PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION

The Preserve at Rio Marine Village (±14.34 acres)
State Road 707/Dixie Highway
28-37-41-000-013-00290-9
28-37-41-000-014-00300-5
28-37-41-001-012-00010-9
Section 28, Township 37 South, Range 41 East
Rio, Martin County, Florida

Approved by/Date: Shawn McCarthy - 7/29/2024

Revised July 2024

PART I
ENVIRONMENTAL ASSESSMENT

Environmental Assessment
The Preserve at Rio Marine Village

I. Existing Conditions

An environmental assessment was performed by Jennifer Acevedo, Gopher Tortoise Agent 09-0112-F and April Ostrom, Professional Wetland Scientist (PWS), qualified biologists from the firm of Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research FL). The subject property consists of three (3) parcels and totals ±14.34 acres. It is located north of State Road (SR) 707/NE Dixie Highway, south of the Florida Eastern Continental (FEC) Railway and west of SE Martin Ave, Rio, Martin County, FL. It is further located in Section 28, Township 37S, Range 41E and is identified by the Martin County Property Appraiser as Parcel ID Numbers 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, and 28-37-41-001-012-00010-9. Properties surrounding and adjacent to the site are a mixture of commercial, industrial, and residential properties with scattered undeveloped lands. See Appendix Figures 1, 2, & 3 for location, site, and land use maps.

Field visits were conducted in June 2020, and again April-May 2021 for the purposes of collecting data with regards to listed species and onsite habitats. Assessments and listed species surveys were done between various times including after sunrise 800-1000 hours and near dusk (1800 hours) respectively, to increase likelihood of wildlife observations that could occur within upland scrub and/or lands in proximity to waterbodies. Furthermore, Aquatic Research FL completed a five (5) consecutive day Florida scrub-jay survey in compliance with the U.S. Fish and Wildlife Service General Scrub-jay Survey Guidelines dated 8/27/2007 on April 30 through May 4, 2021. The assessment was done throughout the entire subject property and natural habitat delineations have been completed. Pedestrian transects were completed to evaluate the area. The project area was mainly traversed in a north to south direction, so that all habitats could be observed, with derivations based on terrain.

Parcel ID Number 28-37-41-001-012-00010-9 was previously a trailer park community but has been abandoned for several years. Portions of the infrastructure such as interior roads, and electrical components are still evident. The onsite habitat is best described as disturbed lands with a large cluster of Australian pines in the southwest corner. Vegetation within the disturbed areas mainly consists of non-descript grasses, exotic landscape vegetation and isolated cabbage palms. No wetlands or native uplands are present on this parcel. The entire parcel has been developed and no natural habitat associations are present on the property. Please see Appendix A, Figure 4 FLUCCS/habitat map for habitat locations and approximate sizes. As was done with on the two (2) above mentioned parcels, in June 2020 a 15% minimum habitat survey was conducted for gopher tortoise burrows. During the pedestrian transects thirteen (13) gopher tortoise (*Gopherus polyphemus*) burrows were observed. Using the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for determining total tortoise population, it is

estimated that forty (40) burrows, equaling twenty (20) tortoises are located on this parcel. Please see Appendix A, Figure 5 for listed flora and fauna survey transects and locations of species and Appendix B for the June 2020 gopher tortoise survey. Approximately 33% of the site was surveyed for listed flora and fauna. No further listed flora or fauna nests, roosting areas, dens, or burrows were observed on this parcel.

Parcel ID Numbers 28-37-41-000-013-00290-9, and 28-37-41-000-014-00300-5 are approximately 85% vegetated. These parcels mainly consist of upland scrub, considered a rare and unique upland habitat type in Martin County. Rare and unique habitats have a priority preservation status. Remaining upland portions of these two (2) parcels consist of a small cabbage palm hammock, Australian pines, Brazilian pepper, and disturbed lands. Additional lands consist of a platted detention area and an artificial linear flow way. No wetlands are present within these two (2) parcels. Please see Appendix A, Figure 4 for habitat locations and approximate sizes.

In June 2020, a 15% minimum habitat survey for the gopher tortoise (*Gopherus polyphemus*) was conducted and twenty-three (23) gopher tortoise (*Gopherus polyphemus*) burrows were observed (Appendix B). Using the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for determining total tortoise population, it is estimated that forty-six (46) burrows, equaling twenty-three (23) tortoises are located on these two (2) parcels. Please see Appendix A, Figure 6 for listed flora and fauna survey transects and locations of species. Additionally, a five (5) consecutive day scrub-jay survey was completed across these two (2) parcels as part of the assessment. No scrub-jays were observed, no scrub-jay call backs were heard, and no indication of scrub-jay usage within the project area or adjacent properties was noted. The onsite scrub habitat is not preferable for utilization by scrub jays. Vegetation density is too high with tall shrubs and is not conducive to the support of scrub jays. See Appendix C for the Scrub-Jay Survey Report. No further listed flora or fauna nests, roosting areas, dens, or burrows were observed on these two (2) parcels. Approximately 50% of these two (2) parcels were surveyed for listed flora and fauna. Please see Appendix A, Figure 5 for flora and fauna survey transects and locations of species.

Additionally, based on the presence of gopher tortoise burrows and the presence of upland scrub habitat, the Eastern Indigo Snake, a state and Federal listed species, may be present on the subject property. Implementation of the *Standard Eastern Indigo Snake Protection Procedures* will be required to ensure protection of the species during project construction.

The subject property contains native scrub upland habitat considered rare and unique in Martin County. Based on the Martin County LDR projects with rare and unique habitat must preserve 25% of uplands on the site with priority given to the rare and unique habitat. The site contains 12.65 acres of uplands, thereby requiring a preserve area of 3.16 acres in size. A 3.16-acre preservation area within the rare and unique upland scrub habitat is proposed. See Appendix A, Figure 8.

As the subject property does contain native scrub, a type of imperiled upland habitat, there is an increased likelihood for the presence of state and/or federal listed species of flora. Due to the

longevity of the development process for The Preserve at Rio Marine Village, of a 100% survey for state and/or federal listed flora shall be required throughout all development areas within 3 months of site clearing. Any state or federal listed flora located outside of proposed preservation areas shall be identified during that survey and relocated into the onsite preserve. Relocation work shall be done by hand utilizing the natural substrate.

Prior to site development all gopher tortoise burrows located within the development footprint shall be relocated with accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised July 2020.

No wetlands were observed on the subject property. Wetlands are delineated based on three (3) criteria: vegetation, hydric soil characteristics and hydrologic indicators. None of these criteria were met on this site.

The proposed use of the site is for a multifamily townhome style subdivision. See the Appendix A, Figure 8 for site plan as prepared by others.

A. Proposed Conditions

The applicant is proposing to clear, alter, and re-develop the property for the construction of a multifamily townhome community and supporting infrastructure. Infrastructure including items such as: retention ponds for stormwater, parking, and interior and main access roads. The project area contains native upland habitat considered rare and unique in Martin County. Based on the Martin County Land Development Regulations (LDR's) 25% of the applicant's total upland area must be set aside as preserve with priority given to the rare and unique habitat. The site contains a total of ±12.65 acres of upland area, requiring ±3.16 acres of upland preserve. A total of ±3.16 acres of upland preserve within the rare and unique scrub habitat is proposed. The proposed upland preserve will be set aside and maintained and preserved in accordance with the requirements of this PAMP. See the Appendix A, Figure 7 for site plan as prepared by others.

B. Previous Impacts

The western property quadrant has experienced historic impacts from the creation of an onsite storm water system. This included the creation of the onsite water detention area and well as an artificial linear flow way along the western edge of the property (Appendix E).

The detention area is platted as a drainage/flowage easement, located in Book 2448, Page 2305 of the Martin County Public Records. The eastern property quadrant has experienced historic impacts from its previous use as a mobile home park (Parcel ID Number 28-37-41-001-012-00010-9). This has resulted in elimination of all-natural habitat associations within the section of the property.

II. Soils

Based on a review of the Florida Department of Environmental Protection Map Direct and Martin County Soil Survey, the site is composed of:

35 Salerno Sand- This is a poorly drained, slowly permeable soil. It is formed from marine sediments and found throughout the flatwoods.

6 Paola and St. Lucie Sand – This is an excessively drained soil formed in sandy marine sediments. Paola soils are found on ridges, hills, and flats.

See Appendix A, Figure 7 for the Soil(s) Map.

III. Existing Habitat/FLUCCS

A. Wetland Habitats

An environmental assessment conducted by April Ostrom, PWS and Jennifer Acevedo, qualified biologists from Aquatic Research FL, indicated that there are no jurisdictional wetlands on the subject property.

B. Upland Habitats

Upland portions of the site are comprised of scrub, cabbage palm hammock, Brazilian pepper, Australian pine, and disturbed lands. Native upland habitats consist of the rare and unique upland scrub and cabbage palm hammock. Upland scrub is considered globally imperiled habitat and will receive priority preservation. The habitat quality of the onsite scrub is moderate to low because of lack of natural fire and invasive exotic vegetation. As scrub requires fire for propagation of the endemic vegetation as well as density management, the onsite scrub is currently heavily vegetated with very tall shrub cover and significant love vine coverage on trees and shrubs. High quality scrub is relatively sparse with low growing shrub and ground cover, controlled by seasonal fire.

The onsite cabbage palm hammock is of low to moderate quality. Its small size and lack of a natural fire regime as well as presence of invasive exotic vegetation are the main degradation factors. While cabbage palm habitat could also be considered a rare and unique upland type, based on its small size, priority preservation should still be assigned to the large and more continuous onsite upland scrub.

The remaining upland areas are classified based on almost 100% coverage of exotic vegetation (Australian pine and Brazilian pepper) and major site disturbances from the construction of the onsite detention, access road, and trailer park.

A preservation area of ±3.16 acres of upland scrub will be provided as part of the project's development plan. Per Martin County LDR sites with rare and unique habitat have an increased preservation component of 25% of all uplands onsite. The site contains

±12.65 acres of uplands, requiring the preservation of ±3.16 acres of the highest quality onsite scrub habitat. See Appendix A, Figure 7 for the preservation area map and site plan as prepared by others.

Identified uplands are classified as FLUCCS/CLC categories Appendix A, Figure 4:

#4360/121 Upland Scrub (±6.22 acres)
#4280/22323 Cabbage Palm (±0.19 acres)
#4220/73 Brazilian Pepper (±2.11 acres)
#4370/7 Australian Pine (±1.25 acres)
#7400/7 Disturbed Area (±2.88 acres)

Representative vegetation includes the following:

Sand pines *(Pinus clausa)*
Sand live oak *(Quercus geminata)*
Chapman's oak *(Quercus chapmanii)*
Myrtle oak *(Quercus myrtifolia)*
Florida Rosemary *(Ceratiola ericoides)*
Prickly Pear Cacti *(Opuntia lindheimeri*)
Silkgrass *(Pityopsis graminifolia)*
Slash Pine *(P. elliottii var. densa)*
Cabbage palm *(Sabal palmetto)*
Lichens *(Cladina spp.)*
Brazilian pepper *(Schinus terebinthifolius)*

C. Other Onsite Areas

A drainage/flow way easement is platted over a portion of the property, centrally located but slightly offset towards the west side. An active detention area is the main component of this easement. Additionally, an artificial linear drainageway traverses along the western property edge, observed to be conveying water at the time of site assessment (Appendix A, Figure 4)

These areas are classified as FLUCCS categories:

#7420/322 Man Made Drainage/Retention (±0.74 acres)
#5110/422 Artificial Linear Drainage (±0.95 acres)

IV. Wildlife Observations

The following species were observed during the site visit:

Reptiles: Snakes sheds and tracks – species unknown, unidentified black snake, Gopher

Tortoise (*Gopherus polyphemus*)
Amphibians: Cane toads (*Rhinella marina*)
Mammals: Marsh Rabbits (*Slyvolagus palustris*), Squirrels (*Sciuridae spp.*)
Aves: blue jays (*Cyanocitta cristata*), cardinals (*Cardinalis cardinalis*), and Mockingbirds (*Mimus* spp.). Observed Foraging in July 2020**:** Wood Stork (Mycteria *americana*), Reddish Egrets (*Egretta* rufescens), a Snowy Egret (*Egretta thula*), Roseate Spoonbills (*Platalea ajaja*), and Ibis (*Eudocimus* spp.)

V. Protected Species (Listed Flora and Fauna)

Pedestrian surveys were conducted in June 2020 as well as from 4/30/2021 through 05/04/2021 throughout the project area to investigate for the presence of any state or federal listed plant or animal listed species. Surveys were done between various times including after sunrise (800 - 1000) hours and near dusk (1800 hours) respectively, to increase likelihood of wildlife observations that could occur within upland scrub and/or lands in proximity to waterbodies. Pedestrian transects for listed flora and fauna were done throughout approximately 50% of Parcels 28-37-41-000-013-00290-9, and 28-37-41-000-014-00300-5 and approximately 33% of Parcel 28-37-41-001-012-00010-9. The parcels were mainly traversed in a north to south direction, with derivations based on terrain (See Appendix A, Figure 5 for Listed Flora & Fauna Survey).

The subject property is located within the FWS consultation area for the Florida scrub-jay and contains a suitable habitat type for the jay. A five (5) day survey for scrub-jay was conducted concurrently with the environmental assessment in 2021 from 4/30/2021 – 5/04/2010. Survey was conducted in compliance with the U.S. Fish and Wildlife Service General Scrub-jay Survey Guidelines dated 8/27/2007. During the five (5) consecutive day scrub-jay survey, no scrub-jays were observed, no scrub-jay call backs were heard, and no indication of scrub-jay usage within the project area or adjacent properties was noted. The onsite scrub habitat was determined to be not preferable for utilization by scrub jays. Vegetation density is too high with tall shrubs, not conducive to the support of scrub jays. See Appendix C for the Scrub-Jay Survey Report.

In June 2020, a 15% minimum habitat survey for gopher tortoise burrows was conducted. Two (2) separate surveys were conducted as each parcel was not acquired concurrently. Results of the surveys can be found in (Appendix B). Based on the Florida Fish and Wildlife Conservation Commission (FFWCC) formula for determining total tortoise population during partial surveys, it is estimated that eighty-six (86) burrows, equaling forty-three (43) tortoises are located on the target property. (Appendix A, Figures 5 & 6 for burrow locations). Prior to commencement of site development and clearing a Conservation Permit for Offsite Relocation will be obtained from the FFWCC and implemented in accordance with permit conditions.

The Eastern Indigo Snake (*Drymarchon couperi*) is a federal and state species listed as threatened. Based on the high density of gopher tortoise burrows, the composition of the sites upland habitat and observed snake tracks and sheds, the site may be occupied by the Eastern Indigo Snake. Based on the concurrent U.S. Fish and Wildlife Service (FWS) and Army Corps of Engineers (ACOE) Eastern Indigo Snake Programmatic Effect Determination Key, the site

will require implementation of *The Standard Protection Measures for the Eastern Indigo Snake.* Implementation of these protection measures will result in a "Not Likely to Adversely Effect" determination. As required in this publication, compliance with these measures will require the creation of posters identifying the Eastern Indigo Snake to be placed around the construction site as well as an information session with the land clearing crew prior to commencement of site work. If a snake resembling the Eastern Indigo is seen onsite all work must stop until the snake moves safely away and the project biologist is to be contacted immediately.

During the listed flora and fauna survey several state and federally listed bird species were observed onsite and flying over the property. State and federally listed bird species were specifically observed foraging within the detention area. No roosting or nesting areas were observed on the property. Furthermore, the site would not appear to contain suitable habitat for wading bird nesting or roosting. Protection measures are only necessary if nesting or rooting sites become present. A brief wading bird survey prior to commencement of site work is recommended to confirm the continued absence of nests and/or roosting areas. No state or federal listed plant species were observed on the property.

Additionally, the U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC) was consulted, and consultation areas reviewed (Appendix F, for IPAC report). Please see Table 1 for **state** listed flora and fauna and Table 2 for the IPAC generated report of **federally** listed flora and fauna. As indicated above, listed bird species observed onsite were seen foraging and no nests or roosting areas were determined to exist on the subject property.

State Listed Species Observed On-site		
Species	**Status**	**Presence**
Reddish Egrets (*Egretta rufescens)*	Threatened	**Yes**
Roseate Spoonbills (*Platalea ajaja)*	Threatened	**Yes**
Gopher Tortoise (*Gopherus polyphemus)*	Threatened	**Yes**

Table 1: State Listed Species (Observed Onsite)

Florida Natural Inventory Areas (FNAI) Biodiversity Index				
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)				
MAMMALS	***Federal Status**	**State Listing**	**Verified Occurrence(s) Within 1-square-mile**	**Observation(s)**
Florida Panther Puma (*Felis concolor coryi)*	E	FE	No	None Observed
Southeastern Beach Mouse *(Peromyscus polionotus niveiiventris*)	T	FT	No	None Observed
BIRDS				**Presence**
Audubon's Crested Caracara (*Polyborus plancus audubonii)*	T	FT	No	None Observed

Everglade Snail Kite (*Rostrhamus sociabilis plumneus*)	E	FE	No	None Observed
Florida Scrub-jay *(Aphelocoma coerulescens)*	LT	FT	No	None Observed
Ivory-billed Woodpecker *(Campephilus principalis)*	E	N/A	No	None Observed
Red-cockaded Woodpecker (*Picoides borealis)*	LE	FE	No	None Observed
Whooping Crane (*Grus americana)*	E (EXPN)	FE (EXPN)	No	None Observed
Wood Stork (*Mycteria americana)*	LT	FT	No	None Observed
REPTILES				**Presence**
Eastern Indigo Snake (*Drymarchon corais couperi)*	LT	FT	No	None Observed
Gopher Tortoise (*Gopherus polyphemus)*	**C**	**T**	**Yes**	**Yes**
INSECTS				**Presence**
Florida Leafwing Butterfly *(Anaea troglodyta oridalis)*	E	N/A	No	None Observed
Miami Blue Butterfly *(Cyclargus thomasi bethunebakeri)*	E	FE	No	None Observed
MIGRATORY BIRDS				**Presence**
American Kestrel *(Flaco sparverius paulus)*	BCC	T	No	None Observed
American Oystercatcher *(Haematopus palliatus)*	BCC	T	No	None Observed
Bald Eagle (*Haliaeetus leucocephalus)*	BCC	N/A	No	Outside 660-foot Buffer
Black Skimmer *(Rynchops niger)*	BCC	T	No	None Observed
Common Ground-dove (*Columbina passerina exigua)*	BCC	N/A	No	None Observed
Least Tern *(Sterna antillarum)*	BCC	T	No	None Observed
Limpkin (*Aramus guarauna)*	BCC	N/A	No	None Observed
Magnificant Frigatebird (*Fregata magnificens*)	BCC	N/A	No	None Observed
Prairie Warbler (*Dendroica discolor)*	BCC	N/A	No	None Observed
Red-headed Woodpecker (*Melanerpes erythrocephalus)*	BCC	N/A	No	None Observed
Ruddy Turnstone (*Arenaria interpres morinella*)	BCC	N/A	No	None Observed
Semipalmated Sandpiper *(Caldris pusilla)*	BCC	N/A	No	None Observed
Swallow-tailed Kite (*Elanoides forficatus)*	BCC	N/A	No	None Observed
Whimbrel *(Numenius phaeopus)*	BCC	N/A	No	None Observed
Willet (*Tringa semipalmata*)	BCC	N/A	No	None Observed
Willson's Plover *(Charadrius wilsonia)*	BCC	N/A	No	None Observed

Yellow Warbler (*Dendroica petechia gundlachi)*	BCC	N/A	No	None Observed

Table 2: Federally Listed Fauna Species Report and Related Observations.

