

PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Paddock of Palm City

Palm City, FL 34990

24-38-40-000-013-00012-0, 24-38-40-000-013-00000-9, 24-38-40-000-004-00010-6

Approved by/Record number: _____

PART I

ENVIRONMENTAL ASSESSMENT

1. Introduction

The Paddock of Palm City project is 8.62 acres located at 3779 Sw 30th Ave, Palm City (Parcel ID 24-38-40-000-013-00012-0, 24-38-40-000-013-00000-9, 24-38-40-000-004-00010-6). There is currently a residence on one the three parcels. The parcels to the east serves as a stormwater treatment area, and west has residences and light commercial.

2. Property Description

The property is mostly cleared on the south with dense pine flatwoods making up the north part of the project area. There is an existing residence in the SE corner of the project area, and the southern boundary has Danforth ditch going along it from west to east. There is a retention pond to the east of the site and Martin Hwy to the north.

3. Wetlands on and off site.

The site has a ditch going along the southern end of it, no other surface waters or wetlands areas on site. None of the surrounding parcels have any wetlands on site.

4. Soil Survey.

Nettles Sand- *This is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.*

5. Habitat Mapping.

1311- Pine Flatwoods (4.22 acres 20% Exotic Coverage)

Slash Pine (Pinus densa) Saw Palmetto (Serenoa repens)

110- Residential (4.40 acres 90% exotic coverage)

Brazilian Pepper (Schinus terebinthifolia) Bahia Grass (Paspalum notatum)

6. Potential Listed Species.

IPAC Search Results:

Florida Panther -Not likely to be found due to fragmented and isolated habitat

SE Beach Mouse-N/A

Everglades Snail Kite- No Viable Forage

Crested Caracara- Few cabbage palms on site to support nesting

Florida Grasshopper Sparrow- No viable hábitat

Red-cockaded Woodpecker- No Old Growth pine on site to support nesting

Whooping Crane- Little viable forage

Woodstork- Low potential due to dense vegetation in ditch

American Alligator- Low potential due to minimal amount of water found in ditch

Eastern Indigo Snake- No tortoise burrows or activity found on site to help support denning

Hawksbill, Green, Leatherback sea turtles- N/A

Florida Leafwing/Miami Blue/Monarch- Low potential of wildflowers found on site from mowing

Beach Jacquemontia- N/A

Four-petal Pawpaw- Not found on site, not likely to be found due to mowing

Lakela's Mint- No viable habitat on site plus regular mowing prevents recruitment

Florida Perforated Cladonia- Not found on site, density of pine flatwoods prevents recruitment

7. Listed Species Survey.

A listed species survey was done on December 22nd, 2021 using transects to cover 100% of the parcel (See map). No listed species were observed on site, likely due to the clearing and regular mowing in the south and the density of the pine flatwoods to the north. There is relative little forage for wading bird species and wood storks which would be the most likely to use the site given the characteristics of the property. No gopher tortoise burrows or activity was observed, and it is unlikely due to the high water table tortoise usage would be common here. A bald eagle search was done via the FWC nesting GIS raster data as well (See Map). Also included is an IPAC report, please see individual species comments above.

8. Preserve Layout.

The best quality habitat on the site is located on the western and northern portions of the pine flatwoods on site. The eastern edges were impacted when the retention pond to the east was dug, allowing for exotic concentrations to develop and reduce the quality of the overall habitat. There is a proposed primitive trail that will be done in a manner to have the least impact to the preserve area and maintenance of the trail will be the responsibility of the HOA. Please see plans for more details. Please also see the Lake Area Management Plan as part of this PAMP document, it includes the littoral layout and planting plan for the lake on site. **This will also include Firewise maintenance along the preserve/community buffer to maintain an area in the preserve as a fire break. This will include removing vegetative debris build up, trimming branches overhanging into community yards, as well as maintaining Firewise best management practices (See Section K). The Maintenance of the defensible space shall adhere to the Firewise landscaping guidelines developed by the Florida Forest Service and all other requirements in this section and be part of the Firewise Protection Plan incorporated into the PAMP. (ref. Section 4.35.E.3., LDR)**

PRESERVE AREA



PLEASE PROTECT

Not to be altered without written permission from Martin County BOCC. Please Contact Advanced Restoration Ecology 772-242-7200 with any questions.

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. 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.

B. COMPLIANCE

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

C. INSPECTION OF PRESERVE AREA

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

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

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. 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. The surveyed locations of Preserve Areas will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

F. PRESERVE AREA SIGNAGE REQUIREMENTS

Preserve Area Signs. Preserve areas will be posted with permanent signs. These signs shall be at least 11 x 14 inches in size, be posted in conspicuous locations precisely along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

Designs for preserve signs shall be approved by the Martin County Environmental Planning Administrator prior to installation and must be in place prior to the issuance of a building permit for construction on the site.

G. SITE PLAN

1. Please see site plan

H. SITE CLEARING

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

Construction barricades will be placed at least 5 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 the completion of construction and prior to the issuance of a Certificate of Occupancy.

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

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.

K. MAINTENANCE ACTIVITIES

Except for approved restoration, exotic removal, 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 conducted in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. These activities will include quarterly exotic spray events covering the entirety of the preserve area with minor chainsaw work if needed. All cut materials will be removed from the preserve area and taken to the local landfill. The preserve area is in decent shape prior to the initial exotic removal and no restoration is anticipated for this project. **This will also include Firewise maintenance along the preserve/community buffer to maintain an area in the preserve as a fire break. This will include removing vegetative debris build up, trimming branches overhanging into community yards, as well as maintaining Firewise best management practices. The Maintenance of the defensible space shall adhere to the Firewise landscaping guidelines developed by the Florida Forest Service and all other requirements in this section and be part of the Firewise Protection Plan incorporated into the PAMP. (ref. Section 4.35.E.3., LDR)**

L. SITE HYDROLOGY

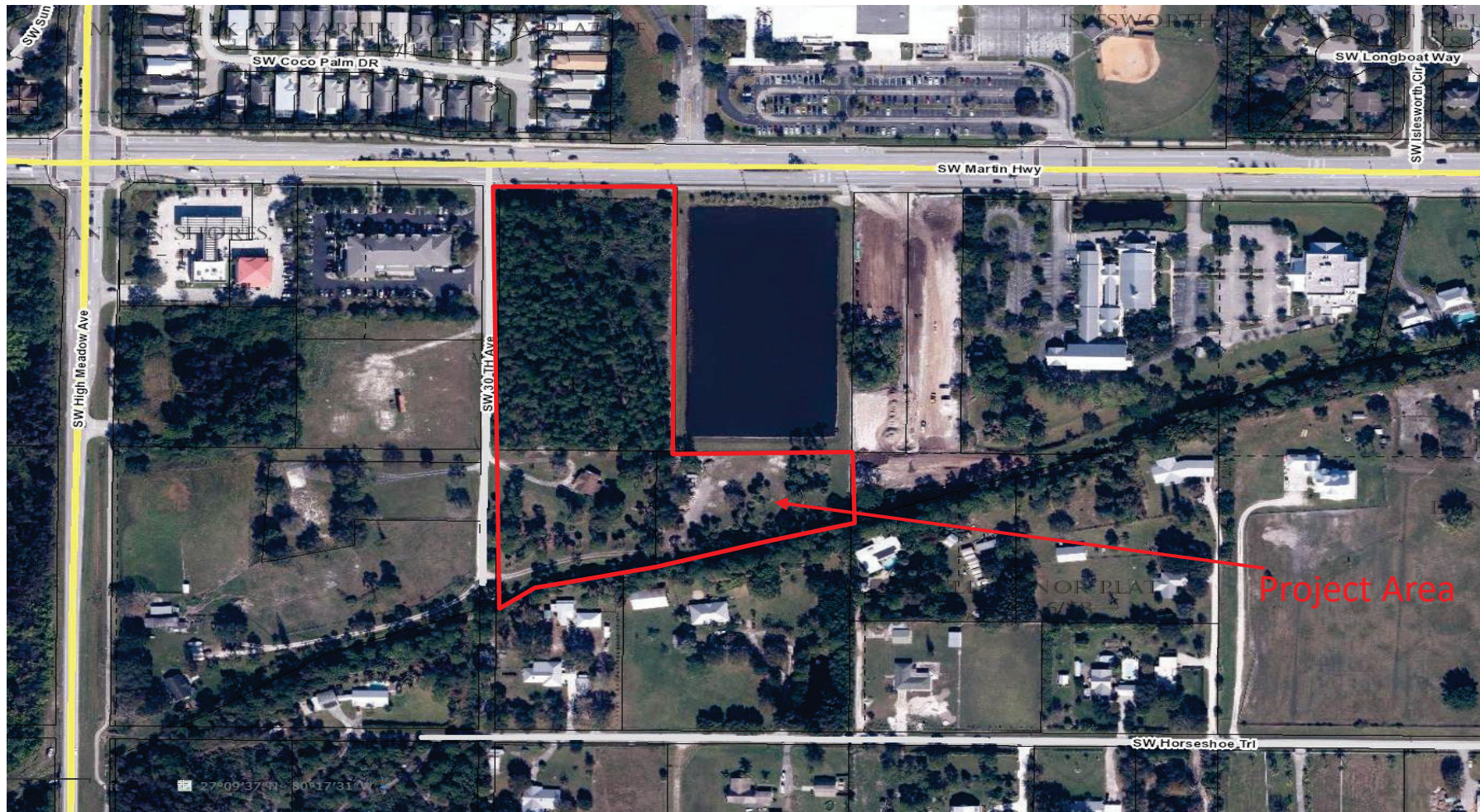
Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies.

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

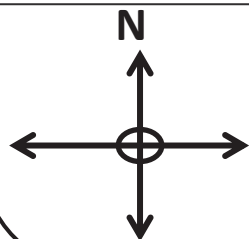
Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have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



