and vines are noted on site.

**Protected Species** - The property was reviewed for listed species of flora and fauna that are included on the List of Protected Species Table 9-3 Chapter 9, Conservation and Open Space Element, Part II Vol. 2, Data Inventory and Analysis, of the Martin County Growth Management Plan.

A gopher tortoise/listed species survey was conducted in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Methodology employed was parallel belt transects walked at ten meter intervals. In addition, while conducting the pedestrian transects through the subject property, any listed species observed was noted.

There were no gopher tortoise burrows located on the subject property.

Signed: \_\_\_\_\_

Daniel M. Saskowsky, President

Date: \_\_\_\_\_

2.31.08

A survey has been provided and prepared by Steve Brown Surveyors and LPLA LLC Larry Parr, showing trees that would need to be removed prior to construction. The house has been positioned in order to minimize the impact on the property.

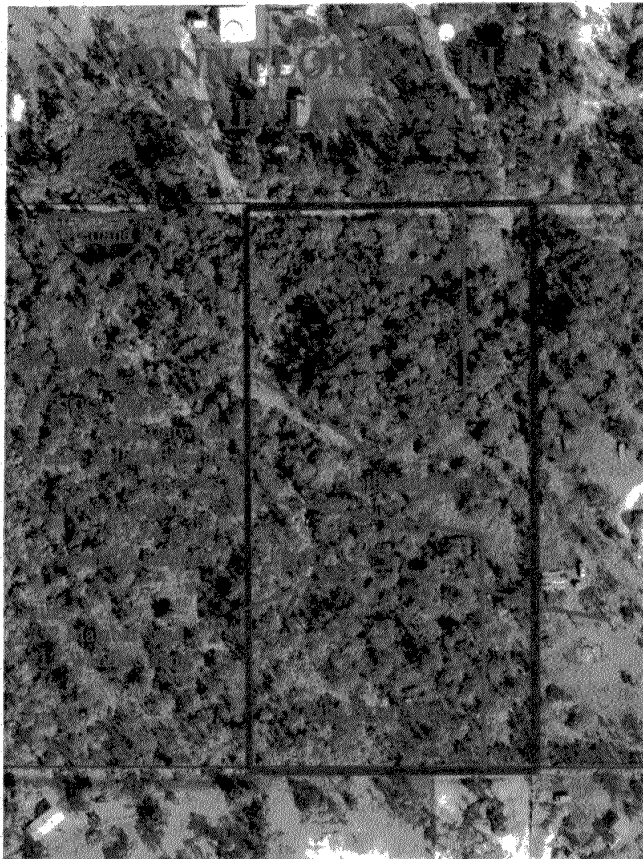
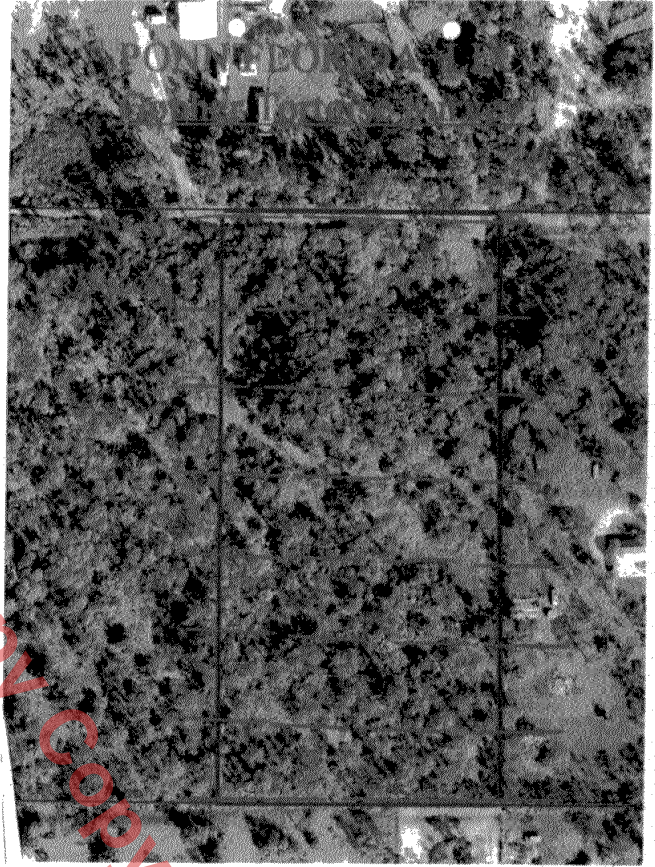
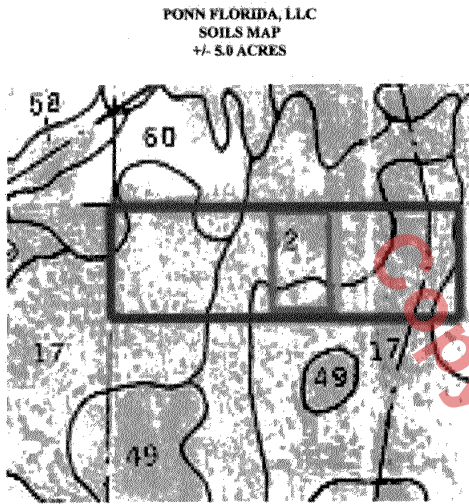
Other than what is needed to be removed for construction all vegetations will be retained. Minimal impact on the property.