Florida Natural Inventory Areas (FNAI) Biodiversity Index
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)

PLANTS	***Federal Status**	**State Listing**	**Verified Occurrence(s) Within 1-square-mile**	**Observation(s)**
Fragrant Prickly-apple *(Cereus eriophorus var. fragrans)*	LE	E	No	None Observed
Beach Jacquemontia *(Jacquemontia reclinata)*	E	N	No	None Observed
Lakela's Mint *(Dicerandra immaculata)*	E	LE	No	None Observed
Sand-dune Spurge (*Chamaesyce cumulicola)*	N	E	No	None Observed
Perforate Reindeer Lichen *(Cladonia perforata)*	LE	E	Yes	None Observed
Large-flowered Rosemary *(Conradina grandiflora)*	N	T	No	None Observed
Piedmont Jointgrass *(Coelorachis tuberculosa)*	N	T	No	None Observed
Tropical Ironwood *(Eugenia confusa)*	N	E	No	None Observed
Nodding Pinweed *(Lechea cernua)*	N	T	No	None Observed
Pine Pinweed *(Lechea divaricata)*	N	E	No	None Observed
Small's Flax *(Linum carteri var. smallii)*	N	E	No	None Observed
Scrub Bluestem *(Schizachyrium niveum)*	N	E	No	None Observed
Tiny Polygala *(Polygala smallii)*	LE	E	No	None Observed
Four-petal pawpaw *(Asimina tetramera)*	LE	E	No	None Observed

Table 3: Federally Listed Flora Species Report and Related Observations.

As the subject property does contain native scrub, a type of imperiled upland habitat, there is an increased likelihood for the presence of state and/or federal listed species of flora. Due to the longevity of the development process for The Preserve at Rio Marine Village, of a 100% survey for state and/or federal listed flora shall be required throughout all development areas within 3 months of site clearing. Any state or federal listed flora located outside of proposed preservation areas shall be identified during that survey and relocated into the onsite preserve. Relocation work shall be done by hand utilizing the natural substrate.

VI. Restoration/Mitigation Planting Plan

A. Eradication of Nuisance and Exotic Vegetation

Exotic vegetation, mainly Brazilian pepper is present throughout the subject property and within the proposed preservation area. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the site and the upland preservation area.

- All Brazilian pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. All vegetative debris will be removed from the preserve and disposed of offsite.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any debris removed will be handled in accordance with the disposal specifications.

Any non-woody species such as love vine, within the upland preserve will be eradicated as follows:

- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

The exotic vegetation eradication in the onsite preservation areas will generate minor vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation area on the proposed project site, outside the limits of the preserves.

- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the preservation area.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

Herbicides are required for the treatment of all stumps of woody vegetation to prevent re-growth, and for eradication of non-woody exotic and nuisance vegetation.

- All herbicide application activity will be conducted under the supervision of a Florida Agriculture licensed applicator, licensed for application of herbicides.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

B. Replanting with Native Vegetation

Revegetation – No revegetation within the upland preservation areas should be required. Sufficient native vegetation is present, and restoration will not be required in its current state or post exotic plant removal.

VI. Conclusion

In the professional opinion of Jennifer Acevedo, Gopher Tortoise Agent 09-0112-E and April Ostrom, PWS, qualified biologists from Aquatic Research FL, the project area contains rare and unique upland scrub habitat. Onsite preservation will occur within the rare and unique scrub habitat area. This upland scrub area will be preserved and maintained in accordance with the conditions of this PAMP. Pedestrian surveys were conducted throughout the property to investigate for the presence of any state or federal listed plant or animal listed species. Gopher tortoise burrows were observed onsite, and the results of a partial habitat survey are enclosed in the PAMP appendix. Tortoises outside of the proposed preserve will be relocated to an FFWCC approved offsite recipient area. The Eastern Indigo Snake may also be present on the site based on the high density of tortoise burrows and the composition of the upland habitat. Implementation of *The Standard Protection Measures for the Eastern Indigo Snake* will be necessary. These measures include the creation of informational posters for the site as well as education of all clearing personnel. Several species of listed wading birds were also observed onsite foraging in the detention area. Prior to commencement of site work a brief survey to confirm the continued absence of nests or roosting areas is recommended. No state or federal listed plant species were observed on the property during the partial surveys conducted. However, As the subject property does contain native scrub, a type of imperiled upland habitat, there is an increased likelihood for the presence of state and/or federal listed species of flora. Due to the longevity of the development process for The Preserve at Rio Marine Village, of a 100% survey for state and/or federal listed flora shall be required throughout all development areas within 3 months of site clearing. Any state or federal listed flora located outside of proposed preservation areas shall be identified during that survey and relocated into the onsite preserve. Relocation work shall be done by hand utilizing the natural substrate

No additional listed fauna nests, dens, burrows, or roosting areas were observed. No jurisdictional wetlands are present on the site.

Environmental Assessment Prepared By
Jennifer Acevedo
Jennifer Acevedo, Senior Biologist
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VII. List of Exhibits:

Appendix A:
Figure 1: Location Map
Figure 2: Aerial Photograph
Figure 3: Florida Landuse Cover Classification System (FLUCCS)
Figure 4: Existing FLUCCS/Habitat Map
Figure 5 & 6: Listed Flora & Fauna Survey Transect Map & Locations
Figure 7: Soils Map
Figure 8: Preserve Area Map/Site Plan

Appendix B: 15% Gopher Tortoise Survey

Appendix C: Scrub-jay Survey Report

Appendix D: Site Plan as Prepared by Others

Appendix E: Historic Aerial Photographs

Appendix F: IPAC Report (By Reference)

Appendix G: Example Preserve Area Sign

PART II
CONDITIONS

A. RECORDING

This Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled 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 Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years 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 all Monitoring Reports.

Annual 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 annual 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 Annual 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.

All Annual Monitoring Reports are due no later than December 31 of the year they are to be submitted. After the first five-year monitoring period, the Preserve Areas may be subject to further monitoring and maintenance to ensure environmental integrity and consistency with the

provisions 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, wetlands and wetland buffers, 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; acreage of wetland habitats under preservation; acreage of native and common upland habitats under preservation; acreage of upland buffer on-site; acreage of on-site wetland mitigation areas; and 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.

K. RESTORATION AND MAINTANCE 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.

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 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.

L. SITE 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.

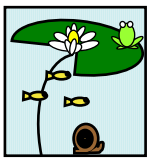
M. PROTECTED SPECIES

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

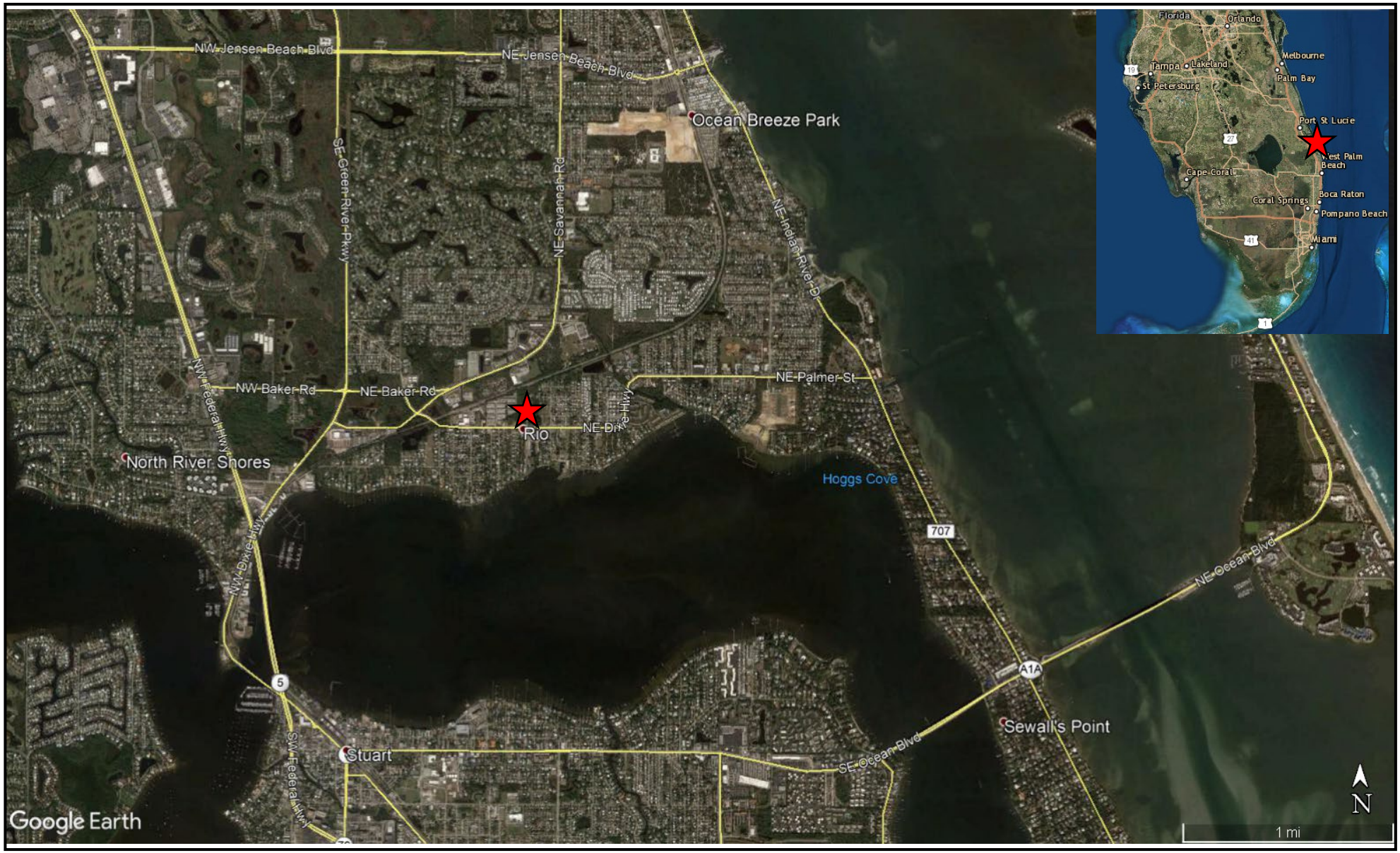
Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have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

Appendix A
Site Maps



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.



Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Location Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

August 2022 Update

Figure 1

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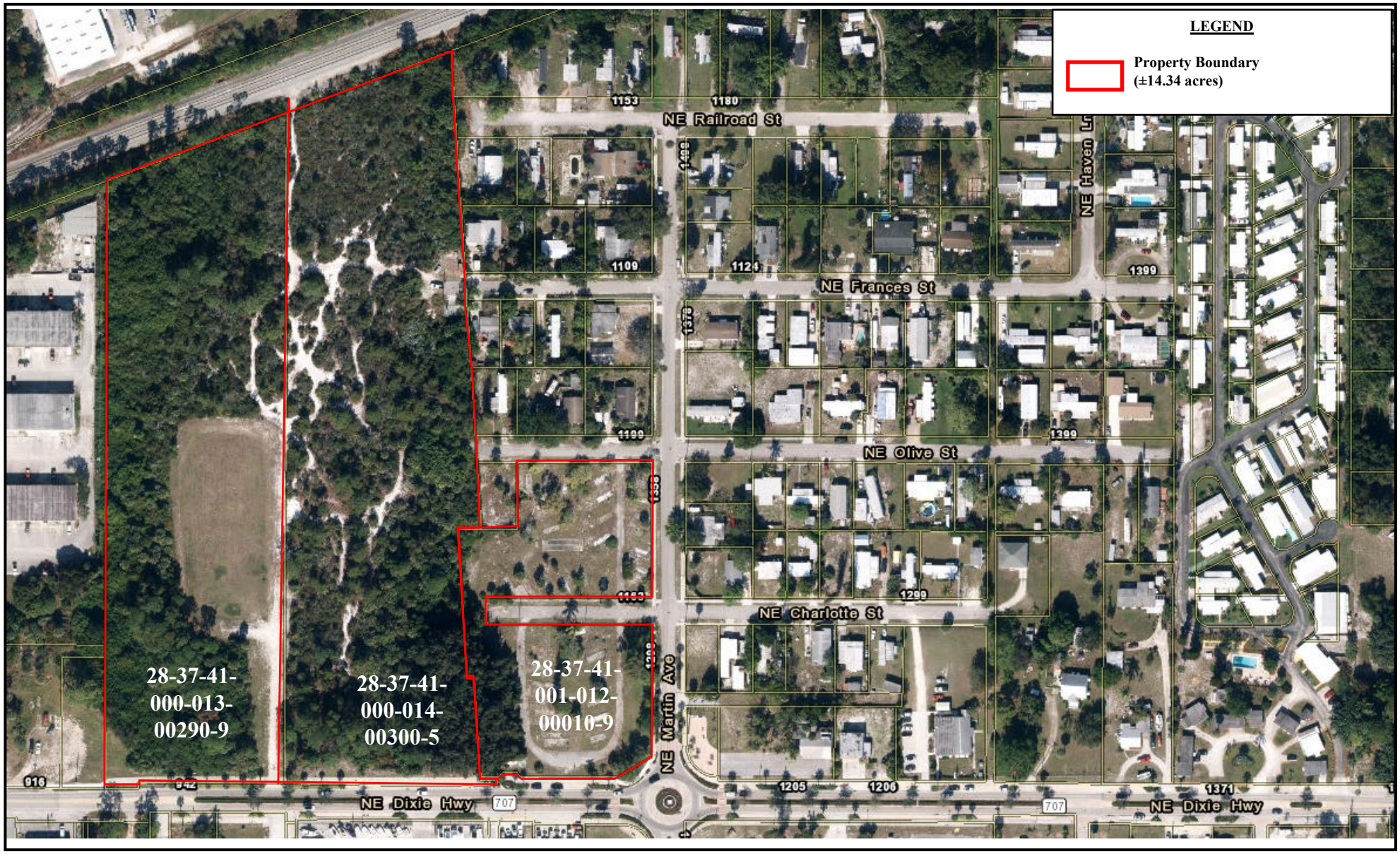
Image: Google Earth



Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Site Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

August 2022 Update

Figure 2

Image: Florida Department of Environmental Protection (FDEP) & Data: Martin County Property Appraisers

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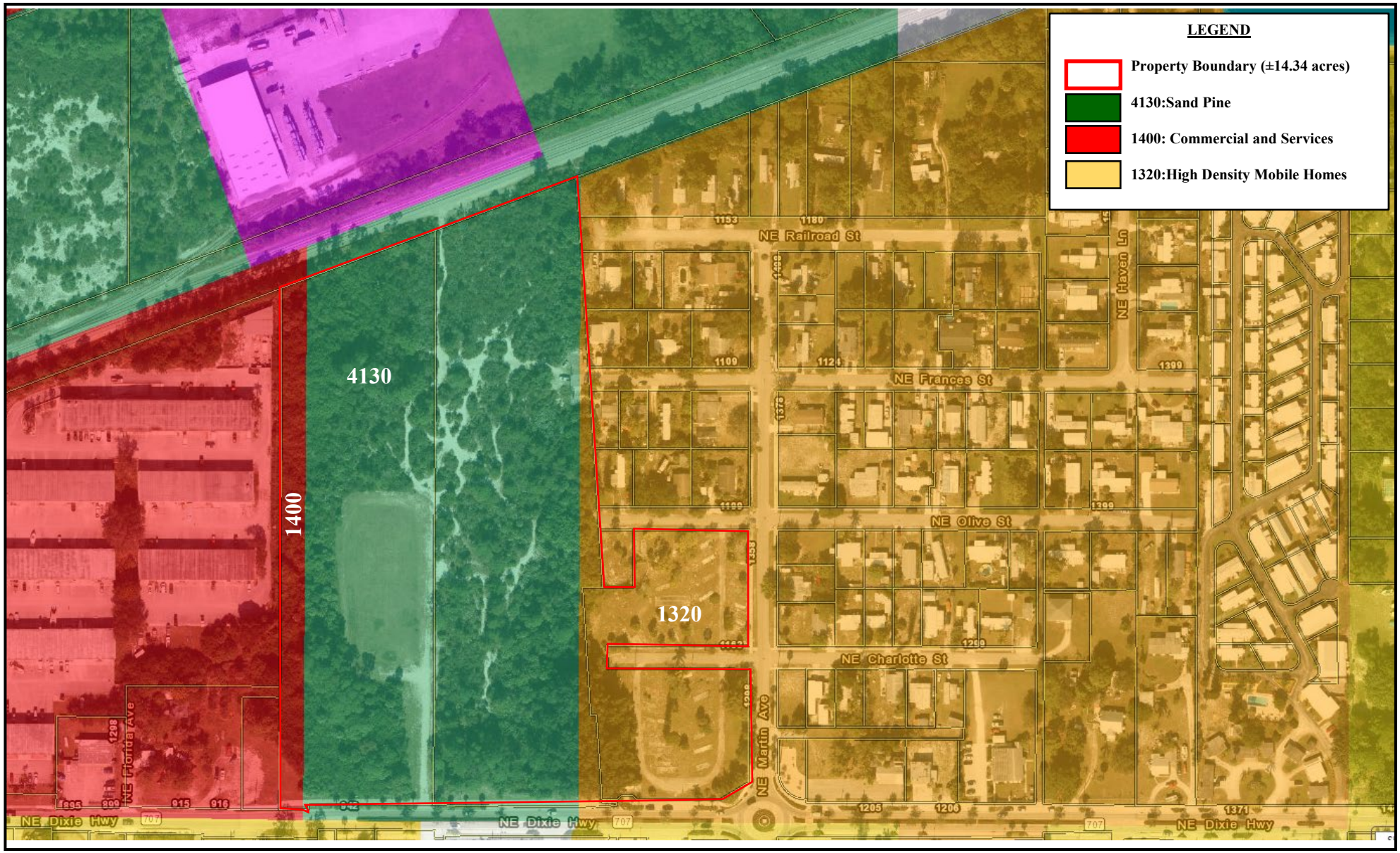

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Agency Reported Land Use Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

August 2022 Update

Figure 3

Image: Florida Department of Environmental Protection (FDEP)
Data: Florida Land Cover Classification System Definitions for the Cooperative Land Cover Map v2.3