4/10/2025

Property Appraiser Map

Map Source: Martin County



3779 SW 30th Ave
Martin County, FL

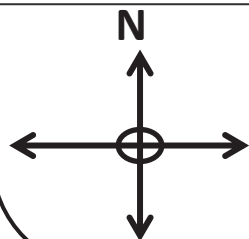




4/10/2025

CLC/FLUCCS Map

Map Source: Martin County



3779 SW 30th Ave
Martin County, FL

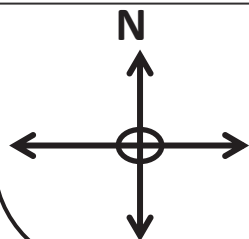




4/10/2025

Soil Map

Map Source: Web Soil



3779 SW 30th Ave
Martin County, FL

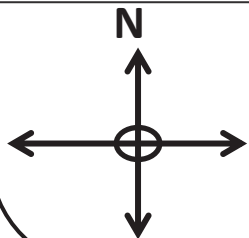




4/10/2025

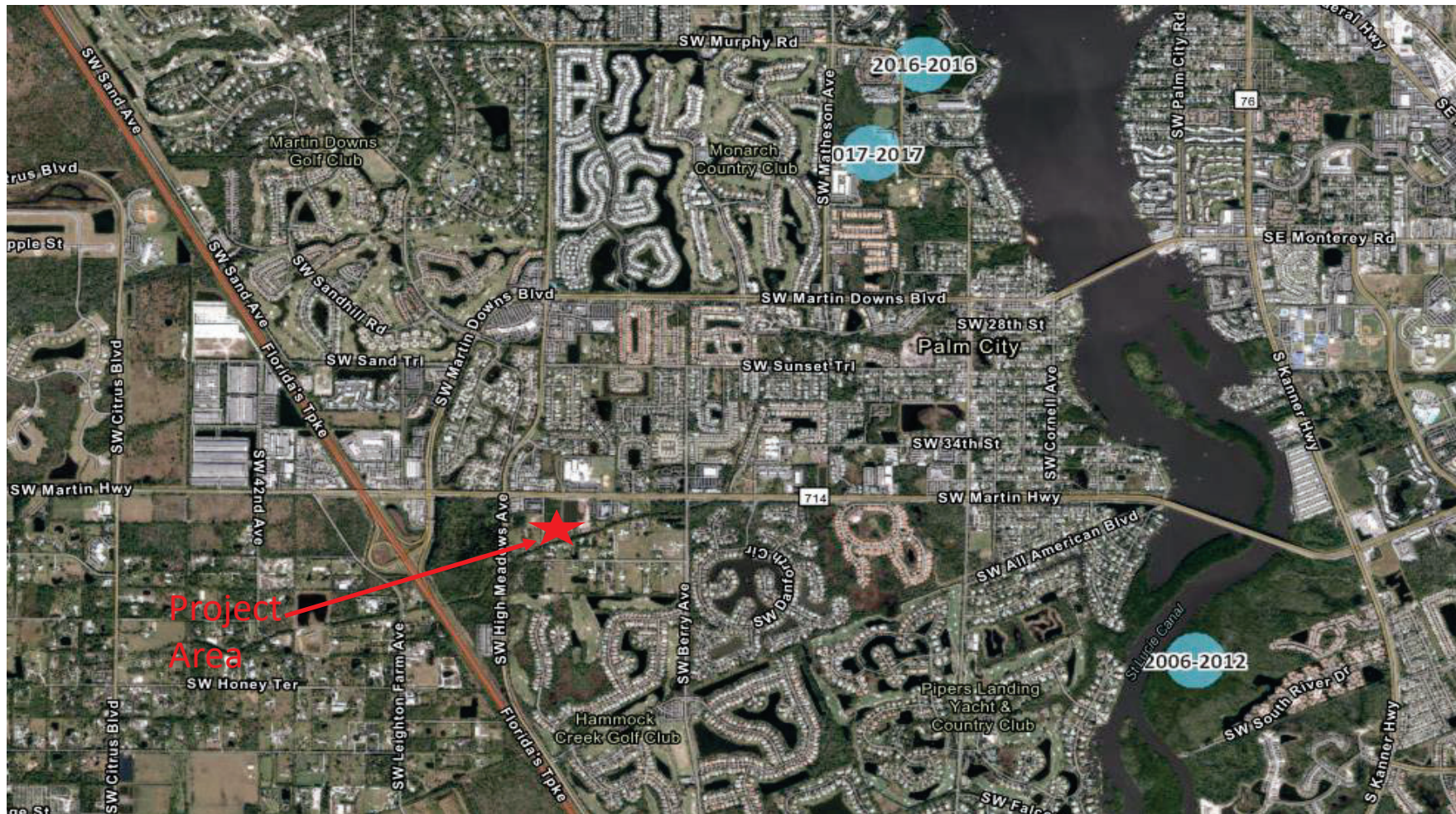
Listed Species Survey Map

Map Source: Martin County



3779 SW 30th Ave
Martin County, FL

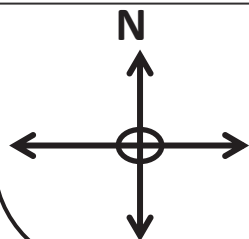




4/10/2025

Soil Map

Map Source: Web Soil



3779 SW 30th Ave
Martin County, FL





December 21, 2021

Florida Fish and Wildlife Conservation Commission

Commissioners

Rodney Barreto
Chairman
Coral Gables

Michael W. Sole
Vice Chairman
Tequesta

Steven Hudson
Fort Lauderdale

Gary Lester
Oxford

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Robert A. Spottswood
Key West

Executive Staff

Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

**Fish and Wildlife
Research Institute
Gil McRae**
Director

727-896-8626
727-823-0166 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

Fish and Wildlife Research Institute

100 Eighth Avenue SE
St. Petersburg, Florida
33701-5020
Voice: (727) 896-8626
Fax: (727) 823-0166
Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)
MyFWC.com/Research

Drew Gatewood
2593 NE Roberta St
Jensen Beach, FL 34957

Dear Drew:

This letter is in response to your request for listed species occurrence records and critical habitats for your project (3779 SW 30th Ave Palm City, FL 34990) located in Martin County, Florida. Records from The Florida Fish and Wildlife Conservation Commission's database indicate that listed species occurrence data and critical habitats are located within the project area. Records of Least tern, Small's flax, Florida black bear and Florida Sandhill crane were found on, or within a 1-mile distance of, the property. The Florida Fish and Wildlife Conservation Commission's database indicates that no SHCA's occur within a reasonable distance of the property. Enclosed are 8.5 x 11 maps showing, species richness, priority wetlands for listed species, and land cover for the project site and surrounding area.

This letter and attachments should not be considered as a review or an assessment of the impact upon threatened or endangered species of the project site. It provides FWC's most current data regarding the location of listed species and their associated habitats.

Our SHCA recommendations are intended to be used as a guide. Land development and ownership in Florida is ever-changing and priority areas identified as SHCA might already have been significantly altered due to development or acquired into public ownership. Onsite surveys, literature reviews, and coordination with FWC biologists remain essential steps in documenting the presence or absence of rare and imperiled species and habitats within the project area.

Our fish and wildlife location data represents only those occurrences recorded by FWC staff and other affiliated researchers. It is important to understand that our database does not necessarily contain records of all listed species that may occur in a given area. Also, data on certain species, such as gopher tortoises, are not entered into our database on a site-specific basis.

Therefore, one should not assume that an absence of occurrences in our database indicates that species of significance do not occur in the area.

The Florida Natural Areas Inventory (FNAI) maintains a separate database of listed plant and wildlife species, please contact FNAI directly for specific information on the location of element occurrences within the project area.

Because FNAI is funded to provide information to public agencies only, you may be required to pay a fee for this information. County-wide listed species information can be located at their website (<http://www.fnai.org>).

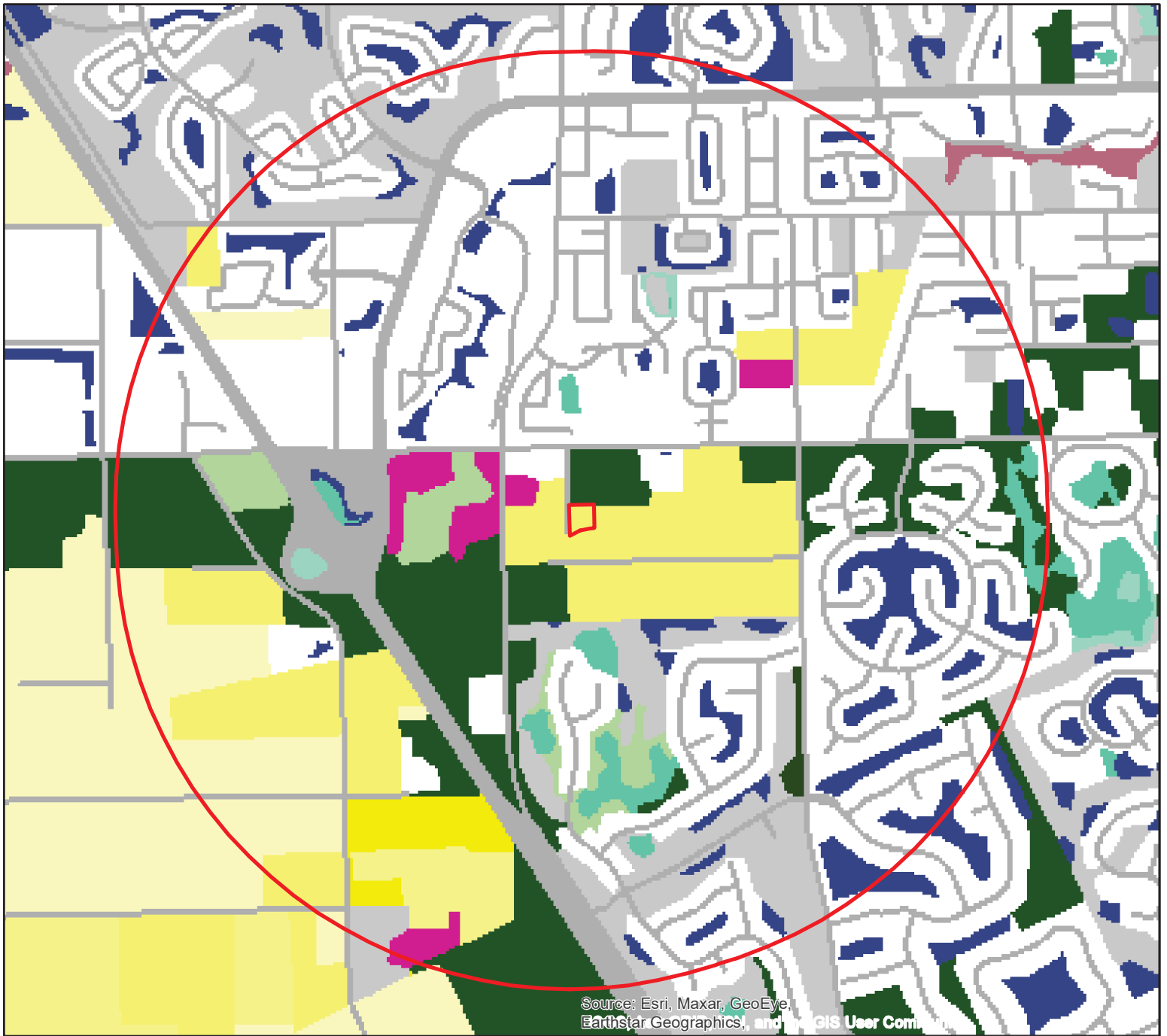
Please credit the Florida Fish and Wildlife Conservation Commission in any publication or presentation of these data. If you have any questions or further requests, please contact me at (850) 488-0588 or gisrequests@myfwc.com.

Sincerely,





















Steven Nicholl

Steven Nicholl

Environmental Specialist I/GIS Technician
Center for Spatial Analysis
Florida Fish and Wildlife Conservation Commission
Fish and Wildlife Research Institute
100 8th Avenue S.E.
St. Petersburg, FL 33701
727-502-4970



Cooperative Land Cover -- State Classes

- | | | | | | |
|--|---|---|---|---|----------------------|
|  | Approximate site boundary and 1-mile buffer |  | 1840 - Transportation |  | 7000 - Exotic Plants |
|  | 1311 - Mesic Flatwoods |  | 1850 - Communication | | |
|  | 1500 - Shrub and Brushland |  | 1860 - Utilities | | |
|  | 1821 - Low Intensity Urban |  | 2100 - Freshwater Non-Forested Wetlands | | |
|  | 1822 - High Intensity Urban |  | 2110 - Prairies and Bogs | | |
|  | 1830 - Rural |  | 2120 - Marshes | | |
|  | 183313 - Improved Pasture |  | 2200 - Freshwater Forested Wetlands | | |
|  | 18332 - Orchards/Groves |  | 2221 - Wet Flatwoods | | |
|  | 18334 - Vineyard and Nurseries |  | 3200 - Cultural - Lacustrine | | |
|  | 18335 - Other Agriculture | | | | |



