

Instrument Prepared by:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Blvd.
Stuart, Florida 34990
File No.: PU27S01

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**HIGHPOINTE
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, made and entered into this 27th day of April, 2021, by and between CHRIST FELLOWSHIP CHURCH, INC., a Florida Not-for-Profit Corporation, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in Martin County, Florida, and more particularly described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development (hereinafter sometimes referred to as PUD) to be known as Highpointe PUD consisting of the Christ Fellowship Church, common areas, sewage and water lines and appurtenances thereto, recreational facilities, the Operation 300 Parcel, private streets and parking facilities, street lighting and a single-family residential subdivision consisting of a maximum of two hundred eighty-four (284) lots, all as more particularly shown on the master site plan attached hereto; and

WHEREAS, a property owners association, hereinafter referred to as ASSOCIATION, will be formed to provide for the maintenance of the roads, streets, rights-of-way, and common areas within the Highpointe PUD; and

WHEREAS, this type of consolidated development is permitted in Martin County subject

to a PUD Zoning Agreement; and

WHEREAS, it is the desire of the COUNTY to encourage this form of development, to prevent and discourage urban sprawl, to promote compatible, consistent, and effective usage of land within the COUNTY's secondary urban service district, to protect, preserve, and manage natural resources, and to implement the COUNTY's growth management plans.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

The OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title are attached hereto and incorporated herein as Exhibit B. A Covenant of Unified Control by OWNER is attached hereto and incorporated herein as Exhibit C.

2. DEVELOPMENT

The OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

2.1 The master site plan and phasing plan approved by the COUNTY, a copy of which is attached hereto as Exhibit D and by reference made a part hereof. Approval of the master site plan shall authorize the owner to submit the final site plans and subdivision plats in accordance with the terms and conditions of the approved master site plan. Approval of the master site plan by the COUNTY shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development.

2.2 The final site plans and subdivision plats to be approved by the COUNTY in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2.3 The Timetable for Development as shown in Exhibit E, attached hereto and by reference made a part hereof.

2.4 The conditions and requirements agreed to by the COUNTY and the OWNER as set forth in Exhibit F, attached hereto and by reference made a part hereof.

2.5 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2.6 The Amended Preserve Area Management Plan, as shown in Exhibit G, attached

hereto and by reference made a part hereof.

3. VESTED RIGHTS

The OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this PUD Agreement, the approved master site plan, final site plans, and the subdivision plats, hereinafter sometimes collectively referred to as development orders.

4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

4.1 The OWNER shall create a Declaration of Covenants, Conditions and Restrictions for Highpointe PUD, hereinafter the Covenants and Restrictions, which shall be submitted as part of the application for the first subdivision plat. A copy of the Covenants and Restrictions shall be recorded at the time of the recording of the first subdivision plat. As part of said Covenants and Restrictions, the ASSOCIATION shall be established for the maintenance, operation and management of the common areas as defined therein. The common areas of the PUD shall be designated as such and shown on the approved master plan, final site plans and subdivision plat. The Covenants and Restrictions shall be in conformity with such laws, ordinances and regulations as may be in effect at the time of the approval of the first subdivision plat.

4.2 Except for conveyances to governmental entities, it shall be deemed a breach of this PUD Agreement for any land to be conveyed by the OWNER by way of an instrument which does not contain the Covenants and Restrictions or incorporate them by reference thereto.

4.3 The ASSOCIATION shall not be dissolved nor shall it dispose of any common areas, by sale or otherwise, except to an organization conceived and organized to own and maintain the common areas, without first receiving approval of the COUNTY. The COUNTY, as a condition precedent to the dissolution or disposal of the common areas, may require dedication of the common open areas, utilities or road rights-of-way to the public as are deemed necessary.

4.4 In the event that the COUNTY determines that the ASSOCIATION, or any successor organization, has failed at any time to maintain the common areas of the PUD in reasonable order and condition in accordance with the approved development orders and applicable laws, ordinances, and regulations, then the COUNTY shall serve written notice by certified mail, return receipt requested, upon such organization and upon each owner of real

property within the PUD, which notice shall set forth the manner in which the organization has failed to maintain the common areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of sending of such notice or, in the alternative, that such organization appear before the COUNTY at a specified time (at least ten (10) days but not more than thirty (30) days after sending of such notice) either to contest the alleged failure to maintain the common areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as the COUNTY may allow, then the COUNTY, in order to preserve the taxable values of the real property within the PUD and to prevent the common areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such common areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the organization involved and to each owner of real property within the PUD and shall be published in a newspaper of general circulation published in Martin County, Florida. Such notice shall be sent and published at least fifteen (15) days in advance of the hearing. At such hearing, the COUNTY may determine that it is advisable for the COUNTY to enter upon such common areas, take non-exclusive possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession and maintenance shall not be deemed a trespass when done in accordance with the procedures set forth above. In no event shall any such entry, possession and maintenance be construed to give the public or the COUNTY any right to use the common areas.

4.5 The COUNTY may, upon public hearing with notice given and published in the same manner as above, return possession and maintenance of such common areas to the organization or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by the COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the common areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, the OWNER, its grantees, successors or assigns and/or the ASSOCIATION,

shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), and subdivision plat(s).

6. CHANGE OR AMENDMENT

There shall at all times be a strict adherence to the provisions of the PUD Agreement and the approved development orders. Any change or amendment to the PUD Agreement and/or the approved development orders shall only be made in accordance with Section 10.15, Amendments to Approved Development Orders, Land Development Regulations, Martin County, Fla. (2019) (“LDR”).

7. BREACH OF AGREEMENT

7.1 Development of Highpointe PUD shall at all times be in compliance with the PUD Agreement and the approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order pursuant to Section 10.14.G., Failure to Comply with Conditions of an Approved Development Order, LDR.

7.2 Any person, including the Board of County Commissioners, hereinafter sometimes referred to as Board, or any member of the Board of County Commissioners, may file a complaint with the county administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.14.G, Failure to Comply with Conditions of an Approved Development Order, LDR.

7.3 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or his successors in interest fail to abide by the provisions of this PUD Agreement.

8. JURISDICTION

This PUD Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this PUD Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This PUD Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives.

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this PUD Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

OWNER: Stephen Austin, Director
Christ Fellowship Church, Inc.
5343 Northlake Blvd.
Palm Beach Gardens, FL, 33418

With copy to: Tyson Waters
Fox McCluskey Bush Robinson
3461 SE Willoughby Blvd.
Stuart, FL, 34994

COUNTY: County Administrator
Martin County
2401 SE Monterey Road
Stuart, Florida, 34996

With copy to: County Attorney
Martin County
2401 SE Monterey Road
Stuart, Florida, 34996

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

11. ENTIRE AGREEMENT

This PUD Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this PUD Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this PUD Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this PUD Agreement, then the application of such term or provision to persons or circumstances other than those as to which it's held invalid or unenforceable shall not be affected, and every other term and provision of this PUD Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. STATUTORY REFERENCES

Any references to laws, ordinances, codes or other regulations shall include amendments to such laws, ordinances, codes or other regulations.

14. ADEQUATE PUBLIC FACILITIES EVALUATION

OWNER is voluntarily electing to proceed under Section 14.1C.5., Comprehensive Growth Management Plan, Martin County Code and Section 5.32.C., Land Development Regulations, Martin County Code and is thereby proceeding without a reservation of capacity and without rights to obtain final development orders for the subject property. The OWNER acknowledges the risk that subsequent development orders may reserve capacity of Category A and C public facilities in the project area and necessitate additional capacity facility improvements for the project to meet concurrency or prevent this project from going forward in accordance with its timetable of development.

IN WITNESS WHEREOF, the parties hereto have caused this PUD Agreement to be made and entered into the day and year first written. The date of this PUD Agreement shall be the date on which this PUD Agreement was approved by the Board of County Commissioners.

WITNESSES

[Signature]
Name: _____

[Signature]
Name: _____

OWNER

Christ Fellowship Church, Inc, a Florida Not-for-Profit Corporation

By: [Signature]

Stephen Austin, Director

5343 Northlake Blvd.

Palm Beach Gardens, FL, 33418

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization, this 26th day of May, 2021, by Stephen Austin, Director of Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of May, 2021.

(NOTARIAL STAMP)



[Signature]
Notary Public

My commission expires:

ATTEST:



Carolyn Timmann

Clerk of the Circuit Court and
Comptroller



COUNTY

BOARD OF COUNTY COMMISSIONERS MARTIN
COUNTY, FLORIDA

By: 
Stacey Hetherington, Chair

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:



Krista A. Storey

Senior Assistant County Attorney

EXHIBIT A

LEGAL DESCRIPTION

Parcel Identification Numbers 173941000007000109;
173941000008000205;
173941000008000107;
173941000002000002;
173941000001000004;
083941000015000300;
083941000015000209

ALL OF TRACTS 1, 2, 7, 8, 9, 10 AND THE NORTH THREE QUARTERS OF TRACTS 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

TOGETHER WITH THE SOUTH 834.49 FEET OF THAT PART OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF SAID PLAT OF TROPICAL FRUIT FARMS, LYING WESTERLY OF THE RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

EXCEPTING THEREFROM THE RIGHT-OF-WAY DEEDED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 517 AND DEED BOOK 42, PAGE 524, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHTS-OF-WAY DEEDED TO MARTIN COUNTY IN OFFICIAL RECORD BOOK 111, PAGE 546 AND OFFICIAL RECORD BOOK 111, PAGE 551, AND OFFICIAL RECORD BOOK 111, PAGE 556, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY FOR THE SOUTH FORK HIGH SCHOOL ACCESS ROAD, RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT POSTED AND VIEWED RIGHT OF WAY (KANSAS AVENUE) BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY SEPTEMBER 5, 1923.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING COMPRISED OF ALL OF TRACTS 1, 8, AND 9, AND A PORTION OF TRACTS 2, 7, 10, 15 AND 16, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

TOGETHER WITH A PORTION OF TRACTS 15 AND 16, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA;

THENCE NORTH 02°15'47" EAST (AS A BASIS OF BEARINGS) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17, A DISTANCE OF 461.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°57'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.08 FEET TO A POINT BEING ON A LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE- HALF (E 1/2) OF SAID SECTION 17 AND THE POINT OF BEGINNING;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 3,840.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4,683.75 FEET, A CENTRAL ANGLE OF 08°22'46" FOR A DISTANCE OF 684.99 FEET TO A POINT BEING ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) SAID WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 17;

THENCE NORTH 02°15'47" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.64 FEET TO A POINT BEING ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE FOR PRATT & WHITNEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 111, PAGE 556, OFFICIAL RECORD BOOK 111, PAGE 551, OFFICIAL RECORD BOOK 111, PAGE 546 AND DEED BOOK 42, PAGE 524 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH,

RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

THENCE NORTH 01°58'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 834.99 FEET TO A POINT BEING ON A LINE LYING 834.49 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE NORTH 89°59'32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,218.93 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR THE SUNSHINE STATE PARKWAY AS PREPARED BY SMITH & GILLESPIE, CONTRACT NUMBER 5.1, SHEET 4 OF 6, DATED JUNE 15, 1955;

THENCE SOUTH 22°15'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 665.97 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8;

THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°42'48" WEST ALONG THE EAST LINE OF SAID SECTION 17, ALSO BEING THE EAST LINE OF TRACTS 1, 8, 9 AND 16, TROPICAL FRUIT FARMS, SECTION 17, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 4,841.57 FEET TO A POINT BEING ON THE NORTH LINE OF SAID 130 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 494, PAGE 2683 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA. CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.

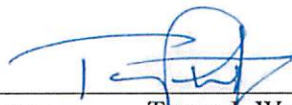
SUBJECT TO EASEMENTS, RESTRICTIONS. RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B

OWNERSHIP CERTIFICATION

I, Tyson Waters, Esq., a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the 27TH day of APRIL, 2021 by and between Christ Fellowship Church, Inc. and MARTIN COUNTY, is in the ownership of Christ Fellowship Church, Inc.

Dated this 27TH day of MAY, 2021.



Name: Tyson J. Waters
Fox McCluskey Bush
Robison, PLLC
Address: 3461 SE Willoughby Blvd.
Stuart, Florida 34994
Florida Bar # 486566

EXHIBIT C

UNITY OF TITLE

The undersigned, being the OWNER of the property described in Exhibit A, to the Planned Unit Development Zoning Agreement (PUD) dated the 27th day of April, 2021, between Christ Fellowship Church, Inc., and COUNTY, does hereby covenant and agree that: (i) the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the OWNER hereto has executed these presents on the dates indicated below.

WITNESSES

[Signature]
Name:

[Signature]
Name:

OWNER

Christ Fellowship Church Inc, a Florida Not-for-Profit Corporation

By: [Signature]

Stephen Austin, Director

5343 Northlake Blvd.

Palm Beach Gardens, FL, 33418

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 27 day of May, 2021, by Stephen Austin, Director of Christ Fellowship Church, Inc., a Florida Not-for-Profit Corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of May, 2021.

(NOTARIAL STAMP)

[Signature]
Notary Public
My commission expires:

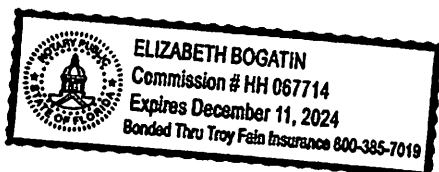


EXHIBIT D

MASTER SITE PLAN

See approved Master Site Plan on following page(s).

LEGAL DESCRIPTION

ALL OF TRACT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND THE NORTH TRACT QUARTERS OF TRACTS 11 AND 12, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, 10TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE SOUTH QUARTER OF THAT PART OF TRACTS 11 AND 12, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, 10TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY DEED TO MARTIN COUNTY IN DEED BOOK 42, PAGE 31, AND DEED BOOK 42, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY DEED TO MARTIN COUNTY IN DEED BOOK 111, PAGE 34, AND OFFICIAL RECORD BOOK 111, PAGE 530, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE RIGHT-OF-WAY DEED TO MARTIN COUNTY IN DEED BOOK 44, PAGE 34, AND OFFICIAL RECORD BOOK 44, PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO EXCEPTING THE 40 FOOT WIDE ROAD AND VARIOUS RIGHT-OF-WAY DEEDS OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, SEPTEMBER 3, 1921.

ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LAND BEING CONVEYED BY ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, 10TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF TRACTS 11 AND 12, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, 10TH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

THENCE NORTH 89°15'17" EAST (AS A PART OF BEARING) ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 12, A DISTANCE OF 10.00 FEET TO A POINT BEING ON THE NORTH LINE OF THE 10 FOOT WIDE STRIP OF LAND CONVEYED TO THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA, AS MENTIONED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 44, PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

THENCE SOUTH 89°15'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO A POINT BEING ON A LINE LYING SOUTH EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 12 AND THE POINT OF BEGINNING.

THENCE NORTH 02°15'17" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 218.93 FEET TO A POINT BEING ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 12.

THENCE SOUTH 89°15'17" EAST ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 12.

THENCE SOUTH 02°15'17" EAST ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 12.

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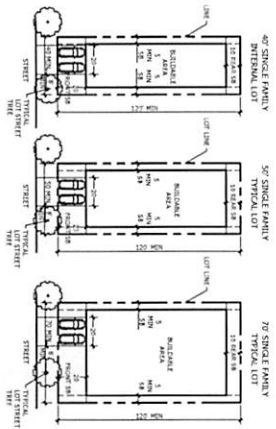
THENCE SOUTH 02°15'17" EAST ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT BEING ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF SAID SECTION 12.

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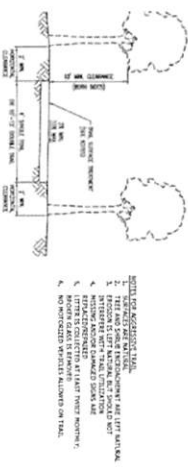
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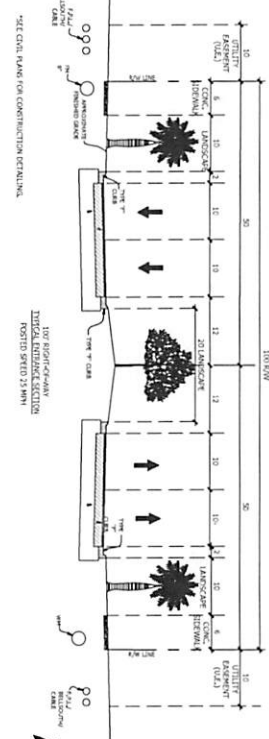
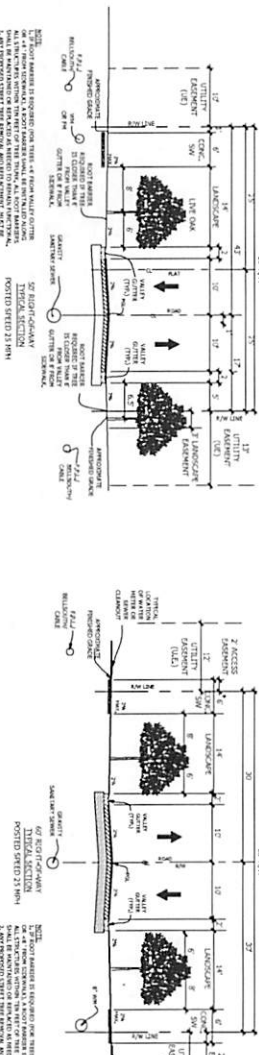
TYPICAL LOT LAYOUTS



EQUESTRIAN TRAIL



RIGHT-OF-WAY SECTIONS



PUD MASTER SITE PLAN

EXHIBIT E

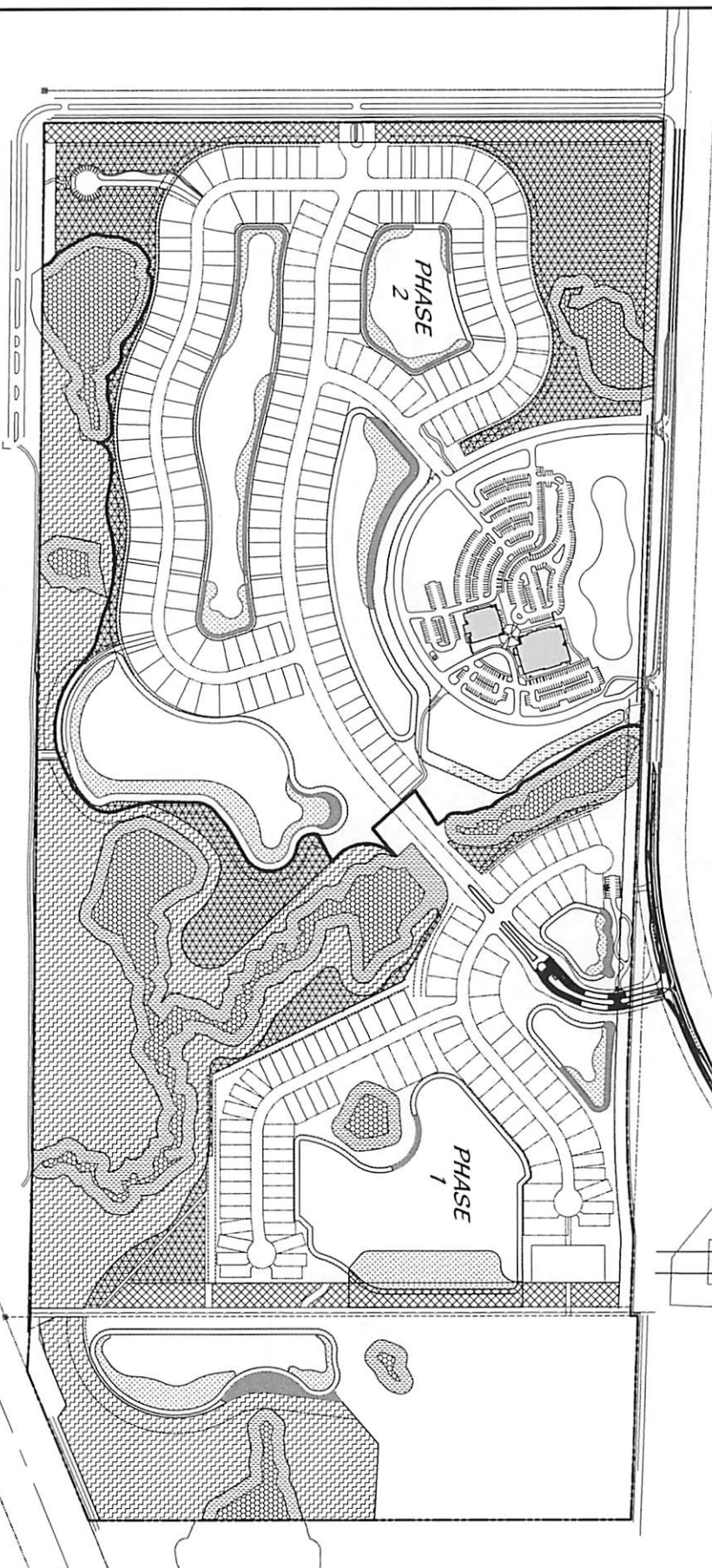
TIMETABLE FOR DEVELOPMENT

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the attached phasing plan, attached as Exhibit E.1.
- B. Final site plan approval for all phases of the Highpointe PUD must be obtained within five (5) years of the master site plan approval.
- C. Construction of each phase must be completed within two (2) years of final site plan approval for that phase.
- D. The development of the Highpointe PUD must be completed within seven (7) years of approval of the master site plan approval. As used herein, the term “Development” shall not mean the construction of single-family homes.
- E. Highpointe development phases shall be sequentially completed and shall be self-supportive prior to proceeding to the next phase. The core infrastructure improvements, consisting of the required stormwater management system, the appropriate NPDES components, stabilized roadways, and adequate fire protection must be completed before issuance of building permits. All required improvements within a phase, including but not limited to roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, recreational amenities and those identified on the final site plan for the applicable phase, must be substantially completed, as determined by the County Engineer, prior to the issuance of any certificate of occupancy for such phase and prior to the timetable set forth below.

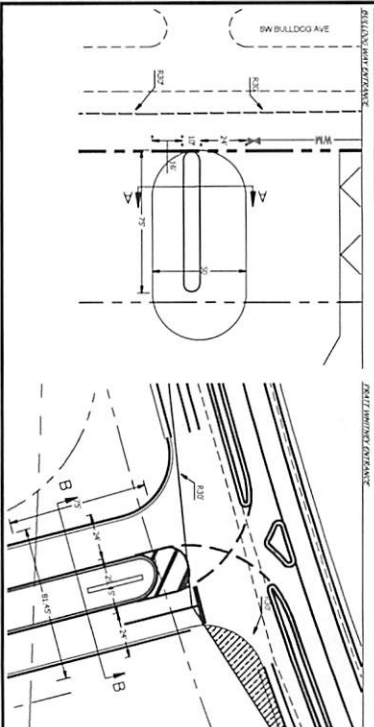
EXHIBIT E.1

PHASING PLAN

See approved Phasing Plan on following page(s).



ROADWAY DETAILS



NOTES

PHASE 2 INCLUDES THE AMENITY CENTER, BUILDING WAY ROW IMPROVEMENT, PRESERVE AREA MAINTENANCE, AND SOUTHWEST HIGH SCHOOL DROP OFF. THIS PHASE INCLUDES 180 LOTS AND 16,523 ACRES.

SITE DATA

RESIDENTIAL TRACT CALCULATIONS	
RESIDENTIAL SITE AC:	272.6 ACRES
SITE ACRES RESIDENTIAL CHRIST FELLOWSHIP (INSIDE BERM) CAMPGROUND TOTAL	272.6 AC 26.30 AC 20.10 AC 319.00 AC
LOT COUNT CALCULATIONS PHASE 1: PHASE 2: TOTAL:	94 UNITS 150 UNITS 244 UNITS

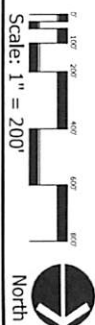
WETLAND &
UPLAND PRESERVE
LEGEND/TABLE

Total Upland Preserve Required	51,23
Wetland Preserve	15,09
Wetland Buffer	2,48
Upland Preserve (Original PRAP)	66,18
Native Landscape Areas	22,84
Upland Preserve (Total)	89,02
Total Preserve Acquire	
(Wetlands, Wetland Buffers, Upland Preserve)	129,51

LOCATION MAP



PHASING PLAN



**HIGHPOINTE
PUD PHASING PLAN**

Martin County, Florida



Cotleur & Hearing

**Land Planners
Environmental Consultants**
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
501.747.8335 • Fax 747.1377
www.coeenvironmental.com
Lic# LC-26000535

[illegible]

EXHIBIT F
SPECIAL CONDITIONS

1. COMPLIANCE REQUIREMENTS

The Highpointe PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement. The Highpointe PUD shall comply with all requirements of the General Ordinances and Land Development Regulations of the Martin County Code.

