Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER

RESOLUTION NUMBER 20-2.49

[REGARDING A FINAL SITE PLAN APPROVAL FOR PHASE 2 OF THE MARINER VILLAGE SQUARE PUD PROJECT WITH A PUBLIC FACILITIES RESERVATION]

WHEREAS, this Board has made the following determinations of fact:

1. Ribbon Ventures, LLC, submitted an application for final site plan approval for Phase 2 of the Mariner Village Square PUD project (M160-011), located on lands legally described in Exhibit A, attached hereto.

2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).

3. Upon proper notice of hearing this Board held a public meeting on the application on February 25, 2020.

4. At the public meeting, all interested parties were given an opportunity to be heard.

5. The final site plans for Phase 2, (lot 2 and infrastructure) of the Mariner Village Square PUD project is consistent with the Comprehensive Plan and the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The Phase 2 Plat Infrastructure Final Site Plan and the Phase 2, Lot 2 Final Site Plan of the Mariner Village Square PUD project attached hereto as Exhibit B are approved. Development of Phase 2 of the Mariner Village Square PUD shall be in accordance with the approved final site plans and the Preserve Area Management Plan (PAMP) attached hereto as Exhibit C.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.11, Land Development Regulations Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for Phase 2 of the Mariner Village Square PUD project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code.

F. All permits for Phase 2 of the Mariner Village Square PUD must be obtained within one year, by February 25, 2021. Development must be completed within two years, by February 25, 2022.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.

ATTEST:

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSITANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plans

EXHIBIT A
MARINER VILLAGE SQUARE PUD, PHASE 2
LEGAL DESCRIPTION

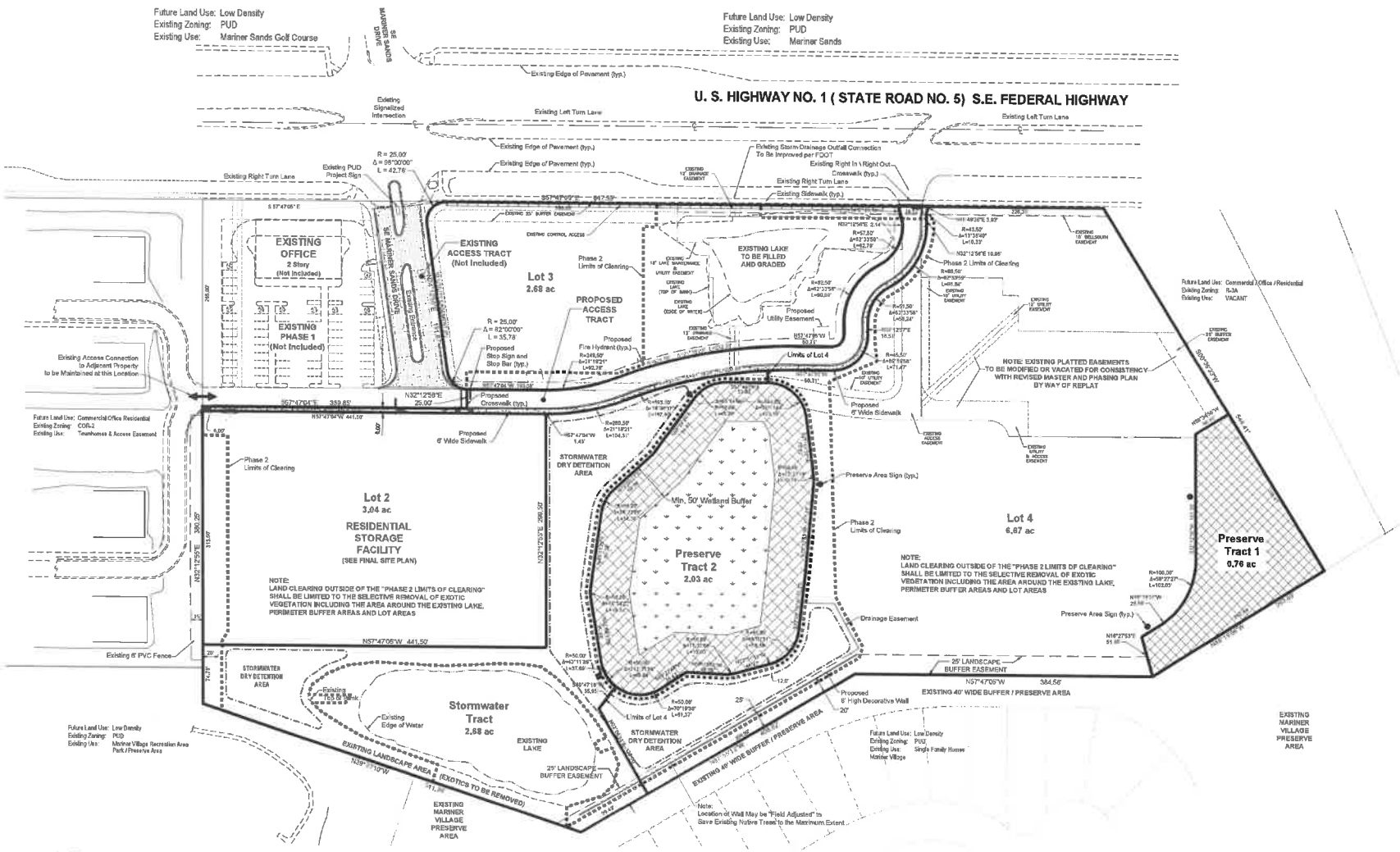
A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 42 EAST AND LYING SOUTHERLY OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF PLAT I OF MARINER VILLAGE SQUARE, P.U.D., RECORDED IN PLAT BOOK 11, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE SOUTH 57°47'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, A DISTANCE OF 191.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, SOUTH 57°47'05" EAST, A DISTANCE OF 742.38 FEET; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, SOUTH 45°49'36" WEST, A DISTANCE OF 3.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 43.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'41", A DISTANCE OF 10.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°12'55" WEST, A DISTANCE OF 10.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 88.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'59", A DISTANCE OF 96.64 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 51.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'58", A DISTANCE OF 56.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH SOUTH 32°12'57" WEST, A DISTANCE OF 16.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 45.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'58", A DISTANCE OF 71.47 FEET; THENCE SOUTH 31°51'07" WEST, A DISTANCE OF 299.74 FEET; THENCE SOUTH 03°21'50" WEST, A DISTANCE OF 101.61 FEET TO THE SOUTHERLY LINE OF MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED), ALSO BEING THE NORTH LINE OF PLAT II OF MARINER VILLAGE, P.U.D. (R), RECORDED IN PLAT BOOK 13, PAGE 39 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID LINE, THE FOLLOWING TWO CALLS: NORTH 57°47'05" WEST, A DISTANCE OF 22.88 FEET; THENCE NORTH 87°55'12' WEST, A DISTANCE OF 408.82 FEET; THENCE NORTH 39°33'10" WEST ALONG SAID SOUTHERLY LINE OF MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED), NORTH LINE OF PLAT II OF MARINER VILLAGE, P.U.D. (R) AND NORTH LINE OF PLAT I OF MARINER VILLAGE, P.U.D. (R), RECORDED IN PLAT BOOK 12, PAGE 95 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 511.36 FEET TO THE NORTHWESTERLY LINE OF SAID MARINER VILLAGE SQUARE, P.U.D. (UNPLATTED); THENCE NORTH 32°12'55" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 405.26 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF SAID PLAT 1 OF MARINER VILLAGE SQUARE, P.U.D., RECORDED IN PLAT BOOK 11, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 57°47'04" EAST, ALONG THE SOUTHWESTERLY LINE OF PARCEL 'A', A DISTANCE OF 218.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°00'00", A DISTANCE OF 42.76 FEET TO THE POINT OF TANGENCY AND THE SOUTHEASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 24°12'56' EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 191.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SOUTHEASTERLY LINE OF SAID PARCEL "A" THROUGH A CENTRAL ANGLE OF 82°00'01", A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 543,232 SQUARE FEET, OR 12.471 ACRES, MORE OR LESS.