Martin County Parcel ID:
24-38-40-000-013-00000-9



Florida Fish and Wildlife
Conservation Commission
MyFWC.com



FWC ID: 2021_6532 December 21, 2021




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

Prioritized SHCA's



Priority 1
Priority 2
Priority 3
Priority 4
Priority 5

 Approximate site boundary and 1-mile buffer



Martin County Parcel ID:
24-38-40-000-013-00000-9

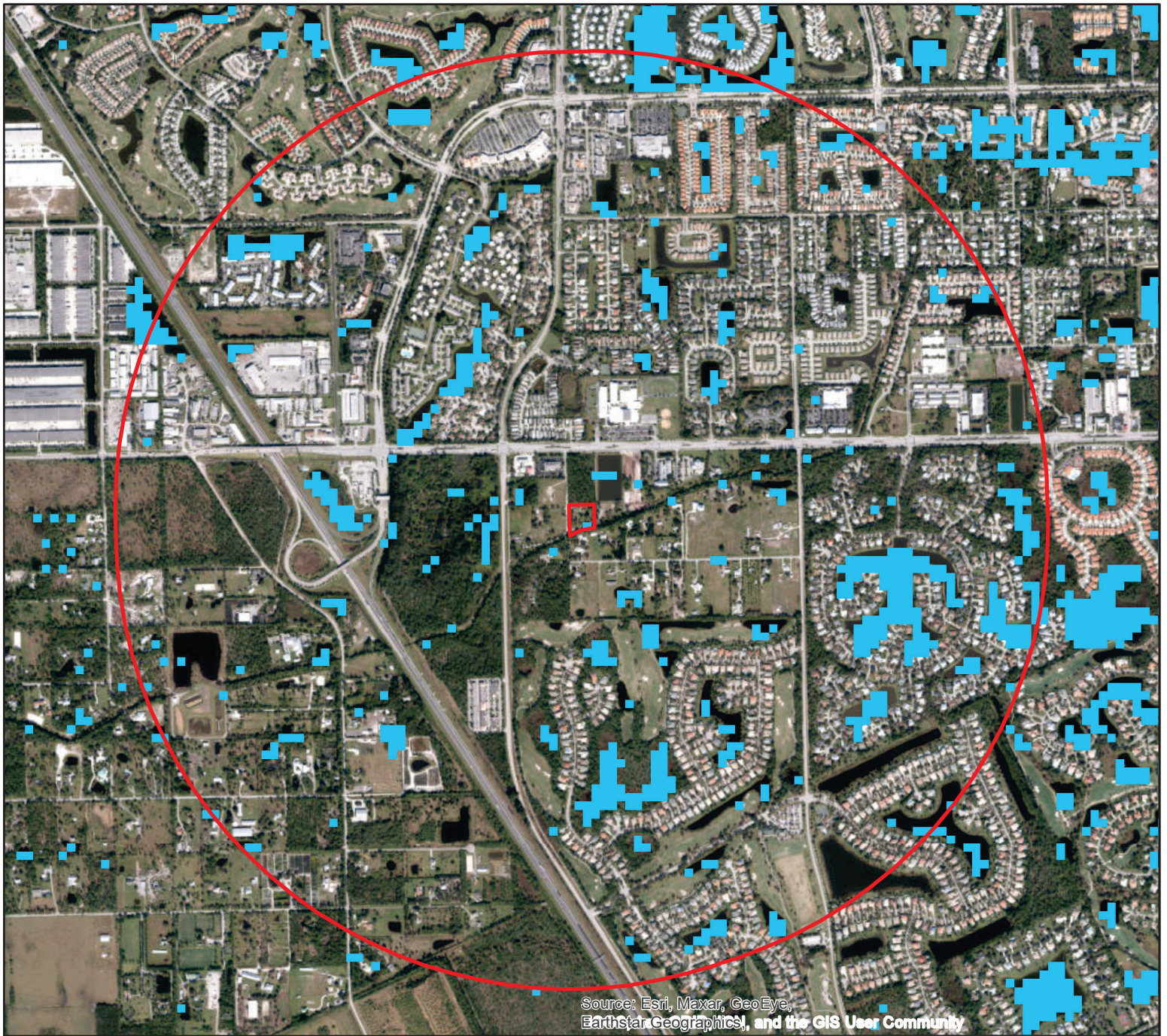
The prioritized SHCA map identifies 5 classes of SHCA based upon Heritage ranking criteria developed by The Nature Conservancy, the Natural Heritage Program Network, and the Florida Natural Areas Inventory. There are 2 possible ranks used to prioritize a species' SHCA: 1) the global rank based on a species worldwide status, and 2) the state rank based upon the species status in Florida. The state and global ranks are based upon many factors such as known occurrence locations, estimated abundance, range, amount of habitat currently protected, perceived levels of threats towards the species, and ecological fragility.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com



FWC ID: 2021_6532 December 21, 2021



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

Priority Wetlands

- 1-3 Species, Wetlands habitat
- 4-6 Species, Wetlands habitat
- 7-9 Species, Wetlands habitat
- 10-11 Species, Wetlands habitat

Approximate site boundary and 1-mile buffer



Martin County Parcel ID:
24-38-40-000-013-00000-9

This raster dataset identifies Florida wetlands important to wetland-dependent vertebrates listed by the State of Florida as endangered, threatened, or species of special concern. The dataset also ranks the relative importance of wetland areas based on species richness of the selected vertebrate species.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

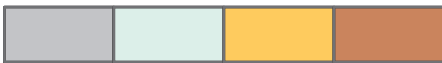


FWC ID: 2021_6532 December 21, 2021




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

Species Richness



1-3 4-6 7-9 10-13

 Approximate site boundary and 1-mile buffer



Martin County Parcel ID:
24-38-40-000-013-00000-9

This dataset represents the richness of potential habitat for selected focal species in Florida. Potential habitat includes areas that have been occupied by the species and areas where occupancy is unknown based on available occurrence records. We combined the potential habitats generated for Florida into a single grid layer indicating diversity. Pixel cell value indicates the total number of species potential habitat identified at the specific location.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com



FWC ID: 2021_6532 December 21, 2021

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Martin County, Florida



Local office

South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) <i>Puma (=Felis) concolor (all subsp. except coryi)</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049	SAT
Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara <i>Polyborus plancus audubonii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow <i>Ammodramus savannarum floridanus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/32	Endangered
Red-cockaded Woodpecker <i>Picoides borealis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7614	Endangered
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
Eastern Indigo Snake <i>Drymarchon corais couperi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Florida Leafwing Butterfly <i>Anaea troglodyta floralis</i> Wherever found There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6652	Endangered

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* **Endangered**
 Wherever found
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/3797>

Monarch Butterfly *Danaus plexippus* **Candidate**
 Wherever found
 No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Four-petal Pawpaw <i>Asimina tetramera</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3461	Endangered
Lakela's Mint <i>Dicerandra immaculata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala <i>Polygala smallii</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Lichens

NAME	STATUS
Florida Perforate Cladonia <i>Cladonia perforata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7516	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED

FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9587>

Breeds Apr 1 to Aug 31

American Oystercatcher *Haematopus palliatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8935>

Breeds Apr 15 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Black Skimmer *Rynchops niger*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Breeds May 20 to Sep 15

Great Blue Heron *Ardea herodias occidentalis*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Jan 1 to Dec 31

Magnificent Frigatebird *Fregata magnificens*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Oct 1 to Apr 30

Prairie Warbler *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Ruddy Turnstone *Arenaria interpres morinella*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Willet *Tringa semipalmata*

Breeds Apr 20 to Aug 5

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of

presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

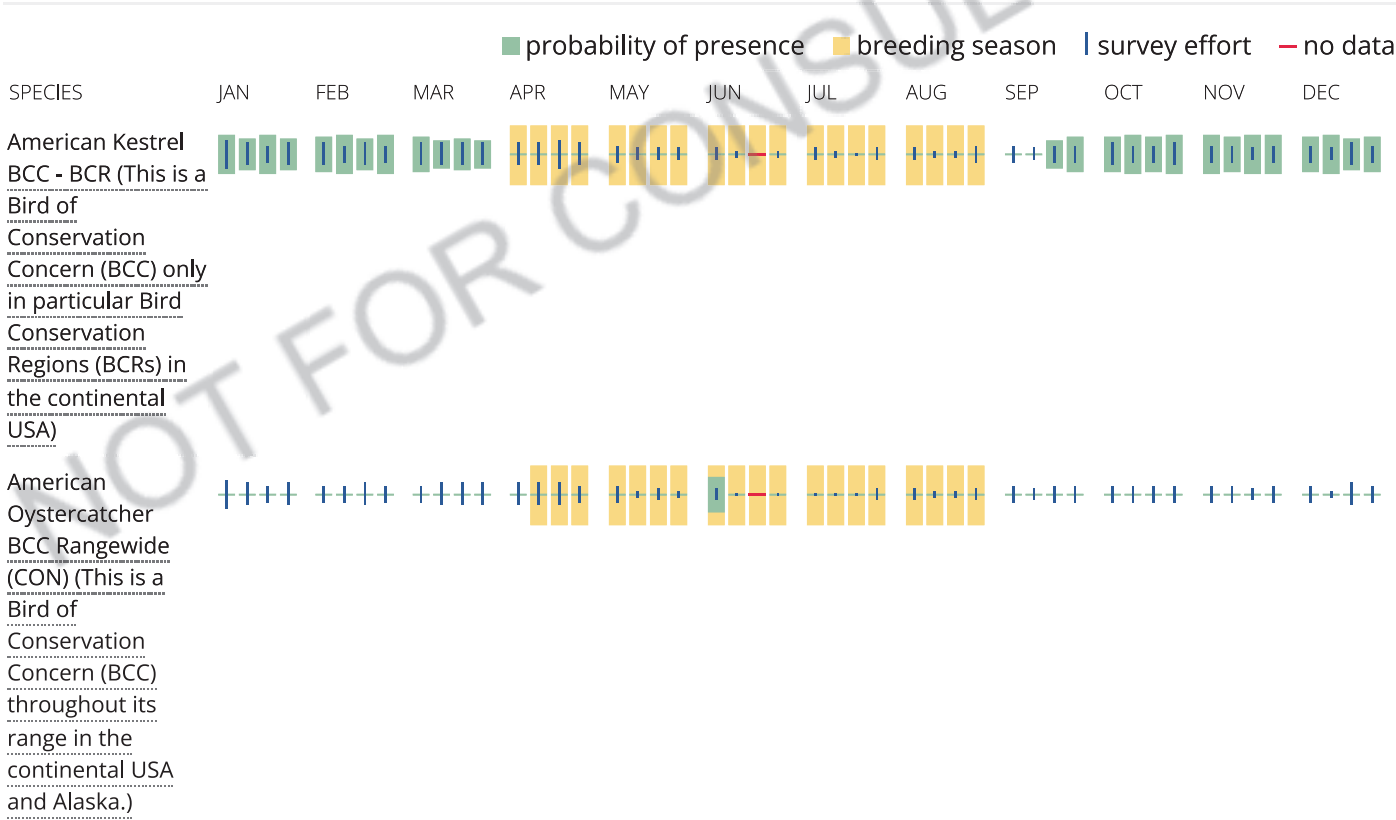
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald Eagle
Non-BCC
Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



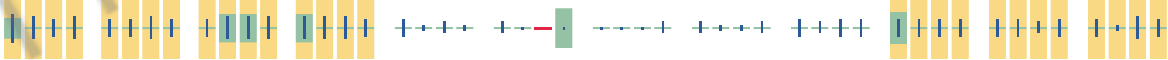
Black Skimmer
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Great Blue Heron
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Magnificent Frigatebird
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Drew Gatewood <drew.gatewood@gmail.com>

New Projects

Vovsi, Eman M. <Eman.Vovsi@dos.myflorida.com>
To: Drew Gatewood <drew.gatewood@gmail.com>

Thu, Dec 16, 2021 at 4:23 PM

Completed; no cultural resources detected

From: Drew Gatewood <drew.gatewood@gmail.com>
Sent: Thursday, December 16, 2021 4:13 PM
To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>; Requests, GIS <GIS.Requests@myfwc.com>
Subject: New Projects

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

[Quoted text hidden]

2 attachments



3779 SW 30th Ave Palm City, FL 34990.pdf
1601K



6104 SW WOODHAM ST PALM CITY FL.pdf
2542K



3779 SW 30th Ave Palm City, FL 34990

Lake Area Management Plan

Paddock at Palm City Martin County, Florida

The following Lake Area Management Plan is provided for the wet retention lakes within the Paddock at Palm City development site. It is to be used in conjunction with the master site plan and lake planting plans as shown in the approved landscape plan. This plan addresses standards set forth in the Martin County Excavation and Fill Ordinance.

Erosion Control and Water Management Provisions

The operator shall use Best Management Practices to minimize erosion. The use of native topsoils is encouraged, especially in areas reclaimed for aquatic or wildlife habitats. Where topsoil is not used, the operator shall use a soil or growing medium, including amendments, suitable for the type of vegetative communities planned. Should washes or rills develop after re-vegetation and before final release of the area, the operator shall repair the eroded areas and stabilize the slopes.

Best Management Practices also apply to water quality within the lakes so as to protect the health of the plant material. Turbid water will be kept to a minimum so that sunlight may reach the littoral shelf floor promoting aquatic grass/submerged aquatic vegetation recruitment. The water levels within the lakes have been designed to a specific elevation. Such elevations will be staked along the littoral shelf where necessary in order to provide the plant installation contractor a reference from which to install the appropriate plant material. Should water levels within the completed lakes drop to elevations potentially harmful to the planted littoral and upland transition zones, temporary irrigation will be established where necessary by using a small pump and spray-rig situated within the affected lake(s). Water from the lake(s) will be sprayed onto the planted littoral and upland transition zones as needed in order to keep such plants healthy.