2. USES AND DEVELOPMENT STANDARDS

A. Except as provided for within this PUD Agreement, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-1A zoning district shall apply.

B. The following development standards will apply to the development of residential lots within the Highpointe PUD:

- i. Minimum Building front setback: 20'
- ii. Minimum Building rear setback: 10'
- iii. Minimum Building side setback: 5'
- iv. Minimum lot depth: 120'
- v. Minimum lot width: 40'
- vi. Accessory structures minimum rear setback: 5'.

C. Signs.

In addition to signs permitted by Article 4, Division 16, LDR, the following signs shall be permitted within the Highpointe PUD:

- i. Up to ten (10) signs to guide vehicles and pedestrians to locations throughout the PUD, including, but not necessarily limited to, model homes, sales center, amenities (e.g. recreation center) and student school bus pickup location. Such signage may be located at the front entrance drive and elsewhere within the PUD outside of any public right-of-way. Each sign may be no greater than 30" x 28" in size. A typical example

of the sign permitted herein is shown on Exhibit H.

ii. Up to two (2) temporary signs providing information about the PUD, which may be located along Pratt Whitney Road, on the Highpointe PUD property and outside of the public right-of-way. Each sign may be no greater than 92" x 48" in size. One (1) sign shall be located approximately where the proposed monument sign for the PUD is to be located and such temporary sign will be removed upon the completion of the installation of the monument sign. All such temporary signage permitted herein shall be removed within thirty-six (36) months from the date of the issuance of the first building permit for the PUD. A typical example of the sign permitted herein is shown on Exhibit H.

iii. Up to two (2) temporary banner signs, which may be located at or around the front entrance into the project. Each sign may be no greater than 26" x 100" in size. The banner signs shall be removed prior to the issuance of the building permit for the last residential unit. A typical example of the sign permitted herein is shown on Exhibit H.

iv. One (1) sign identifying the recreation center, which sign may be located within twenty (20) feet of the right-of-way at or adjacent to the recreation center parcel. Such sign may be no greater than 144" x 84" in size. A typical example of the sign permitted herein is shown on Exhibit H.

v. One (1) entry monument sign to be located within the Pratt Whitney right-of-way at the entrance of the PUD. The monument sign may be double-sided. The elevations and dimensions of such subdivision entry monument sign shall be as shown on Exhibit H.

3. DRAINAGE AND STORMWATER MANAGEMENT

A. It shall be the OWNER'S sole responsibility to obtain the necessary drainage and stormwater management permits from the South Florida Water Management (SFWMD). In no event shall COUNTY bear the responsibility for aiding the OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the Highpointe PUD

B. In order to ensure that the PUD's drainage and stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage and stormwater management system according to the Stormwater Management System

Maintenance Plan to be submitted with first final site plan application. The Maintenance Plan will provide that OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the COUNTY at final site plan approval in order to assure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

4. EMERGENCY, CONSTRUCTION, AND DELIVERY ACCESS

Any emergency, construction, or delivery access depicted on the master plan shall be maintained by OWNER. The OWNER shall secure the emergency, construction, and delivery access in a manner acceptable to the COUNTY. If gates are featured, knock switches, or locks, are required.

5. ENDANGERED SPECIES

A. In the event that it is determined that any representative plant or animal species of regional concern is resident on or otherwise is significantly dependent upon the Highpointe PUD, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Services (USFWS). Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.

B. Gopher Tortoises – In Florida, gopher tortoises are protected as a Threatened Species. No land clearing or construction within a phase shall occur until all tortoises within that phase which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped, and the gopher tortoises will be captured and relocated, either on-site or off-site. Once the tortoise(s) have been safely relocated, equipment operations can resume.

C. Endemic Species – All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

D. Relocation of Tortoises – If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. Every attempt shall be made to relocate the tortoises within the project site or Martin County.

6. EXISTING CHURCH

The existing Christ Fellowship Church site has been incorporated into the PUD. As an existing use, Christ Fellowship Church may continue consistent with the approved development orders or as such use may be amended pursuant to Article 10, LDR.

7. FIRE PROTECTION

Demonstration of compliance with provisions of the National Fire Protection Association (NFPA) is required. Specifically, stabilized roads and fire protection shall be completed before issuance of building permits pursuant to NFPA 241. Hydrants shall be located within 500 feet of each residential building.

8. IRRIGATION

Irrigation water for the entire PUD will be supplied by onsite lakes and/or wells pursuant to the water use allocation from South Florida Water Management District for groundwater withdrawals in accordance with all applicable regulations.

9. LANDSCAPING

Landscaping within this PUD shall comply with Article 4, Division 15 – Landscaping, Buffering and Tree Protection, LDR, except as otherwise provided for in the PUD Agreement.

A. Construction of a single-family residence shall require the planting of one (1) street tree prior to the issuance of a certificate of occupancy in accordance with the notes and specifications for Typical Lot Layouts provided on page 2 of the master site plan.

B. Additional street trees for the development infrastructure shall be established for each phase of development in accordance with the Right-of-Way Sections schematic and notes provided on page 2 of the master site plan.

C. Existing native vegetation shall be maintained as native landscaping areas

identified as such on the master site plan adjacent to existing preserve areas.

D. As depicted on the lake area management plan, OWNER shall provide additional littoral zones and upland transition areas.

10. TEMPORARY MODELS

The location and number of models, not to exceed thirteen (13), shall be mutually agreed upon by the OWNER and the Growth Management Department Director. Models may be used for the sale of residential units within the PUD until such time as the last residential unit is issued a certificate of occupancy. A final site plan approval will be required prior to the issuance of a building permit for model units, consistent with Section 10.13.C., LDR, Martin County, Fla. (2019).

11. PRESERVE AREAS

A. No construction or alteration shall be permitted within any of the preserve areas except in compliance with the amended Preserve Area Management Plan attached as Exhibit G. The precise location of all the preserve areas shall be staked and surveyed prior to the first final site plan approval; these locations and shall be identified on a survey document provided at the pre-construction meeting for the development of the infrastructure. Permanent preserve area signs shall be installed on the preserve boundary at locations shown on the final site plan for each phase of development. Preserve areas shall be barricaded and protected with erosion control devices prior to and during construction of the infrastructure. A Preserve Area Management Plan amendment will be approved with the Master Site Plan approval.

B. Preserve areas shall be barricaded and protected with erosion control devices prior to and during construction of single-family homes abutting preserve areas. A permanent preserve area boundary marker shall be installed at one lot corner where it abuts the preserve area. The marker shall be installed immediately adjacent to the lot survey pin. If a larger preserve area sign already exists behind this lot, a preserve area boundary marker is not required. An example of an acceptable preserve area boundary marker is a 4-inch preserve sign affixed to 4x4-inch pressure treated post, permanently set into the ground. Alternatives to this design may be provided to the Martin County Growth Management Department Environmental Division for approval, prior to installation.

12. SCHOOL IMPACT

The OWNER shall obtain a letter of “No Objection” from the Martin County School Board prior to each final site plan approval for any residential units within the Highpointe PUD.

13. SOIL EROSION AND SEDIMENTATION

Site clearing and vegetation removal shall be phased in accordance with the approved final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within thirty (30) days of completion of work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be stabilized and/or sodded to the satisfaction of the Engineering Department upon completion of the lake construction.

14. TEMPORARY CONSTRUCTION OFFICE

The OWNER may establish and maintain on the property a temporary construction office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

15. TEMPORARY SALES OFFICE

The OWNER may establish and maintain on the property a temporary sales office in a location approved by the Growth Management Department Director during the period that the property is being developed and until three (3) months following the issuance of the last certificate of occupancy for a unit. A bond for the removal of the construction office shall be supplied to the COUNTY.

16. WATER AND WASTEWATER

Water and wastewater services for this project shall be provided by Martin County Utilities. OWNER shall provide an executed copy of an agreement for each phase for such service within sixty (60) days of final site plan approval of that phase. For water conservation, OWNER shall individually meter each unit and/or supporting structure.

17. RETENTION OF NATIVE VEGETATION

Clearing of native vegetation shall be limited to that which is shown on the approved clearing plan for Highpointe PUD.

18. SUSTAINABLE DESIGN STANDARDS

"Streetscaping", including shade trees along walkways and the access roads, shall be required to avoid the "sea of asphalt" and "line of cars" effect and to provide a more meaningful balance between green spaces and dwellings, as further defined below. Street trees shall be considered part of the essential infrastructure of the development and therefore shall be maintained in perpetuity as a condition of approval of this PUD. Street trees that consist of *Quercus virginiana* trees shall be planted along roadways in a manner that will best maintain their long-term survival and health in perpetuity. These shade trees shall be maintained to avoid future conflicts with structures and utilities. Practices to be employed include canopy pruning to promote good structure and growth as well as root pruning and buried root barriers as specified on the approved master site plan to protect sidewalks, driveways, utilities and valley gutters. Sidewalks, utilities and other improvements that may be impacted or suffer damage due to street trees shall be replaced or relocated in lieu of street tree removal. Notwithstanding any law, ordinance or regulation to the contrary, the parties have agreed as a condition of approval of this PUD that street tree removal shall only be allowed as a last resort to remove diseased trees or trees critically damaged by weather, storm, fire or other natural causes. Any replacement tree shall be a live oak (*Quercus virginiana*) at least fourteen (14) feet tall with a 3-inch diameter at breast height or as may be authorized by the Growth Management Director.

19. PUBLIC BENEFITS

The OWNER shall provide the following public benefits as part of the Highpointe PUD:

A. At no cost to the COUNTY or Operation 300, Inc., a Florida not-for-profit corporation ("Operation 300"), prior to the issuance of any non-model home building permit for the PUD, OWNER shall convey to Operation 300 the twenty (20) acre parcel shown on the master site plan as the "Operation 300 Parcel." Uses and development of the Operation 300 Parcel shall be consistent with the Martin County Comprehensive Growth Management Plan, the Land Development Regulations and the General Ordinances, however use of the Operation 300 Parcel

for firearm training, tractor pulls or automobile races is strictly prohibited.

B. As depicted on the master site plan, OWNER shall provide an additional 22.64 acres of upland preserve area and shall be responsible in perpetuity for its maintenance; provided, however, that upon the creation of the ASSOCIATION, as required under this PUD, the OWNER shall convey and assign all such ownership and maintenance responsibilities to the ASSOCIATION.

C. Within sixty (60) days of the approval of this PUD Agreement, OWNER shall remit to the COUNTY a payment of \$25,000, to be used in the discretion of the Public Works Department Director.

Exhibit “G”
Preserve Area Management Plan

See approved Preserve Area Management Plan on following page(s).

PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Pulte Home Company, LLC *HighPointe PUD*

Sections 8, 17 Township 39S, Range 41E

Unincorporated Martin County, Florida

Prepared By: EDC, Inc.

This PAMP amends the previous PAMP for Christ
Fellowship approved by the BOCC on 11/19/2013

Approved by/Date : _____



PART I

ENVIRONMENTAL ASSESSMENT

Environmental Assessment

Pulte Home Company

I. Existing Conditions

The proposed project encompasses the 321 acre formerly known as “Martin Preserve”, and recently as Christ Fellowship Stuart, and is located in Sections 8 and 17, Township 39S, Range 41E, east of South Fork High School and bounded on the west by C.R. 711. The PAMP for this former project was approved by the BOCC in 2013. The current applicant, Pulte Homes, revising this current PAMP to reflect the updated owner as part of the transfer of ownership as well as updated conservation areas.

The soils within the property have not changed and are listed in the previous EA conducted by others. See soils section of this PAMP for applicable soils information.

The habitat areas and their FLUCCS acreage delineation within the property have not changed since the 2008 approved PAMP. As stated above, those FLUCCS classifications and acreages have been incorporated into this PAMP. The habitat map has been recreated based on the 2008 habitat assessment and approved wetland jurisdictional determinations for the purpose of providing a clear and complete PAMP. Please note that the site has a valid South Florida Water Management District permit (43-01664-P) of which includes the approved jurisdictional wetland delineation.

The intent of this revised PAMP is to amend the site plan from institutional to residential development as well as update the proposed conservation areas.

A. Proposed Conditions

The new applicant is proposing to construct a residential development. The development is proposed to be constructed in several phases. Please see the site plan as prepared by Cotleur and Hearing.

The applicant is proposing to increase the total acreage in the previously approved PAMP. The total preserve area currently maintained is 15.89 acres of wetlands, 24.80 acres of wetland buffer, 1.62 acres of wetland buffer restoration, and 66.18 acres of upland preserve. The new applicant will be adding an additional 22.64 acres of upland preserve. Based on this, the site plan will include 88.82 acres of upland preserve and the applicant will set aside a total preserve acreage of 129.51 acres.





	Total Upland Preserve Required	53.23
	Wetland Preserve	15.89
	Wetland Buffer	24.8
	Upland Preserve (Original PAMP)	66.18
	Upland Preserve (Added as Part of PUD)	22.64
	Upland Preserve (Total)	88.82
	Total Preserve Acreage (Wetlands, Wetland buffers, Upland Preserve)	129.51

Figure 1. Preserve Area tabular calculation

B. Previous Impacts

This property has experienced minor impacts associated with historic agricultural activities. This includes creation of ditches and clearing of land for pasture.

II. Soils

Based on a review of the USDA Soil Survey of Martin County Area, Florida, the site is composed of:

#16 Oldsmar Fine Sand – This poorly drained soil is found typically in broad areas in the flatwoods. The water table is at a depth of less than 10 inches for 1 to 3 months during the wet season. The soil is well suited for pasture and hay crops.

#17 Wabasso Sand – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 1 to 2 months during the wet season and at a depth of 10 to 40 inches for 6 months or more.

#20 Riviera Fine Sand – This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops.

#21 Pineda Sand – This soil is nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.

#49 Riviera Fine Sand, Depressional – This soil is often in depressions and it has smooth to concave slopes that range from 0 to 2 percent. The soil is often ponded for six to nine months of the year. The soil is often a component of wetland areas.

#54 Oldsmar Fine Sand, Depressional – This nearly level soil is poorly drained. It is in wet depression in the flatwoods. This soil is ponded for six to nine months during the year and the surface layer is fourteen inches of black muck. The soil is too wet for cultivated crops in its native condition.

#62 Nettles Sand, Depressional – This nearly level soil is poorly drained. It is in depressions and drainageways in the flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface

layer is about 12 inches thick. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is a depth of less than 10 inches for 2 to 4 months during wet seasons.

63 – Nettles Sand – This nearly level soil is poorly drained. It is found in broad areas of flatwoods, mainly in the northeastern part of the county. Areas are generally quite large, ranging up to 2,000 acres. Slopes are smooth and range from 0 to 2 percent. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is at a depth of 10 inches for 2 to 4 months during wet seasons.

#64 EauGallie Fine Sand – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months.

III. Existing Habitat/FLUCCS

A. Wetland Habitats

Per the approved Martin Preserve PAMP and SFWMD Permit, multiple wetland areas exist within the limits of the parcel. Wetland habitats and acreages are as follows:

#621 Cypress (1.81 acres)

#641 Freshwater Marsh (9.23 acres)

#643 Wet Prairie (4.85 acres)

B. Upland Habitats

As described in the currently approved Martin Preserve PAMP, upland portions of the site are comprised of Improved Pasture, Rural Lands in Transition, Brazilian Pepper, Pine Flatwoods and Disturbed Lands. An upland preserve of ±39.12 acres of Pine Flatwoods and ±24.8 acres of wetland buffer was proposed as part of the Martin Preserve project. The upland preserve is totaled of 41.38 acres.

As indicated in previously approved PAMP covering this property, identified upland classifications have been previously approved as the following FLUCCS categories:

#211 Improved Pasture (54.6 acres)

#411 Pine Flatwoods (212.9 acres)

#741 Rural Lands in Transition (25.7 acres)

#422 Brazilian Pepper (1.2 acres)

These classifications remain relevant with this project.

C. Other Classifications

The previously approved PAMP additionally lists the following other land classifications:

#510 Streams and Waterways – (1.4 acres)

#524 Lakes Less Than 10 AC. (4.9 acres)

#830 Utilities (2.3 acres)

These Classifications also remain relevant today.

IV. Wildlife Observations

The qualified biologists with EDC, Inc. have conducted multiple site visits for the purposes of conducting wildlife surveys. Site visits were conducted annually from 2012 to as recent as May 2019. During these surveys pedestrian transects were made throughout the parcel for the observation of wildlife, scat, tracks, nesting areas, dens, and burrows. Please see the enclosed wildlife transect map. As wildlife populations and nesting/breeding locations change over time and this is a large site with upland and wetland preserves capable of supporting various species of both listed and non-listed flora and fauna, additional wildlife surveys will need to be conducted prior to the construction of each phase in order to ensure adequate protection of species habitats. During Crossroads site visit in February 2013 gopher tortoise burrows, listed as threatened by the state were observed on the property. A gopher tortoise survey was conducted across 15% of the total site that contained suitable gopher tortoise habitat. Areas considered to be of suitable were determined bases on the definition as stated in the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. The 15% survey was also conducted in accordance with these same guidelines. Additional wildlife sightings include:

Reptiles: Gopher Tortoise (*Gopherus polyphemus*), Black Racer (*Coluber constrictor priapus*)

Amphibians: None

Mammals: Raccoon Tracks (*Procyon lotor*), Feral Hog (*Sus scrofa*), Deer Tracks (*Odocoileus virginianus*), Coyote (*Canis latrans*), Armadillo Dens (*Dasypus novemcinctus*)

Aves: Mocking Bird (*Mimus polyglottos*), Blue Heron (*Ardea Herodias*) Black Bird (*Agelaius sp.*), Black Vulture (*Coragyps atratus*), Red Shouldered Hawk (*Buteo lineatus*)

V. Protected Species

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species in March and September of 2020. Gopher tortoise burrows, listed by the state as a threatened species were observed. See the enclosed gopher tortoise map for locations of burrows and survey transects. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. As this is a phased project 100% surveys will be conducted within the limits of each phase prior to issuance of a land clearing permit in accordance with Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017 or most current supplement.

Additionally, a database search request was made to the FFWCC for any documented occurrences of listed species or critical/imperiled habitats. A database search request from FFWCC indicates no recorded species occurrence the subject property. However, the FFWCC search request letter does indicate that there are documented occurrences of the Eastern Indigo Snake and other species listed by FNAI off the property to the east of the Florida Turnpike, critical habitats for the Coopers hawk and Swallow tailed kite are located within the project area, and priority wetlands within the limits of the property. While neither the Coopers hawk nor Swallow tailed kite bird species are state or federally listed as threatened or endangered, they utilize forested cypress systems for nesting, foraging, and roosting. All cypress wetlands are proposed for preservation and enhancement through land management (exotic plant removal) as well as water quality improvements through the installation of a surface water management system. The current ecological state of the onsite cypress wetlands are good to moderate with varying infestations of Old World Climbing Fen and Brazilian pepper. Management for these exotic plant species will serve to greatly improve the existing habitat for both the Coopers hawk and swallow tailed kite. The U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC) was also consulted. A list of twenty-nine (29) potential species was generated as part of this on line database search. During pedestrian transects no Federal listed species were observed. Also, specifically, no Coopers hawk or

swallow tailed kites were observed either foraging or nesting on the property. This list is included in the appendix of this document.

VI. Restoration/Mitigation/Firewise Plan

A. Eradication of Nuisance and Exotic Vegetation

Exotic vegetation is present inside the wetland buffer preserve areas in varying quantities ranging from minor cluster to areas of 100% spot coverage. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve 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 preserve areas and disposed of off-site.
- 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.
- 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 preservation area could generate minimal 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 limit of the preserve.
- 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 wetland 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 aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

B. Replanting with Native Wetland/Transitional/Upland Vegetation

Re-vegetation - Any re-vegetation which might be necessary as a result of exotic vegetation removal shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Re-vegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

1. Restoration of Wetland Buffer Preserve Areas

The wetland buffer preserve contains a mixture of native and exotic vegetation. Maintenance activities will include the eradication of exotic invasive vegetation. If re-vegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland buffer areas. Any re-vegetation efforts will achieve 80% coverage of native vegetation within 18 months

post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

The quantities listed are for 0.10 acres of wetland buffer planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted (if required).

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	10g	3	10' O.C.
Cabbage Palm	<i>Sabal pаметto</i>	10g	3	10' O.C
Saw Palmetto	<i>Serenoa repens</i>	3g	5	5' O.C
Wax Myrtle	<i>Myrica cerifera</i>	3g	5	3' O.C
Beauty Berry	<i>Callicarpa americana</i>	3g	20	3' O.C
Sand Cordgrass	<i>Spartina bakeri</i>	1g	15	3' O.C

2. Restoration of Wetland Preserve Areas

The wetland areas within the Pulte Homes property were previously managed as part of an agricultural operation. This type of management has ceased on the property and the wetlands are currently re-vegetating with a variety of native species. Based on this, the applicant will, as part of the continued onsite monitoring, determine if supplemental planting of the wetlands is required within six (6) months of the approval of the revised PAMP.

If supplemental planting is required, the owner will utilize the following planting plan as a base. The quantities listed are for one quarter acre of wetland planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity
Soft Rush	<i>Juncus spp.</i>	br	500
Yellow Eyed Grass	<i>Xyris spp.</i>	br	400
Maidencane	<i>Panicum hemitomon</i>	br	450
Swamp Fern	<i>Blechnum serrulatum</i>	br	250
Broom Grass	<i>Andropogon spp.</i>	br	250
Spikerush	<i>Eleocharis spp.</i>	br	500

The vegetative success criteria for the preservation area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. Wetland areas will be monitored as per the attached SFWMD wetland monitoring plan, and the County will be copied on the report submission.

C. Firewise Clearing Area

As per the approved site plan, vegetation within the firewise noted areas will be managed to reduce the threat of wildfire and create fire management areas at the exterior of the proposed preserve areas. The firewise buffers will not be cleared, however, the native vegetation will allow for access by off-road fire-fighting apparatus. Additionally, dead or storm damaged vegetation will be removed from the firewise buffer areas without required notification to the Martin County Environmental Planning Administrator for approval prior to implementation. Firewise management areas are depicted within the approved site plan. Modifications to the approved firewise management areas must be approved by the Martin County Environmental Planning Administrator prior to implementation.

VI. Conclusion

The Pulte Homes HighPointe PUD project entails an amendment of the approved Christ Fellowship PAMP and site plan for the development of a residential neighborhood.

Pedestrian surveys were conducted across representative portions of areas proposed for development to investigate for the presence of listed flora and fauna as well as to obtain general habitat and wildlife information. Gopher tortoise burrows, listed by FFWCC as threatened were observed on the property. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012, 2017. This will include conducting 100% surveys of all areas proposed for development prior to land clearing and the incorporation of applicable protection measures.

VII. List of Exhibits

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: Soils Map

Attachment 4: FLUCCS/Habitat Map

Attachment 5: Previous PAMP

Attachment 6: Upland Preserve Map

Attachment 7: LAMP

PART II

CONDITIONS

A. RECORDING

This modified 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 is 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 included in the original PAMP for the project (attached).