PARCEL I.D. NUMBERS: 31-38-42-000-014-00010-6 31-38-42-008-000-00001-8
31-38-42-008-000-00002-7 31-38-42-008-000-00003-6

EXHIBIT B



Legend

- Upland Preserve
- Wetland Buffer
- Wetland Preserve
- Boundary, Lot, Tract Line
- Phase 2 Plat Infrastructure (Limits of Clearing and Grading)
- Stormwater Dry Detention Area (Top of Bank)

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed light poles shall be shielded to minimize ancient glare to adjacent residential areas and roadways in accordance with Section 3.266 of Article 3.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to protect the vegetation to be used for this purpose.
- All designated preserve areas must be barricaded and inspected by martin county prior to site clearing.
- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 20' in height within non-vehicular pedestrian areas.
- Maximum incidental light spillage onto nearby residential parcels shall be 0.2 foot candles as measured 6 feet above average grade at the property line of the receiving parcel.
- AC units and other rooftop mechanical devices shall be screened per Section 4.20.D.1 and Section 4.20.D.2, LDR's
- Awnings for each building to extend over all customer entrances per Section 4.20.G.1, LDR's.
- Min. 200 s.f. outdoor covered patio area with decorative planter boxes per Section 4.20.G.2, LDR's shall be provided for each building.
- 6 Bike inverted U-shaped bike rack and 6' long bench per Section 4.20.J.9, LDR's shall be provided for each building.