Installation of Native Plant Material

The installation of the native plant material within the littoral and upland transition zones will be in accordance with approved planting plans as shown in the recorded landscape plan. Planting of such material where necessary will be conducted at the appropriate time after the lake banks are sloped in accordance with the approved construction drawings. Plants are to be installed where necessary in accordance with the spacing and quantities detailed on the approved landscape plans. All plant material will be of appropriate type for the soils found on site. An Environmental Professional familiar with aquatic plant installation will oversee this activity.

Maintenance of Littoral and Upland Transition Zone Areas

The littoral and upland transition zone planting areas as shown on the approved landscape plans will be kept free of nuisance and exotic vegetation in perpetuity. All Category I and II nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council (Rule 5B-57.007 FAC) will be treated in such areas. All treatment will be through the application of the appropriate herbicide approved for use within aquatic environments. The criterion for acceptance of eradication for Category I and II exotic vegetation will be 100 percent treatment/kill and 95 percent treatment/kill for nuisance species. If initial efforts do not achieve this criterion, follow up treatments will be conducted.

Transport of vegetative debris from the lake area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris. No exotic or nuisance woody vegetative material will be left in the littoral and upland transition zone areas. All herbicide application activity will be conducted under the supervision of a Florida Department of Agriculture certified applicator, licensed for application of aquatic herbicides. All herbicide applied within aquatic systems on-site must be properly labeled for such use. All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation. Within the designated littoral and upland transition zone planting areas, the areal extent of desirable native plants shall cover at least 80% of the surface area by the end of the second year of monitoring after installation.

Re-Vegetation Provisions

Re-vegetation of the lakes littoral areas and upland transition zones where necessary will occur using plant species native to the region in accordance with the approved landscape plans. The operator has developed a plan for the proposed re-vegetation, including the species of aquatic vegetation to be planted, and the spacing of vegetation.

Water body shorelines shall be re-vegetated with a variety of native aquatic plant species where necessary as specified in the approved landscape plans. The littoral zones and upland transition zones will be planted where necessary no longer than 60 days after the final grade is completed and certified.

Prohibition of Alteration to Lake Slopes

It shall be unlawful to alter the approved slopes, contours, or cross-sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Department Director, as applicable. It is the responsibility of the owner or property owners' association, its successors or assigns, to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition zone areas and to ensure ongoing removal and/or herbicide treatment of prohibited and invasive non-native plant species from these areas.

Paddock of Palm City Restoration & Maintenance Plan

Prepared for:

Martin County

Prepared by:



Advanced Restoration Ecology

2593 NE Roberta St
Jensen Beach, FL 34958

©ARE, Inc.
June 2025

Introduction

The Paddock of Palm City planting includes expansion to the upland preserve area (4,375 ac) and enhancing other preserve areas on site with exotic maintenance. This plan will include replanting, maintenance and monitoring. The vegetative strategy for the preserve restoration area includes the planting of various sized native species. The data will be collected into quarterly reports that will be submitted as such for two (2) years so that maintenance and enhancement activity can be closely tracked.

Restoration Area

The restoration activity proposed includes enhancing the preserve areas to achieve the 80% native vegetation coverage. Exotic removal maintenance will be an ongoing event. The restoration area is (4,375 sq ft) of upland preserve that expansion to the proposed preserve area. The canopy remains unimpacted in the preserve and doesn't need supplemental planting.

As of the June 27th, 2025 site visit, the current ground cover coverage is 50% consisting of galberry and some broom sedge. The canopy is 90% coverage and is made up of dense pines with some scattered laurel oaks. The shrub/ subcanopy consists of 50% coverage and is the main focal point of the restoration. It consists of some wax myrtle, cocoplum, and scattered saw palmetto. Preserve signs will be installed to delineate preserve areas on site in hope to prevent future encroachment and clearing.

Enhancement Planting

The planting area of the project consists planting, and maintaining the preserve expansion area (4,375 sq ft). Planting efforts will reflect native species found within this habitat. The vegetative success criteria for the restoration areas include the goal for 80 percent coverage of desirable vegetation in the designated planting areas and within twelve (12) months, aerial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less within the restoration areas. Replanting of the planting area will be evaluated after one year (12 months).

The quantities listed below are for the planting area. The actual planting quantities may vary depending on the size and nature of the area to be planted. Final planting quantities will be submitted to Martin County, please note species selection will be based on availability. The current ground cover coverage in preserve area is 50% consisting of saw palmetto as well as gallberry and beakrusher. The canopy is 90% coverage and is made up of dense pines with some scattered laurel oaks. The shrub/ subcanopy consists of 50% coverage and consists of saw palmetto, and wax myrtle.

The planted material is as follows:

Preserve Enhancement Planting List

Common Name	Size	Quantity	Spacing
Wax Myrtle	3 gal	15	10' o.c.
Coco Plum (Horizontal)	3 gal	15	10' o.c.
Beauty Berry	3 gal	15	10' o.c.
Saw Palmetto	3 gal	15	10' o.c.
Cordgrass	1 gal	100	3' o.c.
Fakahatchee Grass	1 gal	100	3' o.c.

Success Criteria

The vegetative success criteria for the planting areas include the goal for 80 percent coverage of desirable vegetation within one (1) year, and aerial coverage of exotic vegetation at zero percent, and nuisance vegetation limited to 5 percent or less within the restoration areas only. The project will be monitored for two (2) years.

Wildlife success criterion will include the documented observation wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.). Specifically this will include the observation of mammal tracks, scratchings, rubs, evidence of forging, and or direct observations.

If, after one (1) year the parcel has not achieved desired coverage requirements, supplemental plantings will be completed. Supplemental plantings, (if any) will be noted in the monitoring report.

Maintenance

Initial removal and maintenance of exotic/nuisance plant species is a critical component of the restoration activities within the restoration area. Exotic/nuisance plant species will be controlled by physical and chemical means in addition to various land management practices. Maintenance activities will be perpetual.

Monitoring

The monitoring plan includes photo stations and data collection stations established along a transect through the restoration area. A total of two (2) data/photo collection stations will be established along the restoration area. At the station vegetative data will be collected as outlined below. The data station will also include a "panoramic" photo station in order to visually document vegetative coverage and conditions in the preservation area.

Vegetative coverage will be documented at each of the data collection stations in the Monitoring Plan. The vegetative coverage will be measured as absolute coverage within an area of approximately 2500 square feet at the monitoring station. The vegetation will be measured in percent coverage of the restoration areas vegetation. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately

twenty-five (25) feet from the observer in each direction thus covering approximately 2500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. At least three (3) photos will be collected from compass points at each of the established photo stations to provide documentation of vegetative coverage.

In addition to vegetative coverage documentation, any observed wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.) will be noted.

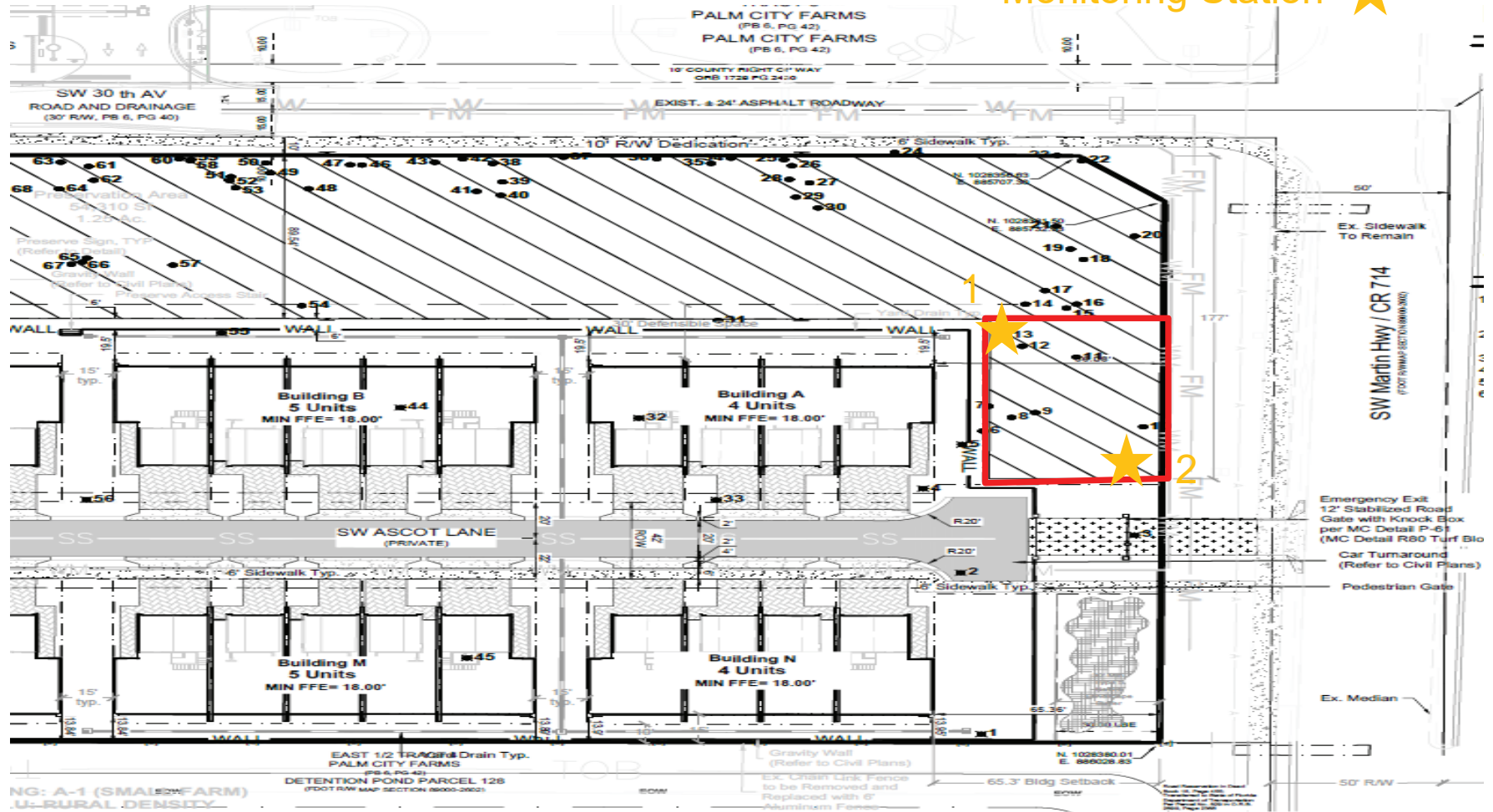
The monitoring will be conducted on a quarterly basis according to the schedule below. The data will be collected into quarterly reports that will be submitted as such for two (2) years on an annual basis so that maintenance and enhancement activity can be closely tracked. The reports provided will include a discussion and conclusion regarding progress towards the achievement of the success criteria as per the permit. If coverage goals are not met extended monitoring may be needed.

Monitoring/Maintenance Work Schedule

The schedule for conducting the proposed monitoring and maintenance is based on the date of completion of the initial exotic treatment and replanting. The following schedule is proposed, with specific dates based upon receipt of notice to proceed.