H. SITE CLEARING

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

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

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

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

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

I. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

J. ACTIVITIES PROHIBITED IN PRESERVE AREAS

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and will be removed upon completion of construction work. Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the

hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

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

K. RESTORATION AND MAINTENANCE ACTIVITIES

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

Exotic Plant Removal - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

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

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

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

plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

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

Other Restoration and 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

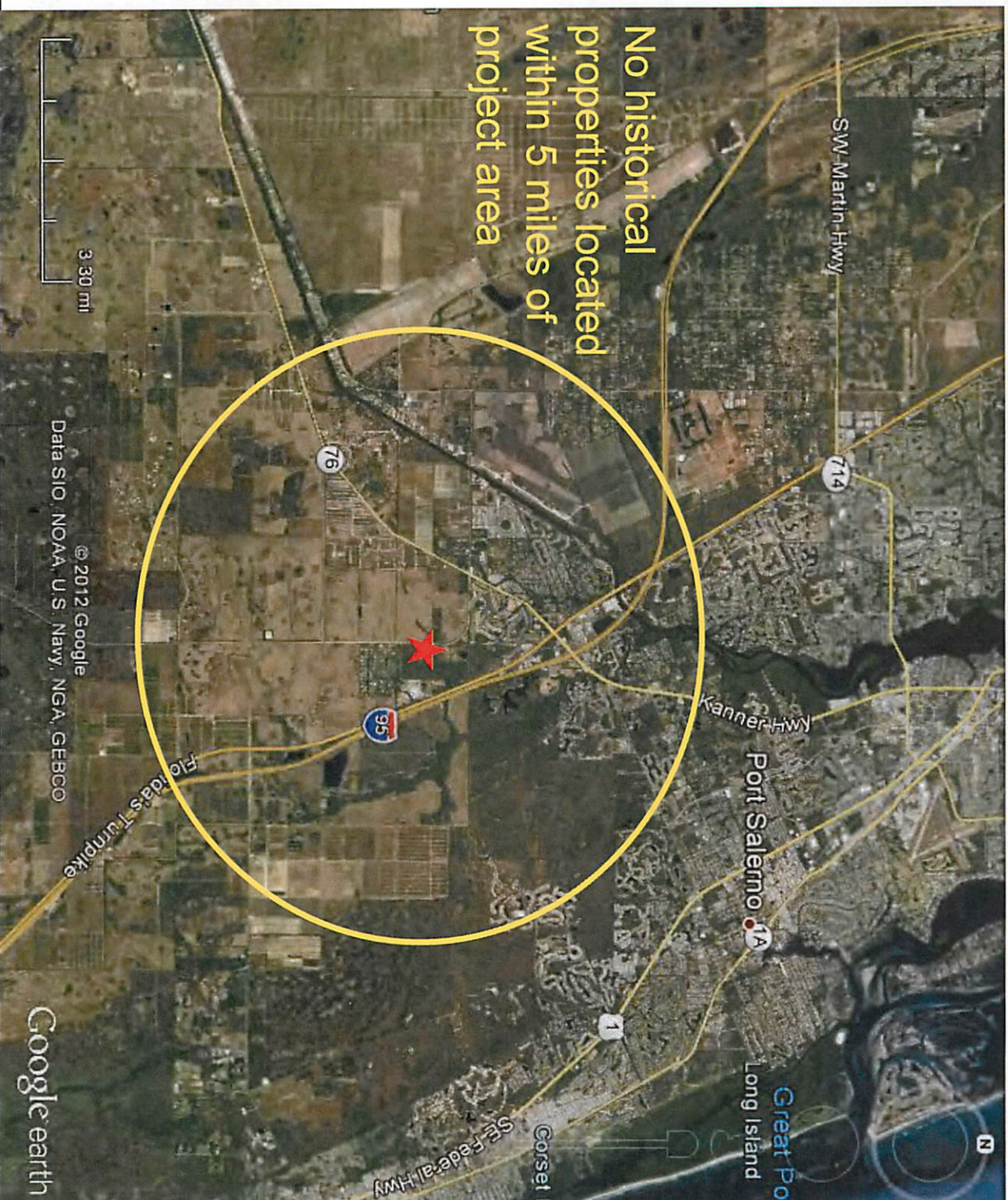
If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; 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.

APPENDICES

UPDATED LOCATION MAPS



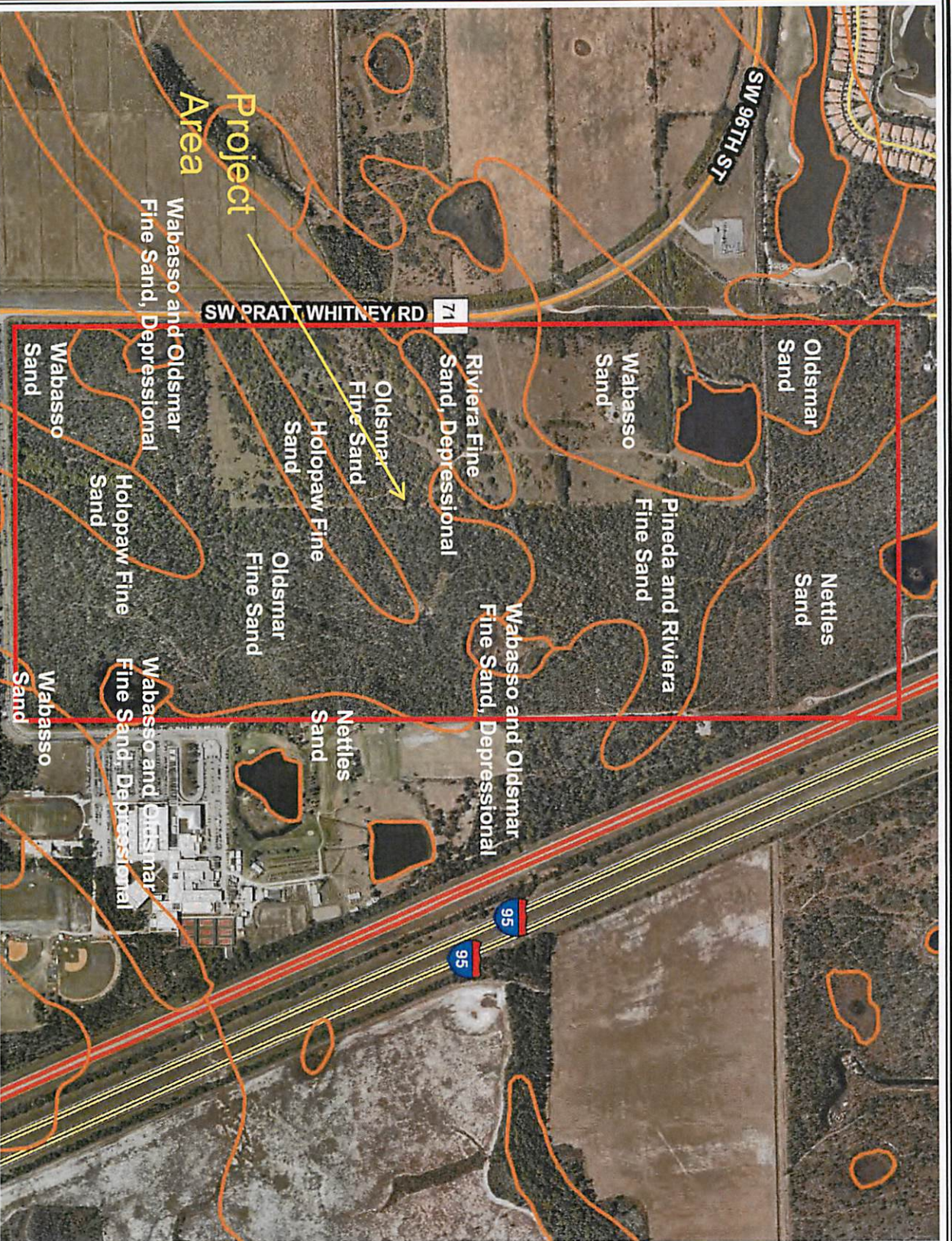
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★ Project Area

Driving Directions: Kanner Hwy west of Florida's Turnpike, left on SW Pratt Whitney Rd. Parcels are located North of South Fork High School and West of the Florida's Turnpike.



Location Map: Proposed Pulte Development, Martin County, Florida

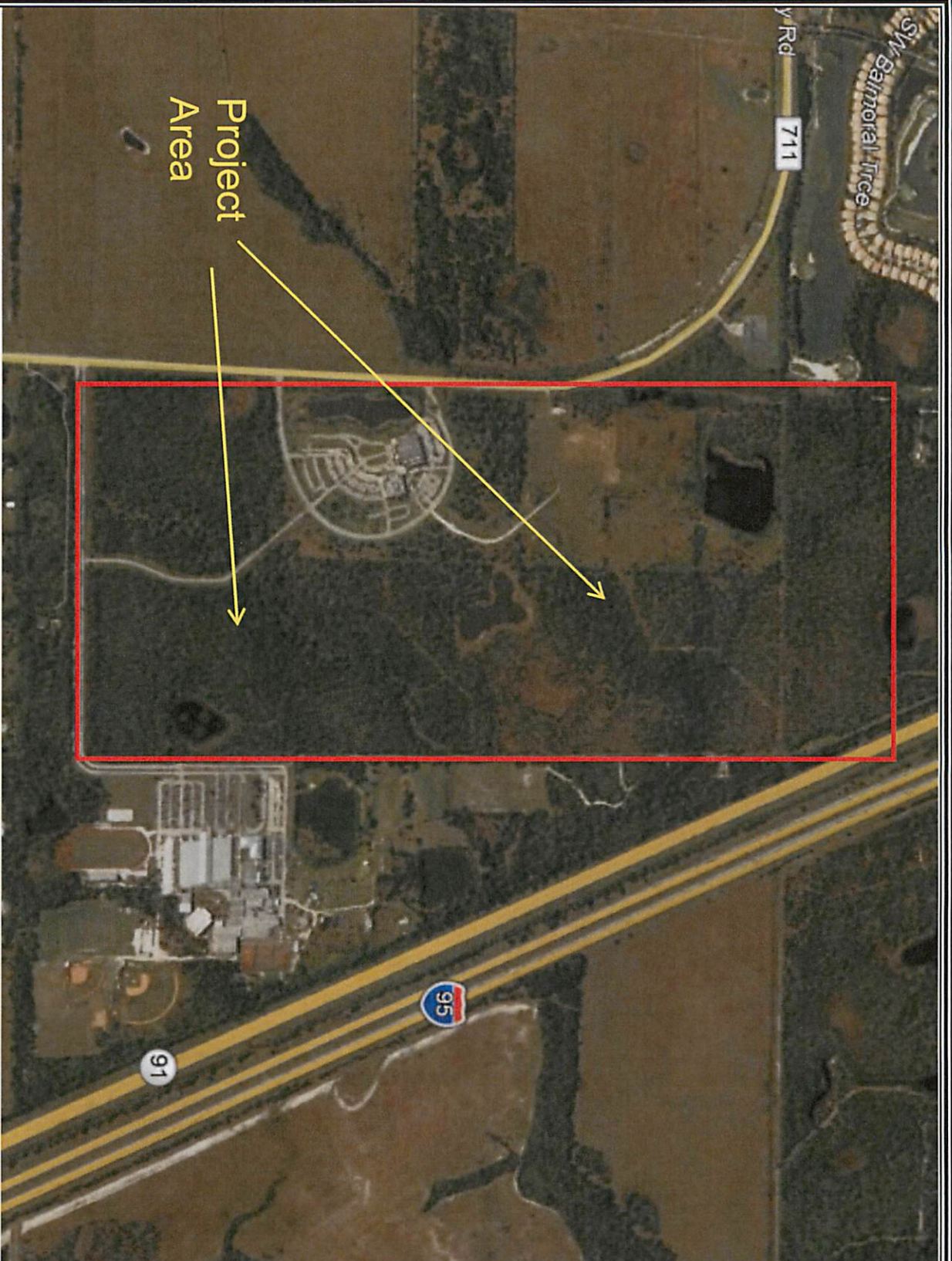


Legend



Property
Boundary

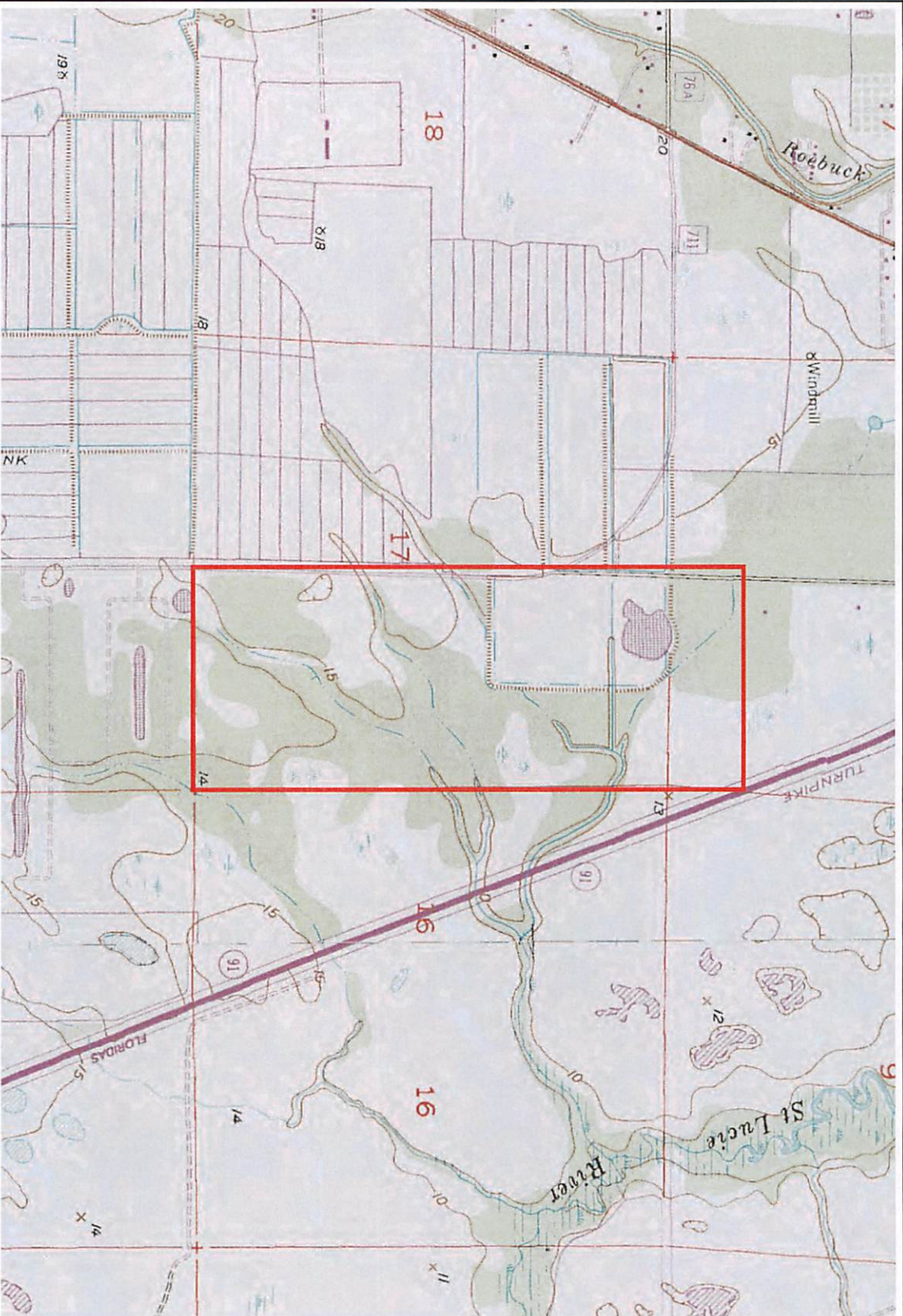
Soil Map: Proposed Pulte Development Area, Martin County, Florida



Legend



Aerial Map: Proposed development area (January 2019) Martin County, Florida



Legend



Topography Map: Proposed Pulte Development, Martin County, Florida

Parcel # 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-002-00000-2, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9



U.S. Fish and Wildlife Service

Natural Resources of Concern

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

SOUTH FLORIDA ECOLOGICAL SERVICES FIELD OFFICE
1339 20TH STREET
VERO BEACH, FL 32960
(772) 562-3909
<http://fws.gov/verobeach>

Project Name:

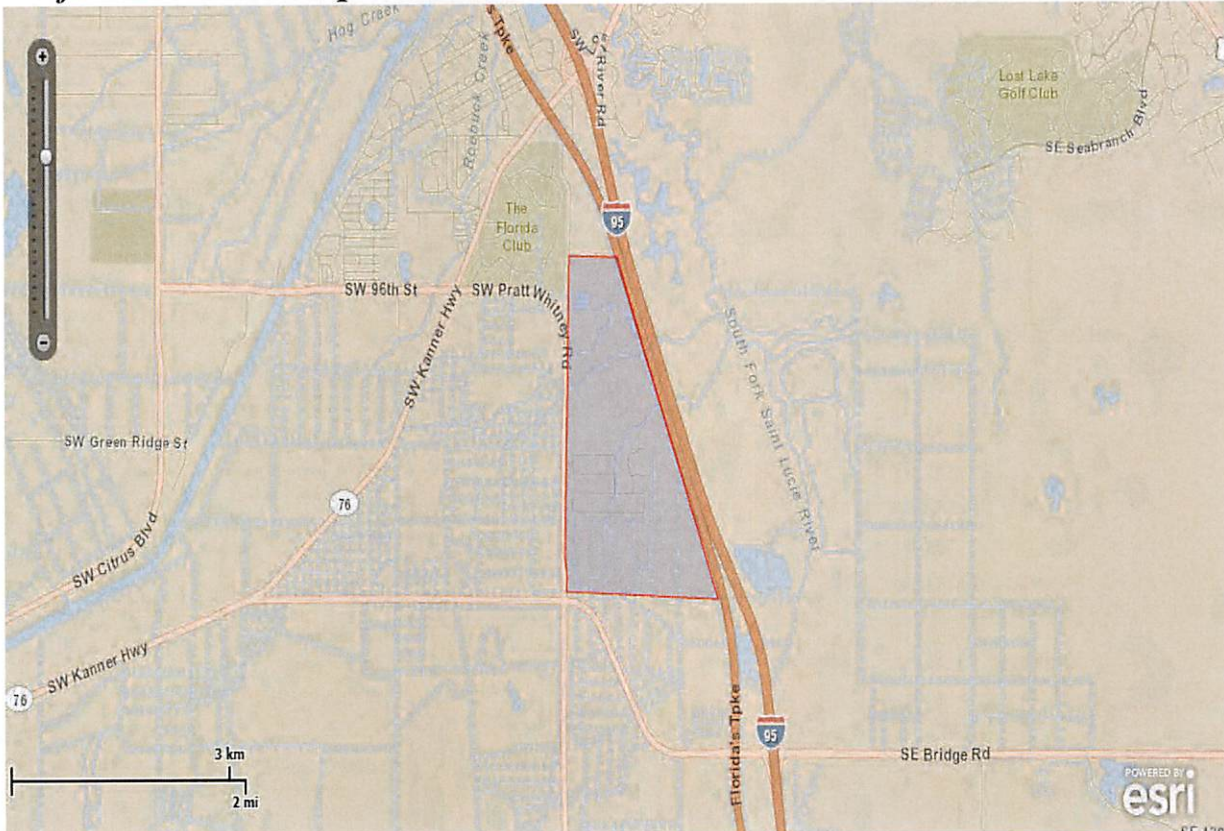
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U.S. Fish and Wildlife Service

Natural Resources of Concern

Project Location Map:



Project Counties:

Martin, FL

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-80.2623032 27.0911345, -80.2556084 27.0909816, -80.2417038 27.0585852, -80.2628181 27.0593419, -80.2626551 27.0607253, -80.2629898 27.0625598, -80.2623032 27.0911345)))

Project Type:

Development



Natural Resources of Concern

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of 29 threatened, endangered, or candidate species, and/or designated critical habitat on your species list. Species on this list are the species that may be affected by your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Please contact the designated FWS office if you have questions.

Species that may be affected by your project:

Birds	Status	Species Profile	Contact
Audubon's Crested caracara (<i>Polyborus plancus audubonii</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Everglade Snail kite (<i>Rostrhamus sociabilis plumbeus</i>) Population: FL pop.	Endangered	species info	South Florida Ecological Services Field Office
Florida scrub-jay (<i>Aphelocoma coerulescens</i>)	Threatened	species info	South Florida Ecological Services Field Office
Ivory-Billed woodpecker (<i>Campephilus principalis</i>) Population: entire	Endangered	species info	South Florida Ecological Services Field Office
Kirtland's Warbler (<i>Dendroica kirtlandii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Piping Plover (<i>Charadrius melodus</i>) Population: except Great Lakes watershed	Threatened	species info	South Florida Ecological Services Field Office
Red Knot (<i>Calidris canutus ssp. rufa</i>)	Candidate	species info	South Florida Ecological Services Field Office
Red-Cockaded woodpecker (<i>Picoides borealis</i>)	Endangered	species info	South Florida Ecological Services Field Office



U.S. Fish and Wildlife Service

Natural Resources of Concern

Whooping crane (<i>Grus americana</i>) Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming)	Experimental Population, Non-Essential	species info	South Florida Ecological Services Field Office
Wood stork (<i>Mycteria americana</i>) Population: AL, FL, GA, SC	Endangered	species info	South Florida Ecological Services Field Office
Fishes			
Smalltooth sawfish (<i>Pristis pectinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Flowering Plants			
Beach jacquemontia (<i>Jacquemontia reclinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Four-Petal pawpaw (<i>Asimina tetramera</i>)	Endangered	species info	South Florida Ecological Services Field Office
Johnson's seagrass (<i>Halophila johnsonii</i>)	Threatened	species info	South Florida Ecological Services Field Office
Lakela's mint (<i>Dicerandra immaculata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Tiny polygala (<i>Polygala smallii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Insects			
Florida Leafwing Butterfly (<i>Anaea troglodyta floralis</i>)	Candidate	species info	South Florida Ecological Services Field Office
Miami Blue Butterfly (<i>Cyclargus thomasi bethunebakeri</i>)	Endangered	species info	South Florida Ecological Services Field Office



Natural Resources of Concern

Lichens			
Florida Perforate cladonia (<i>Cladonia perforata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Mammals			
Florida panther (<i>Puma concolor coryi</i>)	Endangered	species info	South Florida Ecological Services Field Office
puma (<i>Puma concolor</i>) Population: FL	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
Southeastern Beach mouse (<i>Peromyscus polionotus niveiventris</i>)	Threatened	species info	South Florida Ecological Services Field Office
West Indian Manatee (<i>Trichechus manatus</i>)	Endangered	species info	South Florida Ecological Services Field Office
Reptiles			
American alligator (<i>Alligator mississippiensis</i>)	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
American crocodile (<i>Crocodylus acutus</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Eastern Indigo snake (<i>Drymarchon corais couperi</i>)	Threatened	species info	South Florida Ecological Services Field Office
Green sea turtle (<i>Chelonia mydas</i>) Population: FL, Mexico nesting pops.	Endangered	species info	South Florida Ecological Services Field Office
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	Endangered	species info	South Florida Ecological Services Field Office



U.S. Fish and Wildlife Service

Natural Resources of Concern

Leatherback sea turtle (<i>Dermochelys coriacea</i>)	Endangered	species info	South Florida Ecological Services Field Office
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FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds ([USFWS Migratory Bird Program](#)).