Site Data

Lot 2 (See Final Site Plan)

Total Site Area:	132,450 s.f. (3.04 ac.)	
Impervious Area:	103,132 s.f. (2.37 ac.)	(78%)
Buildings Footprint:	38,476 s.f. (1.20 ac.)	
Pavement:	52,124 s.f. (0.88 ac.)	
Covered Parking:	12,533 s.f. (0.29 ac.)	
Pervious Area:	29,318 s.f. (0.67 ac.)	(22%)
Landscape \ Open Space Areas:	29,318 s.f. (0.67 ac.)	

Access Tract

Total Site Area:	24,441 s.f. (0.56 ac.)	
Impervious Area:	24,441 s.f. (0.56 ac.)	(100%)
Pavement:	24,441 s.f. (0.56 ac.)	
Pervious Area:	0 s.f. (0.00ac.)	(0%)

Preserve Tracts

Total Site Area:	121,027 s.f. (2.79 ac.)	
Wetland	39,130 s.f. (0.90 ac.)	
Upland Buffer:	81,897 s.f. (1.89 ac.)	

Stormwater Tract

Total Site Area:	116,741 s.f. (2.68 ac.)	
Impervious Area:	33,436 s.f. (0.77 ac.)	(29%)
Existing Lake:	33,436 s.f. (0.77 ac.)	
Pervious Area:	83,305 s.f. (1.91ac.)	(71%)
Landscape \ Open Space Areas:	49,878 s.f. (1.14 ac.)	
Stormwater Treatment Areas:	33,428 s.f. (0.77 ac.)	

Lot 3*

Total Site Area:	117,032 s.f. (2.68 ac.)	
Cleared and Filled Areas:	55,371 s.f. (1.26 ac.)	
Undisturbed Areas:	61,661 s.f. (1.42 ac.)	

Lot 4*

Total Site Area:	290,603 s.f. (6.67 ac.)	
Cleared and Filled Areas:	42,357 s.f. (0.97 ac.)	
Undisturbed Areas:	231,321 s.f. (5.31 ac.)	
Stormwater Treatment Areas:	16,925 s.f. (0.39 ac.)	

* **Note**
Refer to Revised Master Plan for overall Pervious/Impervious ure calculations.

Lot & Tract Areas

Lot 2:	132,450 s.f.	(3.04 ac.)
Lot 3:	117,032 s.f.	(2.68 ac.)
Lot 4:	290,603 s.f.	(6.67 ac.)
Access Tract:	24,441 s.f.	(0.56 ac.)
Stormwater Tract	116,741 s.f.	(2.68 ac.)
Preserve Tracts:	121,027 s.f.	(2.79 ac.)
Total Site Area:	**852,294 s.f.**	**(19.42 ac.)**

Site Data

Existing Zoning:	PUD
Future Land Use Designation:	General Commercial
Existing Use:	Existing Office and Vacant
Parcel Control Numbers:	31-38-42-000-014-00010-6
	31-38-42-008-000-00042-8

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 220-2200
1st Avenue A Suite 2A, Fort Pierce Florida 34950 (772) 467-1201, Fax (772) 461-1202
607 North Thornton Avenue, Orlando, Florida 32803 (407) 896-3521, Fax (407) 896-5758

Key / Location:

Project Team:

Applicant:	Ribbon Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2
Plat Infrastructure
Final Site Plan

Date	By	Description
4.29.2019	S.L.S.	Initial Submittal
12.3.2019	S.L.S.	1st Resubmittal

NORTH

SCALE: 1" = 60'