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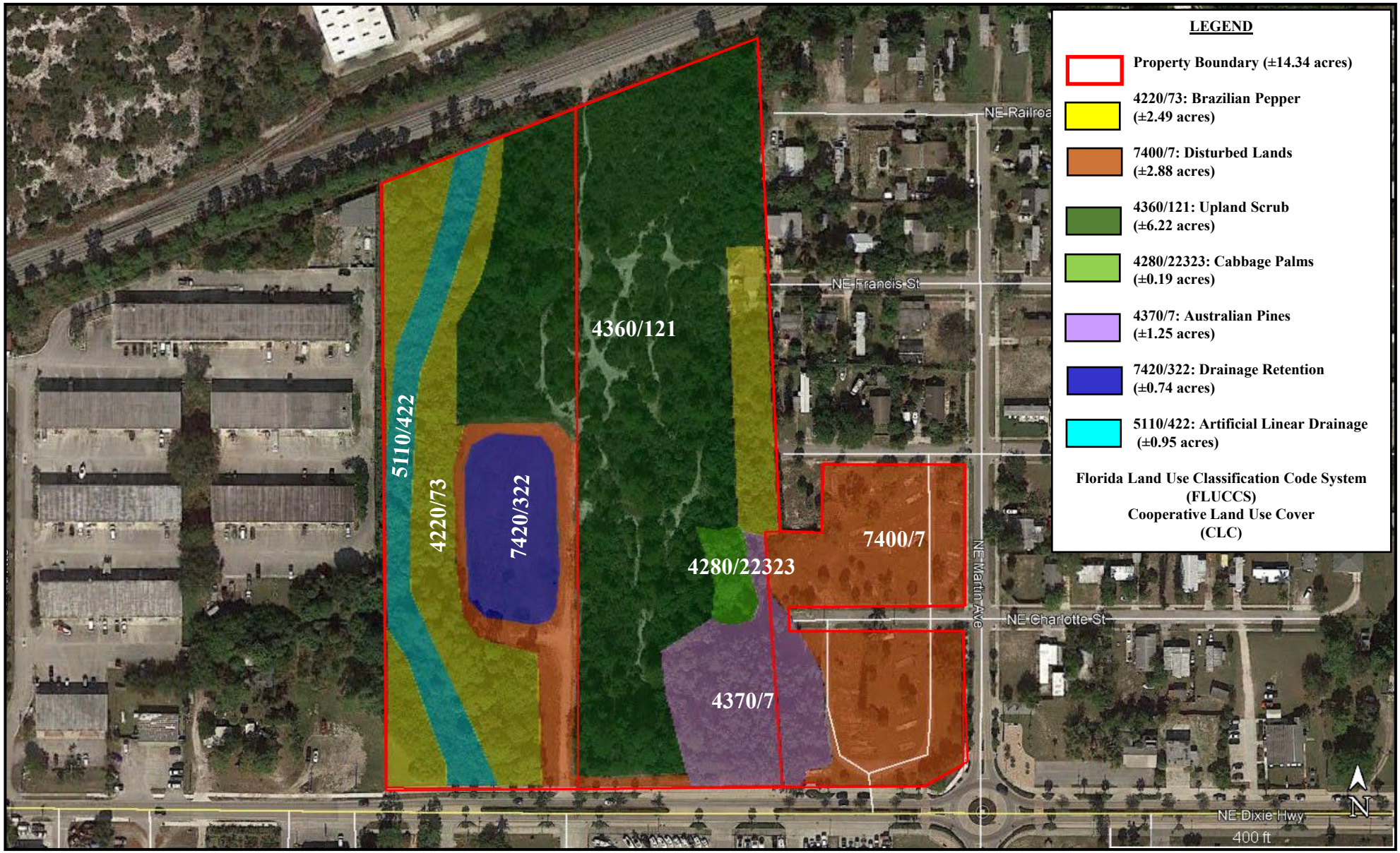

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Existing Habitat/FLUCCS Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

August 2022 Update

Figure 4

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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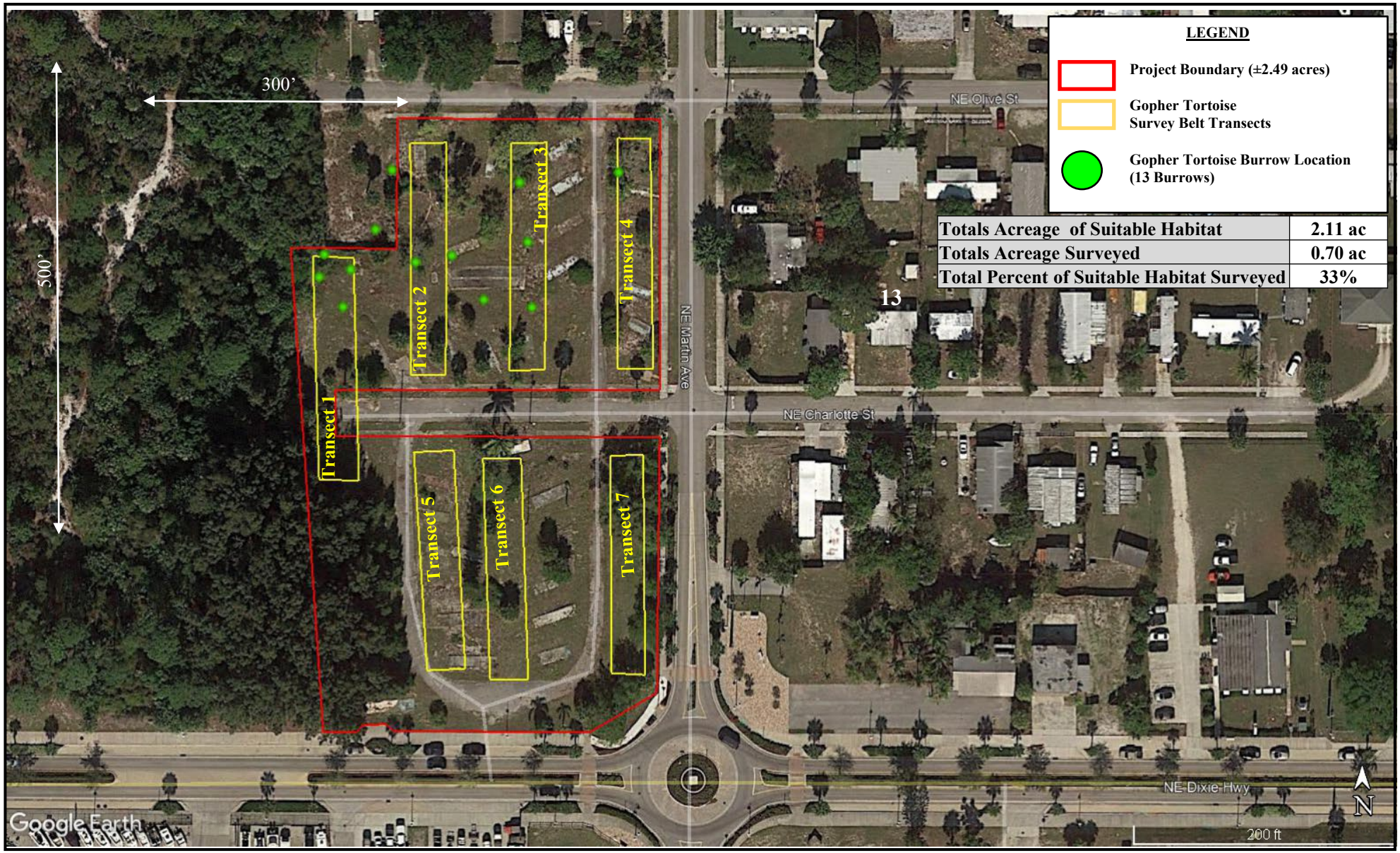

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AquaticResearchFl.com
Environmental Consulting Department

Wildlife Survey Transects & Gopher Tortoise Survey Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 5

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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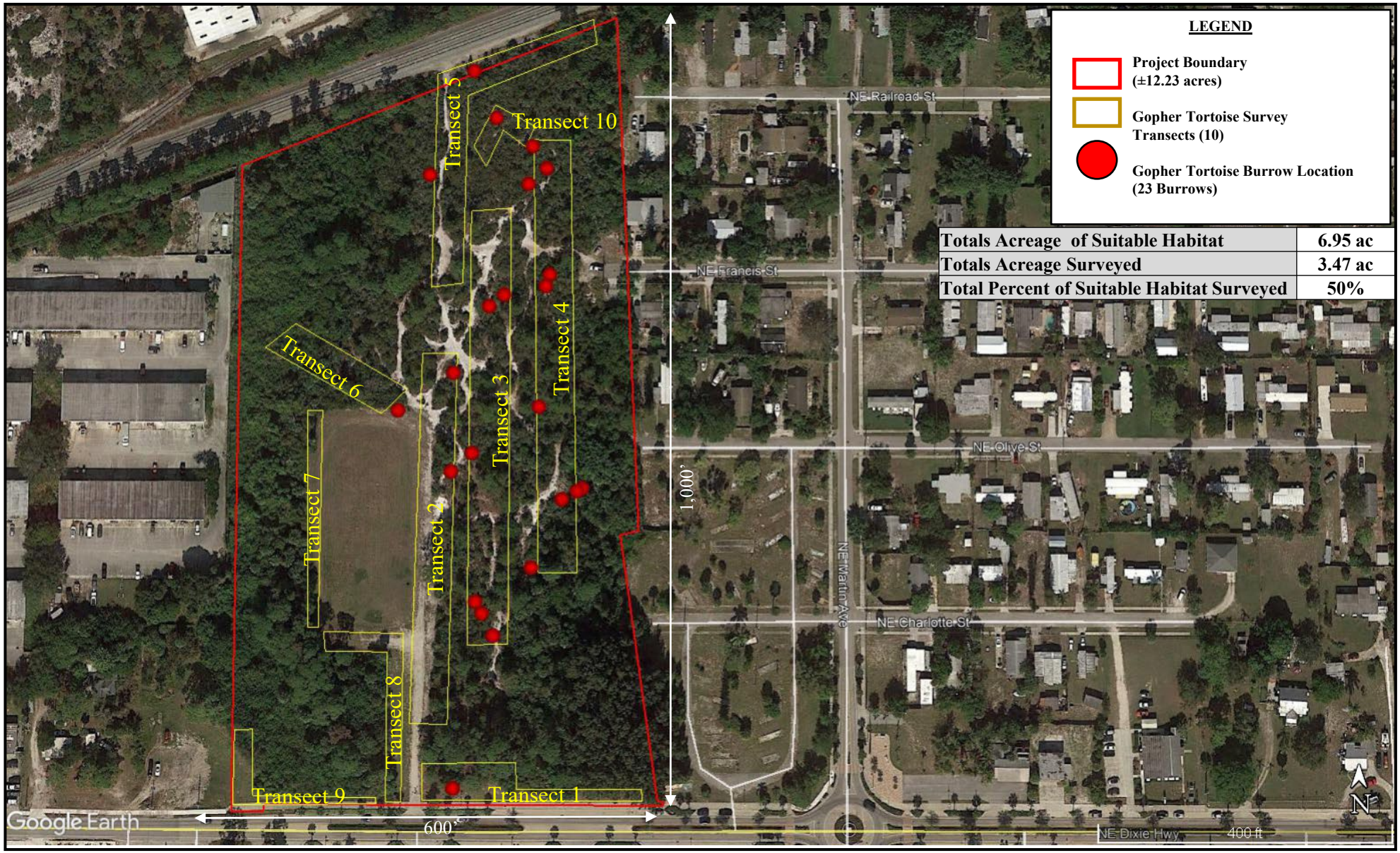

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Gopher Tortoise, Listed Flora & Fauna Survey Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

May 2021 Survey

Figure 6

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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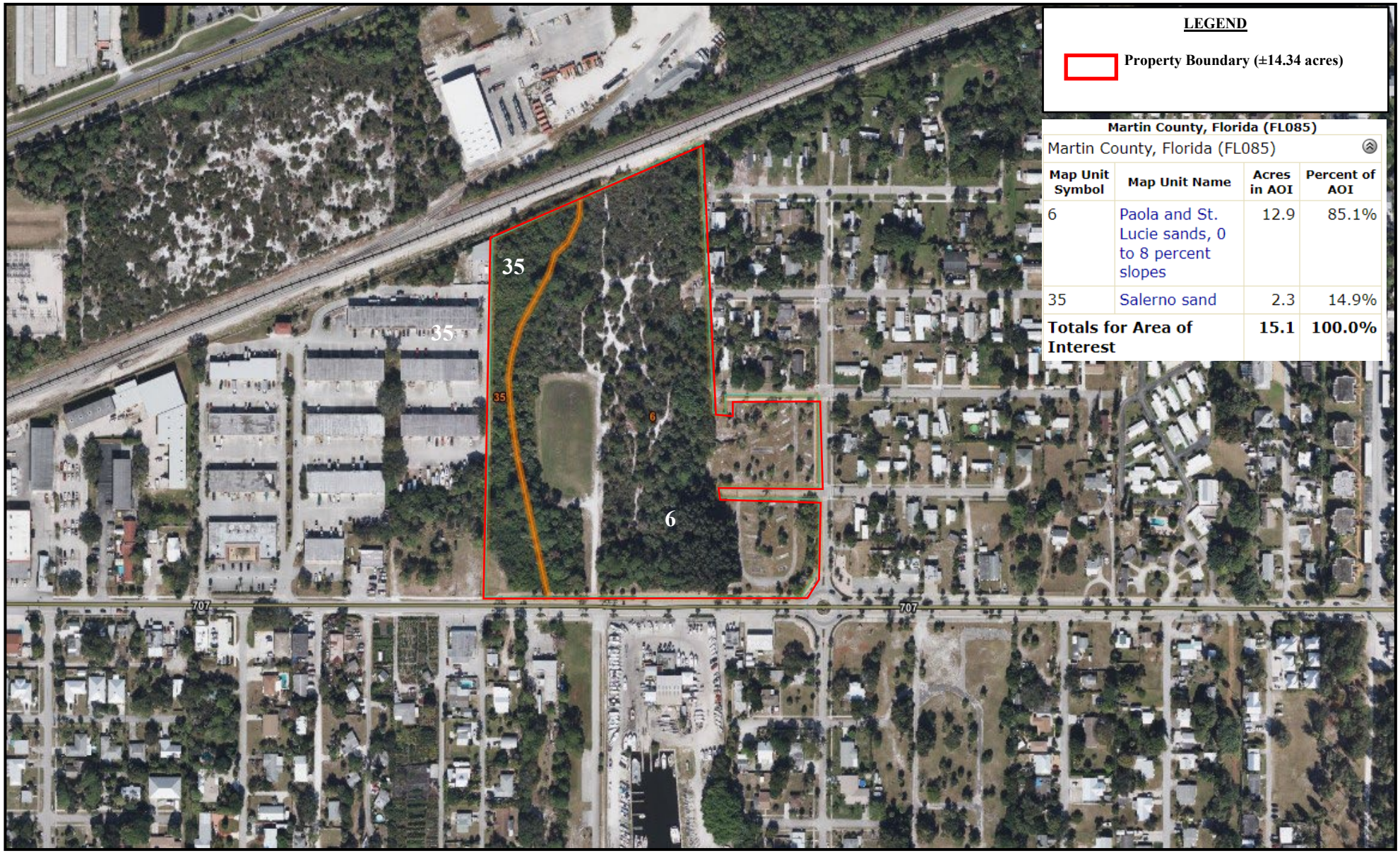

Martin County, Florida (FL085)

Martin County, Florida (FL085)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Paola and St. Lucie sands, 0 to 8 percent slopes	12.9	85.1%
35	Salerno sand	2.3	14.9%
Totals for Area of Interest		**15.1**	**100.0%**

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AquaticResearchFl.com
Environmental Consulting Department

Soil(s) Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

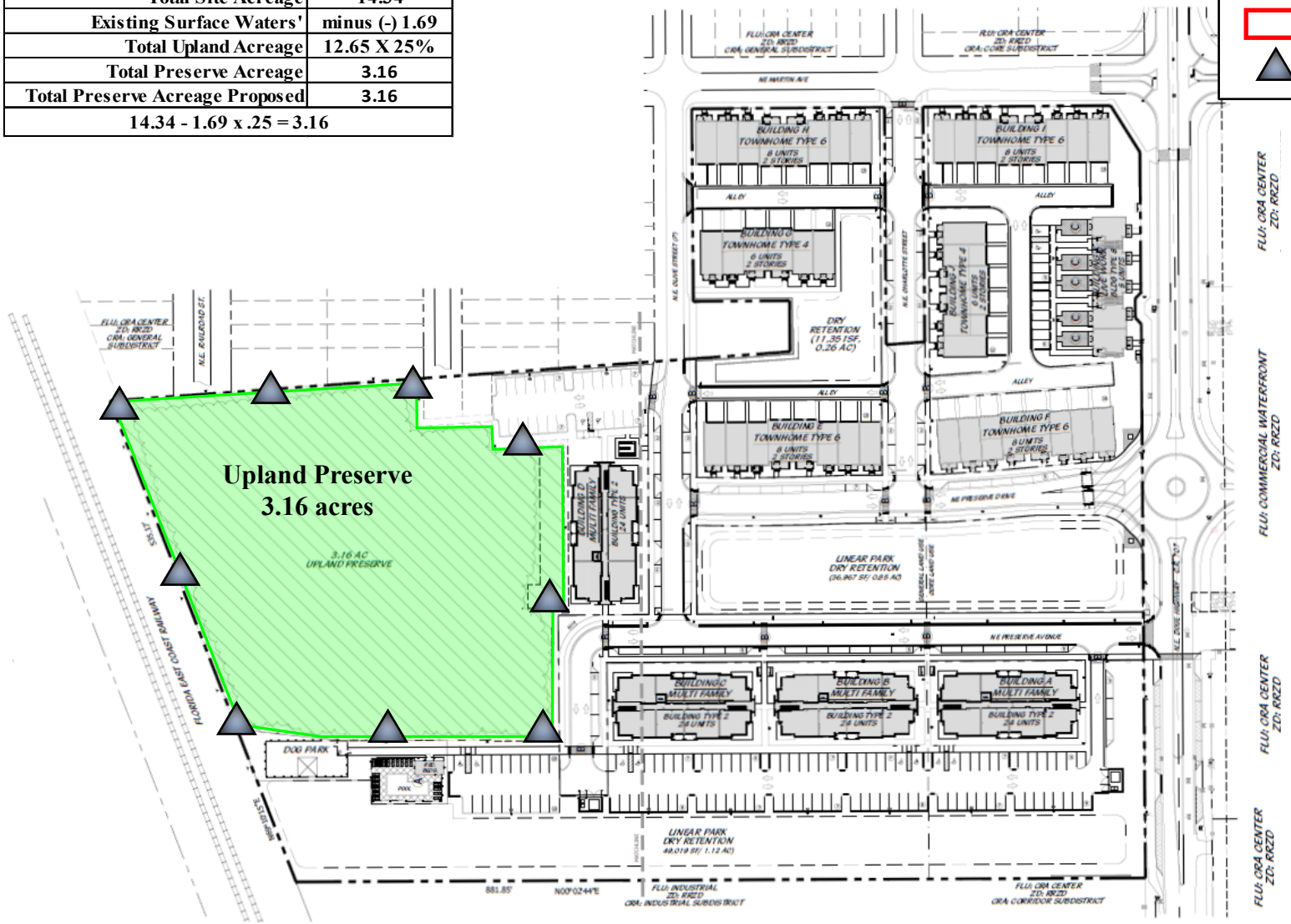
August 2022 Update

Figure 7

Image: Florida Department of Environmental Protection (FDEP)
Data: WSS & Soil Survey Staff, Natural Resources Conservation Service

N

Preserve Area Calculation Table	
Total Site Acreage	14.34
Existing Surface Waters'	minus (-) 1.69
Total Upland Acreage	12.65 X 25%
Total Preserve Acreage	3.16
Total Preserve Acreage Proposed	3.16
14.34 - 1.69 x .25 = 3.16	



Preserve 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.

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
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Preserve Area Map/Site Plan

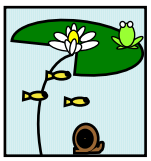
The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

August 2022 Update

Figure 8

Site Plan: Cotleur & Hearing
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

Appendix B
Gopher
Tortoise
Survey
Reports



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Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Field Survey Report

Gopher Tortoise
Gopherus polyphemus

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
Parcel ID'S: 28-37-41-000-013-00290-9
& 28-37-41-000-014-00300-5
(Project Area ±12.23 acres)

Prepared For:

Martin County Growth Management
Environmental Division

Prepared By:

Jennifer Acevedo
Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise Agent
Number 09-00112E

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.

May 2021

Table of Contents

1.0 Introduction

Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), completed a ±50% upland habitat survey for gopher tortoises, *Gopherus polyphemus*. The survey was completed across the Rio Town Center North properties, located on the north side of NE Dixie Highway, and west of SE Martin Ave., Rio, Martin County Florida. The survey was conducted on May 4, 2021. The survey was conducted throughout 50% (±3.47 acres) of representative suitable gopher tortoise habitat within the project area. This survey was executed according to the burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%). Please see enclosed Wildlife Survey Transect Map for depiction of transects conducted (Figure 4).