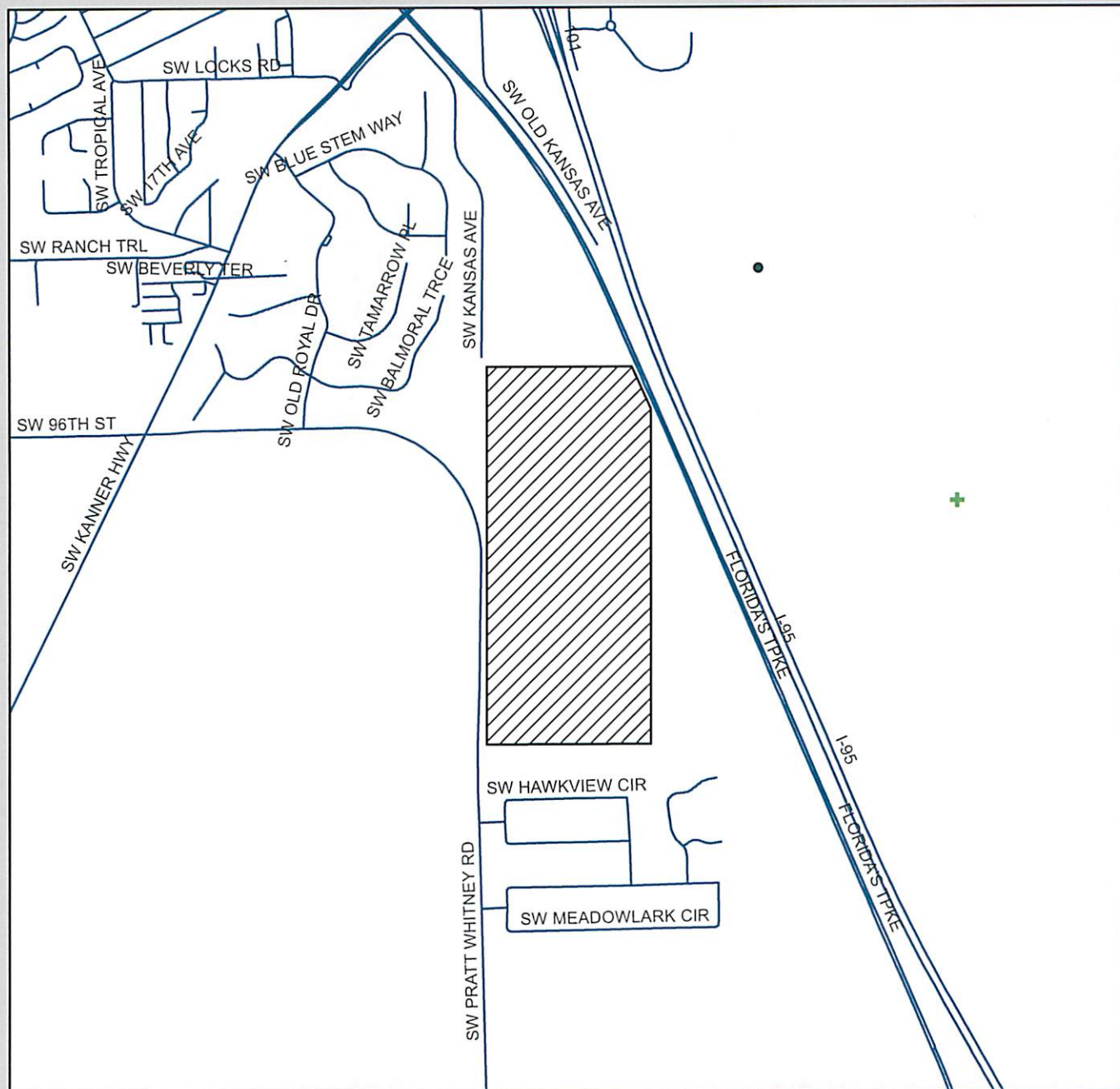
Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

NWI Wetlands ([USFWS National Wetlands Inventory](#)).

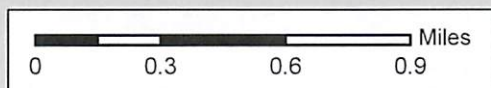
The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

Species Occurrences

Christ Fellowship



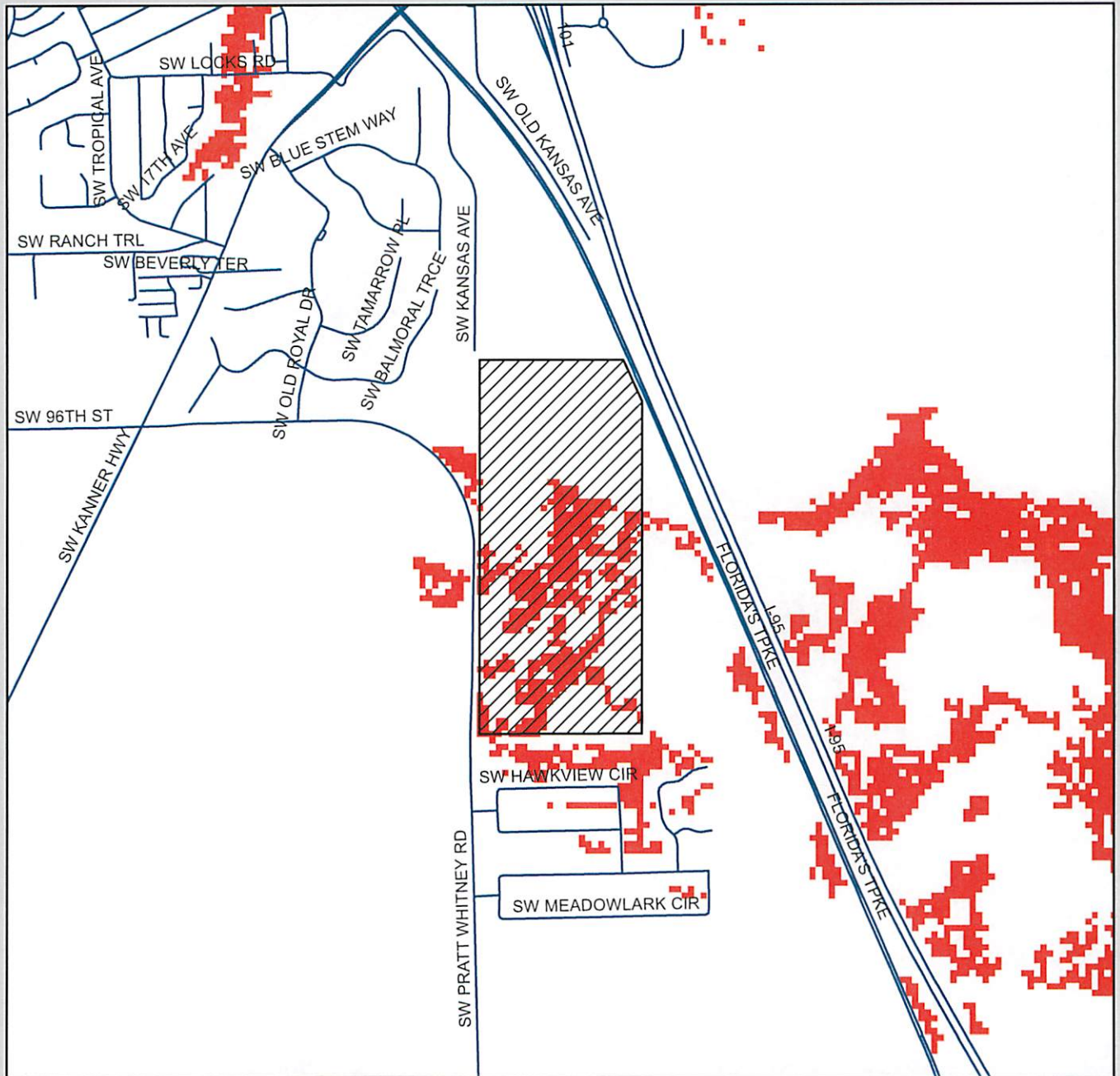
- Indigo Snake
- + Florida Natural Inventory Areas
- County Boundary
- ▨ Project Site



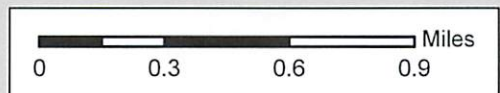
2012_5885

Strategic Habitat Conservation Areas

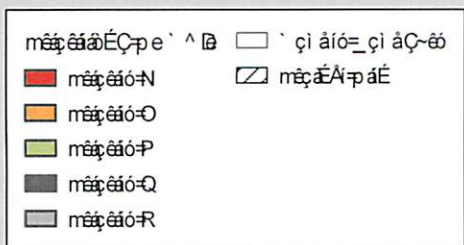
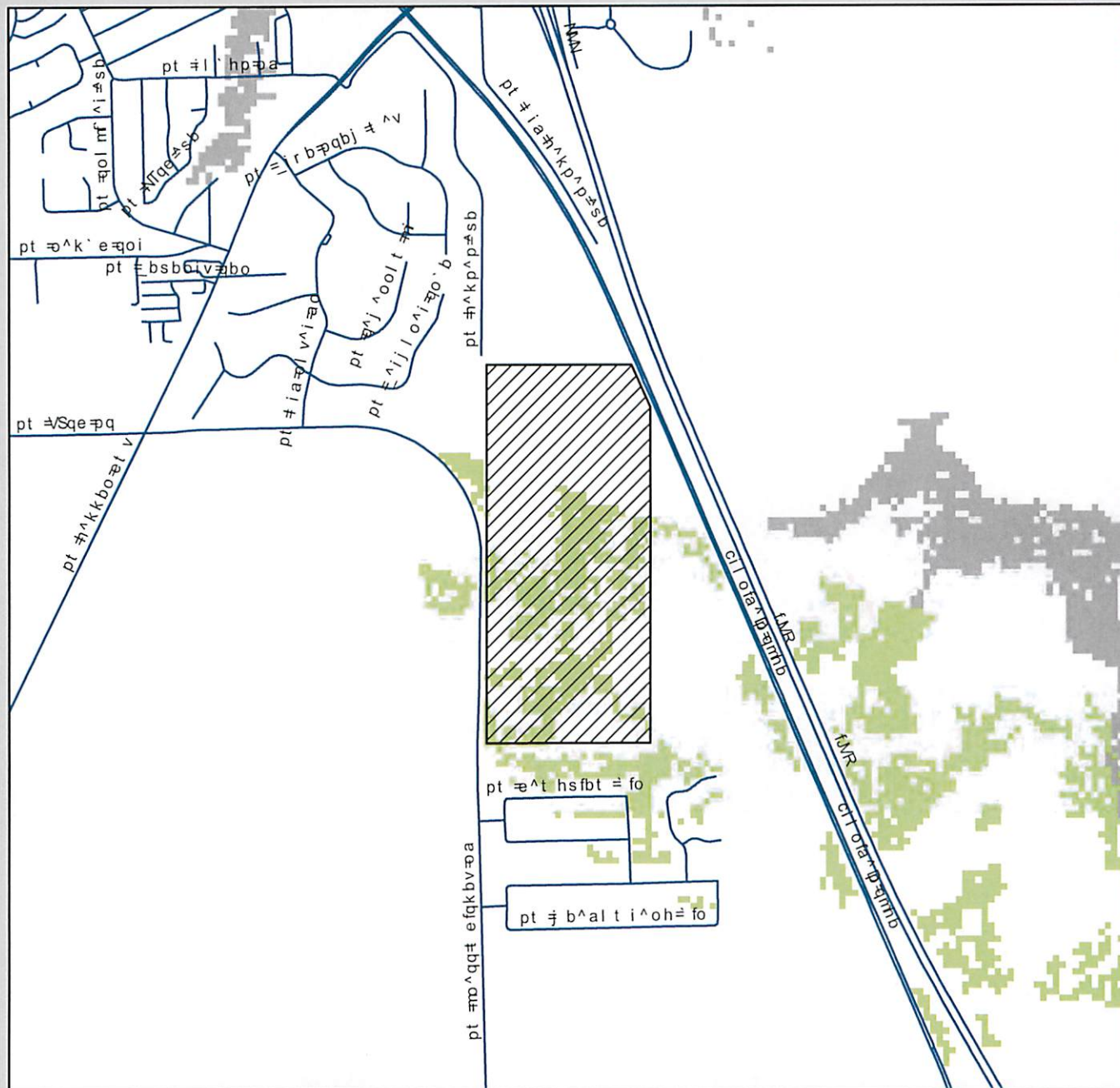
Christ Fellowship



- Strategic Habitat Conservation Areas
- County Boundary
- Project Site

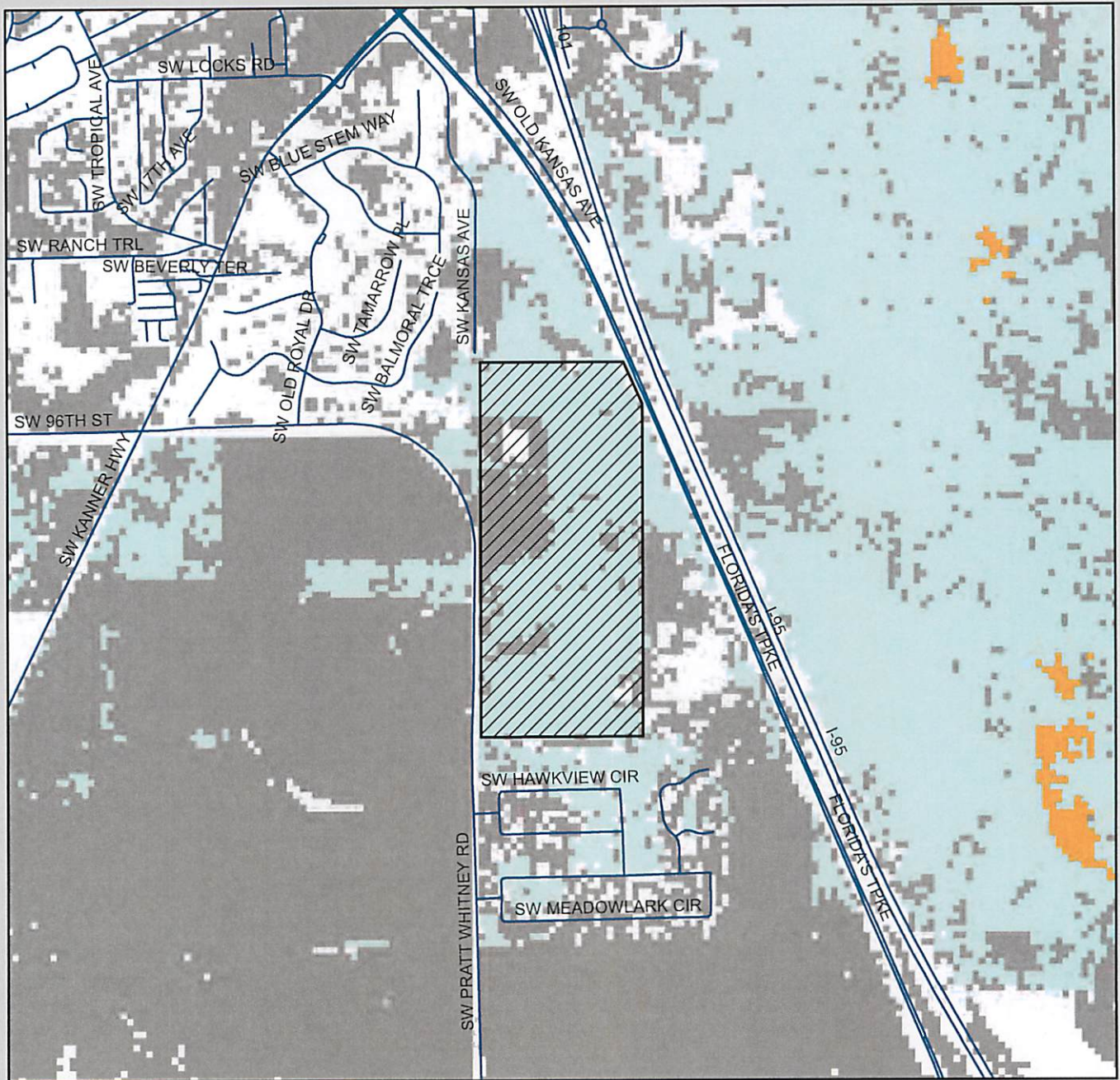


Christ Fellowship

[illegible]

Species Richness

Christ Fellowship

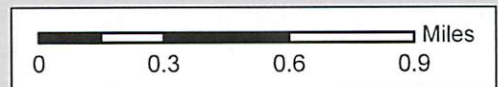


Species Richness

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

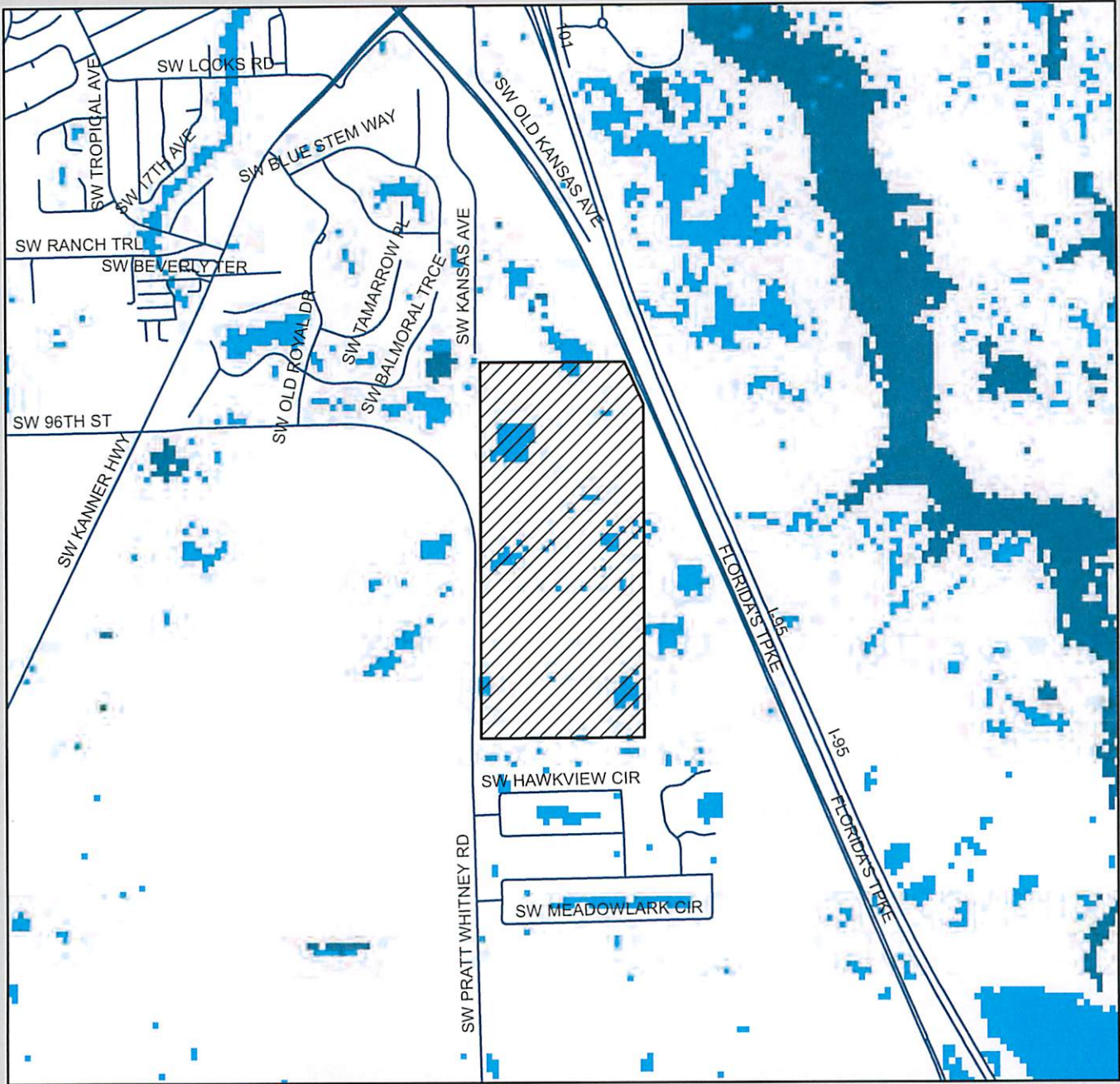
County Boundary

Project Site



Priority Wetlands

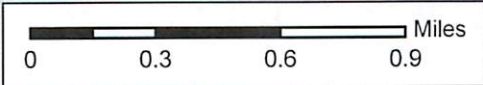
Christ Fellowship



Priority Wetlands

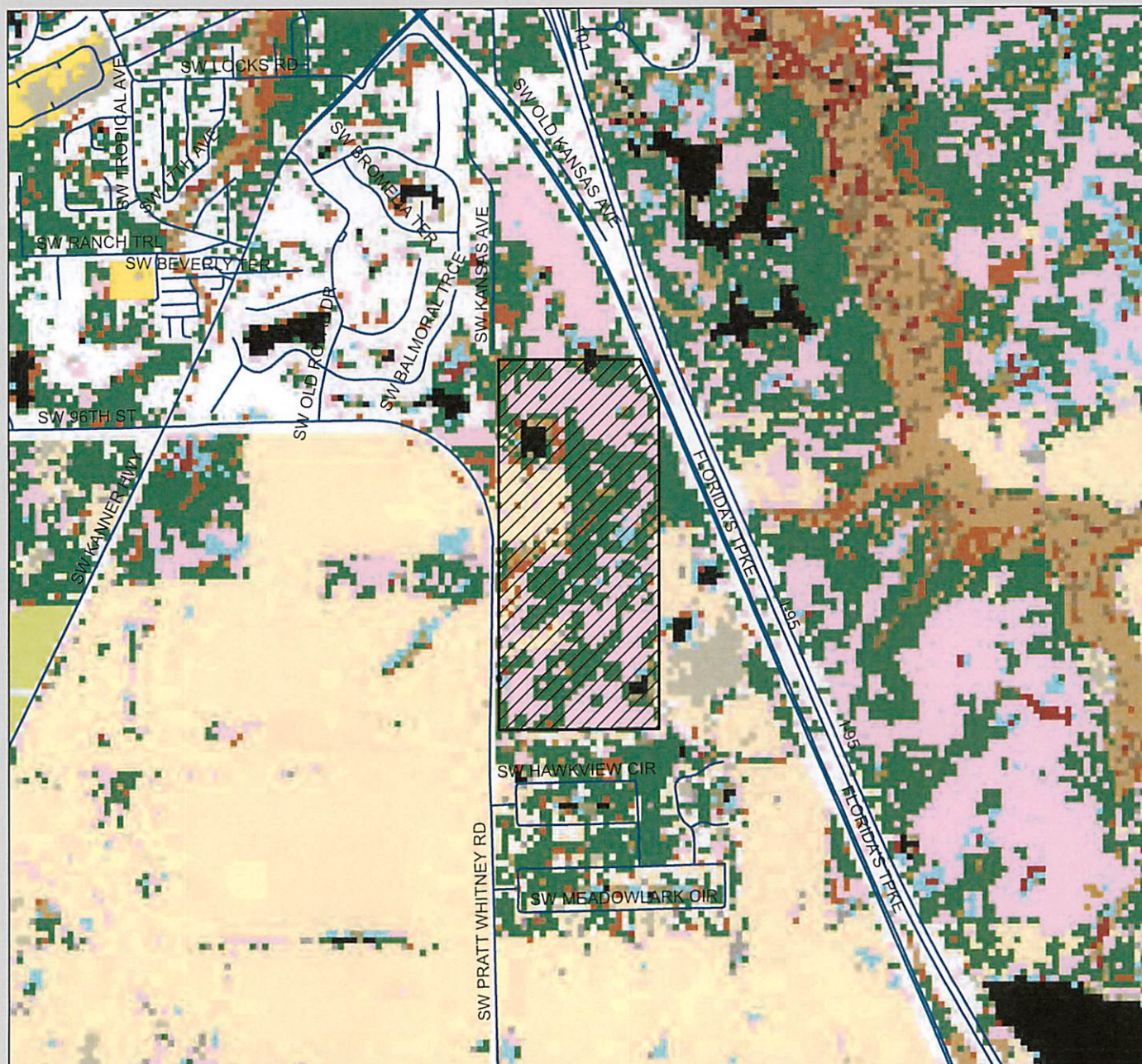
- 1-3 Species, Wetlands habitat
- 4-6 Species, Wetlands habitat
- 7-9 Species, Wetlands habitat
- 10-11 Species, Wetlands habitat


- County Boundary
- Project Site





Florida Land Cover - 2003

Christ Fellowship















 Project Site

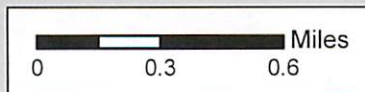
 Major Roads

 County Boundary

-  Coastal Strand
-  Sand/Beach
-  Xeric Oak Scrub
-  Sand Pine Scrub
-  Sandhill
-  Dry Prairie
-  Mixed Pine-Hardwood Forest
-  Hardwood Hammocks and Forest
-  Pinelands
-  Cabbage Palm-Live Oak Hammock
-  Tropical Hardwood Hammock
-  Freshwater Marsh and Wet Prairie
-  Sawgrass Marsh

-  Cattail Marsh
-  Shrub Swamp
-  Bay Swamp
-  Cypress Swamp
-  Cypress/Pine/Cabbage Palm
-  Mixed Wetland Forest
-  Hardwood Swamp
-  Hydric Hammock
-  Bottomland Hardwood Forest
-  Salt Marsh
-  Mangrove Swamp
-  Scrub Mangrove

-  Tidal Flat
-  Open Water
-  Shrub and Brushland
-  Grassland
-  Bare Soil/Clearcut
-  Improved Pasture
-  Unimproved Pasture
-  Other Agriculture
-  Citrus
-  Exotic Plants
-  High and Low Impact Urban
-  Extractive



2012_5885

PROPOSED UPLAND PRESERVE MAP

PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



RECEIVED
SEP 24 2013
GROWTH MANAGEMENT
DEPARTMENT

Christ Fellowship

Sections 8, 17 Township 39S, Range 41E

Unincorporated Martin County, Florida

Prepared By:

Crossroads Environmental Consultants, Inc.