Activity	Months after Notice to Proceed
Complete planting of proposed restoration area	1 month
County inspection of proposed restoration area	1 month
Conduct Time Zero Monitoring	On-going maintenance
Conduct exotic removal within restoration area	1st quarter after 1st report
First Quarter Monitoring Report and Coverage Evaluation	2nd quarter after 1st report
Second Quarter Monitoring Report and Coverage evaluation	3rd quarter after 1st report
Third Quarter Monitoring Report and Coverage Evaluation	4th quarter after 1st report
Fourth Quarter Monitoring Report and Coverage evaluation	5th quarter after 1st report
Fifth Quarter Monitoring Report and Coverage Evaluation	6th quarter after 1st report
Sixth Quarter Monitoring Report and Coverage Evaluation	7th quarter after 1st report
Seventh Quarter Monitoring Report and Coverage evaluation	8th quarter after 1st report
Eighth Quarter Monitoring Report and Coverage Evaluation	

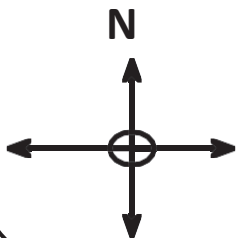
Monitoring Station ★



6/27/2025

Location Map

Map Source: Site Plan



Paddock of Palm City
Palm City, FL

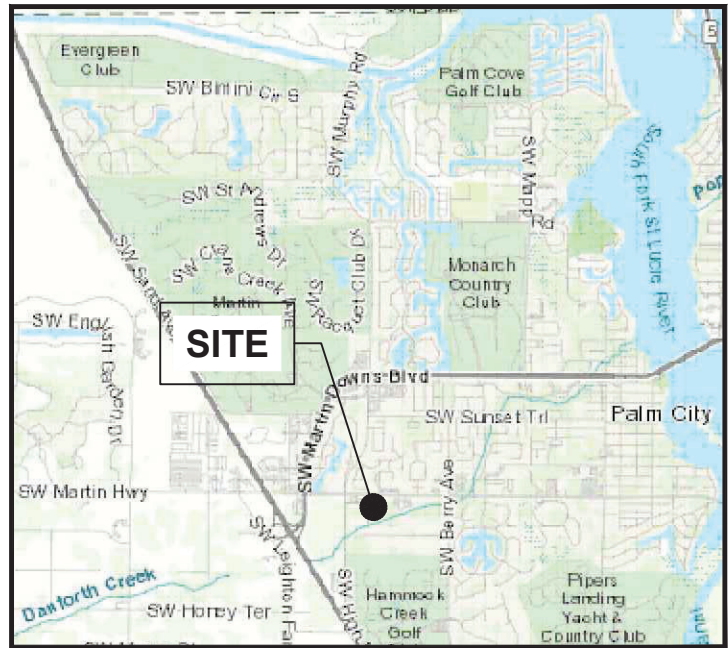

Advanced Restoration Ecology



3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990

T 772.678.7200

www.hjdesignstudio.com
LA 0000905



VICINITY MAP
SECTION 19, TOWNSHIP 38S, RANGE 41E
NTS

Project Team

DEVELOPER FINLAND CAPITAL LLC 2140 NW 60TH CIRCLE, BOCA RATON, FL 33496	SURVEYOR NORTHSTAR GEOMATICS, INC. 617 NW BAKER RD STUART, FL 34984-1032
PLANNER / LANDSCAPE ARCHITECT HJA DESIGN STUDIO 3500 SW CORPORATE PARKWAY SUITE 203 PALM CITY, FL 34990	TRAFFIC ENGINEER SUSAN O'ROURKE - ENGINEERING AND PLANNING 22 SE SEMINOLE STREET STUART, FLORIDA 34994
CIVIL ENGINEER CREECH CONSULTING, INC. PO BOX 327 STUART FLORIDA 34995	ENVIRONMENTAL ADVANCED RESTORATION ECOLOGOY 2593 NE ROBERTA ST JENSEN BEACH, FL 34957

Legend

EX. NATIVE LANDSCAPE AREA	NATIVE PRESERVE	UPLAND TRANSITION ZONE
LITTORAL ZONE	30' EASEMENT	PROPOSED PAVERS
TURF BLOCK	ASPHALT	CONCRETE

Legal Description

A PARCEL OF LAND IN THE WEST HALF (1/2) OF TRACT 4 AND ALL OF TRACT 13 LYING NORTH OF THE CENTER OF DANFORTH CREEK, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 50.30 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AS RECORDED IN MAP BOOK 1, PAGE 15, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°17'18" WEST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 296.51 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°09'09" WEST ALONG THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 580.44 FEET TO THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 332.08 FEET TO THE NORTHEAST CORNER OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°05'47" WEST ALONG THE EAST LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 152.44 FEET TO THE CENTER OF DANFORTH CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 693 FEET MORE OR LESS TO A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°04'43" EAST ALONG A LINE 10 EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 555.36 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.14 ACRES MORE OR LESS.

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION
COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST THENCE SOUTH 89°42'42" ALONG THE NORTH LINE OF SAID SECTION 24 EAST A DISTANCE OF 15.18 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°42'42" EAST ALONG THE SOUTH RIGHT OF WAY OF SAID MARTIN HIGHWAY A DISTANCE OF 331.52 FEET; THENCE DEPARTING SAID MARTIN HIGHWAY SOUTH 00°09'09" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 89°42'42" WEST AND PARALLEL WITH SAID MARTIN HIGHWAY A DISTANCE OF 296.51 FEET; THENCE SOUTH 45°11'03" WEST A DISTANCE OF 35.29 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE AS RECORDED IN THE PLAT OF PALM CITY FARMS, PLAT BOOK 6, PAGE 40, PALM BEACH, NOW MARTIN COUNTY, FLORIDA A DISTANCE OF 555.36 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE IN SAID PLAT OF PALM CITY FARMS A DISTANCE OF 555.36 FEET TO THE CENTER OF DANFORTH CREEK; THENCE SOUTH 55°38'02" WEST ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 12.13 FEET; THENCE DEPARTING THE CENTER OF DANFORTH CREEK NORTH 00°04'43" EAST ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 363.61 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,327 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

Scale: 1" = 40'

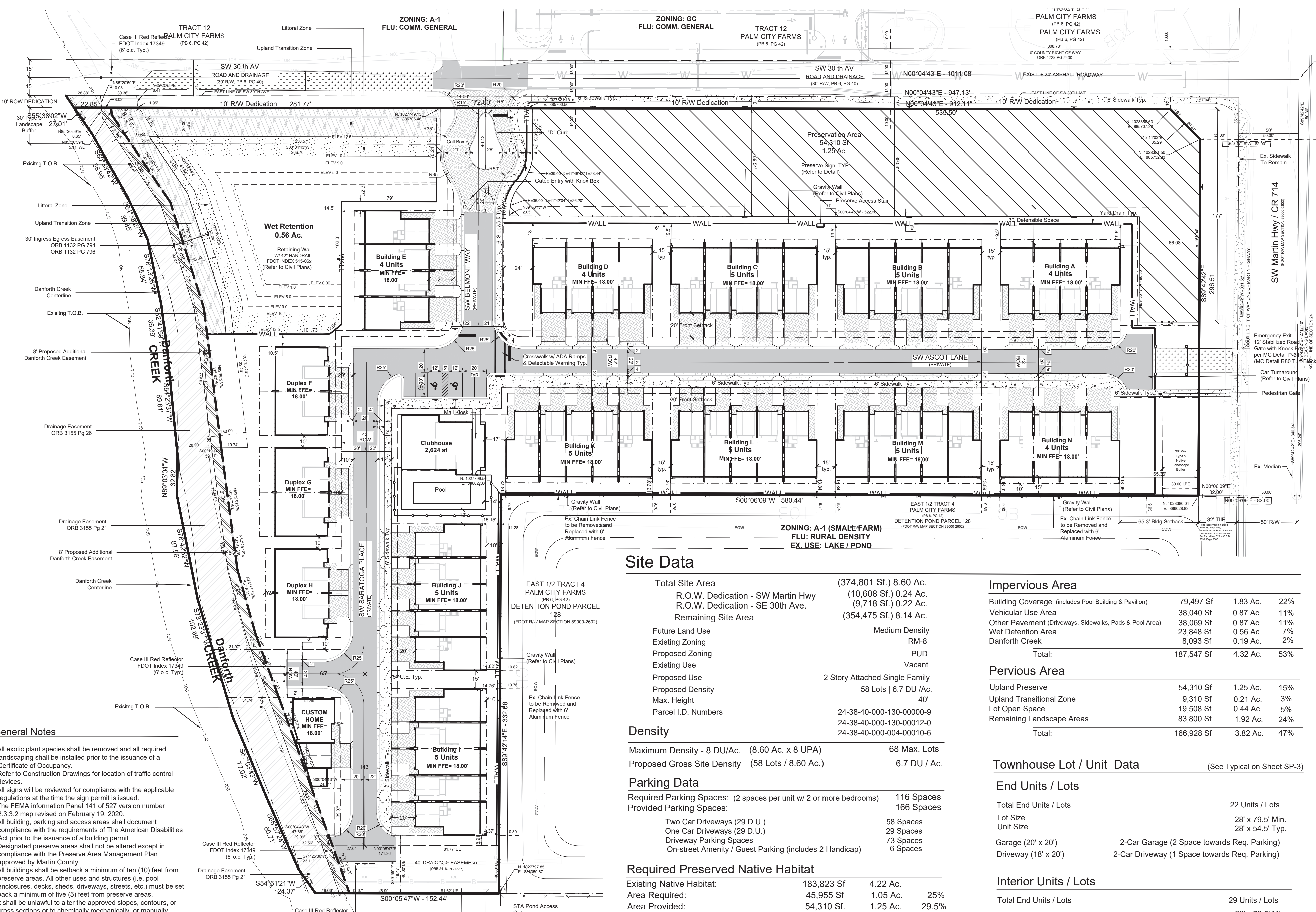


Paddock at Palm City PUD

Martin County Master /Final Site Plan

Florida

SP-1



General Notes

- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to Construction Drawings for location of traffic control devices.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The FEMA information Panel 141 of 527 version number 2.3.3.2 map revised on February 19, 2020.
- All building, parking and access areas shall document compliance with the requirements of The American Disabilities Act prior to the issuance of a building permit.
- Designated preserve areas shall not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All buildings shall be setback a minimum of ten (10) feet from preserve areas. All other uses and structures (i.e. pool enclosures, decks, sheds, driveways, streets, etc.) must be set back a minimum of five (5) feet from preserve areas.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Planning and Development Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.
- All lots will utilize well and sprinkler to irrigate their individual landscape.
- All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan
- A maximum of 25 feet of the defensible space can be within the proposed upland preserve area for the development.
- Reference the Firewise Protection Plan incorporated into the PAMP.
- 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 (1) sign per 500 ft
- The HOA/POA will own and maintain the proposed private roads and rights-of-way.
- All Building mechanical equipment will be screened on roof.

ZONING: GC
FLU: COMM. GENERAL

TRACT 12
PALM CITY FARMS
(PB 6, PG 42)

ZONING: A-1
FLU: COMM. GENERAL

TRACT 3
PALM CITY FARMS
(PB 6, PG 42)

ZONING: A-1 (SMALL FARM)
FLU: RURAL DENSITY
EX. USE: LAKE / POND

Site Data

Total Site Area	(374,801 Sf.) 8.60 Ac.
R.O.W. Dedication - SW Martin Hwy	(10,608 Sf.) 0.24 Ac.
R.O.W. Dedication - SE 30th Ave.	(9,718 Sf.) 0.22 Ac.
Remaining Site Area	(354,475 Sf.) 8.14 Ac.
Future Land Use	Medium Density
Existing Zoning	RM-8
Proposed Zoning	PUD
Existing Use	Vacant
Proposed Use	2 Story Attached Single Family
Proposed Density	58 Lots 6.7 DU /Ac.
Max. Height	40'
Parcel I.D. Numbers	24-38-40-000-130-00000-9 24-38-40-000-130-00012-0 24-38-40-000-004-00010-6

Density

Maximum Density - 8 DU/Ac. (8.60 Ac. x 8 UPA)	68 Max. Lots
Proposed Gross Site Density (58 Lots / 8.60 Ac.)	6.7 DU / Ac.