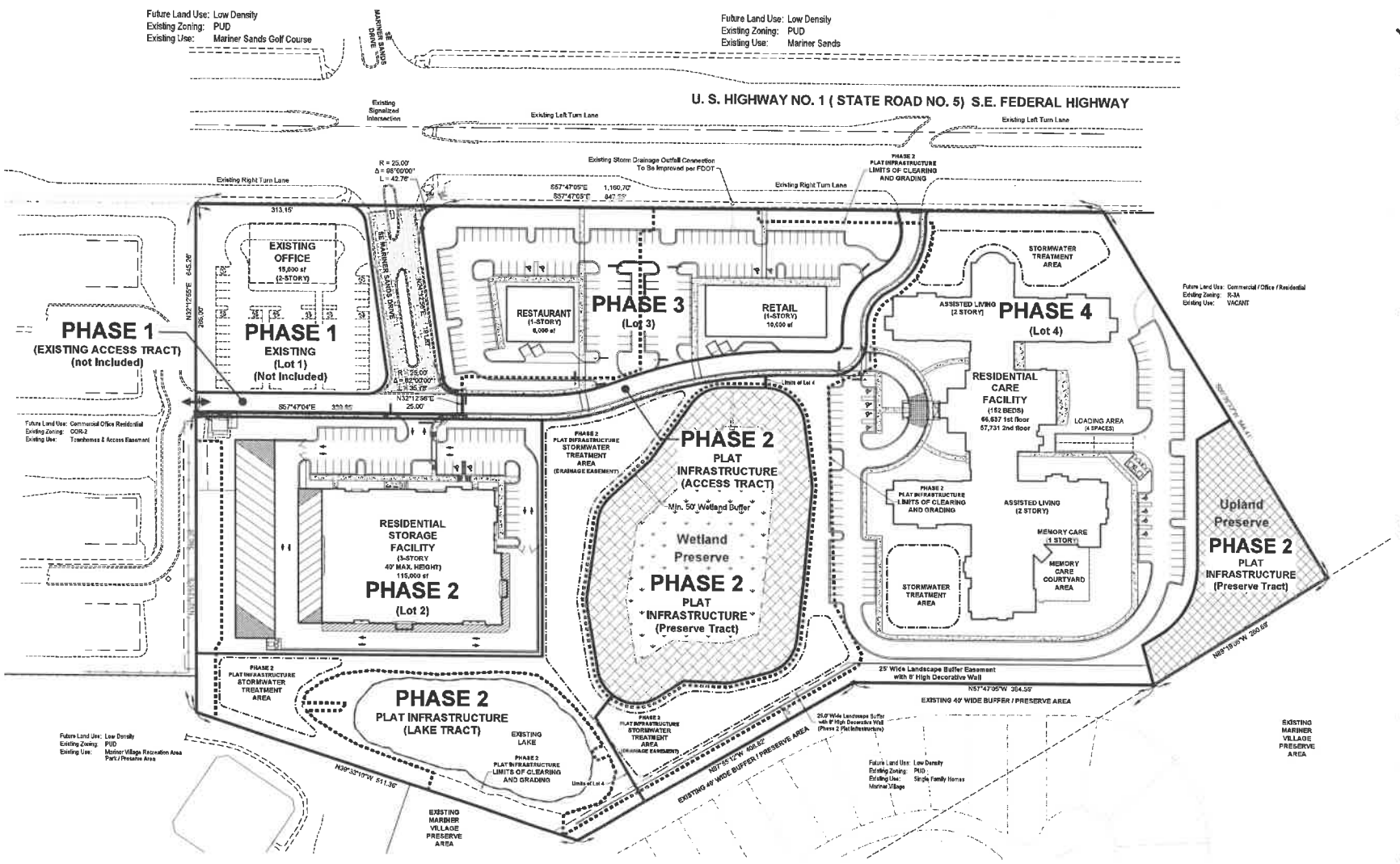
0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	MG	1 of 1
Project Number	16-490	
Municipal Number	—	

Computer File: 16-490 Mariner Village Square PUD - Final Site Plan - Phase 2 Infrastructure.dwg

EXHIBIT B



PHASING DATA

PHASE	USES AND REQUIRED IMPROVEMENTS
1 (Lot 1)	Existing 2-story office building (15,000 sf), existing entrance on US-1, portion of access tract, 71 parking spaces and supporting drainage, landscape and utilities.
2 (Lot 2)	Up to a 115,000 sf residential storage facility (maximum 3-story), construction of 47 parking spaces, loading and service areas, required utilities and landscape areas.
2 (Plat Infrastructure)	Completion of stormwater treatment areas including improvements to outfall per FDOT, Completion of access tract improvements including secondary US-1 access drive, project signs, construct portion of western 25' landscape buffer and 8' decorative wall and completion of all preserve area requirements per PAMP.
3 (Lot 3)	1-story 6,000 sf sit down restaurant, 1-story 10,000 sf retail building construction of 132 parking spaces, loading and service areas, utilities and landscape improvements..
4 (Lot 4)	Up to 152-bed residential care facility (1 and 2 story), project signs, stormwater treatment areas, construction of 76 parking spaces, loading and service areas, utilities and landscape improvements including the completion of the western 25' landscape buffer and 8' decorative wall.

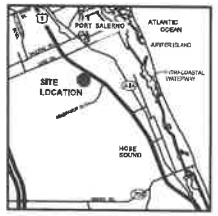
Note: Refer to Revised Master Plan for Site Data, Dimension and other Site Plan Details

NOTES:

- Construction of Phase 2 shall be substantially completed, as determined by the County, prior to the commencement of any subsequent phases. After completion of Phase 2, other phases may be constructed out of number sequence.
- Land clearing outside of the "PHASE 2 LIMITS OF CLEARING" shall be limited to the selective removal of exotic vegetation including the area around the existing lake, perimeter buffer areas and lot areas.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Ft Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
537 Earth Station Avenue, Orlando, Florida 32803 (407) 898-0921, Fax (407) 898-0789

Key / Location:



Project Team:

Applicant:	Ribbon Ventures, LLC P.O. Box 416 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Revised Phasing Plan

Date	By	Description
3.14.2019	S.L.S.	Initial Submittal
8.29.2019	S.L.S.	1st Resubmittal
12.3.2019	S.L.S.	2nd Resubmittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1016
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	MC	1 of 1
Project Number	18-360	
Municipal Number	—	