Approved by/Date : _____



PART I

ENVIRONMENTAL ASSESSMENT

Environmental Assessment **Christ Fellowship**

I. Existing Conditions

The proposed project encompasses the 322 acre former development known as "Martin Preserve" and is located in Sections 8 and 17, Township 39S, Range 41E, east of South Fork High School and bounded on the west by C.R. 711. The PAMP for this former project was approved by the BOCC on October 28, 2008 and then revised in November of 2008 with secondary approvals by the Martin County growth Management Department in December of 2008. Based on the approval by the BOCC, the current applicant, Christ Fellowship, is incorporating the former approved wetland habitat areas and jurisdiction wetland limits as part of their proposed PAMP. However, the current application reflects a modification of the upland preserve configuration and increases the preserve area by more than 2.0 acres.

The soils within the property have not changed and are listed in the previous EA conducted by others. See soils section of this PAMP for applicable soils information.

The habitat areas and their FLUCCS acreage delineation within the property have not changed since the 2008 approved PAMP. As stated above, those FLUCCS classifications and acreages have been incorporated into this PAMP. The habitat map has been recreated based on the 2008 habitat assessment and approved wetland jurisdictional determinations for the purpose of providing a clear and complete PAMP. Please note that the site has a US Army Corps of Engineers Permit and a valid South Florida Water Management District permit (43-01664-P) of which includes the approved jurisdictional wetland delineation.

The intent of this revised PAMP is to amend the site plan from residential to institutional development, as well as amend the location of the proposed upland preserve areas to provide a more contiguous configuration. The new configuration will provide a connected wildlife corridor and serve as a native buffer to South Fork High School. The new preserve also ties into the County preserve located adjacent to the northern end of the Christ Fellowship preserve.

A. Proposed Conditions

The new applicant is proposing to construct a church community worship center and children's worship area. The development is proposed to be constructed in several phases with the first phase to encompass construction of the main worship center, entrance feature and parking areas. Please see the site plan as prepared by Cotleur and Hearing.

The applicant proposes an upland preserve area greater than the total acreage to the previously approved PAMP. Additionally, the applicant has reconfigured the preserve to provide a continuous north to south wildlife corridor. The total reconfigured preserve area is proposed to include 15.89 acres of wetlands, 23.18 acres of wetland buffer, 1.62 acres of wetland buffer restoration, and 41.83 acres of upland preserve.

B. Previous Impacts

This property has experienced minor impacts associated with historic agricultural activities. This includes creation of ditches and clearing of land for pasture.

II. Soils

Based on a review of the USDA Soil Survey of Martin County Area, Florida, the site is composed of:

#16 Oldsmar Fine Sand – *This poorly drained soil is found typically in broad areas in the flatwoods. The water table is at a depth of less than 10 inches for 1 to 3 months during the wet season. The soil is well suited for pasture and hay crops.*

#17 Wabasso Sand – *This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 1 to 2 months during the wet season and at a depth of 10 to 40 inches for 6 months or more.*

#20 Riviera Fine Sand – *This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops.*

#21 Pineda Sand – *This soil is nearly level, poorly drained soil in low grassy flats. The water table is typically at a depth of less than 10 inches for 2 to 6 months during wet seasons, and at a depth of 10 to 40 inches for the remaining time.*

#49 Riviera Fine Sand, Depressional – *This soil is often in depressions and it has smooth to concave slopes that range from 0 to 2 percent. The soil is often ponded for six to nine months of the year. The soil is often a component of wetland areas.*

#54 Oldsmar Fine Sand, Depressional – *This nearly level soil is poorly drained. It is in wet depression in the flatwoods. This soil is ponded for six to nine months during the year and the surface layer is fourteen inches of black muck. The soil is too wet for cultivated crops in its native condition.*

#62 Nettles Sand, Depressional – *This nearly level soil is poorly drained. It is in depressions and drainageways in the flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is about 12 inches thick. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is at a depth of less than 10 inches for 2 to 4 months during wet seasons.*

63 – Nettles Sand – *This nearly level soil is poorly drained. It is found in broad areas of flatwoods, mainly in the northeastern part of the county. Areas are generally quite large, ranging up to 2,000 acres. Slopes are smooth and range from 0 to 2 percent. The water table is at a depth of 10 to 40 inches for 4 to 6 months or more during most years. It is at a depth of 10 inches for 2 to 4 months during wet seasons.*

#64 Eau Gallie Fine Sand – *This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and within a depth of 40 inches for more than 6 months.*

III. Existing Habitat/FLUCCS

A. Wetland Habitats

Per the approved Martin Preserve PAMP and SFWMD Permit, multiple wetland areas exist within the limits of the parcel. Wetland habitats and acreages are as follows:

#621 Cypress (1.81 acres)

#641 Freshwater Marsh (9.23 acres)

#643 Wet Prairie (4.85 acres)

B. Upland Habitats

As described in the currently approved Martin Preserve PAMP, upland portions of the site are comprised of Improved Pasture, Rural Lands in Transition, Brazilian Pepper, Pine Flatwoods and Disturbed Lands. An upland preserve of ±39.12 acres of Pine Flatwoods and ±24.8 acres of wetland buffer was proposed as part of the Martin Preserve project. Some alteration in the configuration of the Christ Fellowship upland preserve allowing for larger contiguous sections of habitat preservation is the major component of this PAMP modification. The new upland preserve will increase to a total of 41.38 acres.

As indicated in previously approved PAMP covering this property, identified upland classifications have been previously approved as the following FLUCCS categories:

#211 Improved Pasture (54.6 acres)
#411 Pine Flatwoods (212.9 acres)
#741 Rural Lands in Transition (25.7 acres)
#422 Brazilian Pepper (1.2 acres)

These classifications remain relevant with this project.

C. Other Classifications

The previously approved PAMP additionally lists the following other land classifications:

#510 Streams and Waterways – (1.4 acres)
#524 Lakes Less Than 10 AC. (4.9 acres)
#830 Utilities (2.3 acres)

These Classifications also remain relevant today.

IV. Wildlife Observations

The qualified biologists with Crossroads Environmental Consultants, Inc. have conducted multiple site visits for the purposes of conducting wildlife surveys. Site visits were conducted during March 2012 and February 2013, and May 2013. During these surveys pedestrian transects were made throughout the parcel for the observation of wildlife, scat, tracks, nesting areas, dens, and burrows. Please see the enclosed wildlife transect map. As wildlife populations and nesting/breeding locations change over time and this is a large site with upland and wetland preserves capable of supporting various species of both listed and non-listed flora and fauna, additional wildlife surveys will need to be conducted prior to the construction of each phase in order to ensure adequate protection of species habitats. During Crossroads site visit in February 2013 gopher tortoise burrows, listed as threatened by the state were observed on the property. A gopher tortoise survey was conducted across 15% of the total site that contained suitable gopher tortoise habitat. Areas considered to be of suitable were determined bases on the definition as stated in the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012. The 15% survey was also conducted in accordance with these same guidelines. Additional wildlife sightings include:

Reptiles: Gopher Tortoise (*Gopherus polyphemus*), Black Racer (*Coluber constrictor priapus*)

Amphibians: None

Mammals: Raccoon Tracks (*Procyon lotor*) , Feral Hog (*Sus scrofa*), Deer Tracks (*Odocoileus virginianus*), Coyote (*Canis latrans*), Armadillo Dens (*Dasypus novemcinctus*)

Aves: Mocking Bird (*Mimus polyglottos*), Blue Heron (*Ardea Herodias*) Black Bird (*Agelaius phoeniceus*), Black Vulture (*Coragyps atratus*), Red Shouldered Hawk (*Buteo lineatus*)

V. Protected Species

Crossroads Environmental Consultants, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher tortoise burrows, listed by the state as a threatened species were observed. See the enclosed gopher tortoise map for locations of burrows and survey transects. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012. As this is a phased project 100% surveys will be conducted within the limits of each phase prior to issuance of a land clearing permit in accordance with Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012 or most current supplement.

Additionally, a database search request was made to the FFWCC for any documented occurrences of listed species or critical/imperiled habitats. A database search request from FFWCC indicates no recorded species occurrence the subject property. However, the FFWCC search request letter does indicate that there are documented occurrences of the Eastern Indigo Snake and other species listed by FNAI off the property to the east of the Florida Turnpike, critical habitats for the Coopers hawk and Swallow tailed kite are located within the project area, and priority wetlands within the limits of the property. While neither the Coopers hawk nor Swallow tailed kite bird species are state or federally listed as threatened or endangered, they utilize forested cypress systems for nesting, foraging, and roosting. All cypress wetlands are proposed for preservation and enhancement through land management (exotic plant removal) as well as water quality improvements through the installation of a surface water management system. The current ecological state of the onsite cypress wetlands are good to moderate with varying infestations of Old World Climbing Fen and Brazilian pepper. Management for these exotic plant species will serve to greatly improve the existing habitat for both the Coopers hawk and swallow tailed kite. The U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC) was also consulted. A list of twenty-nine (29) potential species was generated as part of this on line database search. During pedestrian transects no Federal listed species were observed. This list is included in the appendix of this document.

VI. Restoration/Mitigation Planting Plan

A. Eradication of Nuisance and Exotic Vegetation

Exotic vegetation is present inside the wetland buffer preserve areas in varying quantities ranging from minor cluster to areas of 100% spot coverage. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve 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 preserve areas and disposed of off-site.
- 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.
- 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 preservation area could generate minimal 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 limit of the preserve.
- 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 wetland 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 aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

B. Replanting with Native Wetland/Transitional/Upland Vegetation

Re-vegetation - Any re-vegetation which might be necessary as a result of exotic vegetation removal shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Re-vegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

1. Restoration of Wetland Buffer Preserve Areas

The wetland buffer preserve contains a mixture of native and exotic vegetation. Maintenance activities will include the eradication of exotic invasive vegetation. If re-vegetation is required post exotic removal the plant material will consist of similar species currently found within the wetland buffer areas. Any re-vegetation efforts will achieve 80% coverage of native vegetation within 18 months post restoration. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

The quantities listed are for 0.10 acres of wetland buffer planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	10g	3	10' O.C.
Cabbage Palm	<i>Sabal pumetto</i>	10g	3	10' O.C
Saw Palmetto	<i>Serenoa repens</i>	3g	5	5' O.C
Wax Myrtle	<i>Myrica cerifera</i>	3g	5	3' O.C
Beauty Berry	<i>Callicarpa americana</i>	3g	20	3' O.C
Sand Cordgrass	<i>Spartina bakeri</i>	1g	15	3' O.C

2. Restoration of Wetland Preserve Areas

The wetland areas within the Christ Fellowship property were previously managed as part of an agricultural operation. This type of management has ceased on the property and the wetlands are currently re-vegetating with a variety of native species. Based on this, the applicant will, as part of the continued onsite monitoring, determine if supplemental planting of the wetlands is required within six (6) months of the approval of the PAMP.

If supplemental planting is required, the owner will utilize the following planting plan as a base. The quantities listed are for one quarter acre of wetland planting (if necessary). The actual quantities may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity
Soft Rush	<i>Juncus spp.</i>	br	500
Yellow Eyed Grass	<i>Xyris spp.</i>	br	400
Maidencane	<i>Panicum hemitomon</i>	br	450
Swamp Fern	<i>Blechnum serrulatum</i>	br	250
Broom Grass	<i>Andropogon spp.</i>	br	250
Spikerush	<i>Eleocharis spp.</i>	br	500

The vegetative success criteria for the preservation area includes the requirement for 80 percent coverage of desirable vegetation by the end of the second year, and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. Wetland areas will be monitored as per the attached SFWMD wetland monitoring plan, and the County will be copied on the report submission.

VI. Conclusion

The Christ Fellowship project entails an amendment of the approved Martin Preserve PAMP and site plan for the development of an institutional facility (community worship center) as well as relocation of a portion of the upland preserve areas in order to provide more contiguous habitat areas.

Pedestrian surveys were conducted across representative portions of areas proposed for development to investigate for the presence of listed flora and fauna as well as to obtain general habitat and wildlife information. Gopher tortoise burrows, listed by FFWCC as threatened were observed on the property. All gopher tortoises will be protected in accordance with the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines Issued April 2008, Revised September 2012. This will include conducting 100% surveys of all areas proposed for development prior to land clearing and the incorporation of applicable protection measures.

VII. List of Exhibits

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: Soils Map

Attachment 4: FLUCCS/Habitat Map

Attachment 5: SFWMD Monitoring Plan

Attachment 6: LAMP

Attachment 7: Previous PAMP

Attachment 8: Upland Preserve Map

Attachment 9: Proposed Preserve Sign

PART II

CONDITIONS

A. RECORDING

This modified 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 is 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 included in the original PAMP for the project (attached).

H. SITE CLEARING

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

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

All native vegetation not slated for removal as part of the development plans will be retained in its undisturbed state and will be barricaded at or outside the dripline of the trees. Wetlands will be protected from possible surface water and sediment runoff by the placement of erosion control devices (e.g., silt screens, hay bales or other turbidity control measures) at least 5 feet outside the perimeter of the wetland buffer.

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

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

I. ACTIVITIES ALLOWED IN PRESERVE AREAS

Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

J. ACTIVITIES PROHIBITED IN PRESERVE AREAS

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction; dumping or placing building materials, soil, garbage, trash, or dead vegetation on or above the ground; removal or destruction of native trees, shrubs or other native vegetation; excavation or dredging of soil; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site equipment may be stored during construction. On-site fuel tanks may not be located within twenty-five (25) feet of any Preserve Areas and will be removed upon completion of construction work. Buildings proposed to be located adjacent to Preserve Areas will be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the

hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

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

K. RESTORATION AND MAINTENANCE ACTIVITIES

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

Exotic Plant Removal - Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

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

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

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

plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

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

Other Restoration and 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.

APPENDICES



Legend

-  Property Boundary



Location Map: Christ Fellowship Church Martin County, Florida

Parcel # 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-002-00000-2, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9

Legend

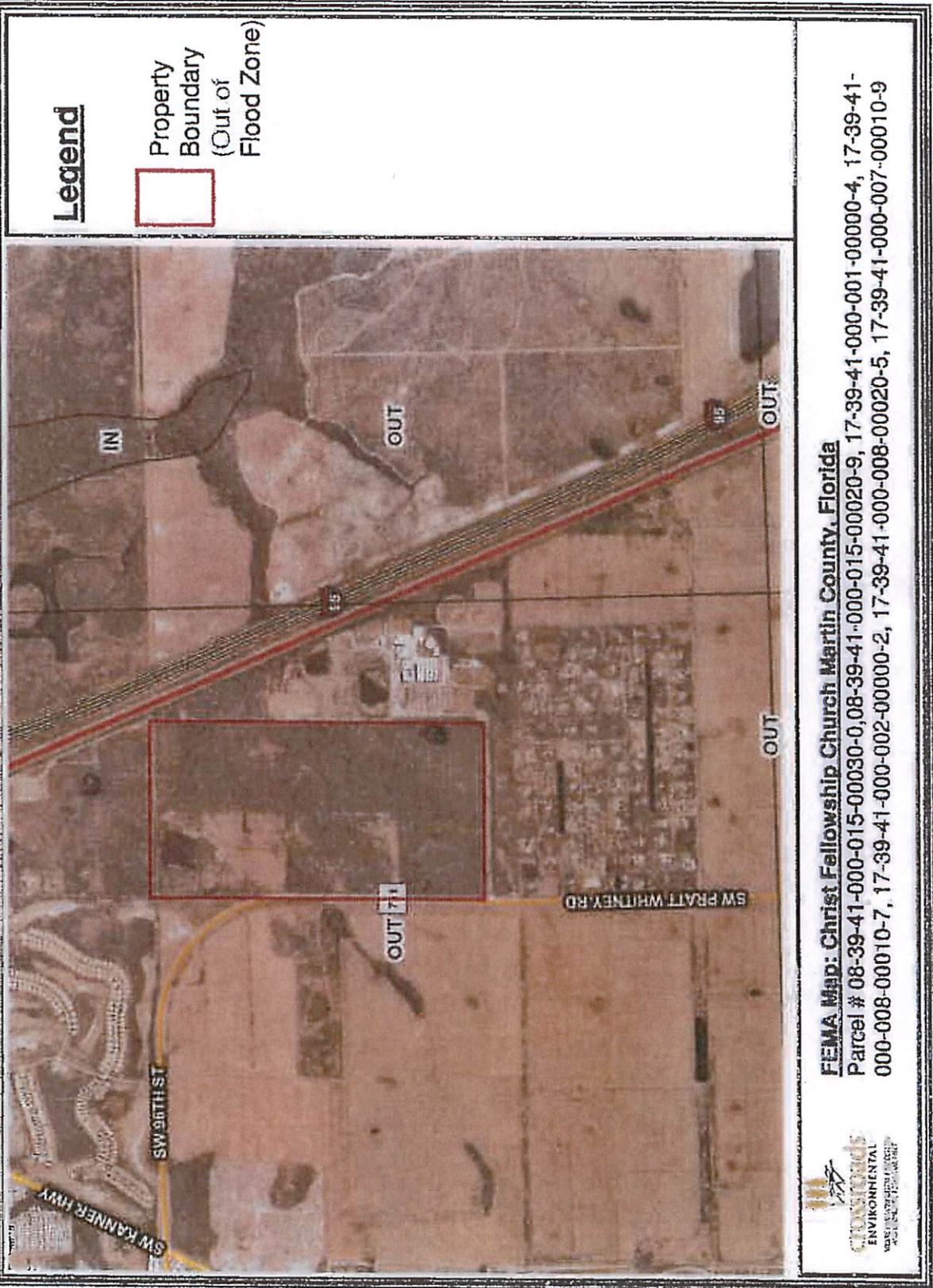
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- 08-39-41-000-015-00020-9
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- 17-39-41-000-008-00010-7
- 17-39-41-000-002-00000-2
- 17-39-41-000-008-00020-5
- 17-39-41-000-007-00010-9



Aerial Map: Christ Fellowship Church Martin County, Florida

Parcel # 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-002-00000-2, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9

crossroads
ENVIRONMENTAL
AND LANDSCAPE ARCHITECTURE



Legend

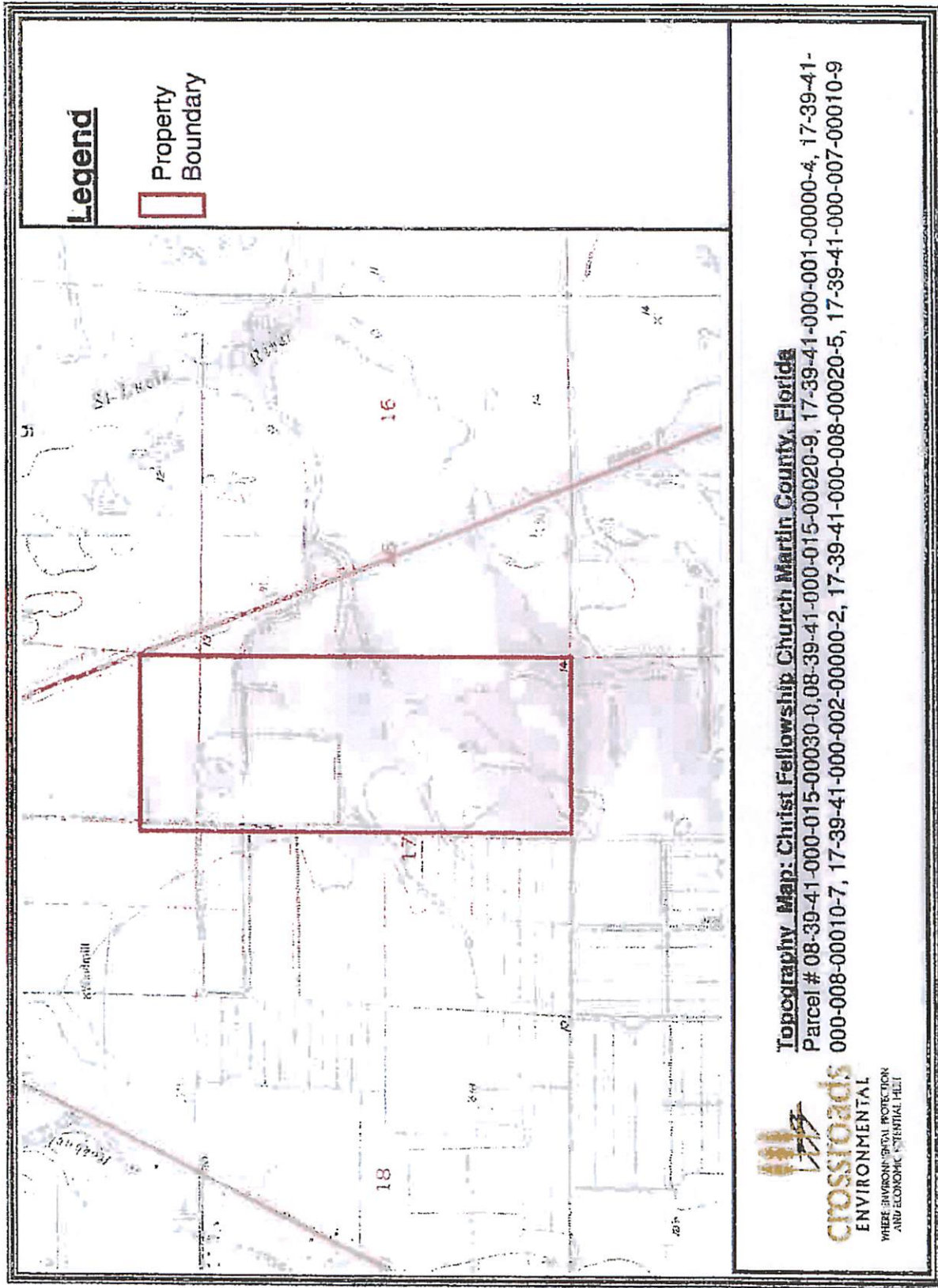
Property
Boundary
(Out of
Flood Zone)



FEMA Map: Christ Fellowship Church Martin County, Florida

Parcel # 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-002-00000-2, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9





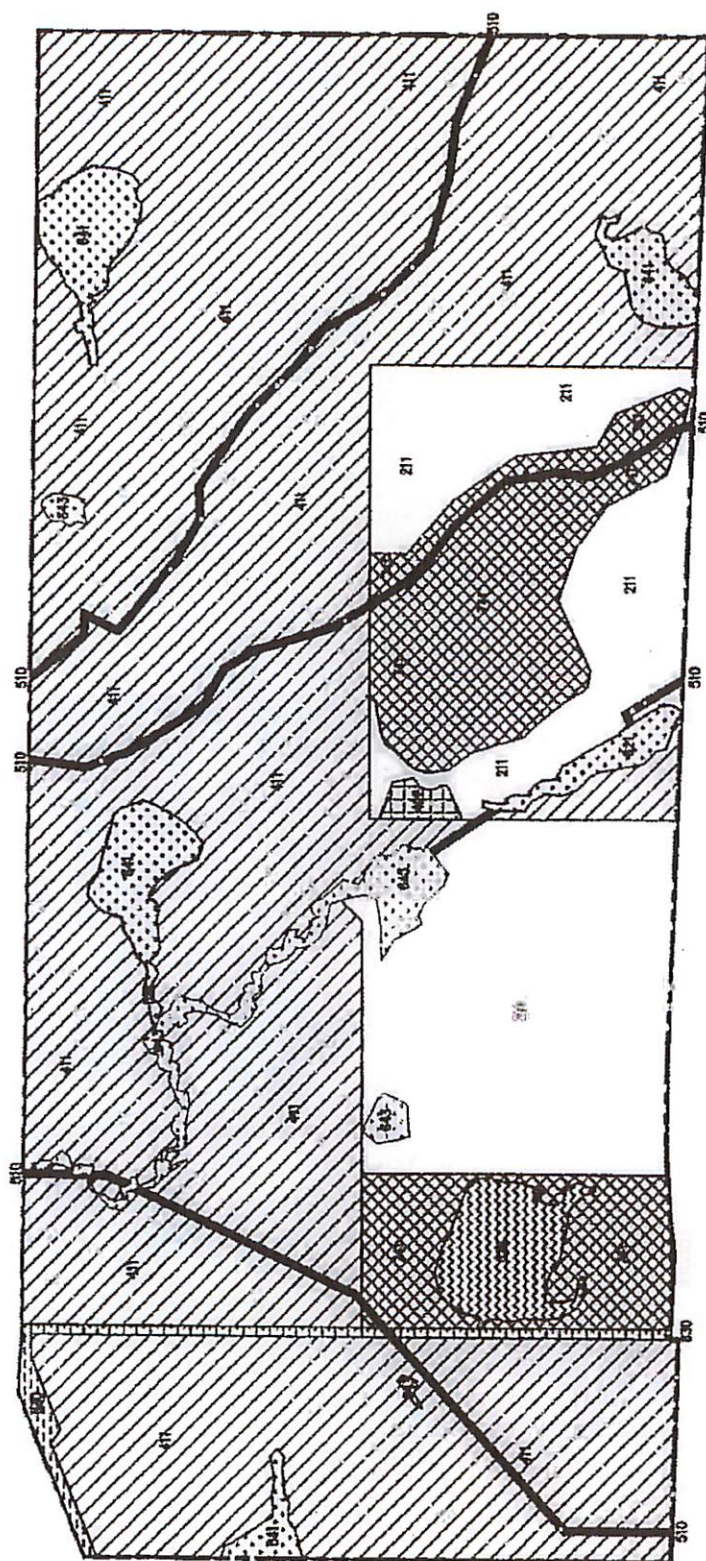
Legend

Property
Boundary

Topography Map: Christ Fellowship Church Martin County, Florida

Parcel # 08-39-41-000-015-00030-0, 08-39-41-000-015-00020-9, 17-39-41-000-001-00000-4, 17-39-41-000-008-00010-7, 17-39-41-000-002-00000-2, 17-39-41-000-008-00020-5, 17-39-41-000-007-00010-9

crossroads
ENVIRONMENTAL
WHERE ENVIRONMENTAL PROTECTION
AND ECONOMIC POTENTIAL MEET



- LEGEND:**
- 211 Improved Pasture (54.6 AC.)
 - 411 Pocos Flats (212.0 AC.)
 - 510 Stream and Waterway (1.4 AC.)
 - 624 Lateral Run 10 AC. (4.9 AC.)
 - 627 Cypress (1.01 AC.)
 - 643 Freshwater Upland (4.23 AC.)
 - 645 Wet Prairie (4.25 AC.)
 - 650 Rangeland in Transition (25.7 AC.)
 - 650 Upland (2.3 AC.)
 - 622 Eroded Prairie (1.2 AC.)