Parking Data

Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	116 Spaces
Provided Parking Spaces:	166 Spaces

Two Car Driveways (29 D.U.)	58 Spaces
One Car Driveways (29 D.U.)	29 Spaces
Driveway Parking Spaces	73 Spaces
On-street Amenity / Guest Parking (includes 2 Handicap)	6 Spaces

Required Preserved Native Habitat

Existing Native Habitat:	183,823 Sf	4.22 Ac.	
Area Required:	45,955 Sf	1.05 Ac.	25%
Area Provided:	54,310 Sf.	1.25 Ac.	29.5%

Lake Upland Transitional & Littoral Data

Total Lake Linear Footage	640 LF
Required Upland Transitional & Littoral Zone (640 LF x 10 Sf)	6,400 Sf
Provided Littoral Zone	7,648 Sf
Provided Upland Transitional Zone	9,310 Sf

Open Space

Total Site Area Less Dedications:	354,475 Sf	8.14 Ac.	
*Open Space Required:	177,237.5 Sf	4.06 Ac.	50%
Open Space Provided:	198,869 Sf	4.57 Ac.	55%
Total Upland Area	166,928 Sf	3.82 Ac.	47%
Upland Preserve	54,310 Sf	1.25 Ac.	15%
Upland Transitional Zone	9,310 Sf	0.21 Ac.	3%
Lot Open Space	19,508 Sf	0.44 Ac.	5%
Remaining Landscape Areas	83,800 Sf	1.92 Ac.	23%
Wet Detention Area	23,848 Sf	0.56 Ac.	7%
Danforth Creek	8,093 Sf	0.19 Ac.	2%

Impervious Area

Building Coverage (includes Pool Building & Pavilion)	79,497 Sf	1.83 Ac.	22%
Vehicular Use Area	38,040 Sf	0.87 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pads & Pool Area)	38,069 Sf	0.87 Ac.	11%
Wet Detention Area	23,848 Sf	0.56 Ac.	7%
Danforth Creek	8,093 Sf	0.19 Ac.	2%
Total:	187,547 Sf	4.32 Ac.	53%

Pervious Area

Upland Preserve	54,310 Sf	1.25 Ac.	15%
Upland Transitional Zone	9,310 Sf	0.21 Ac.	3%
Lot Open Space	19,508 Sf	0.44 Ac.	5%
Remaining Landscape Areas	83,800 Sf	1.92 Ac.	24%
Total:	166,928 Sf	3.82 Ac.	47%

Townhouse Lot / Unit Data

(See Typical on Sheet SP-3)

End Units / Lots

Total End Units / Lots	22 Units / Lots
Lot Size	28' x 79.5' Min.
Unit Size	28' x 54.5' Typ.
Garage (20' x 20')	2-Car Garage (2 Space towards Req. Parking)
Driveway (18' x 20')	2-Car Driveway (1 Space towards Req. Parking)

Interior Units / Lots

Total End Units / Lots	29 Units / Lots
Lot Size	22' x 79.5' Min.
Unit Size	22' x 54.5' Typ.
Garage (15' x 20')	1-Car Garage (1 Space towards Req. Parking)
Driveway (12' x 20')	1-Car Driveway (1 Space towards Req. Parking)

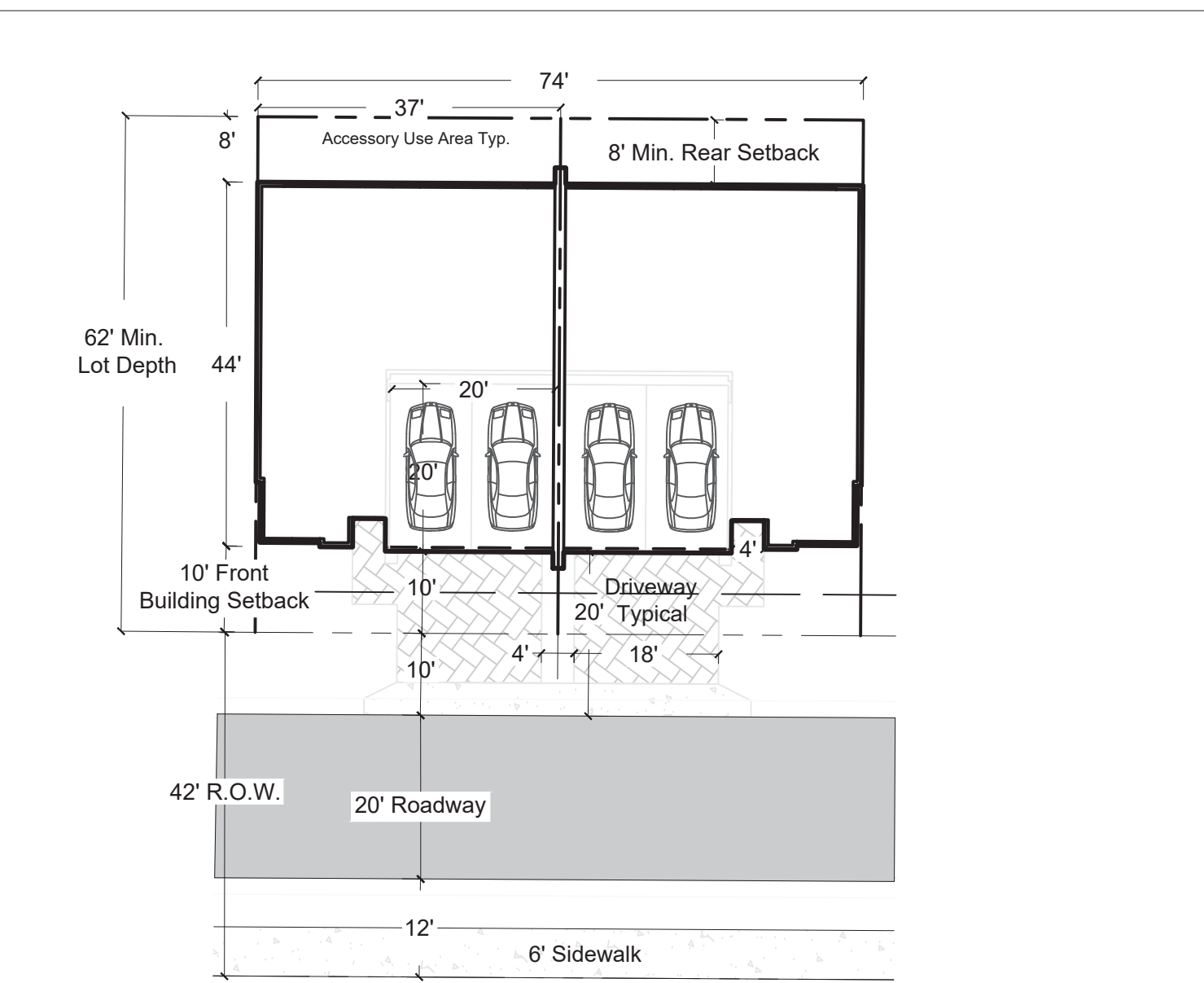
Lot and Building Setbacks

Min. Required Setbacks

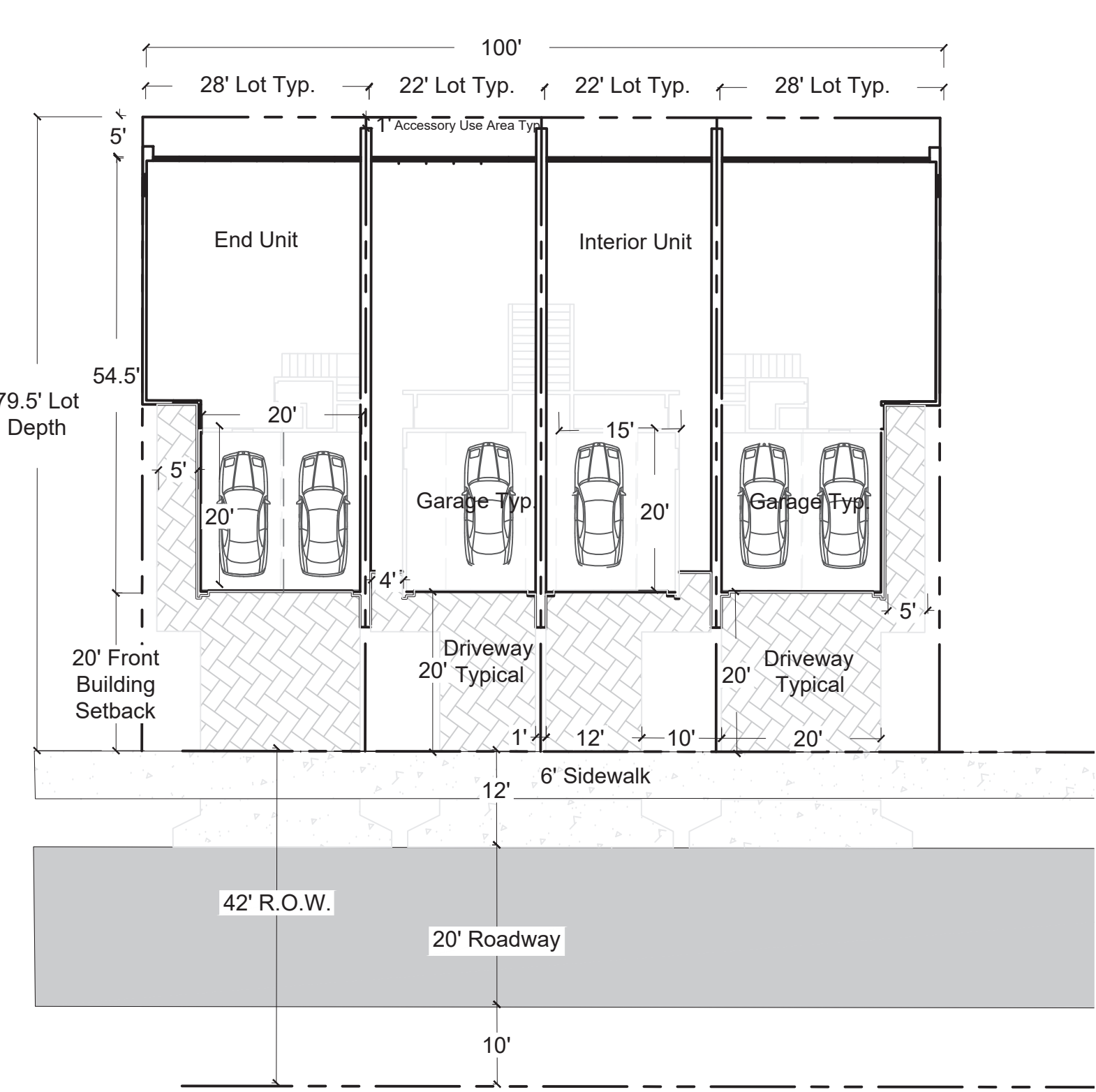
	Front	Side	Rear	Building Separation	Accessory*
Site Property Line	25'	10'	10'	NA	NA
Townhome	20'	0'	5'	15'	1'
Duplex	10'	0'	6'	10'	5'
Single Family	5'	0'	0'	NA	0'

* Accessory structures include architectural features. Other accessory uses such as AC compressors and other equipment will be located on the roof. Final location will be determined at the time of Building Permit.