2.0 Site Description

This ±12.23-acre project is located on the north side of NE Dixie Highway, and west of SE Martin Ave. Rio, Martin County Florida. (Figure 1). The property is further identified by the Martin County Property Appraiser as Parcel ID's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5. Upland portions of the site are comprised of scrub, cabbage palm hammock, Brazilian pepper, Australian pine, and disturbed lands. Additional lands, dominated by water and not considered suitable gopher tortoise habitat, consist of a platted detention area and an artificial linear flow way

Identified uplands are classified as FLUCCS categories:

#4360 Upland Scrub (±6.22 acres) -Suitable Habitat
#7400 Disturbed Area (±0.73 acres) – Suitable Habitat
#4280 Cabbage Palm (±0.19 acres) – Unsuitable Habitat
#4220 Brazilian Pepper (±2.49 acres) – Unsuitable Habitat
#4370 Australian Pine (±0.91 acres) – Unsuitable Habitat

Please see enclosed FLUCCS/Existing Habitat Map and Site Location Maps.

3.0 Survey Methodology

Survey protocol is based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%).

The project area is initially evaluated to determine the total acreage of suitable gopher tortoise habitat. Belt transects are then evenly distributed across all suitable gopher tortoise habitat within the project's impact areas, for a minimum of 15% coverage. Transects are then mapped and overlaid on an aerial to create a gopher tortoise transect map.

At the completion of the survey, the total survey area should be re evaluated to ensure at least 15% of suitable habitat was surveyed. If additional area beyond the 15% were surveyed then population calculations should be adjusted accordingly.

The maximum transect dimensions are not to exceed 250 meters (820 feet) long and 16 meters (52 feet) wide. Survey is then conducted throughout each established transect, covering 100% of the area within these transects. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above.

The width between each observer ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e. potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification "combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use." An abandoned burrow "appears unused and dilapidated." The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial. Additionally, for each belt transect raw data is reported in tabular format indicating transect dimensions, number of burrows and activity class, as well as total number of tortoises per acre.

Tortoises per acre is calculated as follows:

$$\frac{\textbf{Total Potentially Occupied Burrows}}{\textbf{Total Acres within Survey Area}} \quad \textbf{X 0.50 = Tortoises per Acre}$$

Tortoise population is then estimated as follows:

Tortoises per Acre X Number of Acres of Potential Gopher Tortoise Habitat = Estimated Tortoise Population

4.0 Results and Discussion

Ten transects were established, resulting in a total survey area of 50% of suitable gopher tortoise habitat. Upon completion of the gopher tortoise survey it was found that within 50% of the suitable gopher tortoise habitat twenty-three (23) potentially occupied gopher tortoise burrows are present. Utilizing the FFWCC estimations:

- Tortoises per acre – 23 potentially occupied burrows/3.47 acres surveyed X 0.50 = 3.31 Tortoises per Acre.
- Estimated Tortoise Population – 3.31 Tortoises per Acre X 6.95 Acres of Suitable Gopher Tortoise Habitat = 23.00 Estimated Gopher Tortoise Population

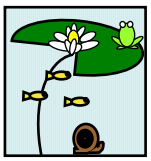
Estimated Total Gopher Tortoise Population = 23 Gopher Tortoises

In conclusion, a 15 percent minimum gopher tortoise survey was conducted on the Rio Town Center North (20-100-GT-N) project, located near NE Dixie Highway, Rio, Martin County Florida. Survey was conducted by Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), on May 4, 2021. Total area of survey was 50% of suitable gopher tortoise habitat. Twenty-three (23) potentially occupied burrows were found across 50% of the site's suitable gopher tortoise habitat. Utilizing the FFWCC estimation formulas for partial surveys, the site potentially contains 46 burrows and 23 gopher tortoises. Application for a Conservation Permit with offsite relocation will be required from the Florida Fish and Wildlife Commission prior to development of the site.
Respectfully submitted,

Jennifer Acevedo

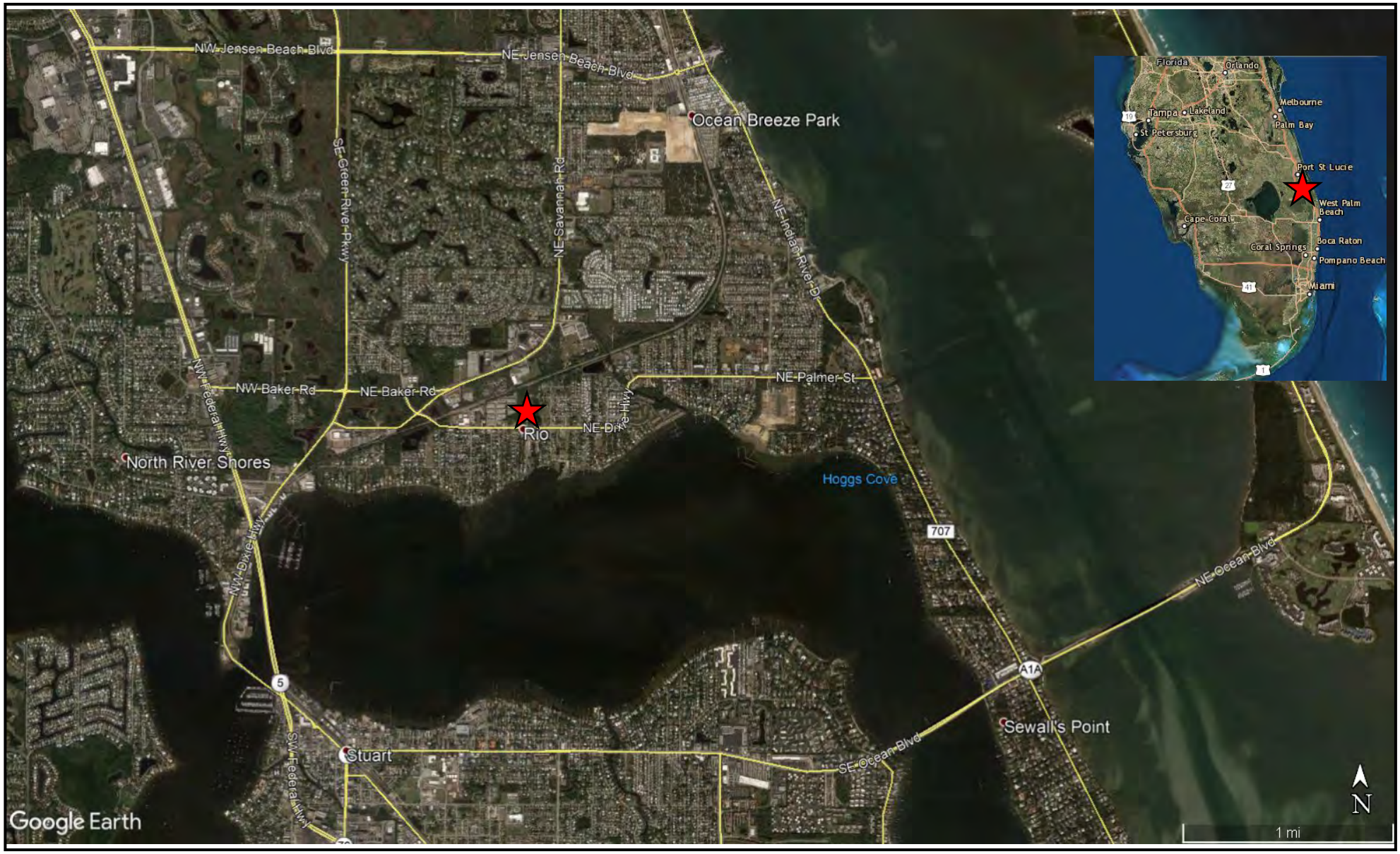
Jennifer Acevedo, Biologist
Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise Agent Number 09-00112E

Appendix A
Site Maps



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic RESEARCH Monitoring, Equipment, & Deployment, LLC.



Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Location Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 1

Image: Google Earth

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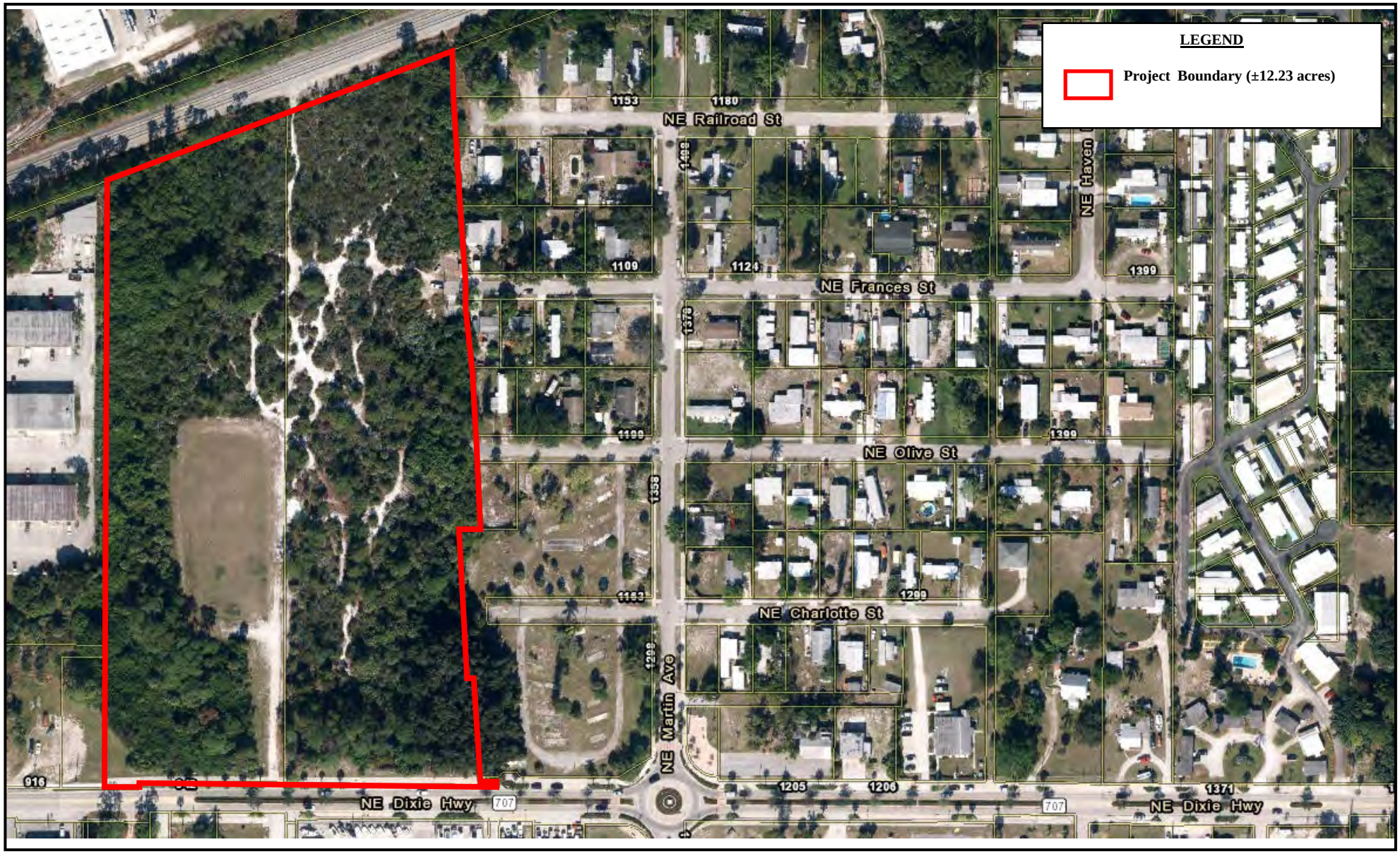

Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Site Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 2

Image: Florida Department of Environmental Protection (FDEP) & Data: Martin County Property Appraisers

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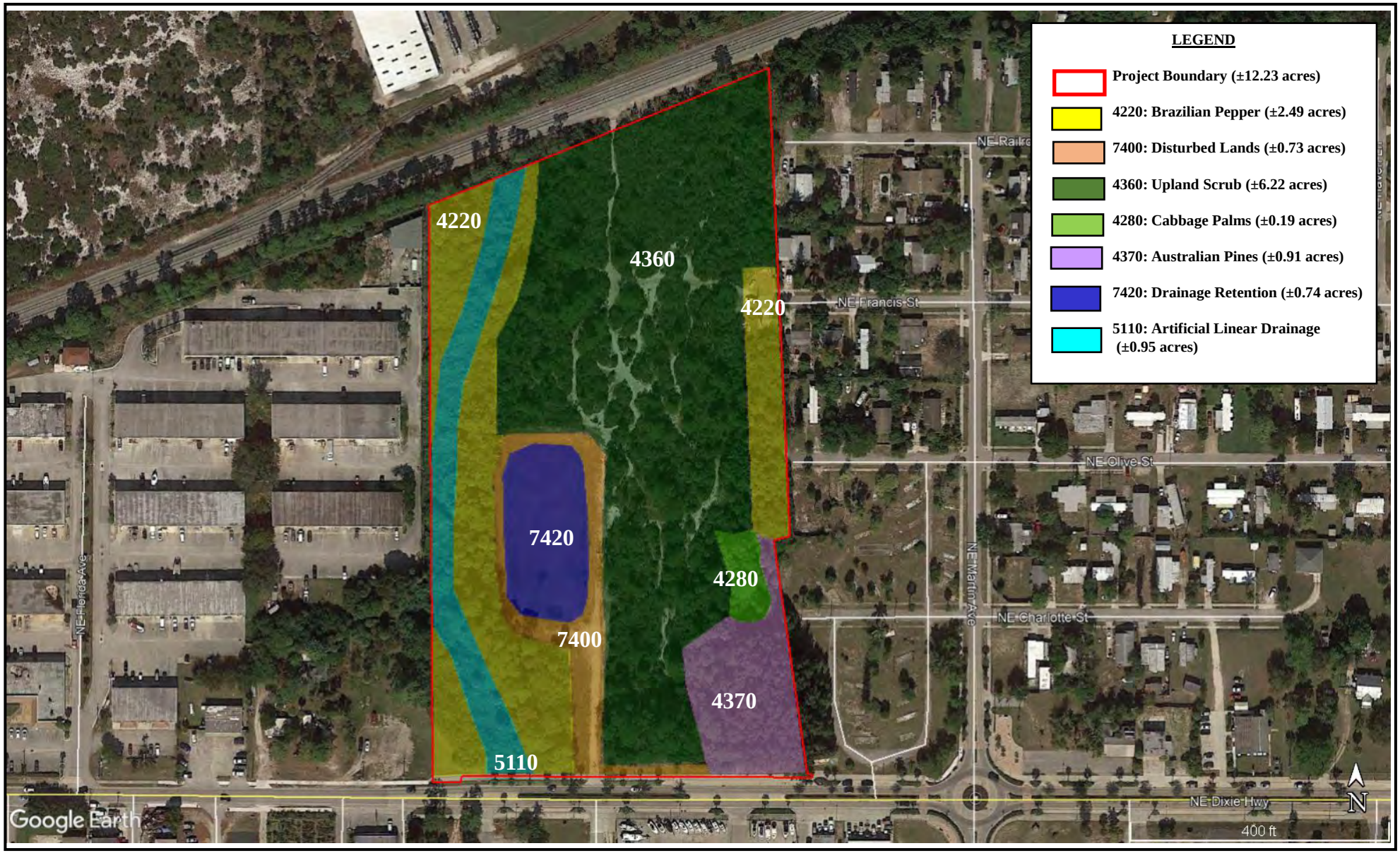

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Existing Habitat/FLUCCS Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 3

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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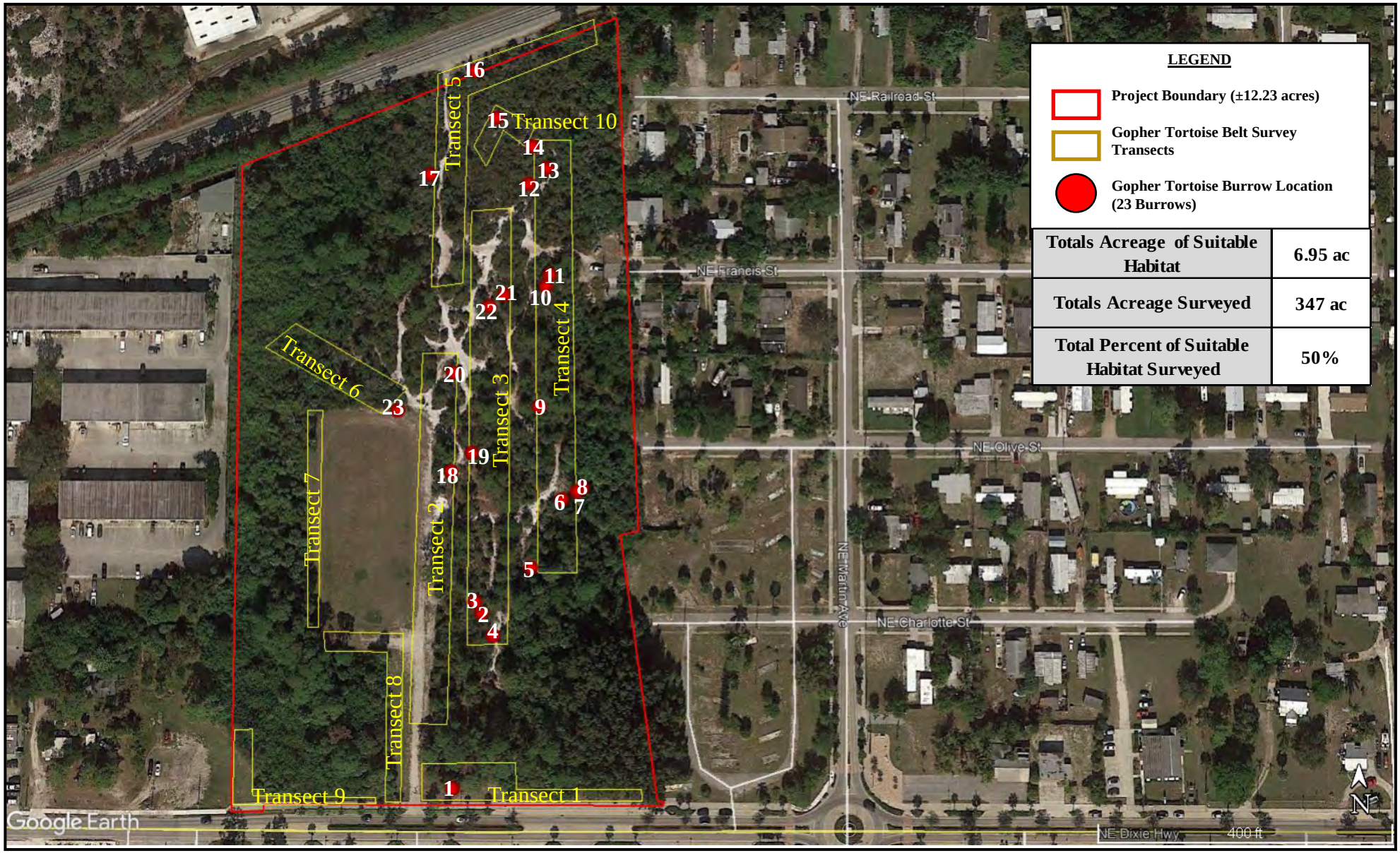

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Gopher Tortoise Survey & Burrow Location(s) Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 4