Total Site: 314.05 AC.
Total Site Area Provided by Associated Land Surveyors Inc.



	<p>PROJECT: Proposed Christ Fellowship Martin County, Florida</p>	<p>DRAWING: FLUOR Map</p>	<p>DESIGNED BY: D. Weber PROJECT NO: 1946.01</p>	<p>SCALE: 600 DATE: 12/3/12</p>	<p>REVISION:</p>	<p>SHEET: 1 of 1</p>
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Legend



Property
Boundary



Transects
Wildlife
Survey





Legend



Property
Boundary



Transects
15% Gopher
Tortoise
Burrow
Survey

Total Site Acreage	322
Lake	4.9
Streams and Waterways	1.4
Cypress	1.8
Freshwater Marshes	8.9
Wet Prairies	4.8
Brazilian Pepper	1.2
Total Acreage of Suitable Habitat	299
15% Gopher Tortoise Survey Total Acreage to be Surveyed	44.85





Legend

15% Gopher Tortoise Burrow Survey

Total Site Acreage	322
Lake	4.9
Streams and Waterways	1.4
Cypress	1.8
Freshwater Marshes	8.9
Wet Prairies	4.8
Brazilian Pepper	1.2
Total Acreage of Suitable Habitat	299
15% Gopher Tortoise Survey Total Acreage Surveyed	44.85

Gopher Tortoise Burrow Location

1	27° 5'16.46"N	80°15'35.84"W
2	27° 5'24.57"N	80°15'34.24"W
3	27° 5'17.45"N	80°15'31.01"W
4	27° 5'16.32"N	80°15'31.27"W
5	27° 5'20.61"N	80°15'39.86"W
6	27° 5'18.12"N	80°15'40.34"W
7	27° 5'17.89"N	80°15'40.13"W
8	27° 5'16.80"N	80°15'40.81"W
9	27° 5'15.32"N	80°15'17.57"W
10	27° 5'14.27"N	80°15'26.98"W
11	27° 5'14.26"N	80°15'26.50"W
12	27° 5'9.67"N	80°15'21.29"W
13	27° 5'9.68"N	80°15'20.38"W
14	27° 5'6.84"N	80°15'20.13"W
15	27° 4'37.02"N	80°15'41.28"W
16	27° 4'31.00"N	80°15'30.52"W
17	27° 4'33.39"N	80°15'29.17"W
18	27° 4'37.81"N	80°15'29.28"W
19	27° 4'33.05"N	80°15'27.37"W
20	27° 4'54.63"N	80°15'17.79"W
21	27° 4'50.30"N	80°15'21.88"W
22	27° 4'48.53"N	80°15'24.59"W
23	27° 4'48.99"N	80°15'25.68"W
24	27° 4'52.80"N	80°15'29.20"W
25	27° 4'49.35"N	80°15'27.54"W
26	27° 4'49.25"N	80°15'28.23"W
27	27° 4'41.13"N	80°15'31.52"W
28	27° 4'43.64"N	80°15'35.79"W





November 30, 2012

Ms. Jennifer Acevedo
Crossroads Environmental
1251 SW 27th Street
Suite 2
Palm City, FL 34990

Dear Ms. Acevedo:

This letter is in response to your request for listed species occurrence records and critical habitats for your project (Christ Fellowship) located in Martin County, Florida. Records from The Florida Fish and Wildlife Conservation Commission's database indicate that critical habitat is located within the project area. Enclosed are 8.5 x 11 maps showing listed species locations, SHCA's for swallow-tailed kite and Cooper's hawk, prioritized SHCA's, species richness, priority wetlands for listed species, and land cover for the project site and the 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 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,

Jan Stearns

Jan Stearns
Staff Assistant

js
2012_5885
Enclosure

Kenneth W. Wright
Chairman
Winter Park

Kathy Barco
Vice Chairman
Jacksonville

Ronald M. Bergeron
Fort Lauderdale

Richard A. Corbett
Tampa

Aliese P. "Liesa" Priddy
Immokalee

Charles W. Roberts III
Tallahassee

Brian S. Yablonski
Tallahassee

Nick Willey
Executive Director

Greg Holder
Assistant Executive Director

Karen Ventimiglia
Chief of Staff

Gli McRae
Director

(727) 896-8626
(727) 823-0166 FAX

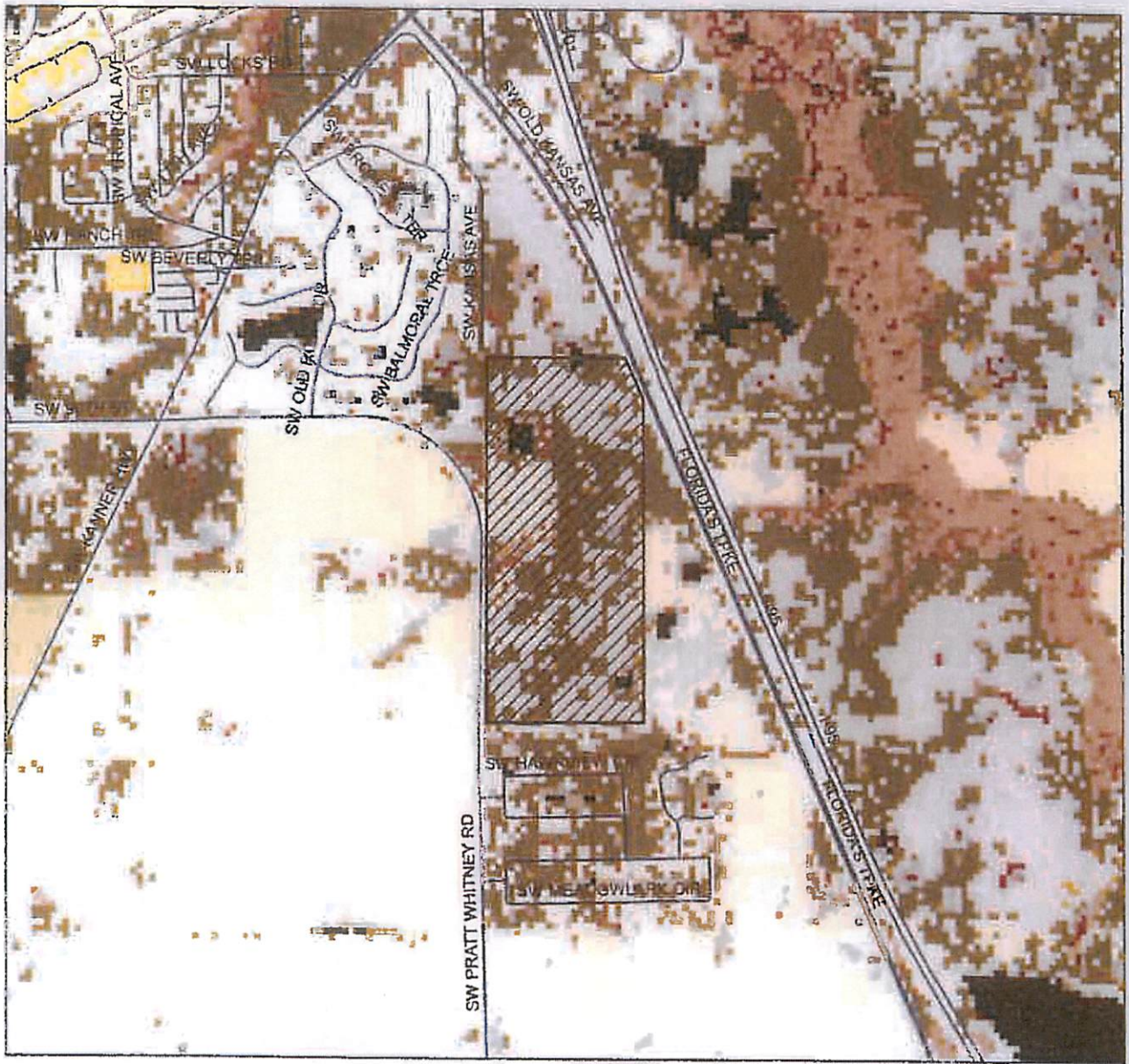
*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

Fish and Wildlife
Research Institute
620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 410-0656

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com/Research

Florida Land Cover - 2003
Christ Fellowship



2012_5885

Priority Wetlands

Christ Fellowship

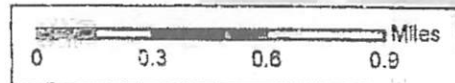


Priority Wetlands

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

County Boundary

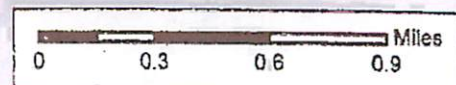
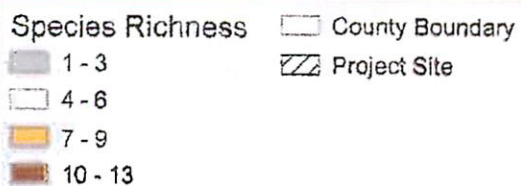
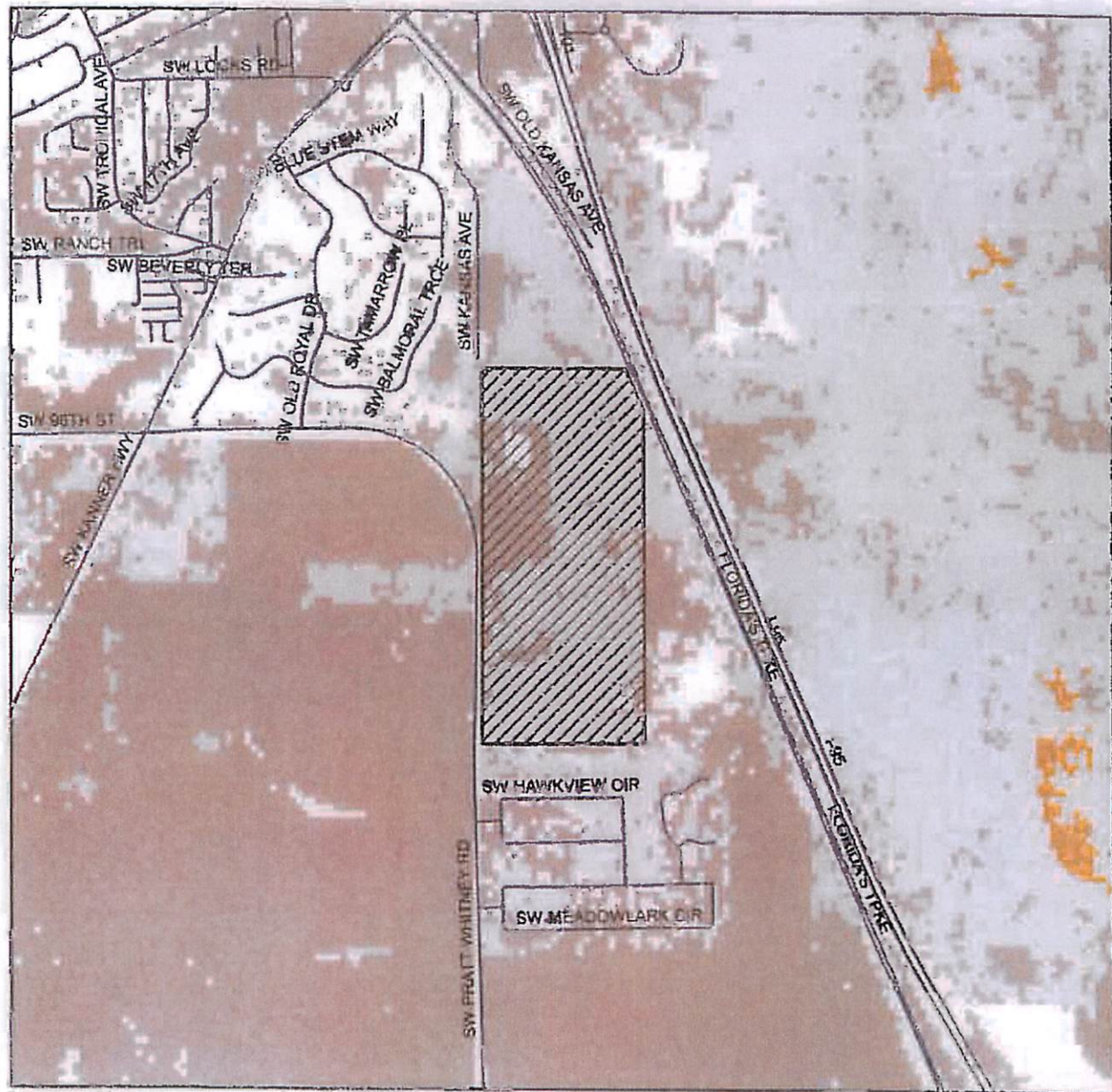
Project Site



2012_5885

Species Richness

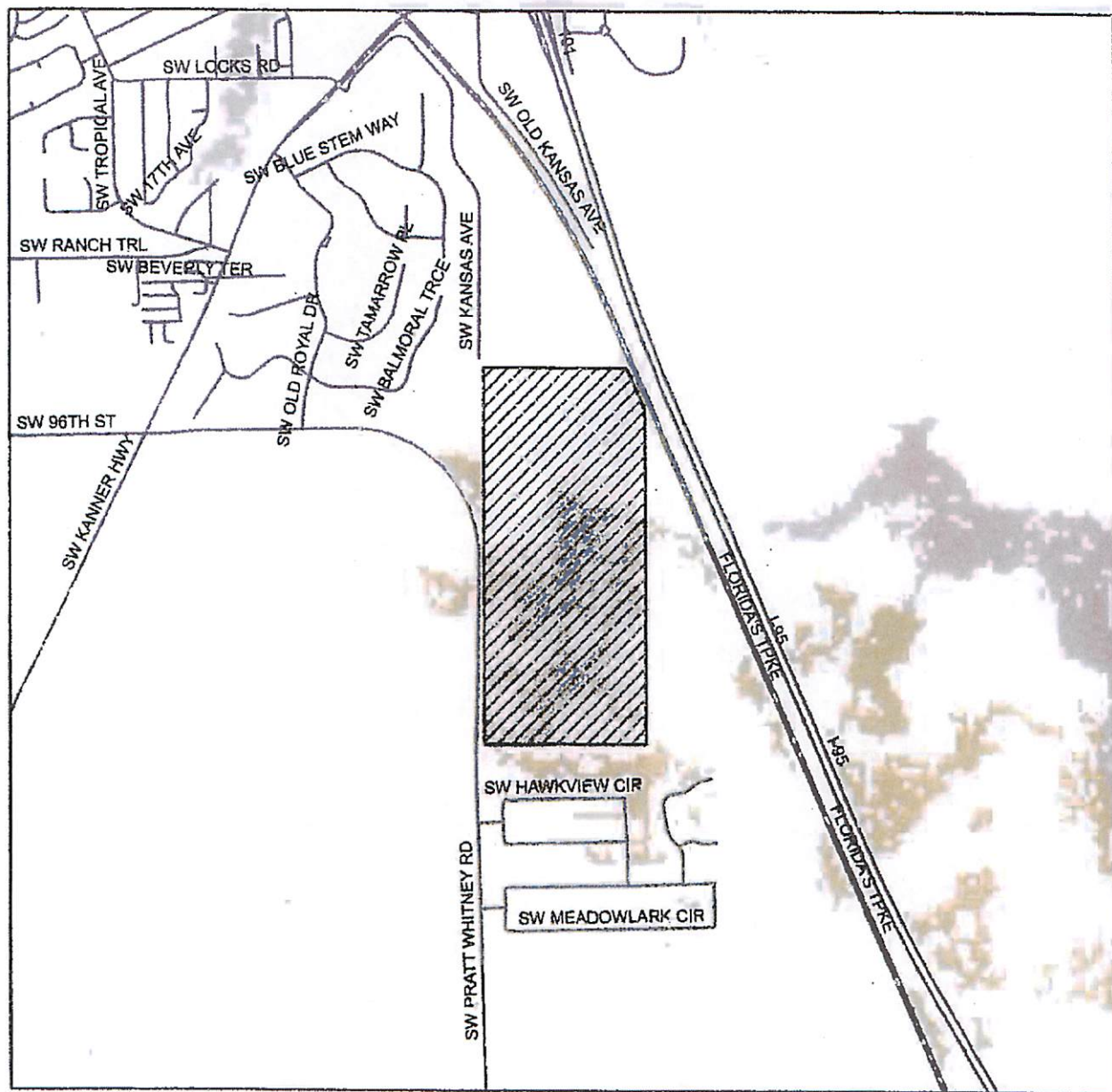
Christ Fellowship



2012_5885

Prioritized SHCA's

Christ Fellowship



Prioritized SHCA's

- Priority 1
- Priority 2
- Priority 3
- Priority 4
- Priority 5

County Boundary

Project Site

0 0.3 0.6 0.9 Miles

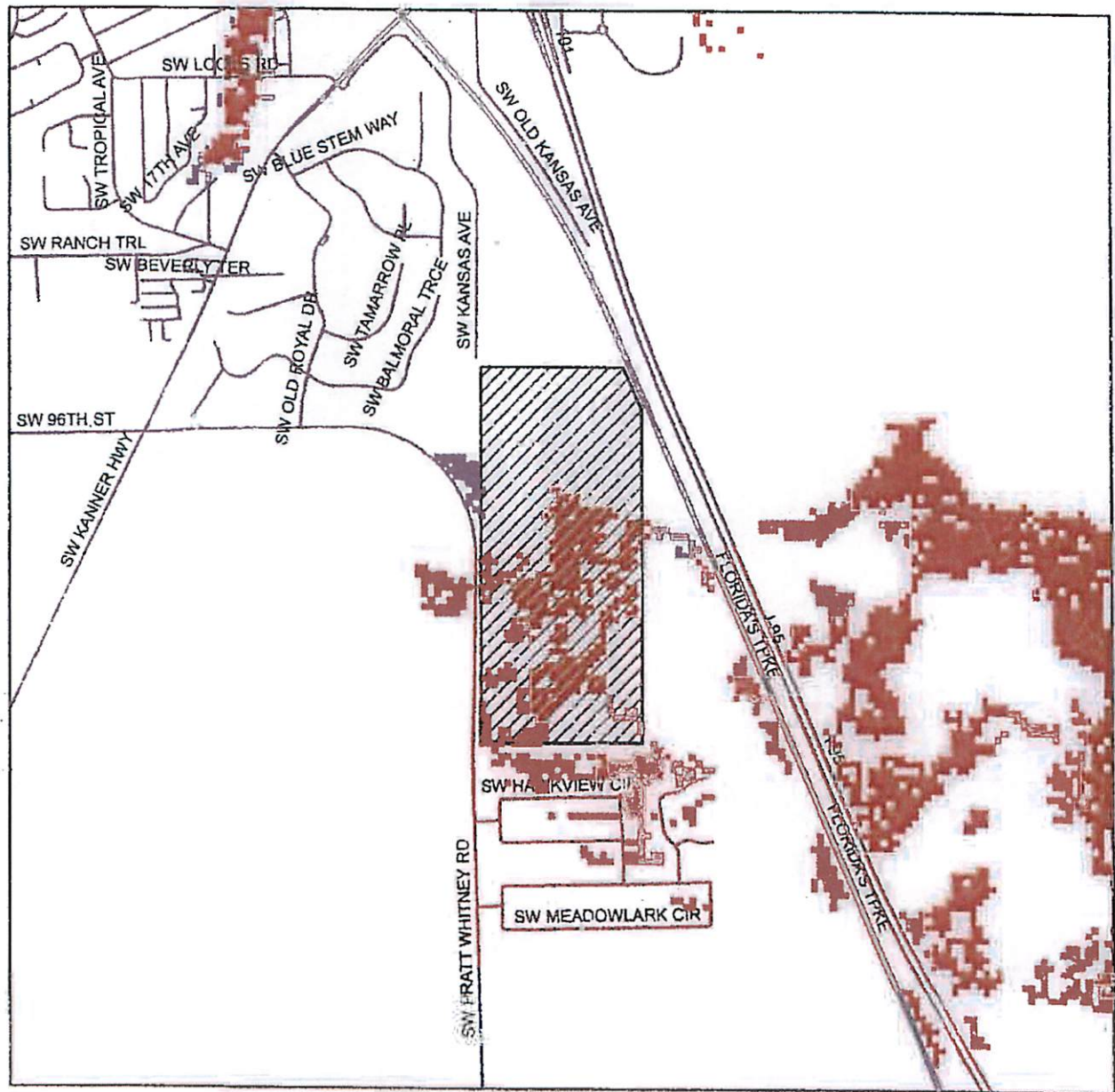


The prioritized SHCA map identifies 5 classes of SHCA based upon Heritage ranking criteria developed by The Nature Conservancy, the Natural Heritage Program Network, and the Florida Natural Areas Inventory. There are 2 possible ranks used to prioritize a species' SHCA: 1) the global rank based on a species 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.