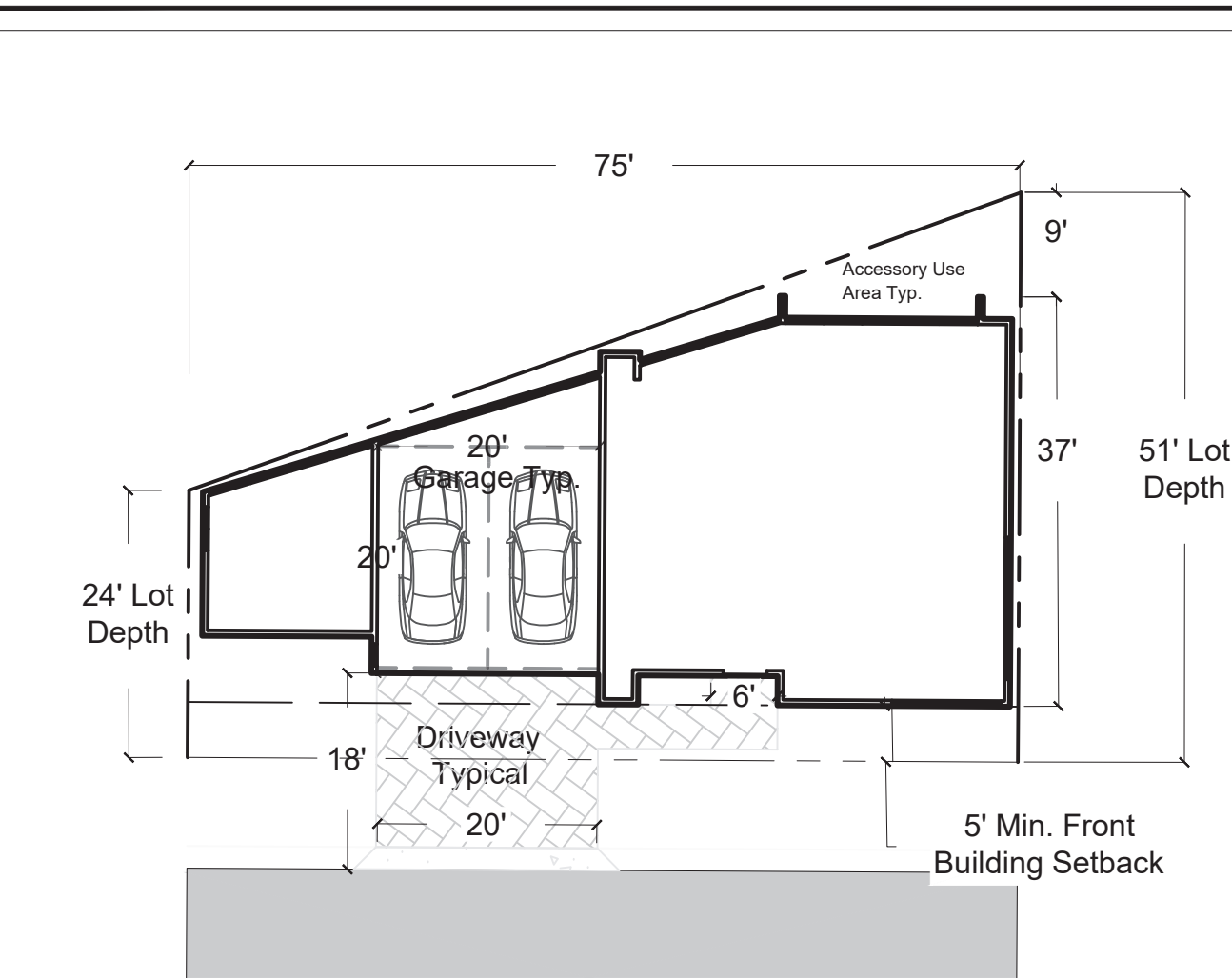
Duplex Lot & Building Typical



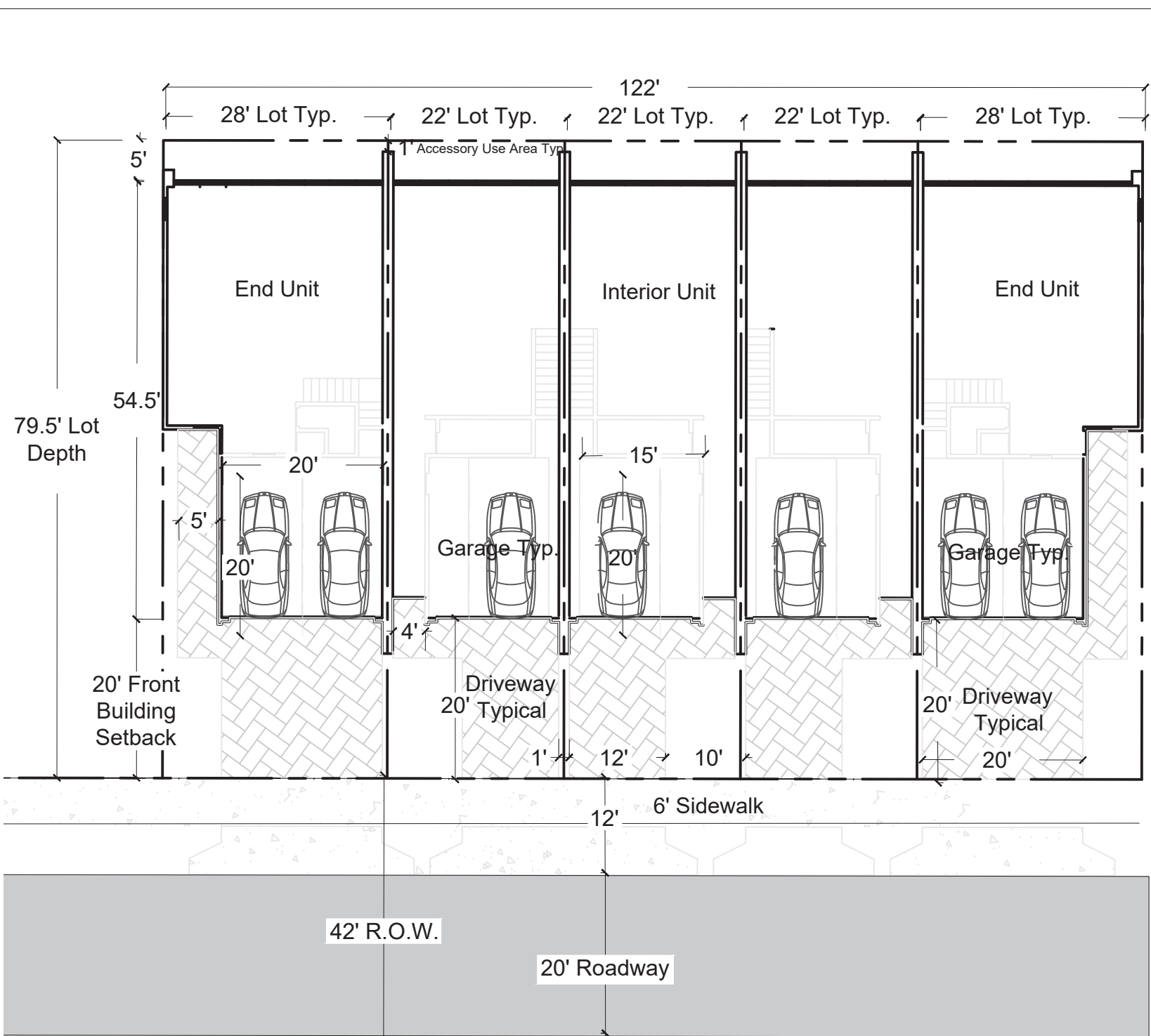
4 Unit Townhouse Lot & Building Typical



Single Family-Custom Home & Building Typical



Single Family-5 Unit Townhouse Lot & Building Typical



Lot and Building Setbacks

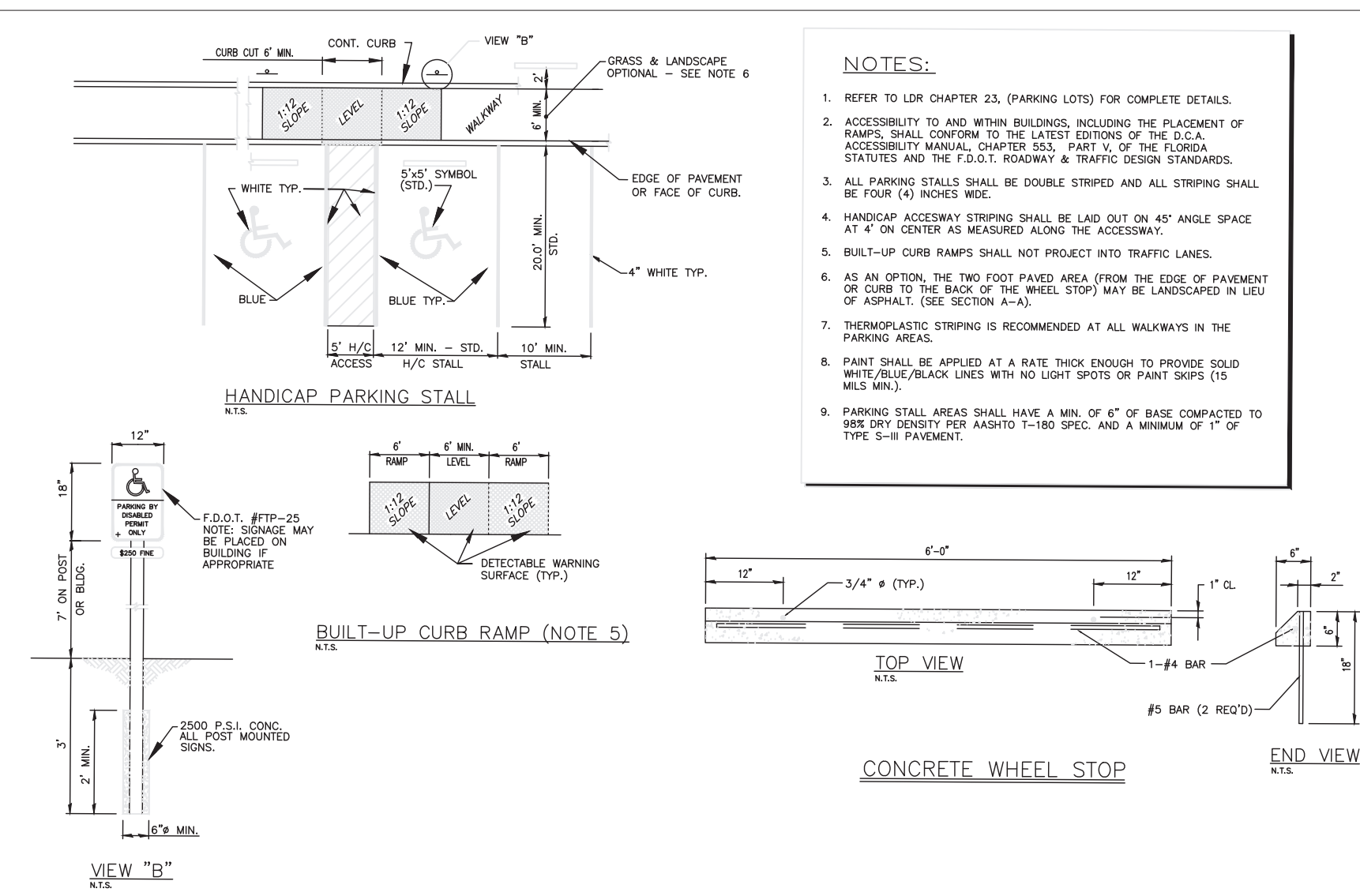
Min. Required Setbacks

	Front	Side	Rear	Building Separation	Accessory*
Site Property Line	25'	10'	10'	NA	NA
Townhome	20'	0'	5'	15'	1'
Duplex	10'	0'	6'	10'	5'
Single Family	5'	0'	0'	NA	0'

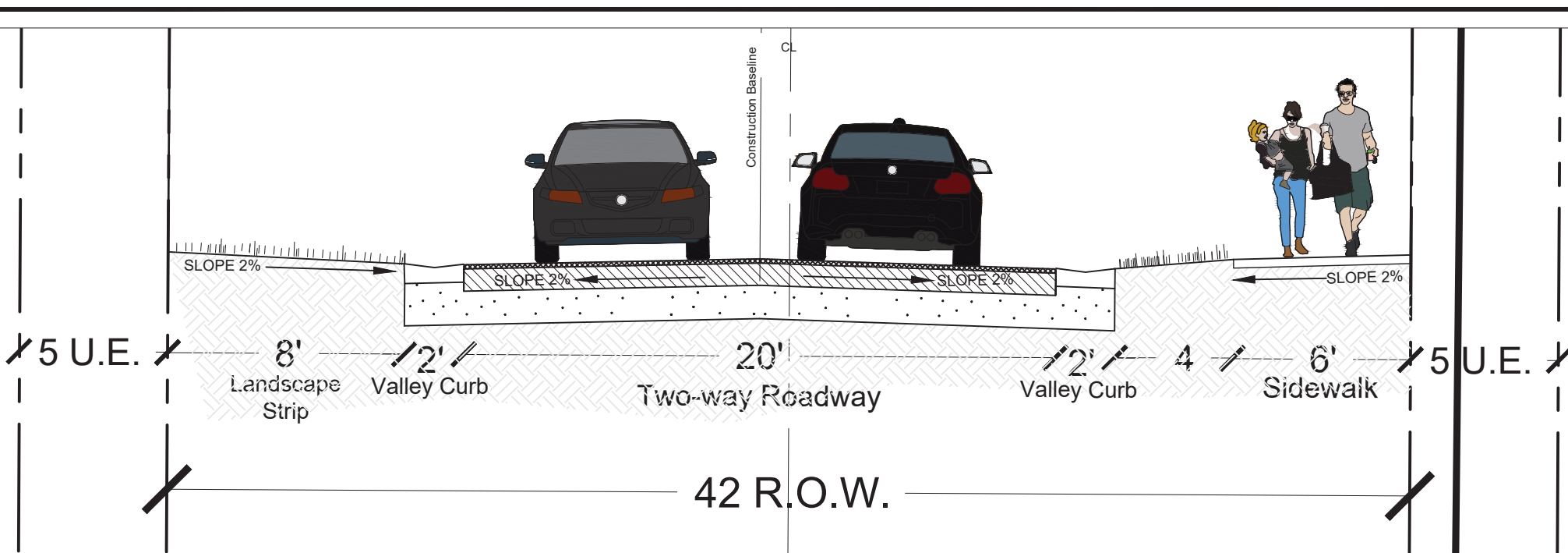
* Accessory structures include architectural features. Other accessory uses such as AC compressors and other equipment will be located on the roof. Final location will be determined at the time of Building Permit.