The builder will provide mesh fencing and silt barricades during constructions as sited on the plot plan.

All debris will be hauled off site.

The property has very little invasive species on it. The biggest problem is old world fern, which is being removed by hand.







## **PART II CONDITIONS**

### **A. RECORDING**

This Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. 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 will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

### **B. COMPLIANCE**

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

### **C. MONITORING AND REPORTING**

Compliance with the terms of this PAMP includes submittal of a Monitoring Report at the end of the first rainy season 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 shall have ultimate responsibility for the submittal of the Monitoring Report.

Monitoring will be conducted by a qualified environmental professional no later than November 30 of each year following issuance of a Certificate of Occupancy for development described in the PAMP. A report presenting the results of the monitoring will be submitted by the environmental professional to the Martin County Environmental Planning Administrator within thirty days of the completion of the monitoring. Included in the Monitoring Report will be a list of any violations of the PAMP during the previous year, with recommendations for, and a schedule of, remedial actions and any enhancement activities proposed for the coming year. Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first monitoring period, the Preserve Areas may be subject to further monitoring and maintenance to ensure environmetal integrity and consistency with the provisons of the Plan. A copy of the suggested template for the Annual Monitoring Report is attached to this PAMP as an Appendix.

#### **D. 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 a non-compliance with the terms of this PAMP.

#### **E. SITE PLAN**

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements, proposed structures, with distances to on- and off-site upland preserves, proposed final grade of developed area, and location of permanent preserve area signs. Included on the Site Plan will be a summary of the following: total acreage of the Site; total acreage under preservation. The Site Plan will contain the notation: **"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."**

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

All 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 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.

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

Preserve Areas will be posted with permanent signs. These 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. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is appended to this Plan.

#### **H. SITE CLEARING**

The Land Clearing/Erosion Control Plan appended to this PAMP contains information on land clearing to be conducted, existing vegetation to be retained, location of construction barricades around preserve areas, procedures for debris removal and soil stabilization, and location of silt fences. Where clearing of vegetation is proposed (i.e. building envelope, utilities, drainage, road right-of-way, etc.), the developer will ensure that all Preserve Areas and buffers are protected with construction barricades and erosion control devices in accordance with the following guidelines.



Construction barricades will be placed at least 10 feet outside of all Upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades will be inspected by County Environmental Division staff prior to work approval. Barricades will consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and will not be attached to vegetation. Removal of the barricades will be approved only after issuance of a Certificate of Occupancy.

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will 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 will 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 will be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

#### **I. 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 uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

#### **J. 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 will be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas will 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.

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

#### **K. 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. 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. A description of all proposed restoration and maintenance activities to be conducted on the site will be included in the Restoration/Mitigation Planting Plan prepared as part of the EA. 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 with native plants; removal of plant material that is dead, diseased, or considered to be a safety hazard; and controlled 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. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. 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 Planting Plan prepared as part of the EA.

All monitoring provisions necessary to assure the survivorship and maintenance responsibility for the reclamation areas of littoral and upland transition zone buffer areas around lakes constructed on the site managed by this PAMP shall be identified in the Restoration/Mitigation Planting Plan included in the EA for this site.

**Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

**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 will be responsible for obtaining all appropriate permits from State and local agencies.

**Other Restoration and Manitenance 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.

#### **L. SITE HYDROLOGY (NA)**

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.