Computer File 18360 Mariner Village Square PUD - Revised Master and Phasing Plan.dwg

EXHIBIT C

O.R.Book #_____ and Page #_____

MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN

For:

Mariner Village Square, PUD
Including All Phases

Ribbon Ventures, LLC

Parcel Control Numbers:
31-38-42-000-014-00010-6
31-38-42-008-000-00001-8
31-38-42-008-000-00002-7
31-38-42-008-000-00003-6

02/07/2020
COUNTY OF MARTIN
STATE OF FLORIDA
GROWTH MANAGEMENT
ENVIRONMENTAL REVIEW
APPROVED

M160-011
RECORD NUMBER

APPROVED BY:
Shawn McCarthy

Prepared by:

Lucido & Associates in Association with
Saskowsky & Associates, Inc.

March 11, 2019
Revised September 9, 2019
Updated December 2, 2019 to Add
SFWMD ERP Appl. No. 190520-1438

Approved by/Date : _____

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

Exhibits

1.0 GENERAL

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

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports 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/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP.

This PAMP will not be altered or amended by either Martin County or the owner/developer of Mariner Village Square, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Mariner Village Square. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Location- The 20-acre (+/-) subject property is located on the west side of US-1 at the intersection of Mariner Sands Drive in southern Martin County, Florida. A project location map has been provided as Exhibit A.

Field work for the environmental assessment was performed by Saskowsky & Associates, Inc. during the months of June and October, 2015, updated in August, 2017 and again in July 2019. The existing habitat on site and other relevant information are summarized below. A current (2016) aerial photograph of the site is enclosed as Exhibit B and a historical (2000) aerial photograph is enclosed as Exhibit C.

2.2 Soils- The soils on the property were classified using the USDA Soils Conservation Service maps and are identified on Exhibit D. The dominant upland soil type for the property is Lawnwood fine sand (#2) and Waveland Sand (#4). Arents (#36) is the soil type within the jurisdictional wetlands. These soil types represent sandy, nearly level and poorly drained soil that is typically found in the pine flatwoods communities throughout south Florida, which is consistent with the habitat on site.

2.3 Habitats – The vegetative communities are shown on the enclosed Florida Land Use Cover Classification System (FLUCCS) map enclosed as Exhibit E. The dominant vegetative upland communities are #411 Pine Flatwoods (3 acres). Approximately 0.90 acres of jurisdictional wetlands have also been identified on the property. The jurisdictional limits were previously

inspected by the South Florida Water Management District and will be formally documented by way of SFWMD Environmental Resource Permit Appl. No.190520-1438.

The various types of native plant communities are more specifically described below:

Pine Flatwoods (FLUCCS 411) – 3 acres

The small portion of the site maintains characteristics associated with Pine Flatwoods habitat. The dominant canopy is slash pine (*Pinus elliotti*) and the dominant understory is saw palmetto (*Serenoa repens*). Much of this area remains in good condition with some infestations by exotic species including Brazilian pepper (*Schinus terebinthifolius*), which can be easily be overcome with routine maintenance. Approximately 0.75 acres of this habitat type (25% of existing) will be preserved in the southwest corner of site adjacent to designated preserve areas off site. All exotic vegetation within the preserve areas shall be removed prior to the issuance of a certificate of occupancy.

Vegetated, Non-Forested Freshwater Marsh (FLUCCS 641)- 0.90 acres

The property contains one jurisdictional wetland area of approximately 0.90 acres in size located within the center of the property (See SFWMD Environmental Resource Permit Application No. 190520-14380). The wetland is characterized by freshwater marsh species including sawgrass (*Cladium jamaicense*), duck potato (*Sagittaria lancifolia*) blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Blechnum serrulatum*) and various rushes and sedges. No impacts to the wetlands or the wetland buffers are proposed or required however the wetland and surrounding buffer area is heavily impacted with exotic vegetation, namely Brazilian pepper. The wetland area will be protected by way of a minimum 50' buffer, which will be restored with native pine flatwood vegetation, and all exotic plant species will be removed prior to the issuance of a certificate of occupancy.

2.4 Protected Species- As identified in the Gopher Tortoise Survey Update prepared by Saskowsky & Associates, Inc. and enclosed as Exhibit A-1, the project site was reviewed for the presence of listed species including gopher tortoises (*gopherus polyphemus*) using parallel line transects at 10 meter intervals or as otherwise adjusted based on site constraints. A total of 17 burrows were identified in the locations shown on aerial graphics within the report. Protection of the burrows and/or relocation of tortoises and commensal species must be performed in accordance with Section 7.0 of this plan. No listed plant species, bird species or other protected wildlife was observed on the property at the time of the environmental assessment. A list of all wildlife observed during the site assessments is attached as Exhibit A-2.