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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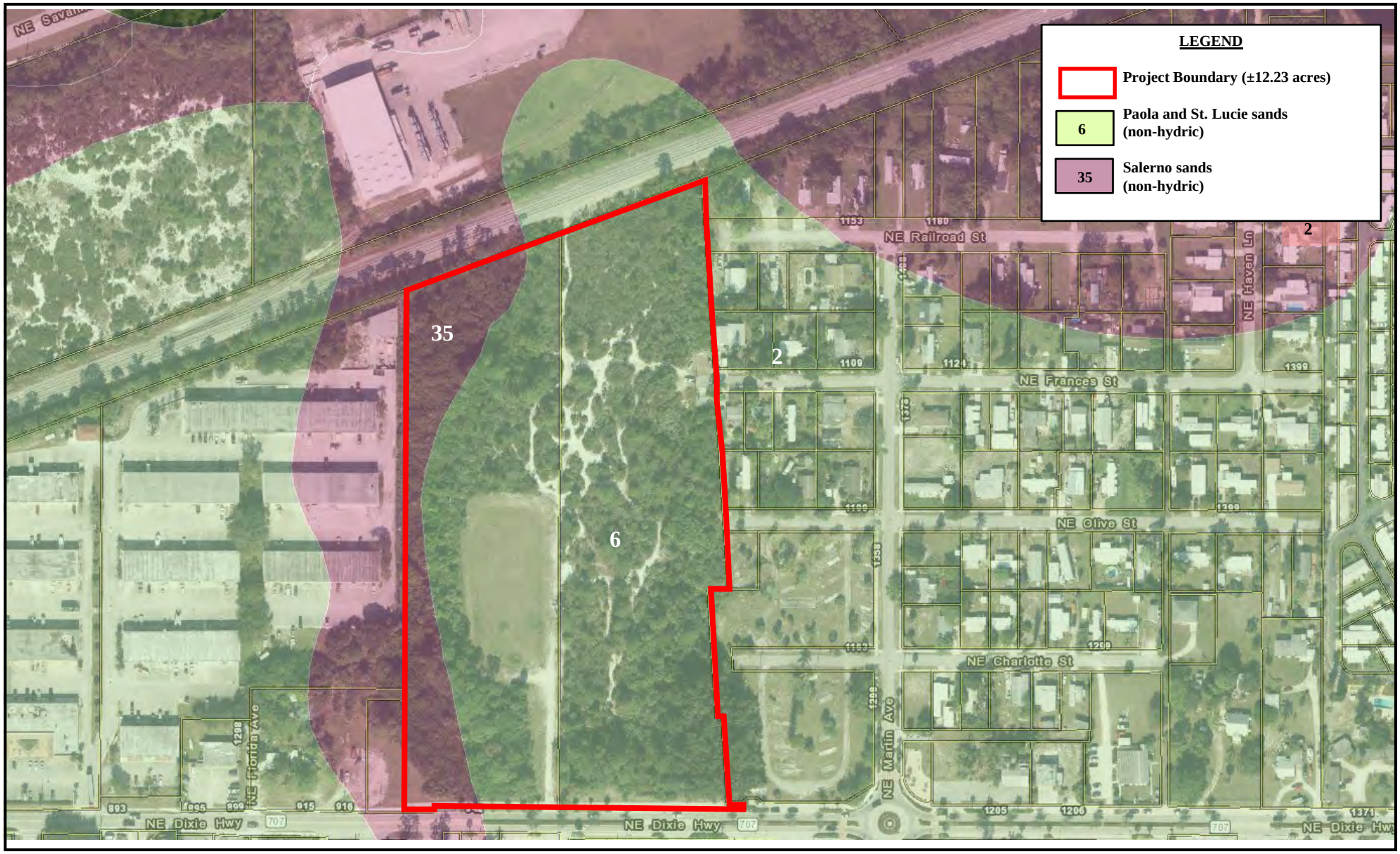


Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

Soil(s) Map

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 5

Image: Florida Department of Environmental Protection (FDEP)
Data: Soil Survey Staff, Natural Resources Conservation Service

N

Belt Transect ID #	Width (ft)	Length (ft)	Survey Acreage	Gopher Tortoise Burrow ID #	Latitude (DMS)	Longitude (DMS)	FLUCCS Code
1	25-50	300	**0.24**	**1**	27°13'11.04"N	80°14'19.52"W	4360, 4370, & 7400
2	50	500	**0.57**	**18**	27°13'15.27"N	80°14'19.61"W	4360 & 7400
				20	27°13'16.62"N	80°14'19.59"W	
3	50	600	**0.75**	**2**	27° 1'37.35"N	80°28'7.11"W	4360
				3	27°13'13.51"N	80°14'19.22"W	
				4	27°13'13.06"N	80°14'18.94"W	
				19	27°13'15.52"N	80°14'19.29"W	
				22	27°13'17.53"N	80°14'19.05"W	
				21	27°13'17.69"N	80°14'18.82"W	
4	50	600	**0.75**	**5**	27°13'13.97"N	80°14'18.37"W	4360 & 4280
				6	27°13'14.89"N	80°14'17.91"W	
				7	27°13'15.00"N	80°14'17.68"W	
				8	27°13'15.04"N	80°14'17.60"W	
				9	27°13'16.15"N	80°14'18.27"W	
				10	27°13'17.81"N	80°14'18.18"W	
				11	27°13'17.97"N	80°14'18.12"W	
				12	27°13'19.23"N	80°14'18.46"W	
				13	27°13'19.45"N	80°14'18.18"W	
				14	27°13'19.76"N	80°14'18.40"W	
5	50	525	**0.48**	**16**	27°13'20.82"N	80°14'19.32"W	4360
				17	27°13'19.36"N	80°14'19.99"W	
6	50	200	**0.20**	**23**	27°13'16.10"N	80°14'20.43"W	4360 & 4220
7	25	200	**0.12**	**N/A**	N/A	N/A	4220 & 7400
8	25	275	**0.16**	**N/A**	N/A	N/A	4220 & 7400
9	25	175	**0.10**	**N/A**	N/A	N/A	4220
10	50	100	**0.10**	**15**	27°13'20.16"N	80°14'18.97"W	4360
Totals Acreage Surveyed			**3.47**	**Total Gopher Tortoise Burrows**			**23**

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, Llc.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Field Survey Report

Gopher Tortoise
Gopherus polyphemus

RIO ST LUCIE TERRACE SUBDIVISION
1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
Parcel ID: 28-37-41-001-012-00010-9
(±2.49 acres)

Prepared For:

FLF Holdings
and
Martin County Growth Management

Prepared By:

Jennifer Acevedo
Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise Agent
Number 09-00112E

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

July 2020

Table of Contents

1.0 Introduction

Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), completed a ±15% minimum upland habitat survey for gopher tortoises, *Gopherus polyphemus*. The survey was completed across the ±2.49 acre property is located in Rio St. Lucie Subdivision at 1105 State Road (SR) 707/NE Dixie Highway, west of NE Martin Avenue, and south of NE Olive Street, Unincorporated Martin County, Florida on June 22nd, 2020. The survey was conducted throughout 33% (0.70 acres) of representative suitable gopher tortoise habitat on the subject property. This survey was executed according to the burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%). Please see enclosed Wildlife Survey Transect Map for depiction of transects conducted (Figure 4).

2.0 Site Description

This ±2.49-acre property is located at 1105 State Road (SR) 707/NE Dixie Highway, west of NE Martin Avenue, and south of NE Olive Street, Rio, Martin County, Florida. It is further located in Section 28, Township 37S, Range 41E and is identified by the Martin County Property Appraiser as Parcel ID Number 28-37-41-001-012-00010-9. Properties surrounding and adjacent to the site are a mix of commercial, industrial and residential properties with scattered undeveloped lands. This site is best classified as disturbed lands with a secondary association of Australian pine. Dominant upland vegetation consists of non-descript planted landscape grass. See the enclosed FLUCCS/existing habitat map (Figure 3). Habitat as follows:

Identified uplands are classified as FLUCCS categories:
#7400 Disturbed Lands (±2.15 acres) **Suitable Habitat**
#4370 Australian Pines (±0.34 acres) **Non-Suitable Habitat**

Please see enclosed FLUCCS/Existing Habitat Map and Site Location Maps.

3.0 Survey Methodology

Survey protocol is based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised January 2017, Appendix 4 Burrow Survey Methods (Minimum of 15%).

The project area is initially evaluated to determine the total acreage of suitable gopher tortoise habitat. Belt transects are then evenly distributed across all suitable gopher tortoise habitat within the project's impact areas, for a minimum of 15% coverage. Transects are then mapped and overlaid on an aerial to create a gopher tortoise transect map.

The maximum transect dimensions are not to exceed 250 meters (820 feet) long and 16 meters (52 feet) wide. Survey is then conducted throughout each established transect, covering 100% of the area within these transects. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above.

The width between each observer ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e. potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification "combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use." An abandoned burrow "appears unused and dilapidated." The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial. Additionally, for each belt transect raw data is reported in tabular format indicating transect dimensions, number of burrows and activity class, as well as total number of tortoises per acre.

Tortoises per acre is calculated as follows:

$$\frac{\textbf{Total Potentially Occupied Burrows}}{\textbf{Total Acres within Survey Area}} \quad \textbf{X 0.50 = Tortoises per Acre}$$

Tortoise population is then estimated as follows:

Tortoises per Acre X Number of Acres of

Potential Gopher Tortoise Habitat = Estimated Tortoise Population

4.0 Results and Discussion

Seven transects were established, resulting in a total survey area of 33% of suitable gopher tortoise habitat. Upon completion of the gopher tortoise survey it was found that within 33% of the suitable gopher tortoise habitat thirteen (13) potentially occupied gopher tortoise burrows are present. Utilizing the FFWCC estimations:

- Tortoises per acre – 13 potentially occupied burrows/0.70 acres surveyed X 0.50 = 9.3 Tortoises per Acre.
- Estimated Tortoise Population – 9.3 Tortoises per Acre X 2.15 Acres of Suitable Gopher Tortoise Habitat = 20.00 Estimated Gopher Tortoise Population

Estimated Total Gopher Tortoise Population = 20 Gopher Tortoises

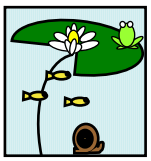
In conclusion, a 15% minimum gopher tortoise survey was conducted on the Rio parcel (20-103-GT) project, at 1105 State Road (SR) 707/NE Dixie Highway, west of NE Martin Avenue, and south of NE Olive Street, Unincorporated Martin County, Florida. Survey was conducted by Jennifer Acevedo Florida Fish and Wildlife Conservation Commission (FWCC) Certified Gopher Tortoise Agent 09-0112E from Aquatic Research Monitoring, Equipment, and Deployment, LLC (Aquatic Research), on June 22nd, 2020. Total area of survey was 33% of suitable gopher tortoise habitat. Thirteen (13) potentially occupied burrows were found across 33% of the site's suitable gopher tortoise habitat. Utilizing the FFWCC estimation formulas for partial surveys, the site potentially contains 40 burrows and 20 gopher tortoises. Application for a Conservation Permit with offsite relocation will be required from the Florida Fish and Wildlife Commission prior to development of the site.

Respectfully submitted,

Jennifer Acevedo

Jennifer Acevedo, Biologist
Florida Fish and Wildlife Conservation Commission Certified Gopher Tortoise Agent Number 09-00112E

Appendix A
Site Maps



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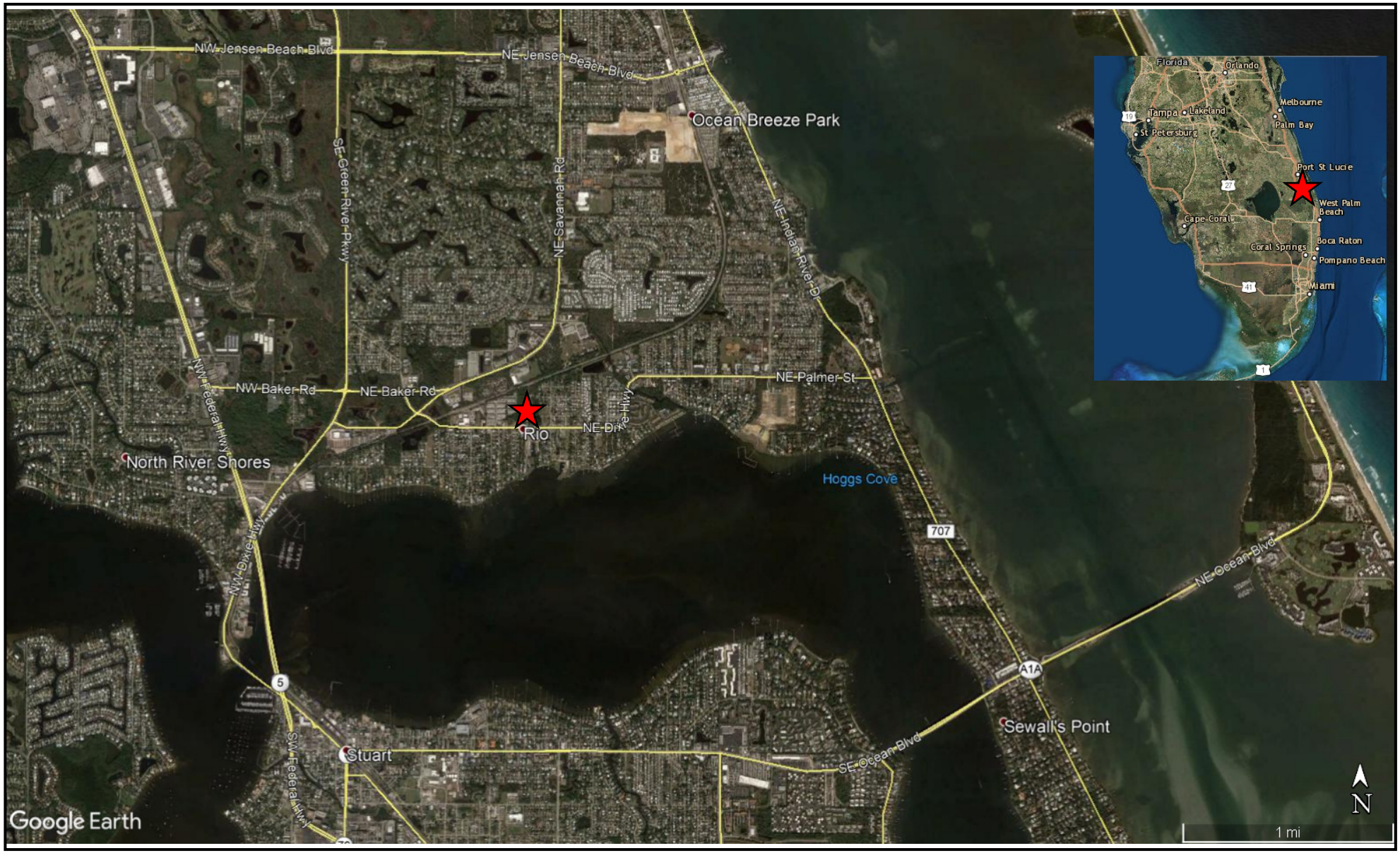

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AquaticResearchFl.com
Environmental Consulting Department

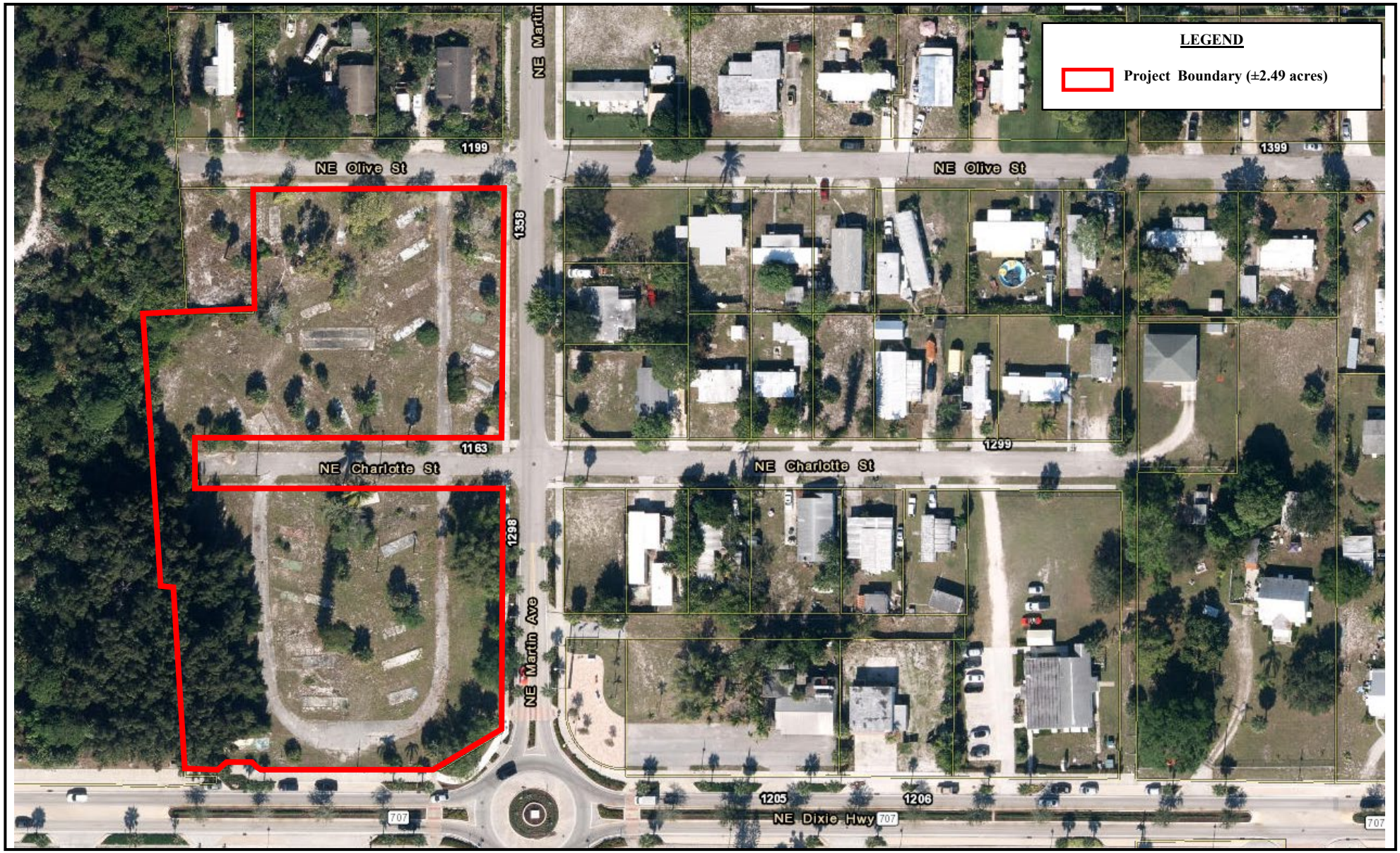
Location Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 1

N

Image: Google Earth



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Monitoring, Equipment, & Deployment, LLC
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Environmental Consulting Department

Site Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 2

Image: Florida Department of Environmental Protection (FDEP) & Data: Martin County Property Appraisers