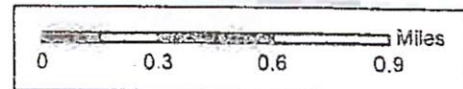
2012_5885

Strategic Habitat Conservation Areas

Christ Fellowship



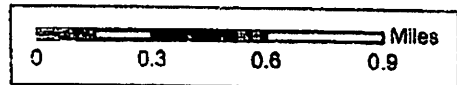
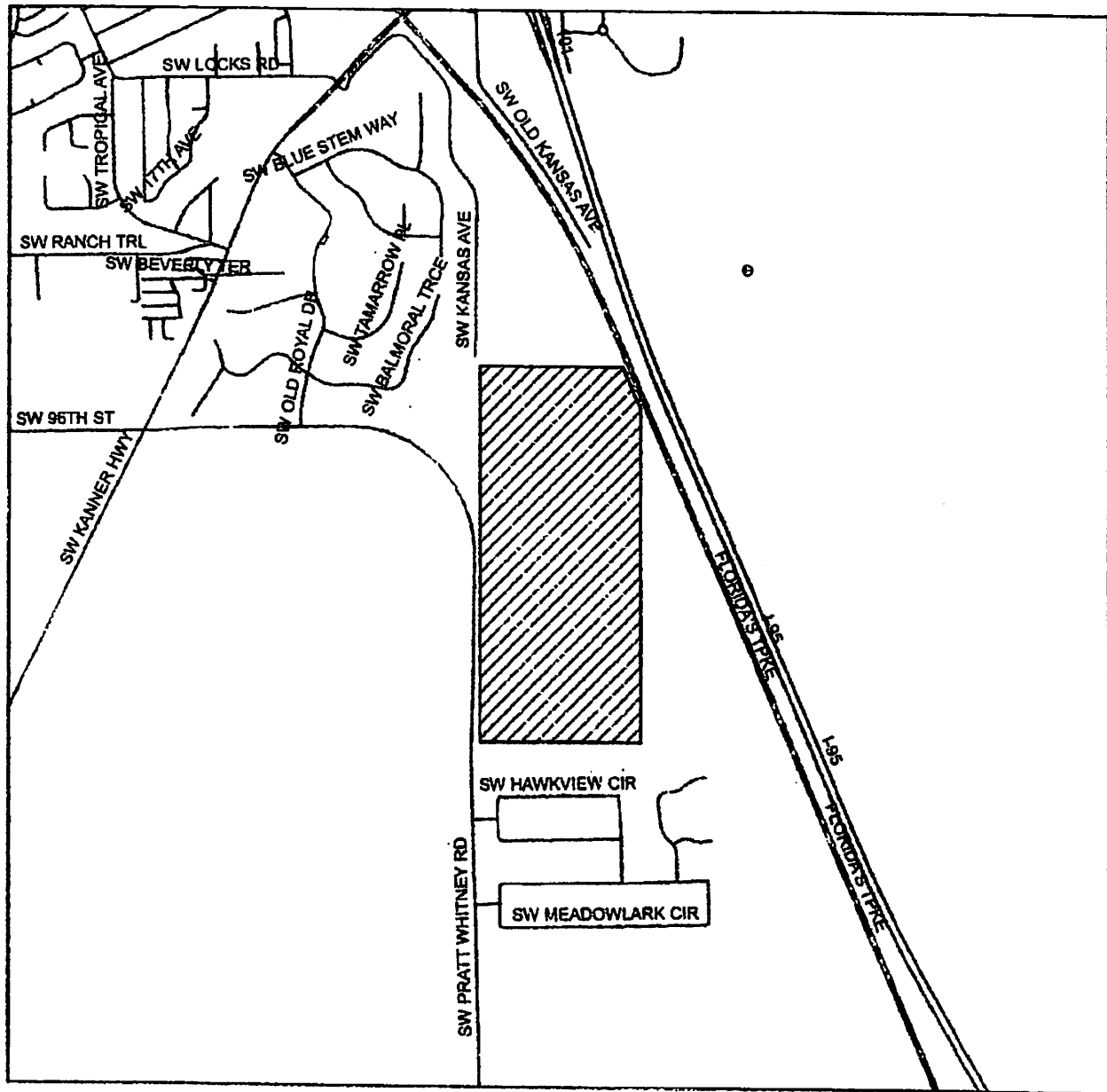
- Strategic Habitat Conservation Areas
- County Boundary
- Project Site



2012_5885

Species Occurrences

Christ Fellowship



2012_5885



U.S. Fish and Wildlife Service

Natural Resources of Concern

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

SOUTH FLORIDA ECOLOGICAL SERVICES FIELD OFFICE
1339 20TH STREET
VERO BEACH, FL 32960
(772) 552-3909
<http://fws.gov/verobeach>

Project Name:

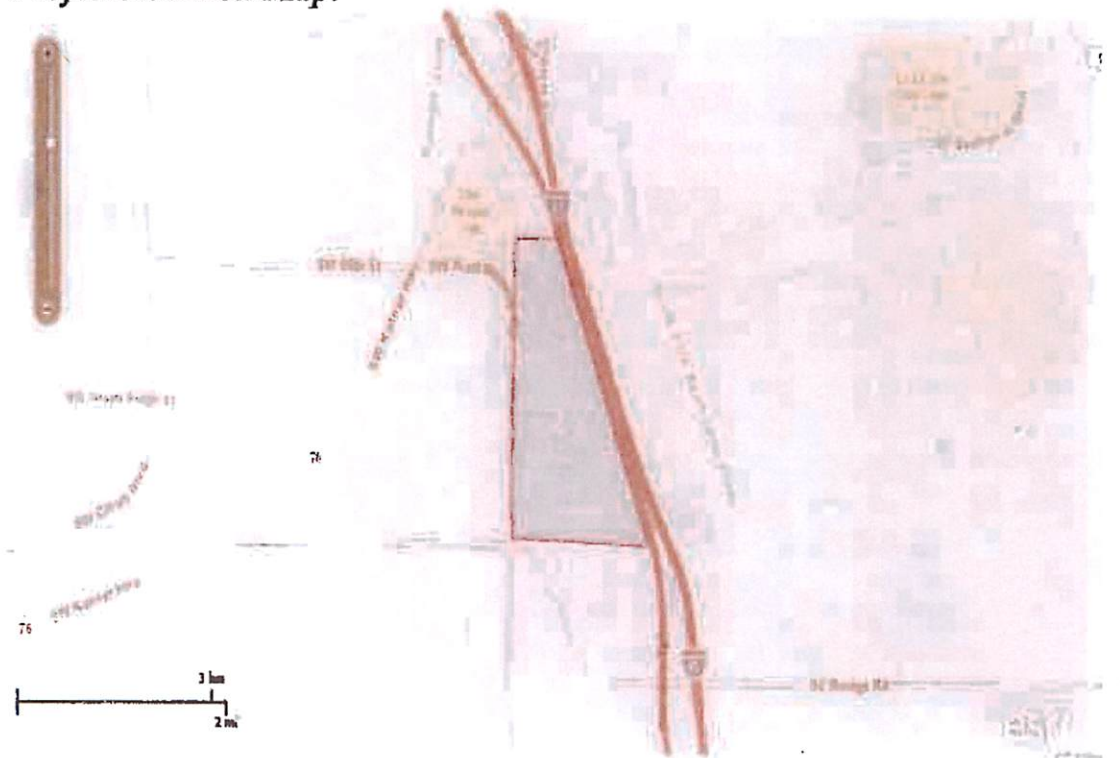
Christ Fellowship



U.S. Fish and Wildlife Service

Natural Resources of Concern

Project Location Map:



Project Counties:

Martin, FL

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-80.2623032 27.0911345, -80.2556084 27.0909816, -80.2417038 27.0585852, -80.2628181 27.0593419, -80.2626551 27.0607253, -80.2629898 27.0625598, -80.2623032 27.0911345)))

Project Type:

Development



U.S. Fish and Wildlife Service

Natural Resources of Concern

Endangered Species Act Species List (USFWS Endangered Species Program).

There are a total of 29 threatened, endangered, or candidate species, and/or designated critical habitat on your species list. Species on this list are the species that may be affected by your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Please contact the designated FWS office if you have questions.

Species that may be affected by your project:

Birds	Status	Species Profile	Contact
Audubon's Crested caracara (<i>Polyborus plancus audubonii</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Everglade Snail kite (<i>Rostrhamus sociabilis plumbeus</i>) Population: FL pop.	Endangered	species info	South Florida Ecological Services Field Office
Florida scrub-jay (<i>Aphelocoma coerulescens</i>)	Threatened	species info	South Florida Ecological Services Field Office
Ivory-Billed woodpecker (<i>Campephilus principalis</i>) Population: entire	Endangered	species info	South Florida Ecological Services Field Office
Kirtland's Warbler (<i>Dendroica kirtlandii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Piping Plover (<i>Charadrius melodus</i>) Population: except Great Lakes watershed	Threatened	species info	South Florida Ecological Services Field Office
Red Knot (<i>Calidris canutus ssp. rufa</i>)	Candidate	species info	South Florida Ecological Services Field Office
Red-Cockaded woodpecker (<i>Picoides borealis</i>)	Endangered	species info	South Florida Ecological Services Field Office



U.S. Fish and Wildlife Service

Natural Resources of Concern

Whooping crane (<i>Grus americana</i>) Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming)	Experimental Population, Non-Essential	species info	South Florida Ecological Services Field Office
Wood stork (<i>Mycteria americana</i>) Population: AL, FL, GA, SC	Endangered	species info	South Florida Ecological Services Field Office
Fishes			
Smalltooth sawfish (<i>Pristis pectinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Flowering Plants			
Beach jacquemontia (<i>Jacquemontia reclinata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Four-Petal pawpaw (<i>Asimina tetramera</i>)	Endangered	species info	South Florida Ecological Services Field Office
Johnson's seagrass (<i>Halophila johnsonii</i>)	Threatened	species info	South Florida Ecological Services Field Office
Lakela's mint (<i>Dicerandra immaculata</i>)	Endangered	species info	South Florida Ecological Services Field Office
Tiny polygala (<i>Polygala smallii</i>)	Endangered	species info	South Florida Ecological Services Field Office
Insects			
Florida Leafwing Butterfly (<i>Anaea troglodyta floridaalis</i>)	Candidate	species info	South Florida Ecological Services Field Office
Miami Blue Butterfly (<i>Cyclargus thomasi bethunebakeri</i>)	Endangered	species info	South Florida Ecological Services Field Office



U.S. Fish and Wildlife Service

Natural Resources of Concern

Lichens

Florida Perforate cladonia (<i>Cladonia perforata</i>)	Endangered	species info	South Florida Ecological Services Field Office
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Mammals

Florida panther (<i>Puma concolor coryi</i>)	Endangered	species info	South Florida Ecological Services Field Office
puma (<i>Puma concolor</i>) Population: FL	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
Southeastern Beach mouse (<i>Peromyscus polionotus niveiventris</i>)	Threatened	species info	South Florida Ecological Services Field Office
West Indian Manatee (<i>Trichechus manatus</i>)	Endangered	species info	South Florida Ecological Services Field Office

Reptiles

American alligator (<i>Alligator mississippiensis</i>)	Similarity of Appearance (Threatened)	species info	South Florida Ecological Services Field Office
American crocodile (<i>Crocodylus acutus</i>) Population: FL pop.	Threatened	species info	South Florida Ecological Services Field Office
Eastern Indigo snake (<i>Drymarchon corais couperi</i>)	Threatened	species info	South Florida Ecological Services Field Office
Green sea turtle (<i>Chelonia mydas</i>) Population: FL, Mexico nesting pops.	Endangered	species info	South Florida Ecological Services Field Office
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	Endangered	species info	South Florida Ecological Services Field Office



U.S. Fish and Wildlife Service

Natural Resources of Concern

Leatherback sea turtle (<i>Dermochelys coriacea</i>)	Endangered	species info	South Florida Ecological Services Field Office
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FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program).

There are no refuges found within the vicinity of your project.

FWS Migratory Birds (USFWS Migratory Bird Program).

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the Bald and Golden Eagle Protection Act (16 U.S.C. 668). The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C. 1531 et seq.).

NWI Wetlands (USFWS National Wetlands Inventory).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

GSM 1/3



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

TO: Jennifer Acevedo
Crossroads Environmental
Phone: 772.223.5200
Fax: 772.223.5103

Total Number of Pages (Including Title): 3

December 3, 2012

REF: Christ Fellowship

Mrs. Acevedo,

I have attached one letter and one roster for your review. If you have any questions or need any further assistance, please do not hesitate to contact me. Have a great day!

Kind Regards,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Direct Line: 850.245.6424
Email: Gabrielle.McDonnell@DOS.myflorida.com



DIVISION OF HISTORICAL RESOURCES
R. A. Gray Building • 300 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6300 • Facsimile: 850.245.6435 • www.flheritage.com
Commemorating 500 years of Florida history www.fl500.com

GJM



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 3, 2012

Jenifer Acevedo
Crossroads Environmental
1251 SW 27th St., Suite 2
Palm City, FL 34990
Phone: 772.223.5200
Fax: 850.245.6439



In response to your inquiry of December 3, 2012, the Florida Master Site File lists no previously recorded archaeological sites, and three standing structures found in the following parcels of Martin County:

T39S R41E Sections 08 & 17

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Gabby McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • www.flheritage.com/preservation/sitefile
850.245.6440 ph | 850.245.6439 fax | SiteFile@dos.state.fl.us

Florida Master Site File



AR=0
SS=3
CH=0
RG=0
BR=0
Total=3

Cultural Resource Roster

Created: 12/3/2012

Site ID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
1010 SW KANSAS AVENUE	SS	1010 SW KANSAS AVENUE	1010 SW KANSAS AVE, ST LUCIE LOCK/CANAL VRC	c1946 Frame Vernacular		
1100 SW KANNER HIGHWAY	SS	1100 SW KANNER HIGHWAY	1100 SW KANNER HWY, STUART	c1925 Frame Vernacular		
1400 SW MAPLE ROAD	SS	1400 SW MAPLE ROAD	1400 SW MAPLE RD, PALM CITY	c1930 Frame Vernacular		



Lake Area Management Plan

Prepared For:

Christ Fellowship

Sections 8 and 17, Township 39S, Range 41E

&

Martin County Growth Management

Prepared By:



WHERE ENVIRONMENTAL PROTECTION
AND ECONOMIC POTENTIAL MEET

1251 SW 27th St., Suite 2
Palm City, Florida 34990

©Crossroads Environmental Consultants, Inc.
May 2013

The following Lake Area Maintenance Plan (LAMP) is provided as an appendix to the PAMP for the Christ Fellowship project in Stuart, Martin County, Florida. It is provided to augment the littoral and the upland transition zone planting plan associated with the onsite lake improvements within the Christ Fellowship project.

Plant Material –

The upland transitional zone and littoral planting zone within and adjacent to the constructed lake will be planted with native material in accordance with the planting plan on the approved site plans and associated detail sheets. Modifications to proposed plant installation material can be completed only after receiving written permission from the Martin County Growth Management Department or their assigns. Plants will be installed in accordance with spacing and hydrological zone reference as depicted on the approved final site plan. Planting of the littoral and upland transitional zone will be done in accordance with the approved South Water Management District (SFWMD) project schedule. Temporary irrigation will be installed for 45 days after the initial planting, if necessary, in order to ensure survival of the plantings. Monitoring will be conducted by an Environmental Professional with experience in restoration ecology. An Environmental Professional familiar with littoral and upland transition zone plant installation shall oversee the installation activity.

Maintenance of Littoral and Upland Transition Zone Areas –

Littoral and upland transition zone planting areas as shown on the approved final site plan will be kept free of nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council. Exotic removal will be conducted through manual removal or the application of appropriate herbicides. All manual eradication will be conducted through hand clearing and non-native material will be disposed of off-site. The criterion for eradication will be the 100% removal of viable exotic vegetation after maintenance activities. If initial activity is not successful in achieving this criterion, additional treatment will be required. Transportation of exotic vegetation out of the maintenance area will be conducted in a fashion to minimize the distribution of seeds. All herbicide application will be conducted under the supervision of a Florida Department of Agriculture (FDA) licensed applicator, licensed for the application of aquatic herbicides. All herbicides applied within the lake system must be properly labeled for such use in accordance with FDA regulations. All herbicide applied in the maintenance area must contain a visible tracer dye in the mix to facilitate observation of treated vegetation.

The vegetative success criteria for the littoral and upland transition zone areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year

(after installation), aerial coverage of exotic vegetation at zero percent, and aerial coverage of nuisance species limited to five percent. After five years, the littoral and upland transition zones will meet the vegetative success criteria of 80 percent coverage of desirable vegetation.

Littoral and Upland Transition Zone Alteration Provision –

It shall be prohibited to alter the approved slopes, contours, or cross-sections of the upland transition zone or littoral zone after initial planting has occurred without the permission of the Growth Management Director or his assigns and a modified SFWMD permit (as it pertains to littoral zones). Regular maintenance as outlined above is allowed within the upland transition zone and littoral zone. However, it is the responsibility of the owner, developer, property owners association, its successors or assigns to maintain the required survivorship and native plant coverage of the upland transitional zone and the littoral shelf.

Littoral and Upland Transition Zone Monitoring –

The littoral and upland transition zones will be monitored in conjunction with the approved SFWMD permit. SFWMD monitoring reports will be submitted to the County within 30 days of completion of monitoring activities.

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

Water Management Procedures –

To ensure the continued viability and health of the littoral and transitional area plantings the lake will be held at or near the prescribed control level elevation in accordance with the approved SFWMD permit. In order to avoid siltation and/or eutrophication, practices such as pumping and the discharge of turbid waste will be avoided. As per Florida's Storm Water Regulatory Program, Best Management Practices (BMPs) will be used both during and after construction to minimize erosion and sedimentation and to properly manage runoff for both storm water quality and quantity. Additionally, the littoral and transitional area plantings will act to stabilize the area, limiting siltation and the probability of eutrophication. Areas of the lake without littoral or transitional plantings will be stabilized with sod or grass seed. The system will be operated and maintained in perpetuity in accordance with the approved SFWMD permit.

END OF DOCUMENT

Christ Fellowship

**WETLAND MONITORING
AND MAINTENANCE PLAN**

Prepared for:

South Florida Water Management District

Prepared by:



**1251 SW 27th Street, Ste. 2
Palm City, FL 34990**

Introduction

The Christ Fellowship project includes wetland maintenance and monitoring. Exotic vegetation eradication within the existing ±15.89 acres of wetland systems is the major component of the project's proposed activity. The vegetative success criteria for the preservation area includes the goal for 80 percent coverage of desirable vegetation by the end of the second year, and areal coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. After five years, the preservation area will meet the vegetative success criteria of 80 percent coverage of desirable vegetation and areal coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. Maintenance will be perpetual.

Wetland Preservation

The wetland preservation activity proposed will incorporate on-site, jurisdictional areas which will be maintained in perpetuity. The jurisdictional areas encompass twelve (12) wetland systems for a total of 15.89 acres. Wetland systems are classified as follows:

Wetland 1 – 1.92 acres freshwater marsh (641)
Wetlands 2-3 – 3.33 acres combined freshwater marsh (641)
Wetland 4 – 0.35 wetland prairie (643)
Wetlands 5 and 6 – 1.65 acres combined cypress swamp (621)
Wetlands 7, 8, and 9 – 7.03 acres combined (3.89 acres wet prairie (643), 0.16 acres cypress swamp (621), 2.98 acres fresh water marsh (641))
Wetland 10 – 0.52 acres wet prairie (643)
Wetland 11 – 1.0 acres freshwater marsh (641)
Wetland 12 – 0.09 acres wet prairie (643)

The specific preservation activities include: eradication of nuisance and exotic vegetation. This activity is described in detail as follows.

Eradication of Nuisance and Exotic Vegetation -

All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preservation area. The primary woody exotic vegetation that occurs within the on site preservation areas is Brazilian pepper. This species present in densities that vary from 5 percent coverage to less than 1 percent spot coverage.

- All woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. Vegetative debris will be hand removed from the wetland and disposed of in accordance with SFWMD standards.
- 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.

The exotic/nuisance vegetation present in the preservation area also includes non-woody species that primarily include old world climbing fern.

- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide and subsequent hand removal of any persistent rhizome materials.
- 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.

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 Department of Agriculture licensed applicator, licensed for application of aquatic herbicides.
- All herbicides applied within the wetland area must be properly labeled for application in wetlands.
- All herbicide applied must include a visible tracer dye in the mix to facilitate observation of treated vegetation.

Wetland Monitoring

The wetland monitoring plan includes photo stations and data collection stations established along transects through the preservation areas. A total of twelve (12) data collection stations will be established along with twelve (12) "panoramic" photo stations in order to document vegetative coverage and hydrologic conditions in the preservation area (See attached wetland monitoring map with transects and stations overlaid)

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 each monitoring station. The vegetation will be measured in percent coverage of the aquatic wetland 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, the water level and/or soil saturation at each data collection station will be reported, as well as any observed aquatic macrofauna, wildlife utilization, or indicators of wildlife (i.e. tracks, scat, etc.). Also, each report will include data on rainfall from the closest available rain gauge (within 2 miles of preservation areas).

The monitoring will be conducted on an annual basis with data collection at or near the end of the wet season. The data will be collected into one report that will be provided on an annual basis for five (5) years so that maintenance 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.

Maintenance

Each monitoring report will include recommendations for maintenance if necessary. The threshold for maintenance requirements will be any area that has five (5) percent or more total vegetative coverage by nuisance or exotic vegetation at any time during the monitoring period. Additionally, any areas that have not achieved the 80 percent coverage requirement at the end of two (2) years will be recommended for supplemental planting to meet this criterion. The vegetative success criteria for the preservation area include the requirement for 80 percent coverage of desirable vegetation by the end of the second year and fifth year, and areal coverage of exotic vegetation at zero percent and nuisance vegetation limited to five (5) percent or less. Maintenance will be provided in perpetuity in accordance with permit requirements.

At the request of District staff, the dates for field data collection will be provided in advance so that arrangements can be made to accompany the field biologist during the monitoring.

Restoration

The fifty foot upland buffers contain a mixture of native vegetation, exotic plant species, and non invasive grasses. All areas of the wetland buffer are not representative of a native upland community as a result of the presence of dense colonies of Brazilian pepper. All areas that do not exhibit at least 20% coverage of native vegetation post exotic removal will be revegetated in order to achieve 80% coverage of native vegetation in all areas of the wetland buffer within 18 months post exotic removal. The plant material will consist of similar species currently found within the wetland buffer. The actual plant material quantities will be a site-specific decision. However, the following plant list has been established for the site and is based on observations of the on-site buffer species composition.