2.5 Previous Impacts - The property has been partially developed including an existing office building, paved roads, retention areas and a landscape buffer along US-1. As evidenced by historic aerial photographs and site inspections, the majority of the site (not including an isolated wetland in the center of the property) was legally cleared concurrent with the construction of the existing site improvements. Except for the improvements adjacent to the existing office building, these areas have not been properly maintained and most of the landscape and open space areas have become infested with exotic and nuisance plant species including Brazilian pepper, ear-leaf acacia and old world climbing fern.

2.6 Agency Correspondence - Correspondence and/or permits from the Florida Fish and Wildlife Conservation Commission, the South Florida Water Management District and the U.S. Fish and Wildlife Service has been provided as Exhibit F.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan - All Preserve Areas, rights-of-way and easements are shown on the Mariner Village Square Site Plan, a copy of which is included in this PAMP as Exhibit G. The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site.

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."

3.2 Legal Recording - The Final Site Plan for Mariner Village Square will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

All Preserve Areas shown on the Mariner Village Square Final Site Plan will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

4.1 Preserve Area Surveying Requirements – Each Preserve Area 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.

4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential buildings abutting Preserve Areas. 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. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the signs and markers to be used for this project are included as Exhibit H to this PAMP.

4.3 Barricading Requirements - Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division

staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. Erosion control devices (e.g., silt fences) shall be constructed at least 5 feet outside the perimeter of preserve areas to prevent encroachment into the mandatory construction setback area.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of Mariner Village Square to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas – Low impact recreational activities, such as walking, bird watching, and activities that promote the general enjoyment of the outdoors is permitted within the preserve area.

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; 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 heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other 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.

6.0 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 for Mariner Village Square. 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. 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 or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

6.1 Exotic Vegetation 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. Where there is dense concentrations of exotic vegetation, specialized heavy equipment shall be utilized to augment the removal of large stands of undesirable vegetative material. Heavy equipment shall not be used in sensitive areas where their presence may damage desirable native plant species. 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.

6.2 Revegetation – Preserve Areas left substantially void of native plant materials due to the removal of exotic vegetation shall be revegetated with appropriate native plant species pursuant to a plan approved by the Martin County Environmental Administrator.

6.3 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.

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

6.5 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 water bodies. Wetlands and water bodies on adjacent properties shall be protected from adverse impacts.

6.6 Temporary Impacts – Restoration and replanting of temporary impacts to preserve areas caused by the removal of exotic vegetation or the installation of wetland control structures and stormwater improvements shall be completed in accordance with the Preserve Area Planting Plan for Temporary Impacts (See enclosed Exhibit K) prior to the issuance of the first building permit

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

7.1 Gopher Tortoises – Gopher tortoises have been confirmed on site. In Florida, gopher tortoises are protected as a "Threatened Species". Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site receiver areas as permitted by the Florida Fish and Wildlife Conservation Commission (FFWCC). A gopher tortoise agent registered with the FFWCC will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an authorized gopher tortoise agent 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 into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.

7.2 Endemic Species - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake *(Drymarchon corias couperi).*

7.3 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. All relocations shall be carried out by a gopher tortoise agent licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

8.1 Firewise Principles – The majority of the fire threat on site is due to the adjacency of pine flatwood preserve areas. Proposed landscaping adjacent to these areas will utilize native, low flammability and low growing species within the defensible space (see Exhibit J, Firewise Toolkit).

The project has been designed to provide a 30' wide defensible space between the forested preserve areas and the primary structures and attached accessory structures. The owner/developer and property owners' association shall ensure that these lots maintain this 30' wide defensible space. Maintenance of the defensible space shall adhere to the firewise landscaping guidelines developed by the Florida Forest Service.

After construction is complete the lot owner and property owners' association will be responsible for maintaining the common property in accordance with the firewise principles. The association is strongly encouraged to apply for recognition as a certified "Firewise Community" as described in Exhibit J.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of Mariner Village Square are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of Mariner Village Square to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, MAINTENANCE, REPORTING AND INSPECTIONS

10.1 Monthly Construction Reports – During construction of Mariner Village Square, the developer will be responsible for submitting a monthly report on the progress of the project, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports -

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as Exhibit L. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator and the South Florida Water Management District at the end of the wet season following issuance of a Certificate of Occupancy for development described herein. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.3 Maintenance Criteria - The threshold for maintenance requirements will be any area that has five 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 80 percent coverage with desirable plant species at the end of two years will be recommended for supplemental planting to meet this criterion.

10.4 Inspections - Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County or the South Florida Water Management District may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

11.0 ENFORCEMENT

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.