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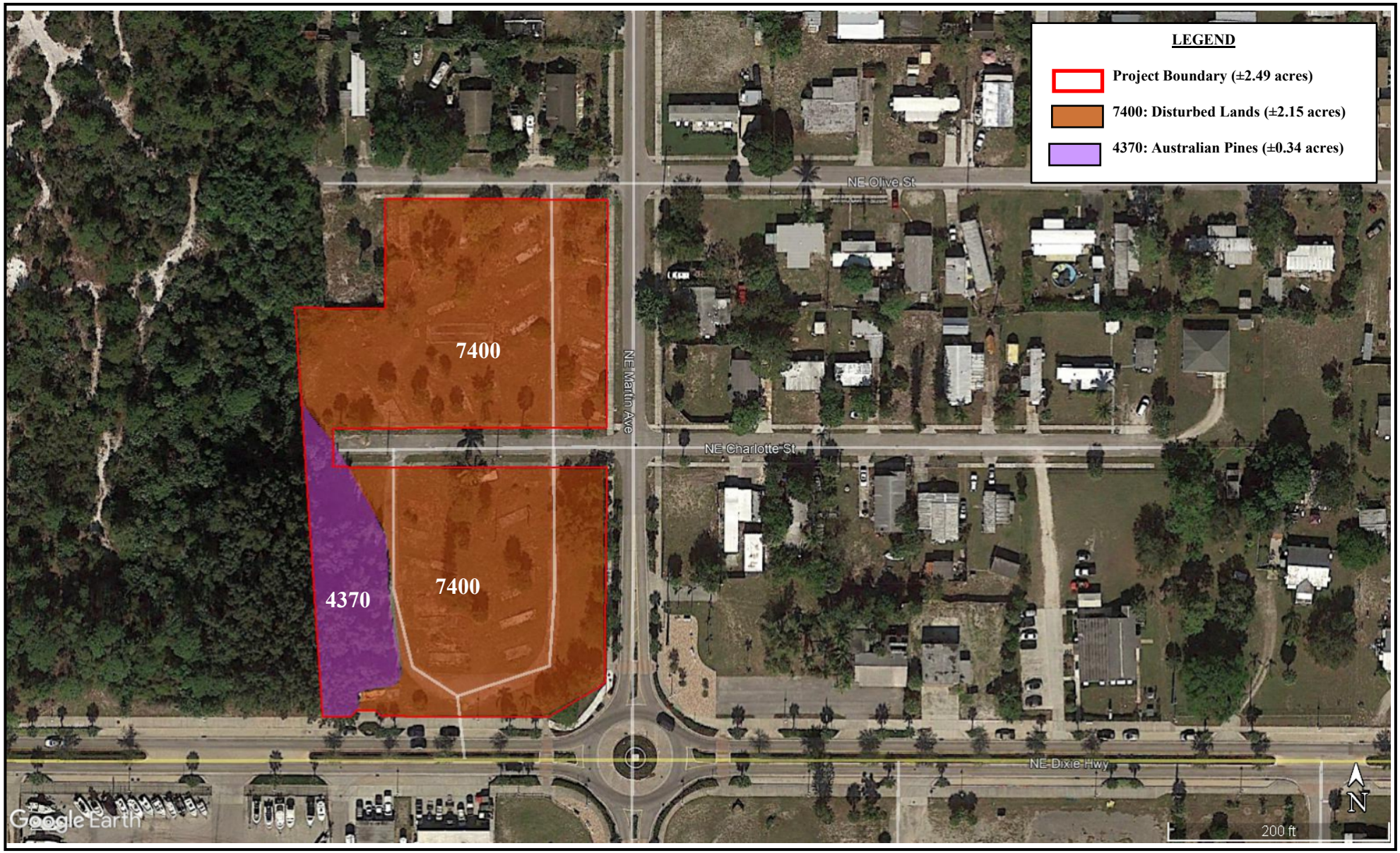

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Existing Habitat/FLUCCS Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 3

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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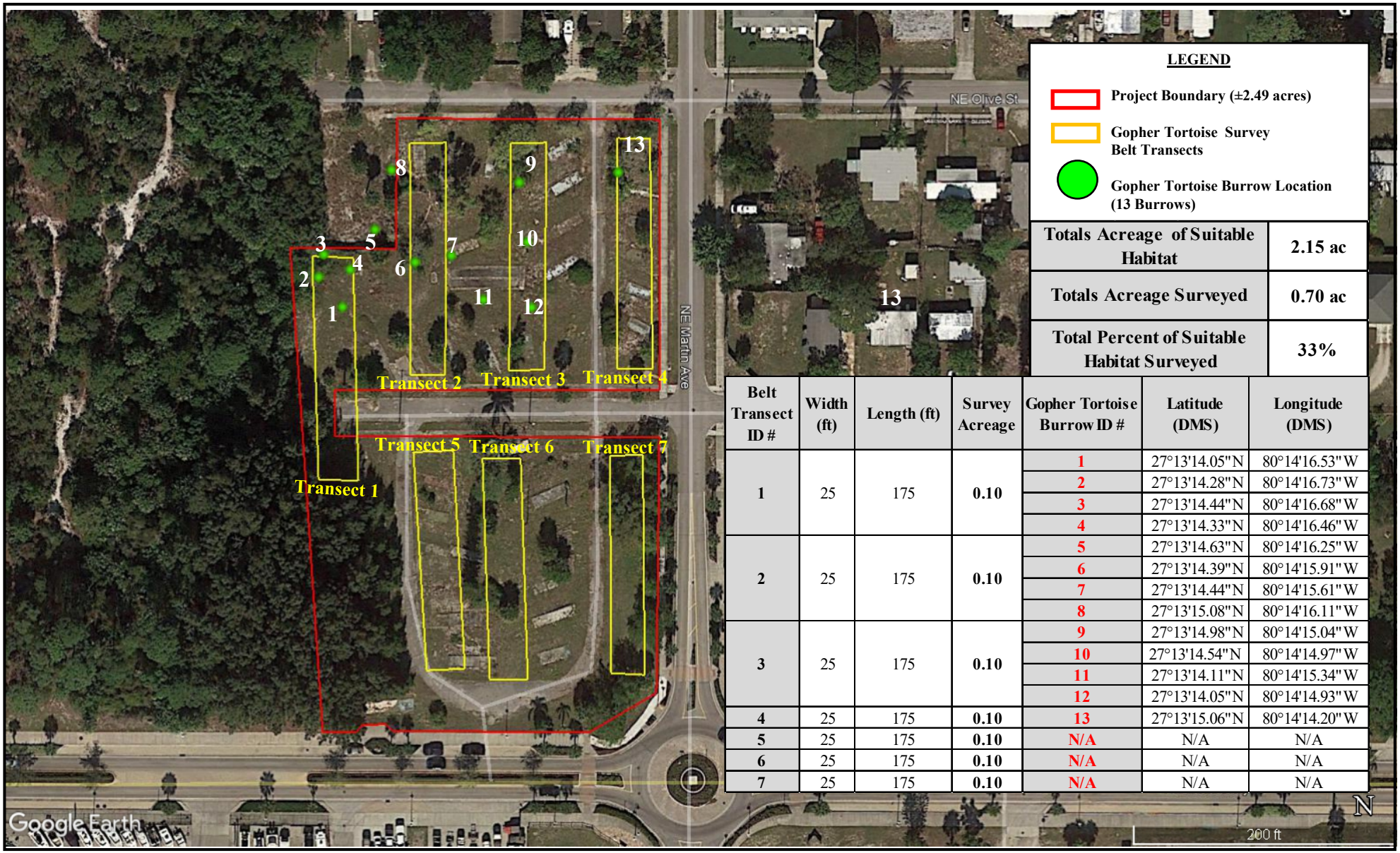

Belt Transect ID #	Width (ft)	Length (ft)	Survey Acreage	Gopher Tortoise Burrow ID #	Latitude (DMS)	Longitude (DMS)
1	25	175	0.10	1	27°13'14.05"N	80°14'16.53"W
				2	27°13'14.28"N	80°14'16.73"W
				3	27°13'14.44"N	80°14'16.68"W
				4	27°13'14.33"N	80°14'16.46"W
2	25	175	0.10	5	27°13'14.63"N	80°14'16.25"W
				6	27°13'14.39"N	80°14'15.91"W
				7	27°13'14.44"N	80°14'15.61"W
				8	27°13'15.08"N	80°14'16.11"W
3	25	175	0.10	9	27°13'14.98"N	80°14'15.04"W
				10	27°13'14.54"N	80°14'14.97"W
				11	27°13'14.11"N	80°14'15.34"W
				12	27°13'14.05"N	80°14'14.93"W
4	25	175	0.10	13	27°13'15.06"N	80°14'14.20"W
5	25	175	0.10	N/A	N/A	N/A
6	25	175	0.10	N/A	N/A	N/A
7	25	175	0.10	N/A	N/A	N/A

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Wildlife Survey Transects & Gopher Tortoise Survey Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 4

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

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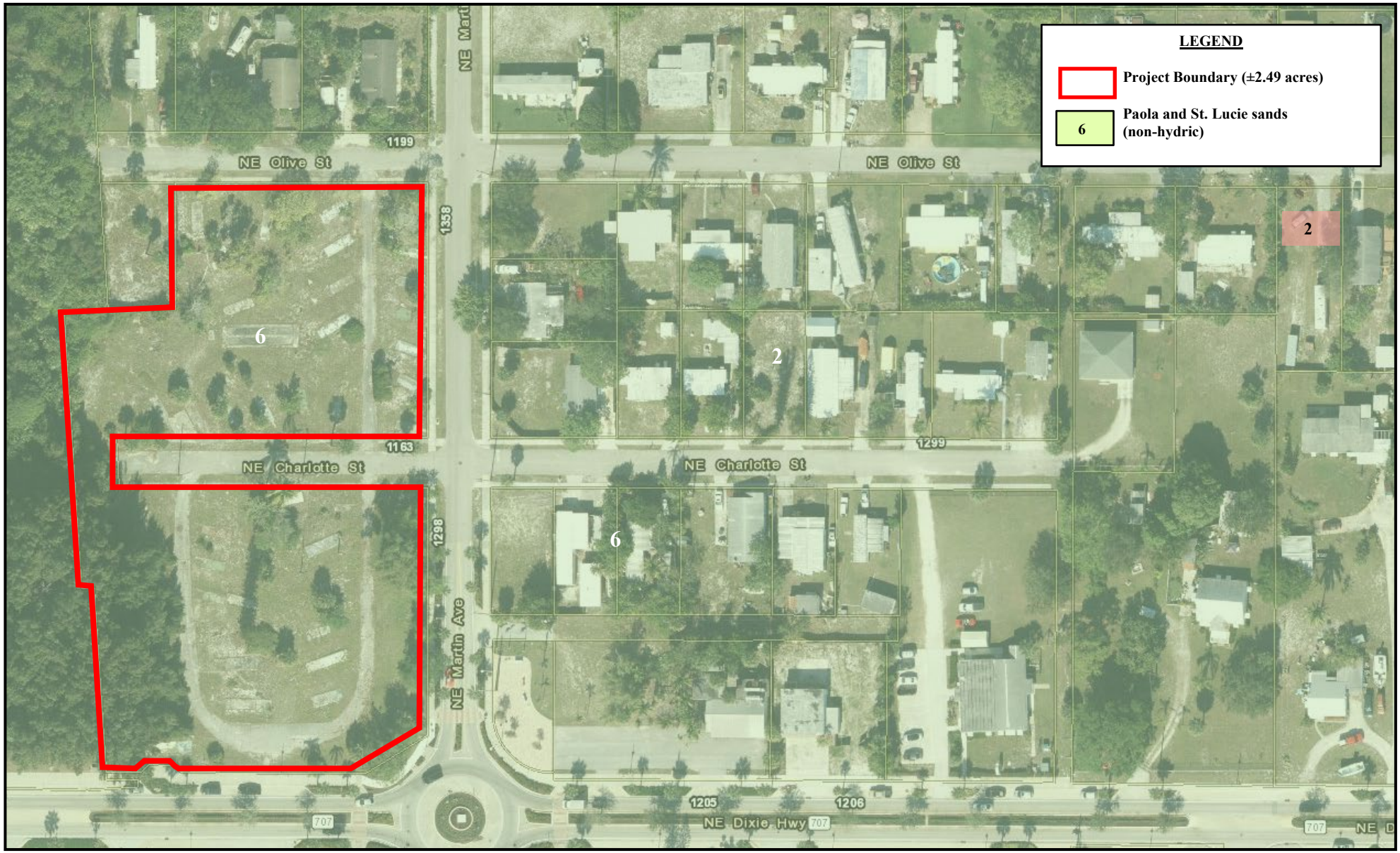

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Soil(s) Map

1105 State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN: 28-37-41-001-012-00010-9

Figure 5

Image: Florida Department of Environmental Protection (FDEP)
Data: Soil Survey Staff, Natural Resources Conservation Service

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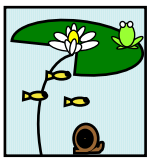
Appendix B
Raw Data



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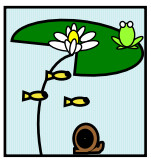
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Belt Transect ID #	Width (ft)	Length (ft)	Survey Acreage	Gopher Tortoise Burrow ID #	Latitude (DMS)	Longitude (DMS)	FLUCCS Code
1	25	175	0.10	1	27°13'14.05"N	80°14'16.53"W	7400
				2	27°13'14.28"N	80°14'16.73"W	
				3	27°13'14.44"N	80°14'16.68"W	
				4	27°13'14.33"N	80°14'16.46"W	
2	25	175	0.10	5	27°13'14.63"N	80°14'16.25"W	7400
				6	27°13'14.39"N	80°14'15.91"W	
				7	27°13'14.44"N	80°14'15.61"W	
				8	27°13'15.08"N	80°14'16.11"W	
3	25	175	0.10	9	27°13'14.98"N	80°14'15.04"W	7400
				10	27°13'14.54"N	80°14'14.97"W	
				11	27°13'14.11"N	80°14'15.34"W	
				12	27°13'14.05"N	80°14'14.93"W	
4	25	175	0.10	13	27°13'15.06"N	80°14'14.20"W	7400
5	25	175	0.10	N/A	N/A	N/A	7400
6	25	175	0.10	N/A	N/A	N/A	7400
7	25	175	0.10	N/A	N/A	N/A	7400
Totals Acreage Surveyed			0.70	Total Gopher Tortoise Burrows			13

Aquatic RESEARCH Monitoring, Equipment, & Deployment, Llc.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Appendix C
Florida Scrub-jay Survey Report



ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Field Survey Report

Florida Scrub-jay
Aphelocoma coerulescens

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida

Parcel Identification Numbers:
28-37-41-000-013-00290-9 (±5.77 acres)
28-37-41-000-014-00300-5 (±6.46 acres)
28-37-41-001-012-00010-9 (±2.49 acres)
Section 28, Township 37 South, Range 41 East

Prepared For:

U.S. Fish and Wildlife Service – Vero Beach Office

and

Hobe Sound Storage, LLC

Prepared By:

Jennifer Acevedo
April Ostrom

ENVIRONMENTAL CONSULTING DEPARTMENT
Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

May 2021

Table of Contents

1.0 Introduction

Jennifer Acevedo, April Ostrom, and Nemo Melton from Aquatic Research Monitoring, Equipment, and Deployment LLC (Aquatic Research FL) completed a five (5) consecutive day Florida scrub-jay survey in compliance with the U.S. Fish and Wildlife Service General Scrub-jay Survey Guidelines dated 8/27/2007. The survey was completed across the ±14.34-acre subject property. The property consists of three (3) parcels and totals ±14.34 acres located north of State Road (SR) 707/NE Dixie Highway, south of the Florida Eastern Continental (FEC) Railway and west of SE Martin Ave, Rio, Martin County, FL. It is further located in Section 28, Township 37S, Range 41E and is identified by the Martin County Property Appraiser as Parcel ID Numbers 28-37-41-000-013-00290-9 (±5.77 acres), 28-37-41-000-014-00300-5 (±6.46 acres), and 28-37-41-001-012-00010-9 (±2.49). Survey was conducted on April 30th, May 1st, through May 4th, 2021. Please see enclosed Florida scrub-jay Survey Map for depiction of transects and call stations.

2.0 Site Description

The ±14.34-acre property consist of upland scrub, considered a rare and unique habitat type in habitat in Martin County and globally imperiled. Rare and unique habitats have a priority preservation status. Remaining upland portions of the property consist of a small cabbage palm hammock, Australian pines, Brazilian pepper, and disturbed lands. Properties surrounding and adjacent to the site are a mix of commercial, industrial and residential properties with scattered undeveloped lands (Appendix A Figures 1 and 2).

Review of U.S. Fish and Wildlife Service (USFWS) Consultation Area Map as well as local knowledge of the region indicates that the subject property is within the USFWS consultation area for the Florida scrub-jay (scrub-jay). The property's onsite habitat is not preferred but is still suitable for support of the scrub-jay.

This site is best classified as upland scrub. Habitat as follows:

Identified uplands are classified as FLUCCS categories (Appendix A, Figure 3):

#4360 Upland Scrub (±6.22 acres)
#4280 Cabbage Palm (±0.19 acres)
#4220 Brazilian Pepper (±2.11 acres)
#4370 Australian Pine (±1.25 acres)
#7400 Disturbed Area (±2.88 acres)

The vegetation observed includes the following:
Sand pines (Pinus clausa)
Sand live oak (Quercus geminata)
Chapman's oak (Quercus chapmanii) Myrtle oak (Quercus myrtifolia)
Florida Rosemary (Ceratiola ericoides)
Prickly Pear Cacti (Opuntia lindheimeri)
Silkgrass (Pityopsis graminifolia)
Slash Pine (P. elliottii var. densa)
Cabbage palm (Sabal palmetto)
Lichens (Cladina spp.)

See Appendix A, Figure 3 for FLUCCS/Existing Habitat Classifications as seen on the subject property.

3.0 Survey Methodology

The Florida scrub-jay survey was conducted by the qualified biologists from Aquatic Research FL in accordance with USFWS Florida Scrub-Jay Survey Guidelines (survey) dated 8/27/2007. Based on this guidance call stations were established and mapped so that each different habitat type will be sampled for scrub-jays (i.e., so that the taped calls will be effectively broadcast across areas of concern and heard from station to station). Survey was carried out on calm, clear days about one hour after sunrise, terminating before midday heat or wind for five (5) consecutive days. Survey was not conducted in winds stronger than a moderate breeze (5-8 mph), in mist or fog, or in precipitation exceeding a light, intermittent drizzle. Survey also was not conducted if *Accipiters* or other scrub-jay predators were present in the area. Detailed field notes were taken for each survey day indicating the time, weather conditions, and if survey was delayed as a result of predators or unfavorable conditions. See Appendix B for data table, field notes per station and representative pictures of each call station.

Based on the survey protocol as discussed above, prior to establishing scrub-jay playback stations, the property was traversed in a general north to south direction. Three (3) transects were utilized in determining habitat type and foraging availability. Upon determination of habitat types, eight (8) playback stations were established along the transects covering all representative habitat areas of the property.

The site was traversed systematically, using a high-quality tape recording of Florida scrub-jay territorial scolding in an attempt to attract the scrub-jays. The recording included clear examples of all typical territorial scolds, including the female "hiccup" call and were obtained from the Macaulay Library Cornell Lab of Ornithology.

Total number of scrub- jay groups found, number of scrub-jays in each group and number of juvenile-plumaged scrub-jays in each of these groups were noted at each station and across each transect as applicable. Additionally, observations regarding flight patterns to and from call stations as well as sightings or calls from scrub-jays offsite were noted in the data sheets. Please see Appendix A Figure 3 for transect areas and playback station locations. This information was then analyzed to determine the size of the onsite group(s), number of adults and juvenile -plumaged scrub-jays as well as territorial boundary.

Survey times were initiated one (1) hour after sunrise (~7:45am) and terminated upon completion (~9:15am). Weather for the survey period was consistently clear skies, 0-4 mph wind and sunny with an average temperature of 73°F - 80°F. During the survey no scrub-jays were observed, no scrub-jay calls were heard, and no indication of utilization of habitat. Please see Appendix B, scrub-jay data sheets for details regarding observations.

4.0 Results and Discussion

A Florida scrub-jay survey was conducted over a period of five (5) consecutive days beginning on April 30, 2021 and ending on May 4, 2021. Three (3) transects with eight (8) call back stations were established throughout the property.

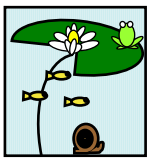
No scrub-jays were observed, no scrub-jay calls were heard, and no indication of utilization of habitat.