Note:
Interior lots can only have a single car driveway, to ensure open space is met with future permits, or account for larger driveway maximum sizes.

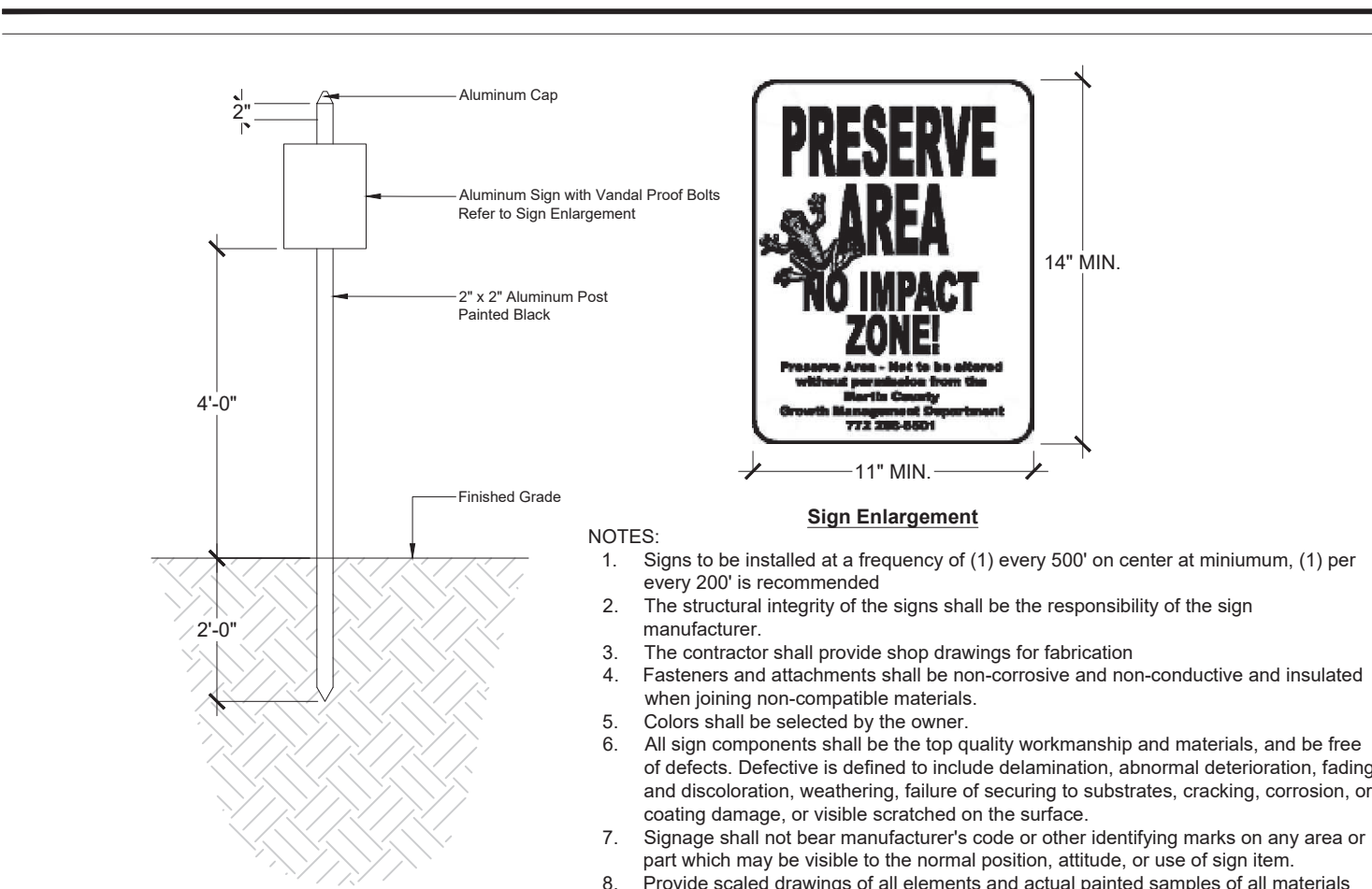
Handicap Parking Detail



42' Road Right- of- Way Typical



Preserve Sign Detail



3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990

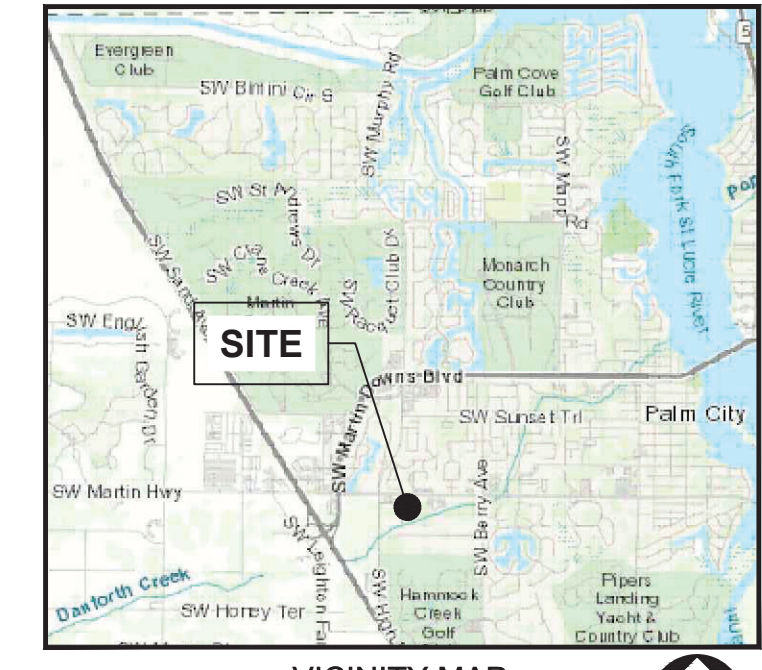
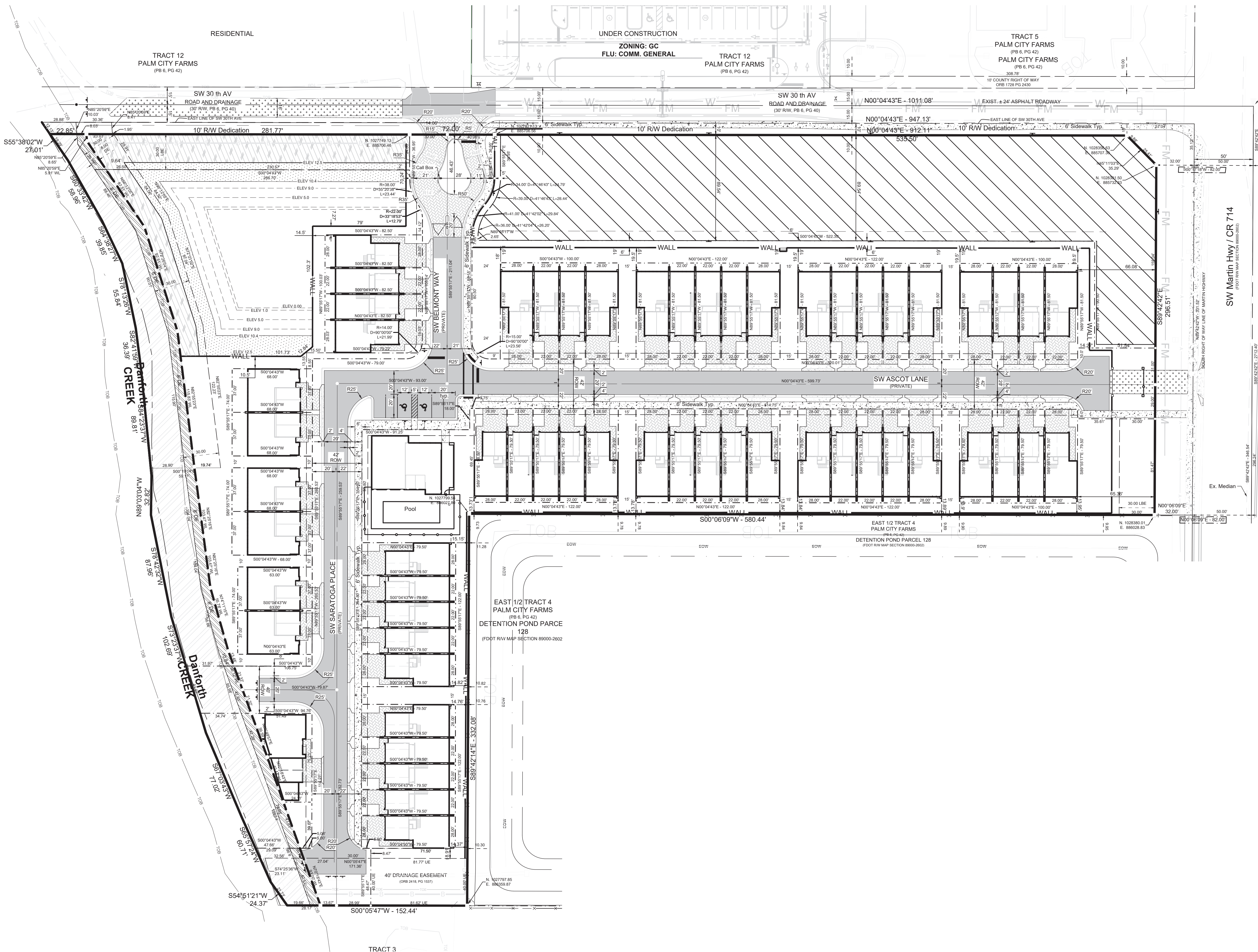
T 772.678.7200
www.hjadesignstudio.com
LA 0000905

Paddock at Palm City PUD
Martin County
Florida
Lot and Building Typicals / Specifications

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 2020-22
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-2025

Revision Dates



VICINITY MAP
SECTION 19, TOWNSHIP 38S, RANGE 41E NTS

Project Team

DEVELOPER
FINLAND CAPITAL LLC
2140 NW 60TH CIRCLE,
BOCA RATON, FL 33496

PLANNER / LANDSCAPE ARCHITECT
HJA DESIGN STUDIO
3500 SW CORPORATE PARKWAY
SUITE 203
PALM CITY, FL 34990

CIVIL ENGINEER
CREECH CONSULTING, INC.
PO BOX 327
STUART FLORIDA 34995

SURVEYOR
NORTHSTAR GEOMATICS, INC.
617 NW BAKER RD
STUART, FL 34984-1032

TRAFFIC ENGINEER
SUSAN O'ROURKE -
ENGINEERING AND PLANNING
22 SE SEMINOLE STREET
STUART, FLORIDA 34994

ENVIRONMENTAL
ADVANCED RESTORATION
ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957

Legend

- EX. NATIVE LANDSCAPE AREA
- NATIVE PRESERVE
- UPLAND TRANSITION ZONE
- LITTORAL ZONE
- 30' EASEMENT
- PROPOSED PAVERS
- TURF BLOCK
- ASPHALT
- CONCRETE

SW Martin Hwy / CR 714

Ex. Median

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

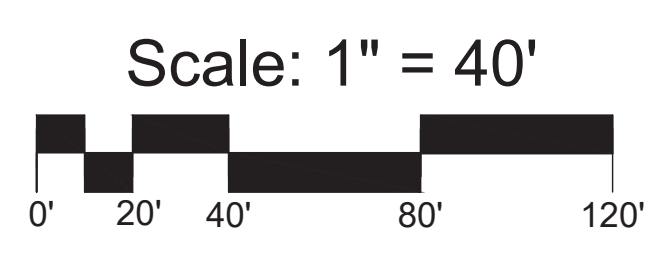
SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave

SW 30th Ave



3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990
T 772.678.7200
www.hjadesignstudio.com
LA 0000905

Florida
Martin County
Paddock at Palm City PUD
Horizontal Control Exhibit - Lot Dimensions

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 2020-22
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-2025

Revision Dates

SP-4