Exhibit A: Location Map

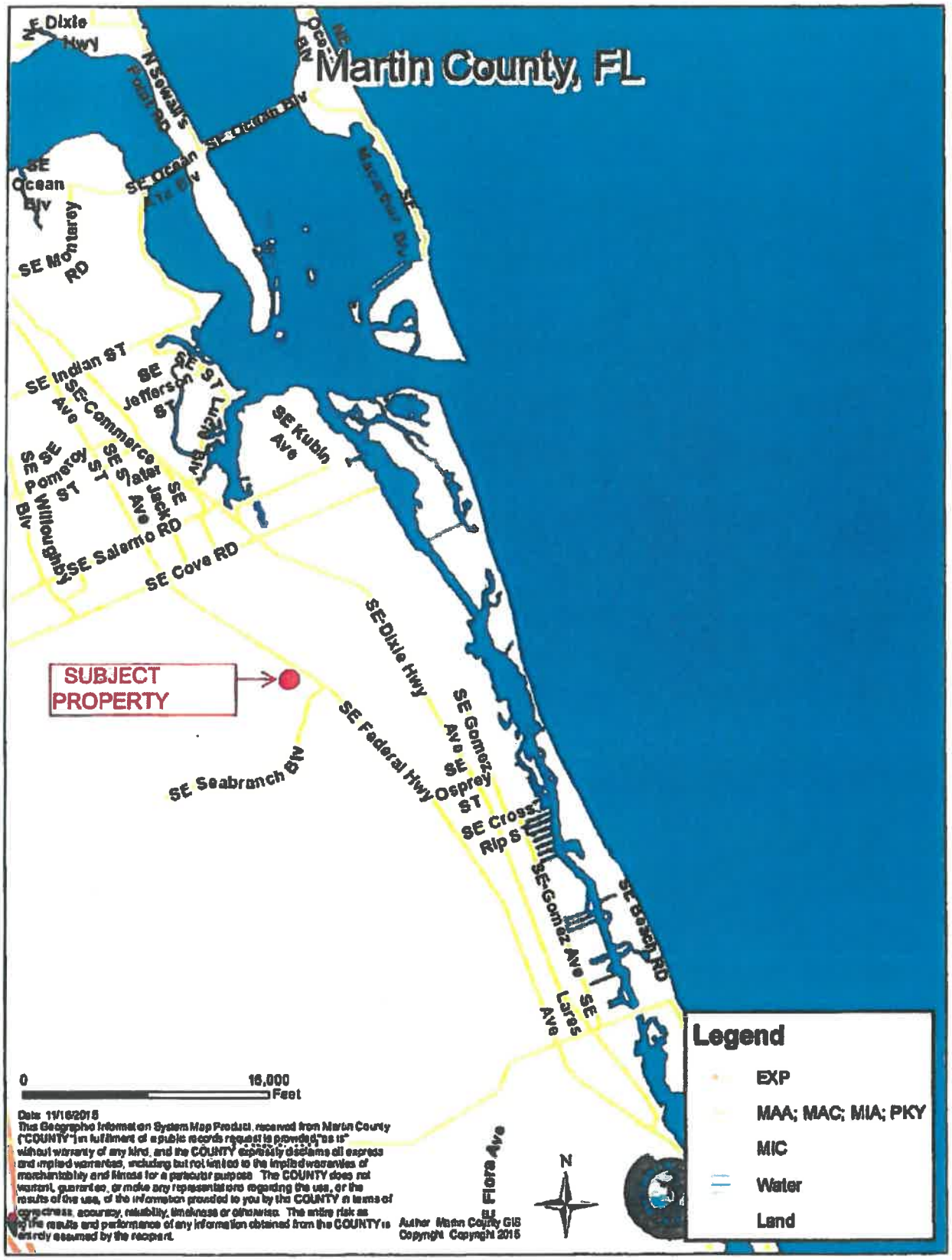

Martin County, FL
E Dixie Hwy
N Sewall's Point RD
SE Ocean Blv
SE Ocean Blv
SE Monterey RD
SE Indian ST
SE Jefferson ST
SE Commerce Ave
SE Kubin Ave
SE Pomeroy ST
SE Willoughby Blv
SE Salerno RD
SE Cove RD
SUBJECT PROPERTY
SE Seabranch Blv
SE Federal Hwy
SE Dixie Hwy
SE Gomez Ave
SE Osprey ST
SE Cross Rip S
SE Gomez Ave
SE Laras Ave
SE Beach RD
SE Flora Ave
0
16,000
Feet
Legend
EXP
MAA; MAC; MIA; PKY
MIC
Water
Land
N
Date 11/16/2015
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.
Author Martin County GIS
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Exhibit A-1: Gopher Tortoise Survey Report

MARINER VILLAGE SQUARE ECOLOGICAL SURVEY & ASSESSMENT & GOPHER TORTOISE SURVEY UPDATE

Prepared by:
Saskowsky & Associates, Inc.
Ecological Consultants
Stuart, Florida

July 2019

SASKOWSKY & ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
Stuart, Florida

MARINER VILLAGE SQUARE ECOLOGICAL SURVEY & ASSESSMENT & GOPHER TORTOISE SURVEY UPDATE
July 2019

ECOLOGICAL SURVEY & ASSESSMENT UPDATE
An Ecological Survey & Assessment, including a gopher tortoise survey, was conducted on the subject property in October 2015 and again in August 2017. This report is an update of those assessments.