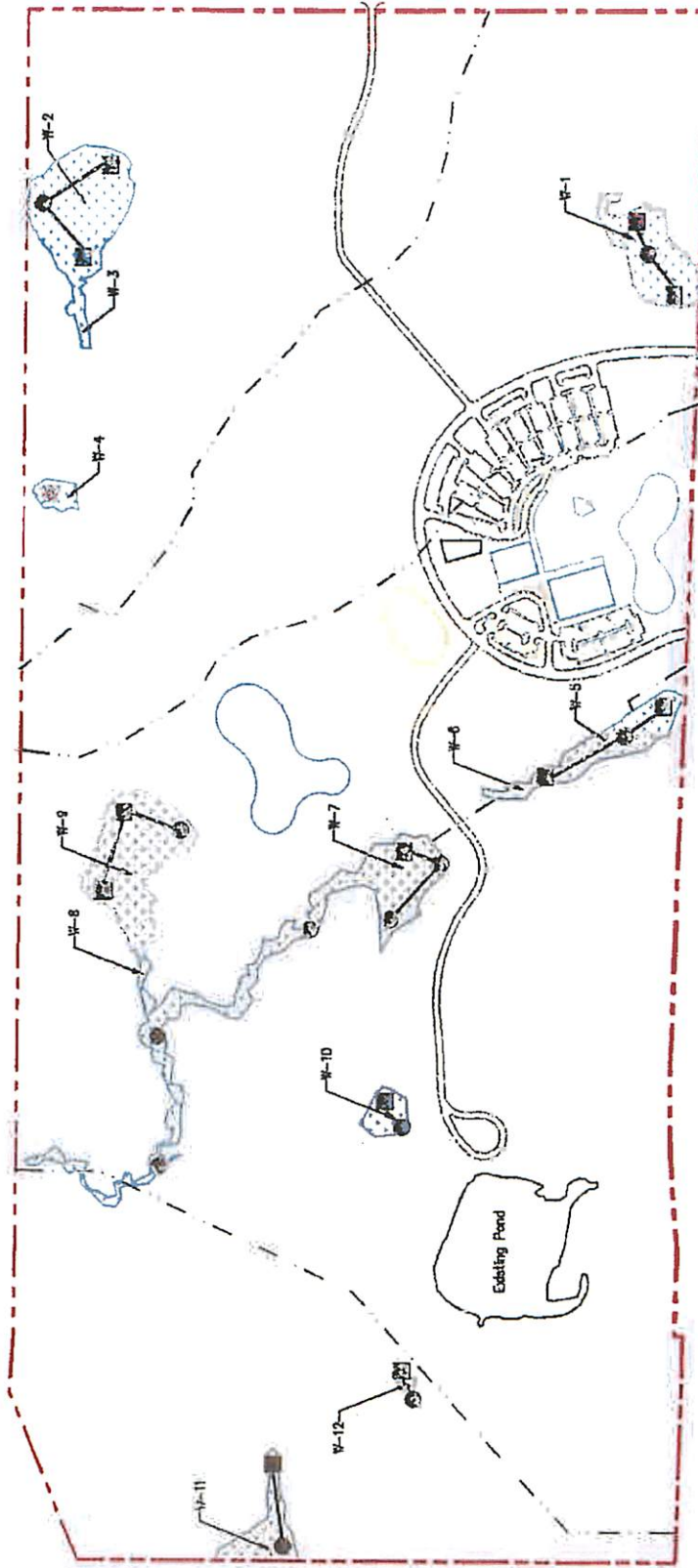
The quantities listed are for 0.10 acres of wetland buffer planting. The actual quantities may vary depending on the size and nature of the area to be planted.

Common Name	Scientific Name	Size	Quantity	Size
Slash Pine	<i>Pinus ellottii</i>	7g	16	10' O.C.
Dahoon Holly	<i>Ilex cassine</i>	7g	5	10' O.C.
Broom Grass	<i>Andropogon</i> spp.	1g	21	5' O.C.
Coccolupum	<i>Chrysobalanus icaco</i>	7g	7	7' O.C.
Wiregrass	<i>Aristida stricta</i>	1g	120	2' O.C.
Saw Palmetto	<i>Serenoa repens</i>	7g	7	7' O.C.
Wax Myrtle	<i>Myrica cerifera</i>	7g	7	7' O.C.
Rusty Lyonia	<i>Lyonia</i> spp.	7g	17	5' O.C.
Sand Cordgrass	<i>Spartina bakeri</i>	3g	15	5' O.C.

Monitoring/Maintenance Work Schedule

The schedule for conducting the proposed monitoring and maintenance is based on the date of notice to proceed from the appropriate agencies. The following schedule is proposed, with specific dates based upon receipt of notice to proceed.

<u>Activity</u>	<u>Months after Notice to Proceed</u>
Field locate wetland preserve area limits	1 month
Agency inspection of proposed preservation area	2 months
Conduct Baseline Monitoring	3 months
Conduct exotic removal within preservation area	4 months
Complete Exotic Eradication	5 months
First Annual Monitoring Report	Baseline + 12 months
Second Annual Monitoring Report	Baseline + 24 months
Third Annual Monitoring Report	Baseline + 36 months
Fourth Annual Monitoring Report	Baseline + 48 months
Fifth Annual Monitoring Report	Baseline + 60 months



WETLAND	AC
1	1.92
2	1.08
3	0.27
4	0.35
5	1.58
6	0.07
7	1.59
8	0.18
9	2.58
10	1.52
11	1.00
12	0.09
	13.05

Legend

- Photo Station (13)
- Sampling Station (12)

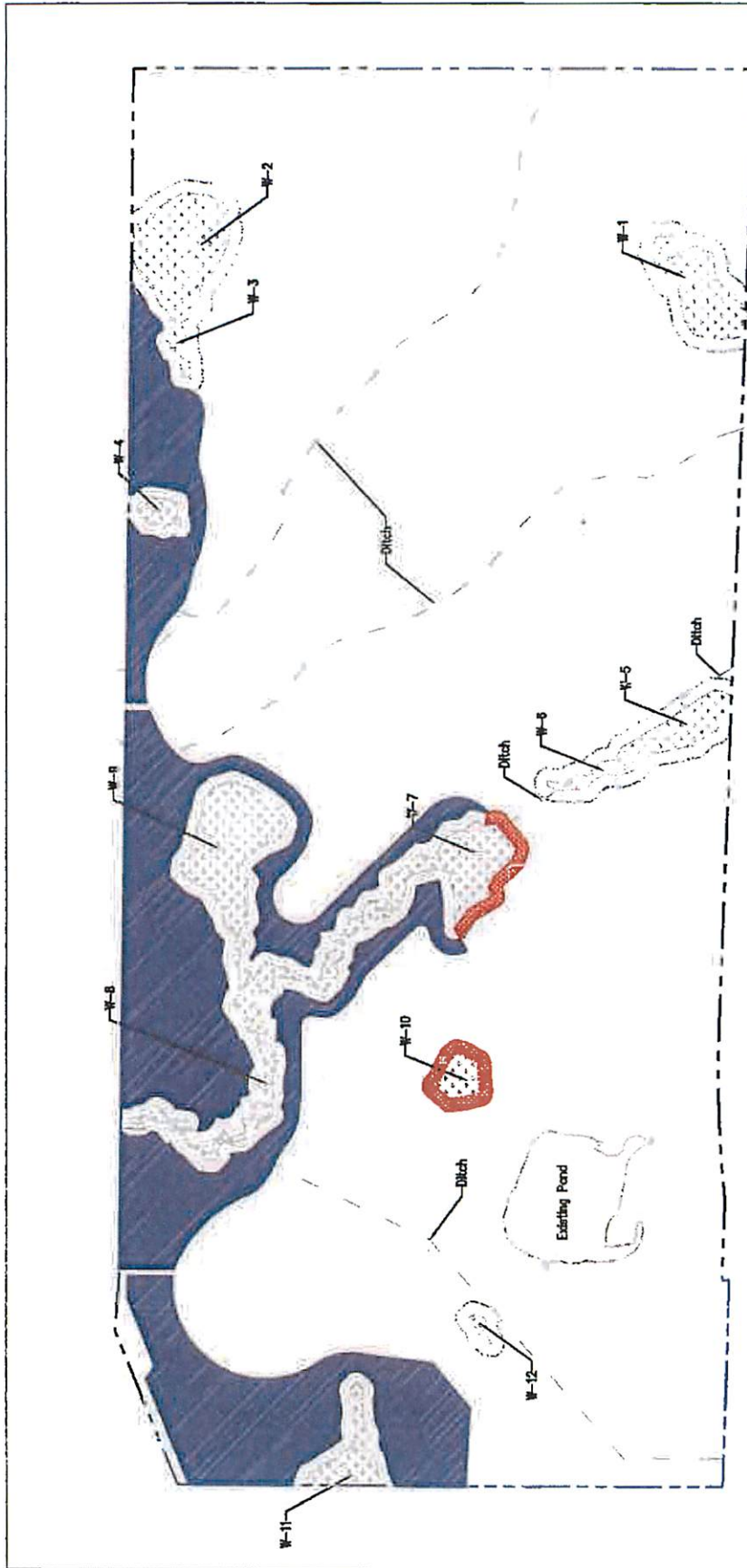
GRAPHIC SCALE



(IN FEET)
1 inch = 600 ft.

 WETLANDS ENVIRONMENTAL 1201 NW 27th St, Suite 2 Palm City, Florida 34990 Phone: (888) 332-0000	PROJECT: Proposed Christ Fellowship Martin County, Florida	DRAWING: Wetland Monitoring Map	DESIGNED BY: D. Woodard PROJECT NO: 1943.01	SCALE: 600 DATE: 12/04/12	REVISION: 	SHEET: 1 of 1
--	--	---	--	--	-------------------	-------------------------

PROPOSED UPLAND PRESERVE MAP



Legend

41.38 Acres of Upland Preserve.

1.62 Acres of Wetland Buffer Restoration.

	Square Feet	Acres
Wetland	692,188.4	15.89
Wetland Buffer	1,009,519	23.18
Wetland Buffer Restoration	70,769	1.62
Upland Preserve	1,802,838.40	41.38

GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.

PROJECT:

Christ Fellowship
Marlin County, Florida

DRAWING:

Upland Preserve Map

DESIGNED BY:

A. Trovato
PROJECT NO.
1343.01

SCALE:

600
DATE:
07/30/13

REVISION:

SHEET:

4 of 4

PROSPECTS
ENVIRONMENTAL
12511 NW 27th St. Suite 2
Miami, FL 33142
Phone: 305-444-1111
Fax: 305-444-1112

PRESERVE AREA



PLEASE PROTECT

MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN

ANNUAL MONITORING REPORT FOR (Year)

Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports.

All Annual Monitoring Reports shall contain the following information:

- **Name and address of current owner of Preserve Area;**
- **Location of Preserve Area (site/project location, Martin County Parcel Control Number, section/township/range, etc);**
- **Date PAMP approved;**
- **Documentation of vegetation changes, including encroachment of exotic vegetation;**
- **Fixed-point panoramic photos of all Preserve Areas;**
- **Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, revegetation, and additional enhancement activities necessary to maintain the Preserve Area;**
- **A timetable for action within 90 days of the report;**
- **A list of all violations of the PAMP; and**
- **Recommendations for remedial actions, with a proposed schedule for the coming year.**

Signature/Date : _____

Typed Name/Title : _____

Company Name (if applicable) : _____

Lake Area Management Plan

Prepared For:

Pulte Homes

Sections 8 and 17, Township 39S, Range 41E

&

Martin County Growth Management

Prepared By:



10250 SW Village Parkway
Suite 201
Port St. Lucie, FL 34987

©EDC, Inc.
March 2021

The following Lake Area Maintenance Plan (LAMP) is provided as an appendix to the PAMP for the Pulte Homes HighPointe PUD project in southern Stuart, Martin County, Florida. It is provided to augment the littoral and the upland transition zone planting plan associated with the onsite lake improvements within the Pulte Homes project. All littoral shelf and transitional zone locations are depicted on the site plan. The following table also appears within the landscape plans for the PUD.

Table 1: Highpointe PUD Littoral areas.

Lake	Linear Footage	Min Required Sf	Provided Littoral Zone Sf	Provided Upland Transitional Zone Sf	Additional (LZ Sf Provided)	Additional (UTZ Provided)
1	1,634	16,340	28,500	17,310	12,160	970
2	3,621	36,210	70,978	36,370	34,768	160
3	2,914	29,140	51,361	29,140	22,221	0
4	3,197	31,970	103,246	93,076	71,276	0
5	848	8,480	9,071	8,480	591	0
6	1,130	11,300	18,363	14,075	7,063	2,775
7	3,267	32,670	92,000	62,700	59,330	0
8	2,375	23,750	51,500	118,295	27,750	2,250
TOTAL	15,719	189,860	425,019	379,446	235,159	6,155

Plant Material –

The upland transitional zone and littoral planting zone within and adjacent to the constructed lakes will be planted with native material in accordance with the planting plan on the approved site plans and associated detail sheets. Modifications to proposed plant installation material can be completed only after receiving written permission from the Martin County Growth Management Department or their assigns. Plants will be installed in accordance with spacing and hydrological zone reference as depicted on the approved final site plan. Planting of the littoral and upland transitional zone will be done in accordance with the approved South Florida Water Management District (SFWMD) project schedule. Temporary irrigation will be installed for 45 days after the initial planting, if necessary, in order to ensure survival of the plantings. Monitoring will be conducted by an Environmental Professional with experience in restoration ecology. An Environmental Professional familiar with littoral and upland transition zone plant installation shall oversee the installation activity. Please note, specific planting plans for the littoral zone and upland transitional zone are depicted within the landscape plans for the Highpointe PUD project.

Maintenance of Littoral and Upland Transition Zone Areas –

Littoral and upland transition zone planting areas as shown on the approved final site plan will be kept free of nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council. Exotic removal will be conducted through manual removal or the application of appropriate herbicides. All manual eradication will be conducted through hand clearing and non-native material will be disposed of off-site. The criterion for eradication will be the 100% removal of viable exotic vegetation after maintenance activities. If initial activity is not successful in achieving this criterion, additional treatment will be required. Transportation of exotic vegetation out of the maintenance area will be conducted in a fashion to minimize the distribution of seeds. All herbicide application will be conducted under the supervision of a Florida Department of Agriculture (FDA) licensed applicator, licensed for the application of aquatic herbicides. All herbicides applied within the lake system must be properly labeled for such use in accordance with FDA regulations. All herbicide applied in the maintenance area must contain a visible tracer dye in the mix to facilitate observation of treated vegetation.

The vegetative success criteria for the littoral and upland transition zone areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year (after installation), aerial coverage of exotic vegetation at zero percent, and aerial coverage of nuisance species limited to five percent. After five years, the littoral and upland transition zones will meet the vegetative success criteria of 80 percent coverage of desirable vegetation.

Littoral and Upland Transition Zone Alteration Provision –

It shall be prohibited to alter the approved slopes, contours, or cross-sections of the upland transition zone or littoral zone after initial planting has occurred without the

permission of the Growth Management Director or his assigns and a modified SFWMD permit (as it pertains to littoral zones). Regular maintenance as outlined above is allowed within the upland transition zone and littoral zone. However, it is the responsibility of the owner, developer, property owners association, its successors or assigns to maintain the required survivorship and native plant coverage of the upland transitional zone and the littoral shelf.

Littoral and Upland Transition Zone Monitoring –

The littoral and upland transition zones will be monitored in conjunction with the approved SFWMD permit. SFWMD monitoring reports will be submitted to the County within 30 days of completion of monitoring activities.

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

Water Management Procedures –

To ensure the continued viability and health of the littoral and transitional area plantings the lake will be held at or near the prescribed control level elevation in accordance with the approved SFWMD permit. In order to avoid siltation and/or eutrophication, practices such as pumping and the discharge of turbid waste will be avoided. As per Florida's Storm Water Regulatory Program, Best Management Practices (BMPs) will be used both during and after construction to minimize erosion and sedimentation and to properly manage runoff for both storm water quality and quantity. Additionally, the littoral and transitional area plantings will act to stabilize the area, limiting siltation and the probability of eutrophication. Areas of the lake without littoral or transitional plantings will be stabilized with sod or grass seed. The system will be operated and maintained in perpetuity in accordance with the approved SFWMD permit.

END OF DOCUMENT

Exhibit “H”
Signage – Typical Examples

See approved Signage – Typical Examples on following page(s).

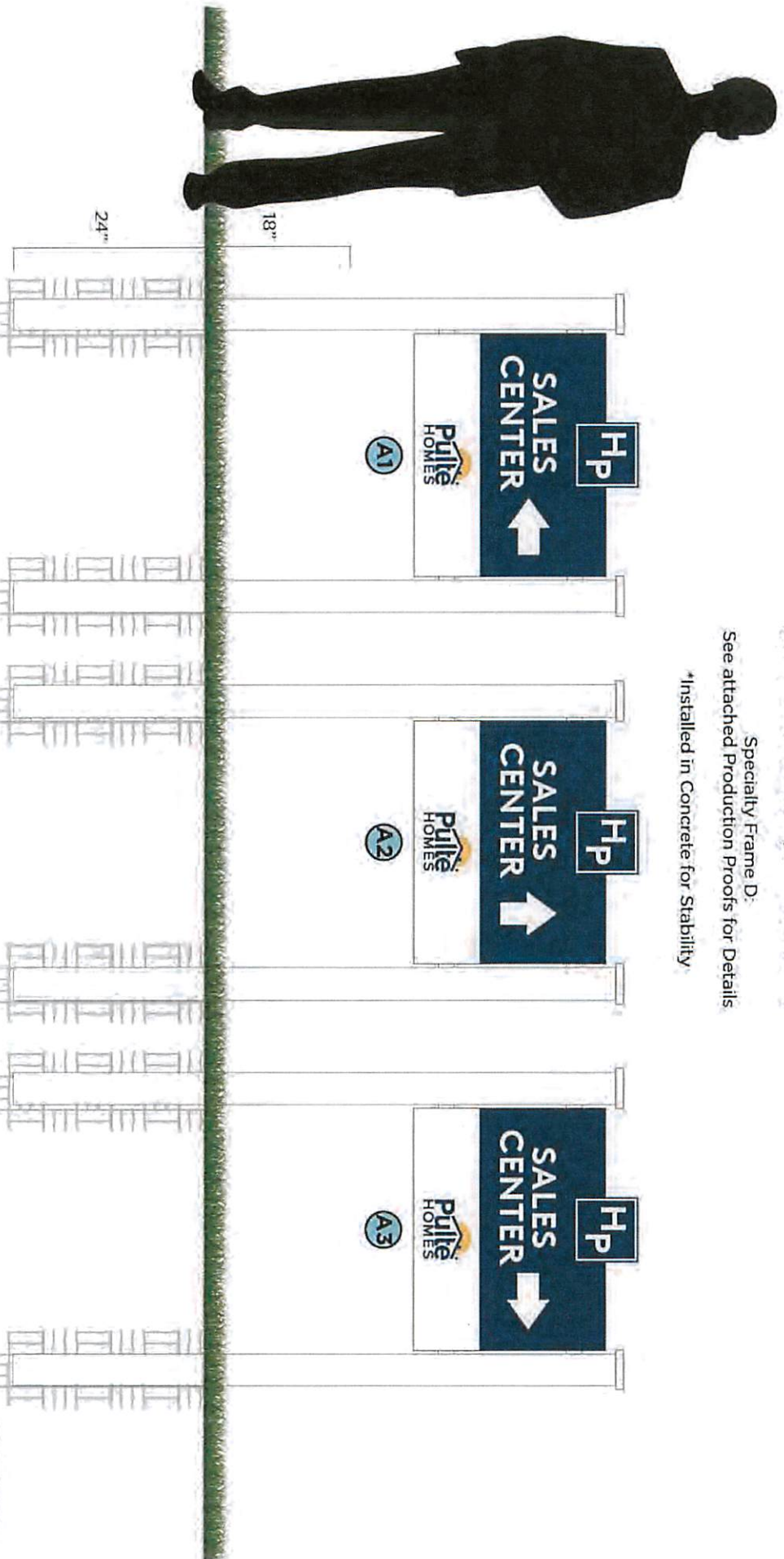
S/S Directional Signs

30"x28" - **TRUE TO SIZE**
Direct Print w/Gloss Lam
on 3MM Dibond
Backs Painted 1 Color

Mechanically Fastened to Frame
w/(3) Decorative Screw Caps - White
(3) Decorative Screw Caps - Painted 1 Color

Specialty Frame D:
See attached Production Proofs for Details

*Installed in Concrete for Stability



PRINT	SCREWCAP PAINT	PAINT
PANTONE 540 C	PANTONE 540 C GLOSS	WHITE GLOSS

Wo.295898 V.04.19.21

Pulte - SEFL - Highpointe

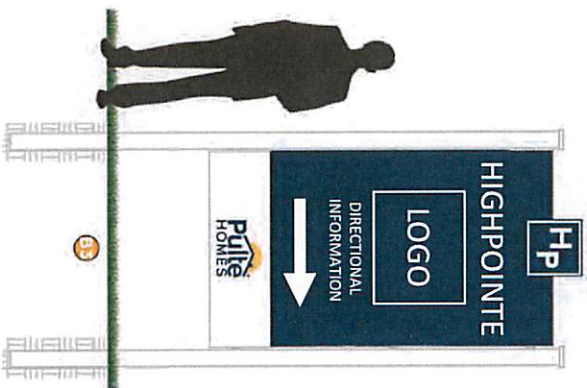
Community Signs - 1 of 4

Pratt Whitney signage
Qty: 2 (4 sign faces)
48"x92" - **TRUE TO SIZE**
Direct Print w/Gloss Lam
on 3MM Dibond
Becks Painted 1 Color

Mechanically Fastened to Frame
w/(6) Decorative Screw Caps - White
(12) Decorative Screw Caps - Painted 1 Color

Specialty Frame A:
See attached Production Proofs for Details
*Installed in Concrete for Stability.

Front/Back



PRINT		SCREWCAP PAINT	
PAINTONE 540 C	PAINTONE 141 C	PAINTONE 540 C Gloss	WHITE Gloss

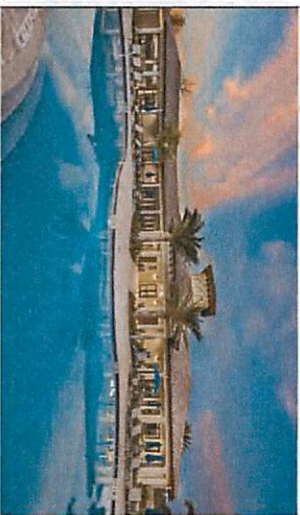
NO.295898 V.04.19.21

Pulte - SEFL - Highpoint

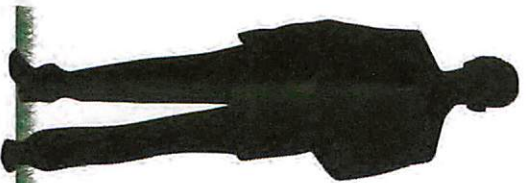
Community Signs - 2 of 4



HIGHPOINTE AMENITY CENTER

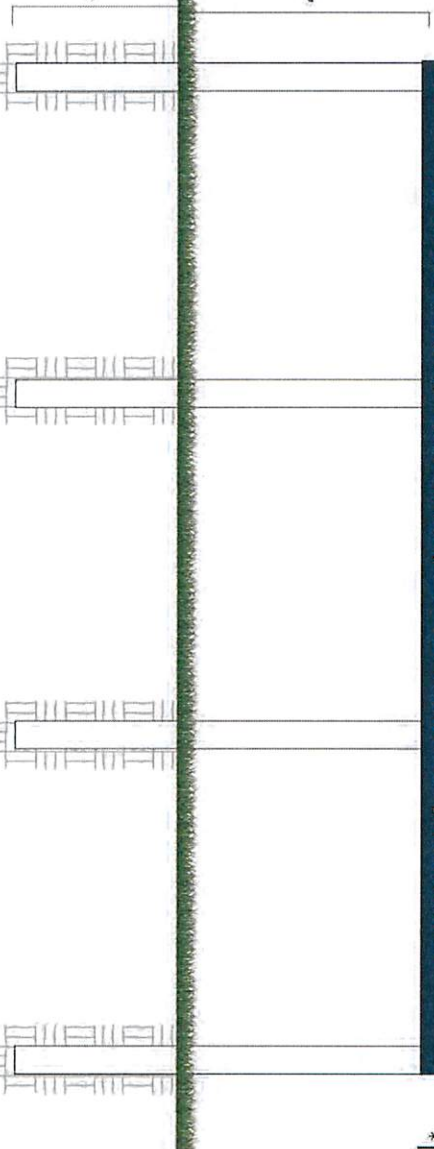


RESORT-STYLE POOL & SPA | FITNESS CENTER | TOT LOT
DOG PARK | FIRE PIT | BOCCCE BALL | TENNIS



36"

24"



s/s Coming Soon Sign

144"x84"

Direct Print w/Gloss Lam
on 3MM Dibond

(4) 144"x4"x4" Wooden Posts
w/Wooden Stringers and Kickbacks
Painted 1 Color

*Installed in Concrete for Stability

PRINT

PANTONE
540 C

PANTONE
141 C

PAINT

WHITE
GLOSS

Community Signs - 3 of 4

WO.295898 V.04.19.21

Pulte - SEFL - Highpointe



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BTB Pulte Sail Flags

(2) 3'x15' White Nylon Sail Flag Panels
Sewn Back To Back With Black Out Panel In The Middle
Sublimation on White Nylon Flag

w/4" Sleeves for 2" Diameter Pole
w/Top and Bottom Grommets

**PULL FROM CLIENT INVENTORY
PRODUCED ON WO#293501**

Sail Flag Poles

20' Galvanized Steel Pole
w/PVC Ground Sleeve
Installed in Concrete for Stability

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Community Signs - 4 of 4