Respectfully submitted,
Aquatic Research Monitoring, Equipment, and Deployment, LLC

Jennifer Acevedo

Jennifer Acevedo, Senior Biologist

Appendix A
Site Maps



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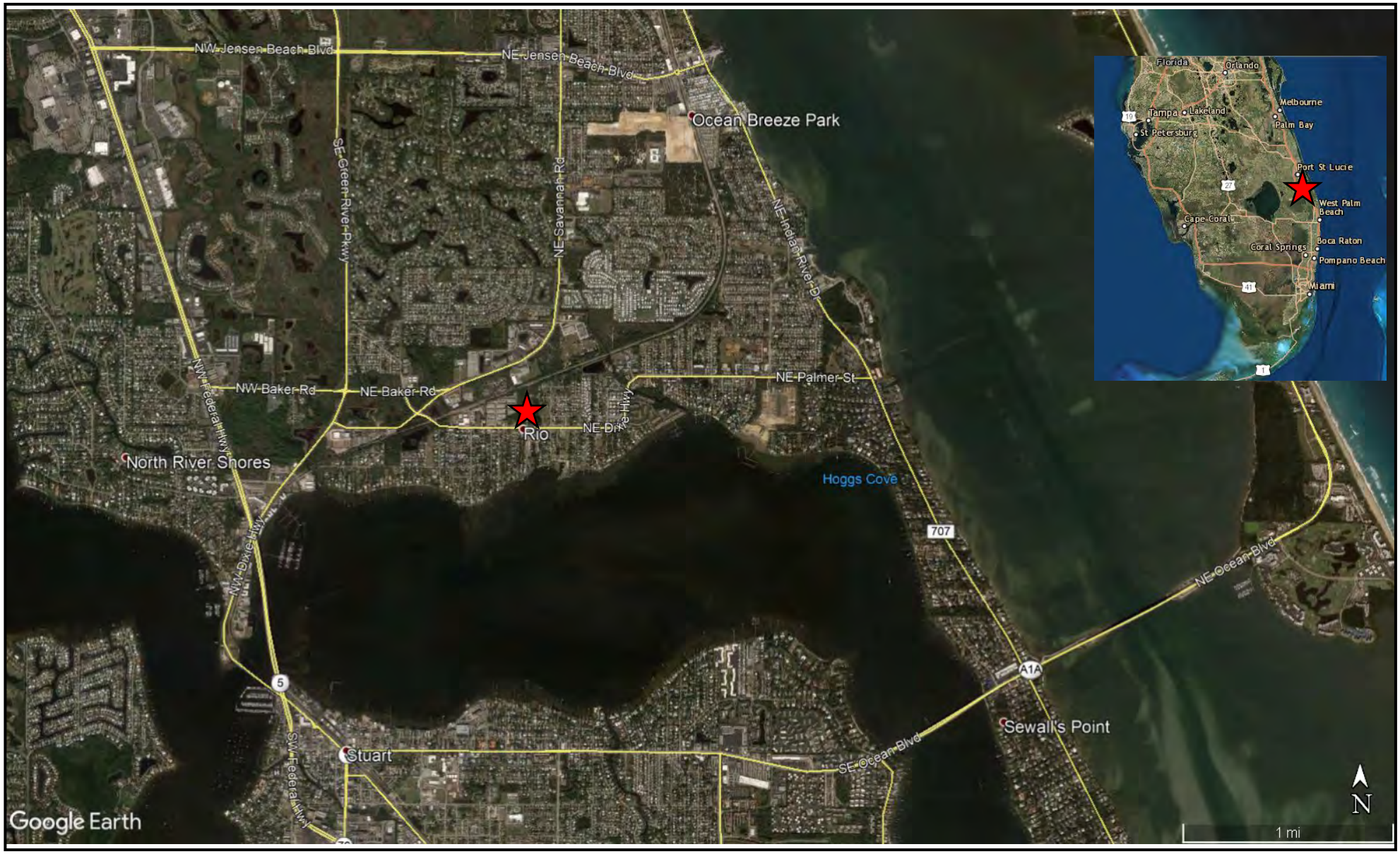

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Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

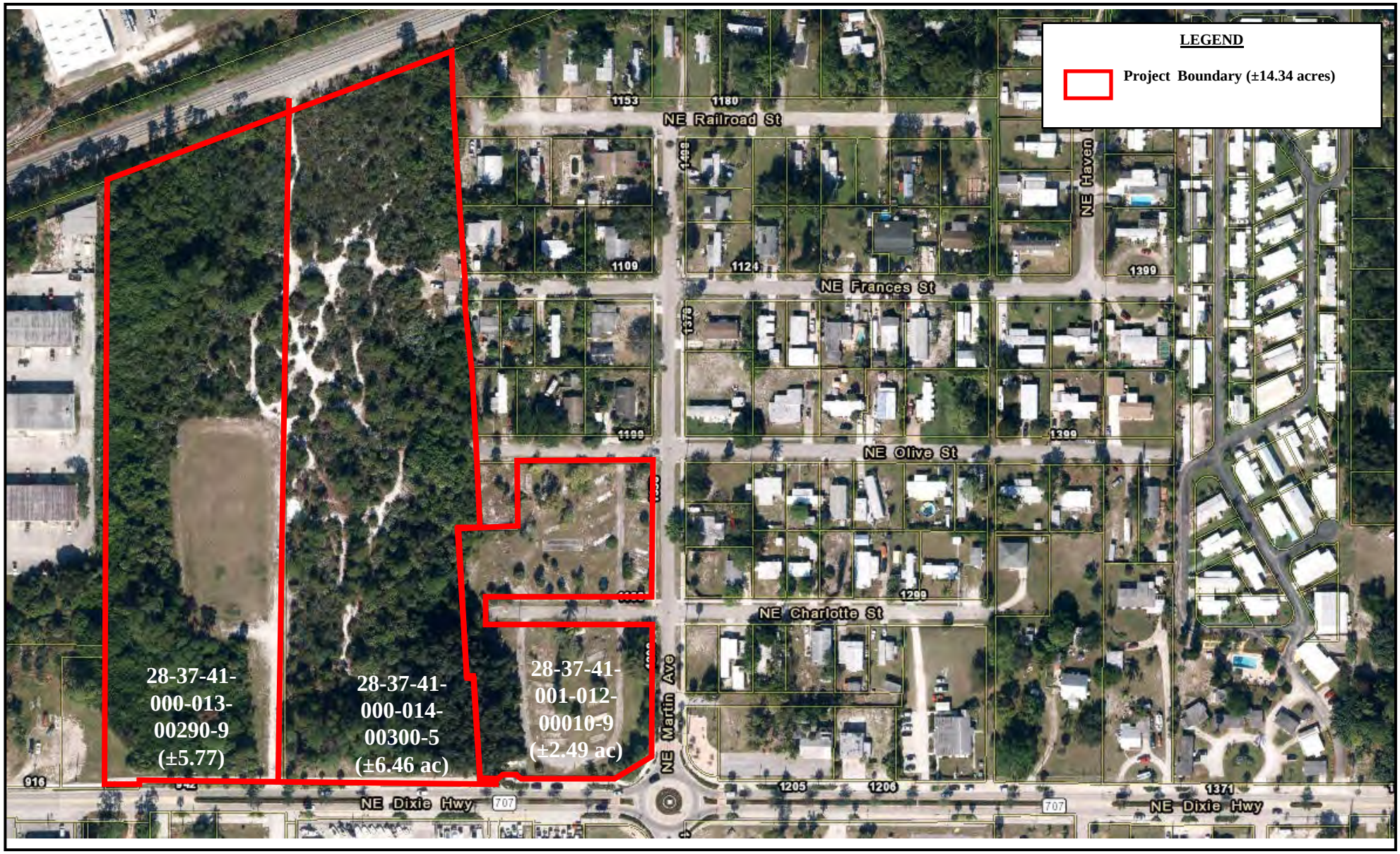
Location Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

Figure 1

N

Image: Google Earth



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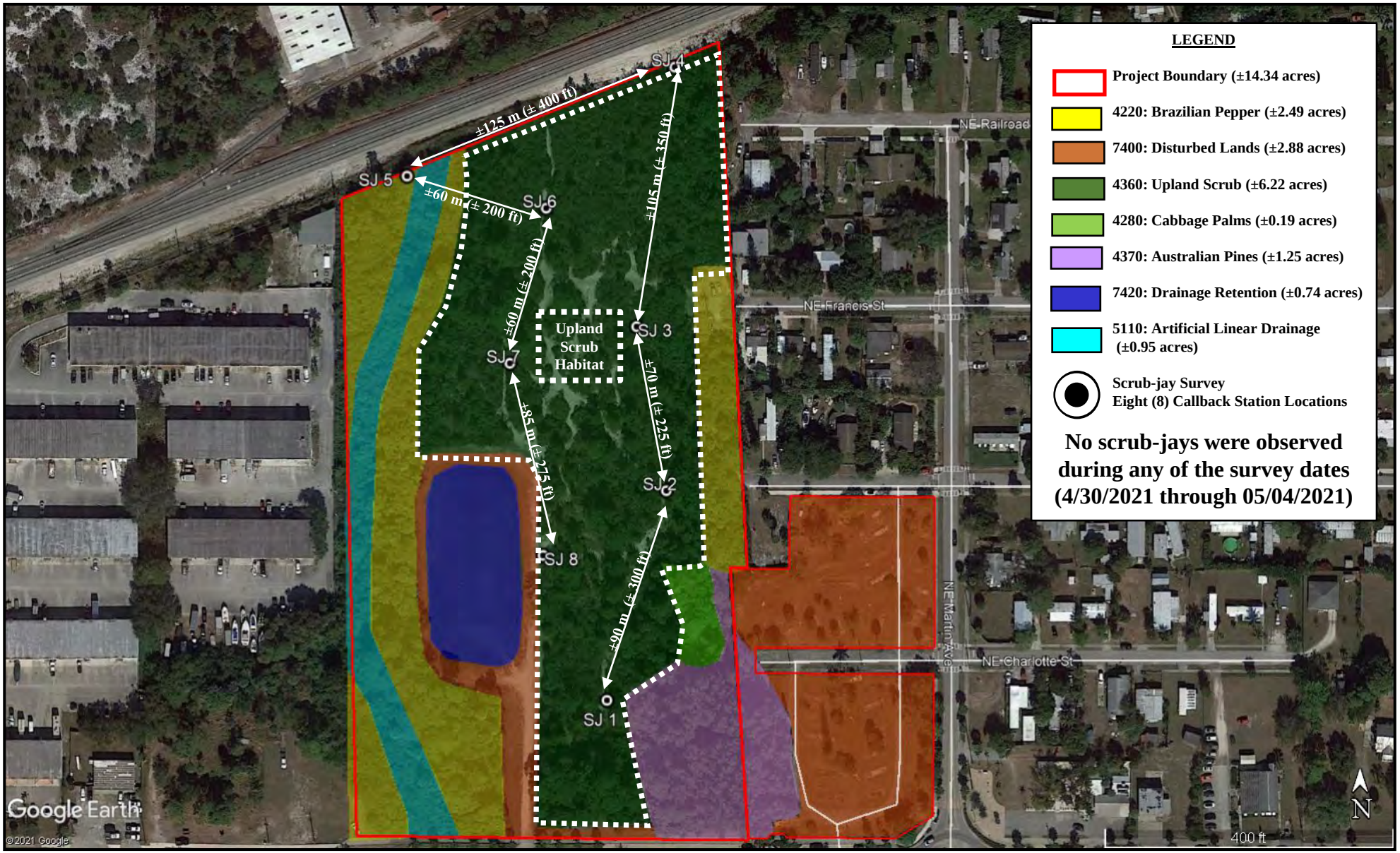
Site Map

The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

Figure 2

Image: Florida Department of Environmental Protection (FDEP) & Data: Martin County Property Appraisers

N



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Environmental Consulting Department

Scrub-jay Survey Map

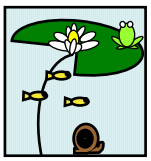
The Preserve at Rio Marine Village
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9

Figure 3

Image: Google Earth
Data: Aquatic Research Monitoring, Equipment, & Deployment LLC

N

Appendix B
Data Sheets, Observations, and Representative Station Photographs



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ01	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:02	7:57	8:30	8:08	7:54
Ending Time:	8:08	8:03	8:36	8:14	7:59
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, Llc.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ02	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:11	8:05	8:16	8:17	8:01
Ending Time:	8:17	8:10	8:22	8:22	8:06
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, Llc.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ03	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:21	8:13	8:08	8:24	8:08
Ending Time:	8:26	8:19	8:15	8:29	8:13
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, Llc.
CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ04	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:30	8:21	7:48	8:31	8:17
Ending Time:	8:36	8:28	7:53	8:36	8:22
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

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CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ05	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:41	8:30	7:41	8:39	8:24
Ending Time:	8:47	8:35	7:47	8:44	8:29
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

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CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ06	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:50	8:37	7:54	8:51	8:31
Ending Time:	8:56	8:43	8:00	8:58	8:36
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

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Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ07	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	8:58	8:45	8:01	9:01	8:38
Ending Time:	9:03	8:50	8:07	9:07	8:43
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

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Scrub-Jay (Jay) Survey Data Sheets*					
Property Address: The Preserve at Rio Marine Village (±14.34 acres) State Road 707/Dixie Highway		**Property Identification Number(s):** 28-37-41-000-013-00290-9, 28-37-41-000-014-00300-5, & 28-37-41-001-012-00010-9			
Station ID#:	SJ08	**Acreage:**	14.34	**Zoning:**	Vac Comm
4360: Upland Scrub	Sand pines (Pinus clausa), Sand live oak (Quercus geminata) Chapman's oak (Quercus chapmanii), Myrtle oak (Quercus myrtifolia), Florida Rosemary (Ceratiola ericoides), Prickly Pear Cacti (Opuntia lindheimeri), Silkgrass (Pityopsis graminifolia), Slash Pine (P. elliottii var. densa), Lichens (Cladina spp.)				
Survey Date:	04/30/21	05/01/21	05/02/21	05/03/21	05/04/21
Temperature (F°):	75-77	74-76	75-80	74-80	74-80
Wind-Speed & Direction:	0	0	0-1 N	0-1 N	0
Visibility:	Clear	Clear	Clear	Clear	Clear
Precipitation:	None	None	None	None	None
Starting Time:	9:06	8:52	8:23	9:09	8:48
Ending Time:	9:12	8:58	8:28	9:14	8:53
Total # of Jay Groups Observed:	0	0	0	0	0
Total # of Jays in Group Observed:	N/A	N/A	N/A	N/A	N/A
# of Juvenile Jays in Group:	N/A	N/A	N/A	N/A	N/A
Direction Jays Approached From:	N/A	N/A	N/A	N/A	N/A
Direction Jays Departed:	N/A	N/A	N/A	N/A	N/A
NOTES: No scrub-jays were observed, no scrub-jay calls were heard and no scrub-jays landed at this location.					
* Data Sheets and Survey Method based on United States Fish & Wildlife Service (USFWS) Florida Scrub-Jay General Survey Guidelines and Protocol					

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, Llc.
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Florida Scrub-jay Callback Stations Site Photos

Scrub-jay Callback Location 1, facing north.

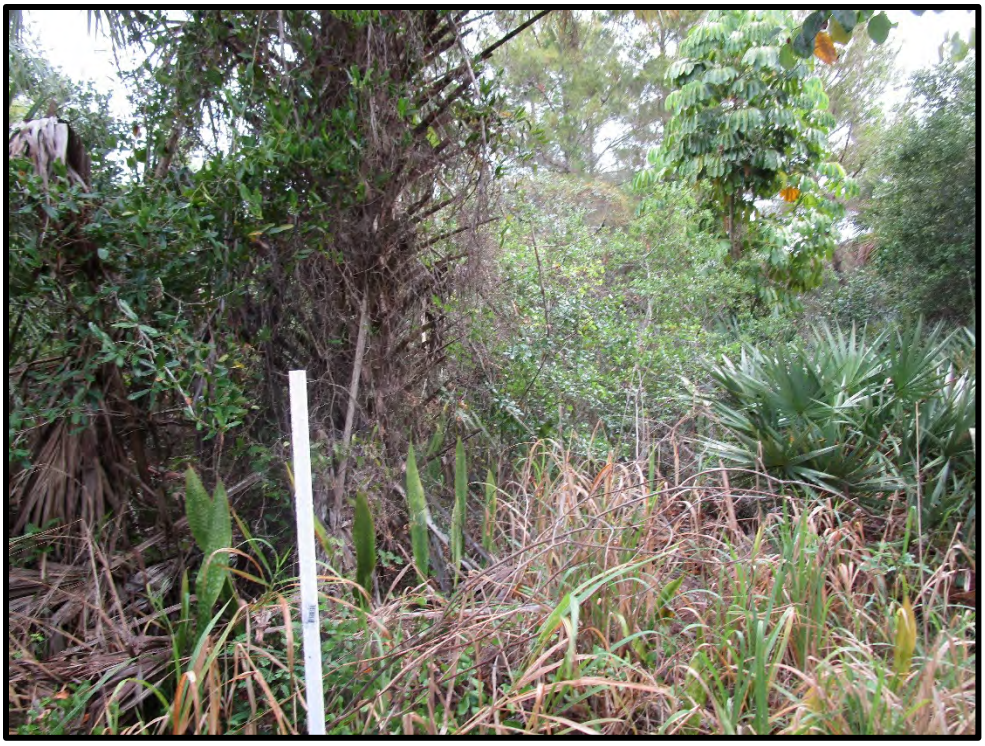
Scrub-jay Callback Location 1, facing south.

Scrub-jay Callback Location 1, facing west.

Scrub-jay Callback Location 2, facing north.

Scrub-jay Callback Location 2, facing south.

Scrub-jay Callback Location 2, facing east.



Scrub-jay Callback Location 2, facing west.

Scrub-jay Callback Location 3, facing north.

Scrub-jay Callback Location 3, facing south.

Scrub-jay Callback Location 3, facing east.

Scrub-jay Callback Location 3, facing west.

Scrub-jay Callback Location 4, facing north.

Scrub-jay Callback Location 4, facing south.

Scrub-jay Callback Location 4, facing east.

Scrub-jay Callback Location 4, facing west.

Scrub-jay Callback Location 5, facing north.

Scrub-jay Callback Location 5, facing south.

Scrub-jay Callback Location 5, facing east.

Scrub-jay Callback Location 5, facing west.

Scrub-jay Callback Location 6, facing north.

Scrub-jay Callback Location 6, facing south.

Scrub-jay Callback Location 6, facing east.

Scrub-jay Callback Location 6, facing west.

Scrub-jay Callback Location 7, facing north.

Scrub-jay Callback Location 7, facing south.

Scrub-jay Callback Location 7, facing east.

Scrub-jay Callback Location 7, facing west.

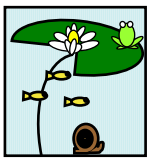
Scrub-jay Callback Location 8, facing north.

Scrub-jay Callback Location 8, facing south.

Scrub-jay Callback Location 8, facing east.

Scrub-jay Callback Location 8, facing west.