#### **M. 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 will include a Protected Species Management Plan. This Plan will 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.

#### **N. 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 of Article 10 of the Martin County Land Development Regulations.

# APPENDICES

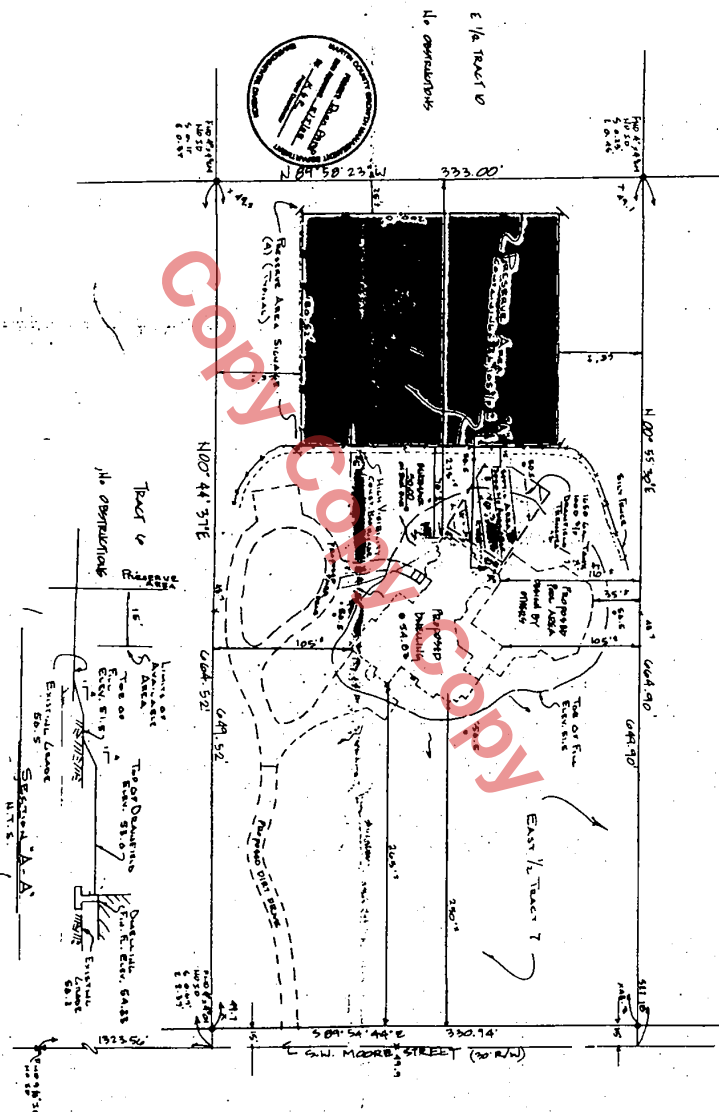
**Environmental Assessment**

**Site Plan**

**Land Clearing/Erosion Control Plan (on site plan)**

Copy Copy Copy





1. PROPERTY ADDRESS: SE MOORE STREET  
2. CERTIFIED TO: PIONEER PALM CITY, LLC  
WC TITLE  
FIRST AMERICAN TITLE INSURANCE  
COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURETOR AND MAPPER.

STEPHEN J. BROWN INC.

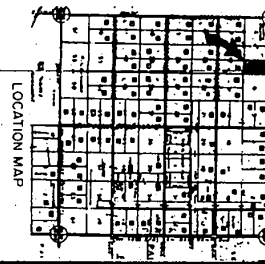
STEPHEN J. BROWN, PRESIDENT, SURETOR AND MAPPER  
REGISTERED IN THE STATE OF FLORIDA

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Continued: S. D. L. Asses 7.  
THE EAST 1/2 OF TRACT 7, SECTION 18, TOWNSHIP 18 SOUTH,  
RANGE 40 EAST, PALM CREST FARMS, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42,  
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING: 5.041 Acres ±

LEGAL DESCRIPTION



DATE	5/18
TIME	5:28
DATE	6/29/00
TIME	7:40
DATE	12/24-01-01
TIME	ONE

PREPARED FOR: PONN

## BOUNDARY SURVEY

**STEPHEN J. BROWN, INC.**

**SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS**

619 EAST 6TH STREET, STUART, FLORIDA 34994

LICENSED MASTER NUMBER 610

## CONSULTANTS

(TTD) 200-7176