Appendix D
Site Plan as Prepared by Others



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

OVERALL SITE DATA

EXISTING LAND USE: CRA CENTER
EXISTING ZONING DISTRICTS: RIO REDEV ZONING DISTRICT
EXSISITNG CRA SUBDISTRICTS: GENERAL SUBDISTRICT
CORE SUBDISTRICT
ARCHITECTURAL STYLE: FLORIDA COASTAL

CORE SUBDISTRICT
TOTAL ACREAGE **4.12 ACRES**

	PERMITTED	PROPOSED
DENSITY	15 UNITS PER ACRE (61.8)	12.37 UNITS PER ACRE (51)
BUILDING COVERAGE	80% MAX (3.296 ACRES)	1 ACRE/24.3%
BUILDING HEIGHT	40'/3 STORIES	34'-2"/3 STORIES
MINIMUM LOT WIDTH	25'	802'

GENERAL SUBDISTRICT
TOTAL ACREAGE **10.37 ACRES**

	PERMITTED	PROPOSED
DENSITY	15 UNITS PER ACRE (156.9)*	9.19 UNITS PER ACRE (94)
BUILDING COVERAGE	60% MAX (6.13 ACRES)	1.24 ACRES/12.13%
BUILDING HEIGHT	35'/3 STORIES	34'-2"/3 STORIES
MINIMUM LOT WIDTH	25'	200'
TOTAL UNITS	**219**	**145**
NET DENSITY	**15 UNITS/ACRE**	**10 UNITS/ACRE**

CALCULATIONS	**AREA (SQUARE FOOTAGE)**	**AREA (ACRES)**	**AREA (PERCENTAGE)**
TOTAL SITE AREA	625,357	14.36	
ROW DEDICATION	3,858	0.09	
ROW ABANDONMENT	9,763	0.22	
NET SITE AREA	631,262	14.49	100.00%
OPEN SPACE REQUIRED	126,252	2.90	20.00%
OPEN SPACE PROPOSED	334,679	7.68	53.00%
PERVIOUS AREA	**342,054.90**	**7.85**	**54.19%**
LANDSCAPE AREAS	108,028.80	2.48	17%
DRY DETENTION AREAS	96,267.60	2.21	15%
PRESERVE AREA	137,758.50	3.16	22%
IMPERVIOUS AREA	**289,207.10**	**6.64**	**45.81%**
BUILDING LOT COVERAGE	97,483.91	2.24	15.44%
VEHICULAR USE AREA	147,598.14	3.39	23.38%
SIDEWALKS	43,253.85	0.99	6.85%
AMENITY AREAS	871.20	0.02	0.14%
TOTAL NET SITE AREA	631,262	14.49	100.00%
PRESERVE AREA			
UPLAND HABITAT ON SITE	551,034.00	12.65	87.29%
1.69 ACRES EXISTING SURFACE WATERS NOT INCLUDED			
REQUIRED PRESERVE (25%)	137,758.50	3.16	25.00%
UPLAND PRESERVE AREA PROPOSED	137,758.50	3.16	25.00%

PARKING		**REQUIRED**	**PROVIDED**
OTHER DWELLING TYPES UNITS PROPOSED	145		
STANDARD REQUIREMENT	1 SPACE PER UNIT	145	
RETAIL & SERVICE, GENERAL IMPACT- GROSS FLOOR AREA PROPOSED	4812 SF	14	
STANDARD REQUIREMENT	1 SPACE PER 350 SF		
ADA PARKING (INCLUDED IN TOTAL)		6	12
TOTAL		**159**	**283**

*DENSITY IS CALCULATED BASED ON THE TOTAL LAND AREA INCLUDING THE ROW DEDICATION AND ABANDONMENT

BUILDING A (CORE)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDING, (TYPE 15)	
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT (MAX.)	40'	34'2"
FRONTAGE TYPE	BRAKETED BACLONY FRONTAGE TYPE	
FRONTAGE REGULATIONS		
DEPTH	5-FEET MAX	2-FEET 11-INCHES
HEIGHT	10-FEET MIN	10-FEET
WIDTH	4-FEET MIN	14 -FEET 5-INCHES
FACADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	27%
	2ND FLOOR 20%-50%	29%
	3RD FLOOR 20%-50%	29%
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	60%	*
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	15'
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	145'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	71.28'
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

BUILDING D (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDING, (TYPE 2)	
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT	35'	34'2"
FRONTAGE TYPE	N/A	N/A
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	100.36'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

BUILDING B (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDING, (TYPE 15)	
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT	35' MAX.	34'2"
FRONTAGE TYPE	N/A	
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	145.37'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

BUILDING E (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	35	25'9"
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min or 10' min.	65.9'
REAR YARD SETBACK	10' min./ 5' min. with alley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING C (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDING, (TYPE 15)	
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT	35'	34'2"
FRONTAGE TYPE	N/A	N/A
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	144.84'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/AAA
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

BUILDING F (CORE)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING FOOTPRINT	9186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT	40'	25'9"
FRONTAGE TYPE	*	
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	35%*
FRONT BUILD-TO-ZONE	0' min./15'max.	1.7'-30.1' *
SIDE AT STREET BUILD-TO-ZONE	0' min./15'max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with alley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.
Front Build to Zone measured from ROW Dedication line.

BUILDING G (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 4)	
BUILDING FOOTPRINT	6,916 SF	
UNIT COUNT	6 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	35'	26'
FRONTAGE TYPE	STOOP FRONTAGE	
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	7'-1"
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	6'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	57%*
FRONT BUILD-TO-ZONE	0' min./15' max.	4.18'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	21.21'
REAR YARD SETBACK	10' min./5' min. with alley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	10'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING H (General)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	35'	25'-9"
FRONTAGE TYPE	STOOP FRONTAGE	
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	6.2'
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	5.1'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	82%
FRONT BUILD-TO-ZONE	0' min./15' max.	6.3'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	3.2' NORTH
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	15'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING I (CORE)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	40'	25'-9"
FRONTAGE TYPE	STOOP FRONTAGE	
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	6.2'
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	5.1'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	82%
FRONT BUILD-TO-ZONE	0' min./15' max.	3.1'-9.4'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	3.1'-28.2' *
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	17.9'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING J (CORE)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 4)	
BUILDING FOOTPRINT	6,916 SF	
UNIT COUNT	6 UNITS	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	40'	26'
FRONTAGE REGULATIONS		
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	N/A
FRONT BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING K (CORE)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK, (TYPE 8)	
BUILDING FOOTPRINT	5,789 SF	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'
BUILDING HEIGHT (MAX.)	40'	27'-7"
FRONTAGE TYPE	STOREFRONT FRONTAGE TYPE	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	75%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FACADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	34%
	2ND FLOOR 20%-50%	31%
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	80%	*
FRONT BUILD-TO-ZONE	10' min./25' max.	2.7'-8.9'*
SIDE AT STREET BUILD-TO-ZONE	10' min.	N/A
SIDE AT PROPERTY LINE SETBACK	10' min.	N/A
REAR YARD SETBACK	10' min.	N/A
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

REC BUIDLING (GENERAL)

BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	OUTBUILDING, (TYPE 14)	
BUILDING FOOTPRINT	448 SF	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	NA	11' 11"
BUILDING HEIGHT (MAX.)	35'	19'-2"
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	NA	NA
SIDE AT STREET BUILD-TO-ZONE	NA	NA
SIDE AT PROPERTY LINE SETBACK	5' min.	110'
REAR YARD SETBACK	5' min.	155'
PARKING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

ALTERNATIVE COMPLIANCE

Request #	Code	Requirement	Request
1	12, §12.1.04.7 d.	Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.	4' wall screening and landscaping around all AC units on the property.
2	12, §12.3.05	• Front Build-to-Zones shall have a minimum of 0' and a maximum of 25'. (Live Work) • Side at street Build-To-Zones shall have a minimum of 0' and a maximum of 15'. (Live Work)	• Building F Front Build-To-Zone deviation from the 15' maximum. • Building I Side setback deviation of 13.2' from the 15' maximum. • Building K Front Setback deviation of 6.3' from the 10' minimum.
3	12, §12.1.04.6	Frontage Buildout requirement of 80% minimum.	Buildings A, F, K, Frontage Buildout does not meet the minimum percentage along Dixie Highway and Building G along Olive Avenue, a deviation from the requirement of 45% along Dixie Hwy and 23% along Olive Ave, is requested.
4	12, §12.1.04	Finished floor elevations of residential development required 21 inches above finished grade.	Alternative compliance requested for deviation of 21 inches from the building foundation requirement.
5	12, §12.1.04.6	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25' (Livework)	The stoops that front building K are closer to the property line than allowed by the code for a Live Work Building. A deviation of 7.3 from the required minimum if 10' is requested.
6	12, §12.1.05	Frontage Types. Building Frontage Types are required by Subdistrict for each of the Redevelopment Zoning Districts. The following frontage types, as described further in Figures 12-7.01— 12-7.06, are incorporated or modified for use in Redevelopment Zoning Districts:	•Building F due to its position adjacent to the ROW dedication for the new round-about does not align with a listed frontage type for the facade facing Dixie Hwy. •Building G is requesting alternate compliance for the stoop depth requirement for the facade facing Olive Street.

PROJECT TEAM

OWNER/CLIENT:
RIO SOUTH DIXIE, LLC
FLF HOLDINGS LLC
601 HERITAGE DRIVE, SUITE 227
JUPITER, FL 33458
CONTACT: JOSH SIMON

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

CIVIL ENGINEER:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.644.4312
CONTACT: GREG BOLEN

ARCHITECT:
CHARLAN BROCK & ASSICIATES, INC.
1770 FENNEL STREET
MAITLAND, FL 32751
407.660.8900
CONTACT: CHRISTIAN OQUENDO

SURVEYOR:
GEOPOINT SURVEYING, INC.
4152 W. BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FL 33404
561.444.2702
CONTACT:

GENERAL NOTES

- PRESERVE 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.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.
- THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP INCLUDING 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.
- HOMES SHALL HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.
- HOMES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.
- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE PROPOSED NUMBER OF PARKING SPACES SHALL COMPLY WITH SECTION 12.1.07 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
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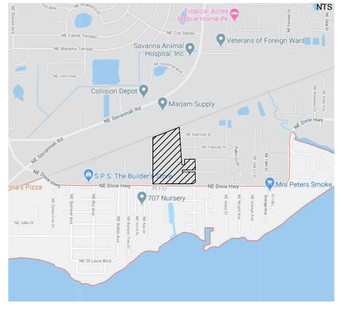
- ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

LOCATION MAP

N

NTS



Cotleur & Hearing
Landscape Architects
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Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Preserve at RIO Marine Village

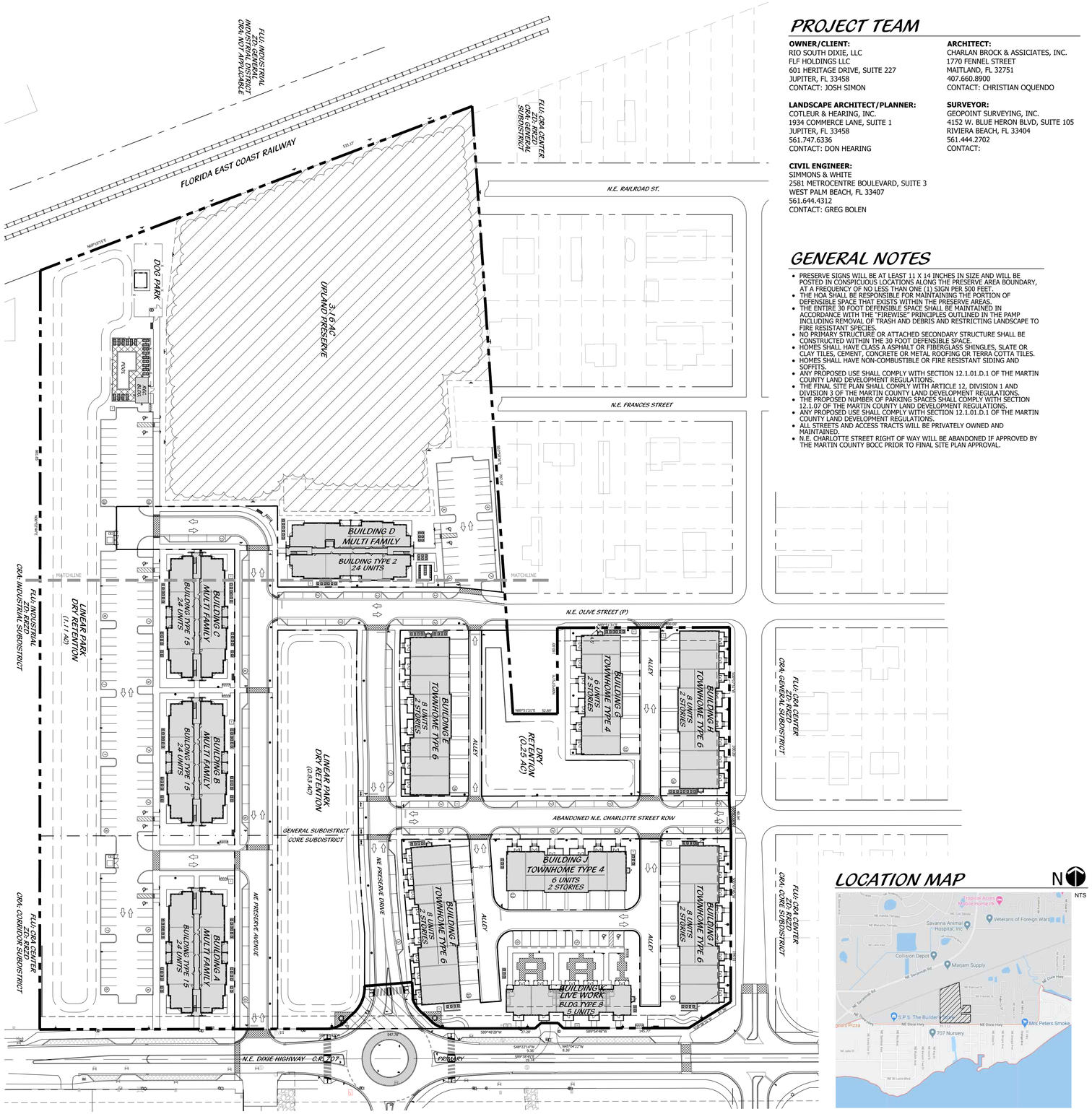
Final Site Plan

Martin County, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101
DATE	01-25-22
REVISIONS	03-28-22
04-19-23	06-14-22
09-28-23	07-25-22
10-27-23	08-23-22
11-07-23	10-12-22
01-26-24	02-24-23
05-02-24	02-21-24
	07-01-24

July 01, 2024 10:10:01 a.m.
Drawing: 20-0101 SP.DWG

SHEET 1 OF 5



FLU: CRA CENTER
ZD: RRZD
CRA: CORRIDOR SUBDISTRICT

FLU: CRA CENTER
ZD: RRZD
CRA: CORE SUBDISTRICT

FLU: COMMERCIAL WATERFRONT
ZD: RRZD
CRA: WATERFRONT SUBDISTRICT

FLU: CRA CENTER
ZD: RRZD
CRA: CORE SUBDISTRICT

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LOCATION MAP

N

NTS

Scale: 1" = 60'

0' 30' 60' 120'

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101
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	01-26-24 02-24-23
	05-02-24 02-21-24
	07-01-24

July 01, 2024 10:10:01 a.m.
Drawing: 20-0101 SP.DWG

SHEET 2 OF 5

The Preserve
at RIO Marina Village
Final Site Plan
Martin Country, Florida

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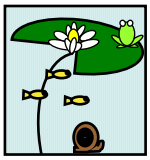
Appendix E
Historic Aerial Photographs



ENVIRONMENTAL CONSULTING DEPARTMENT

Aquatic **RESEARCH** Monitoring, Equipment, & Deployment, LLC.

Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

1950 Historic Aerial Photograph

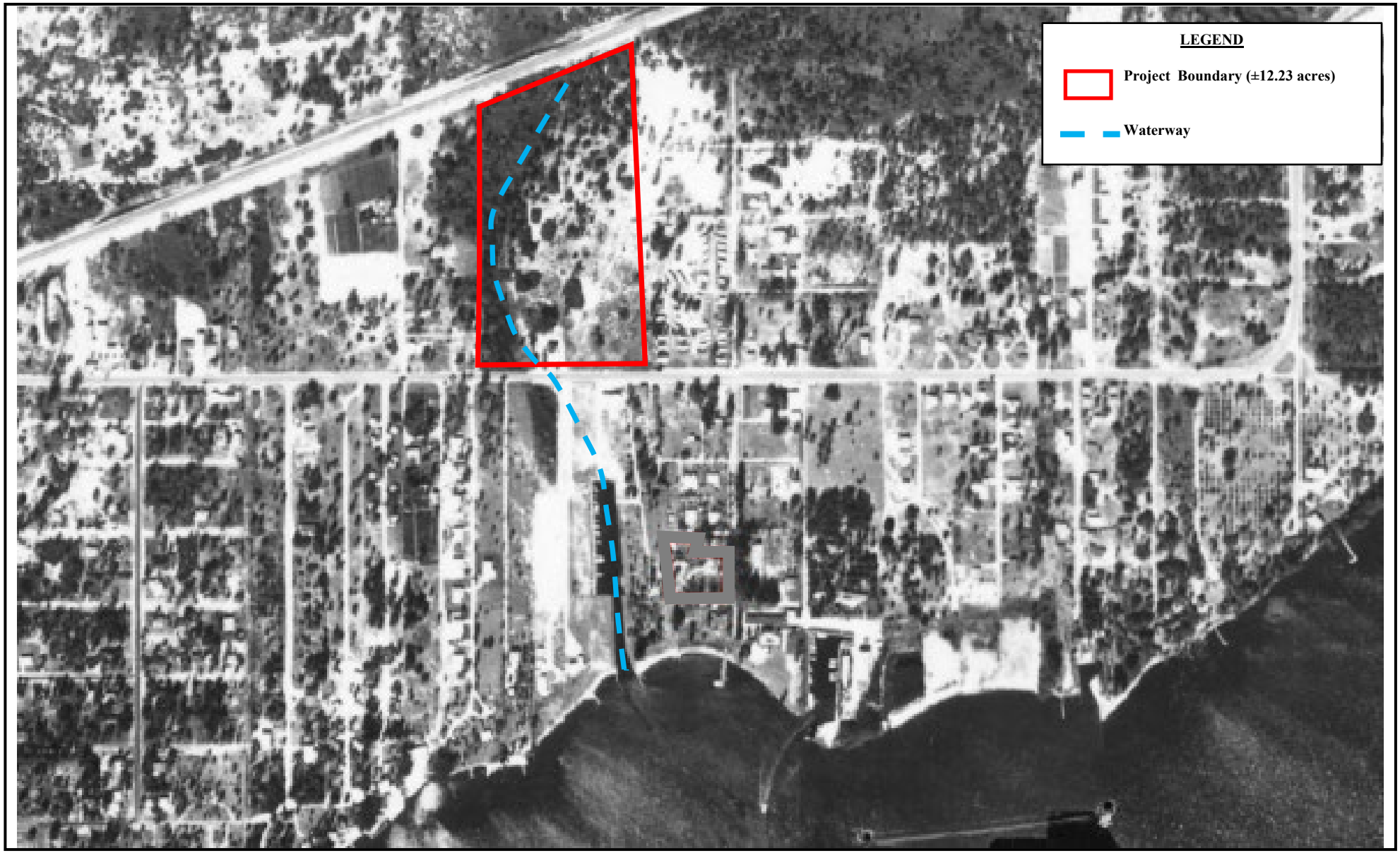
Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

Figure 2

INQUIRY #: 6130679.8
YEAR: 1950

N

EDR



Aquatic RESEARCH
Monitoring, Equipment, & Deployment, LLC
AquaticResearchFl.com
Environmental Consulting Department

1958 Historic Aerial Photograph

Rio Town Center North
State Road 707/ NE Dixie Highway
Unincorporated, Martin County, Florida
PIN's: 28-37-41-000-013-00290-9 & 28-37-41-000-014-00300-5

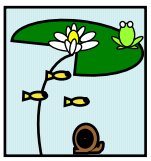
Figure 1

INQUIRY #: 6130679.8
YEAR: 1958

N

EDR

Appendix G
Example Preserve
Area Sign



ENVIRONMENTAL CONSULTING DEPARTMENT

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