The subject property remains in essentially the same condition as stated in the previous reports. Most of the site is a cover of exotic vegetation with a few native species mixed in. Native upland habitat exists in the southeast corner as shown on the Habitats Aerial.

GOPHER TORTOISE SURVEY UPDATE
A gopher tortoise survey was conducted on the subject property in accordance with the scientific methodology and techniques outlined in *Wildlife Methodology Guidelines* and in *Ecology & Habitat Protection Needs of Gopher Tortoise Populations Found on Lands Slated for Development in Florida* published by the Florida Wildlife Commission (FWC). Also utilized was *Procedures for Conducting Accurate Burrow Surveys* published by Ashton Biodiversity Research and Preservation Institute. The initial survey was conducted in October 2015 with an updated survey conducted in August 2017. The recent survey (July 8, 2019) found that four of the original burrows observed during the initial survey are no longer in existence. However, twelve new burrows were observed during the July 2019 survey. This brings the total number of potentially occupied burrows to seventeen. The presence of the new burrows can probably be attributed to illegal relocation.

NATIVE VEGETATION UPDATE
The area of native upland habitat (NUH) is located on the southerly corner and property line. This area is typical pine flatwoods with slash pine, saw palmetto, gall berry, fetterbush, wax myrtle, and the usual mix of native herbaceous plants and grasses. Some areas within the native upland habitat area may not have a strong ground cover. However, these areas still qualify as NUH due to the presence of canopy and sub canopy native species.

EXOTIC VEGETATION UPDATE
The majority of the site is disturbed upland with dense stands of Brazilian pepper, ear-leaf acacia, java plum, climbing fern, nuisance and ruderal weeds, and landscape/ornamental vegetation.

WETLAND AND OSWs
The jurisdictional wetland is in fair condition. Some areas in the wetland contain Brazilian pepper, climbing fern, and primrose willow. The 50' wetland buffer has a dense cover of invasive exotic

(Wetlands & OSWs continued);

vegetation including Brazilian pepper, ear-leaf acacia, java plum, and climbing fern, plus numerous species of nuisance and ruderal weeds. A few slash pines, laurel oaks, and cabbage palms were observed in this 50' buffer area. The OSW's are surrounded by invasive exotic vegetation.

Signed: Daniel M. Kennedy Date: July 19, 2019

HABITATS AERIAL
Updated July 2019

GOPHER TORTOISE SURVEY
LOCATION OF BURROWS
Updated July 2019

Potentially Occupied Burrows

Previously observed: GT1, GT2, GT6, GT7, GT8

Observed on July 8, 2019: GT1A, GT2A, GT3A, GT4A, GT5A, GT6A, GT7A, GT8A, GT9A, GT10A, GT11A, GT12A

Exhibit A-2: List of Wildlife Observed

WILDLIFE OBSERVATIONS
MARINER VILLAGE SQUARE

The following wildlife species were observed on the subject property:

BIRDS:

Common Name	Scientific Name
Great blue heron	*Ardea herodias*
Turkey vulture	*Cathartes aura*
Black vulture	*Coragyps atratus*
Common grackle	*Quiscula quiscula*
Northern mockingbird	*Mimus polyglottos*
Northern cardinal	*Cardinalis cardinalis*
Mourning Dove	*Zenaida macroura*
Fish Crow	*Corvus ossifragus*
Rufus-sided towhee	*Pipilo erythrophthalmus*
Field sparrow	*Spizella pusilla*

REPTILES & AMPHIBIANS:

Gopher tortoise	*Gopherus polyphemus*
Southern black racer	*Coluber constrictor priapus*
Brown anole	*Anolis sagrei*

MAMMALS:

Gray squirrel	*Sciurus extimus*
Raccoon	*Procyon lotor elucus*
Virginia opossum	*Didelphis virginiana*

Exhibit B: Current Aerial Photograph


Martin County, FL
SE Burning Tree Cir
SE Mariner Sands DR
SE Pacific DR
SE Winged Foot DR
SE Federal Hwy
SE Devenwood Way
SE Seagate LN
SE Fiddlewood LN
SE Seabranch Blv
SE Forest Oak LN
820
Feet
N

Exhibit C: Historical Aerial


Martin County, FL
Legend
Parcel Polygons
Parcel Backlines
Parcel Easements
High : 255
Low : 0
840
Feet
N
Author: Martin County GIS
Copyright: Copyright 2015


Martin County, FL
SE Burning Tree Cir
SE Mariner Sands DR
SE Pacific DR
SE Winged Foot DR
SE Federal Hwy
SE Devenwood Way
SE Seagate LN
SE Fiddlewood LN
SE Seabranch Blv
SE Forest Oak LN
Preserve Trc
0
820
Feet
N

Exhibit D: Soils Map

A — SHEET NUMBER 17

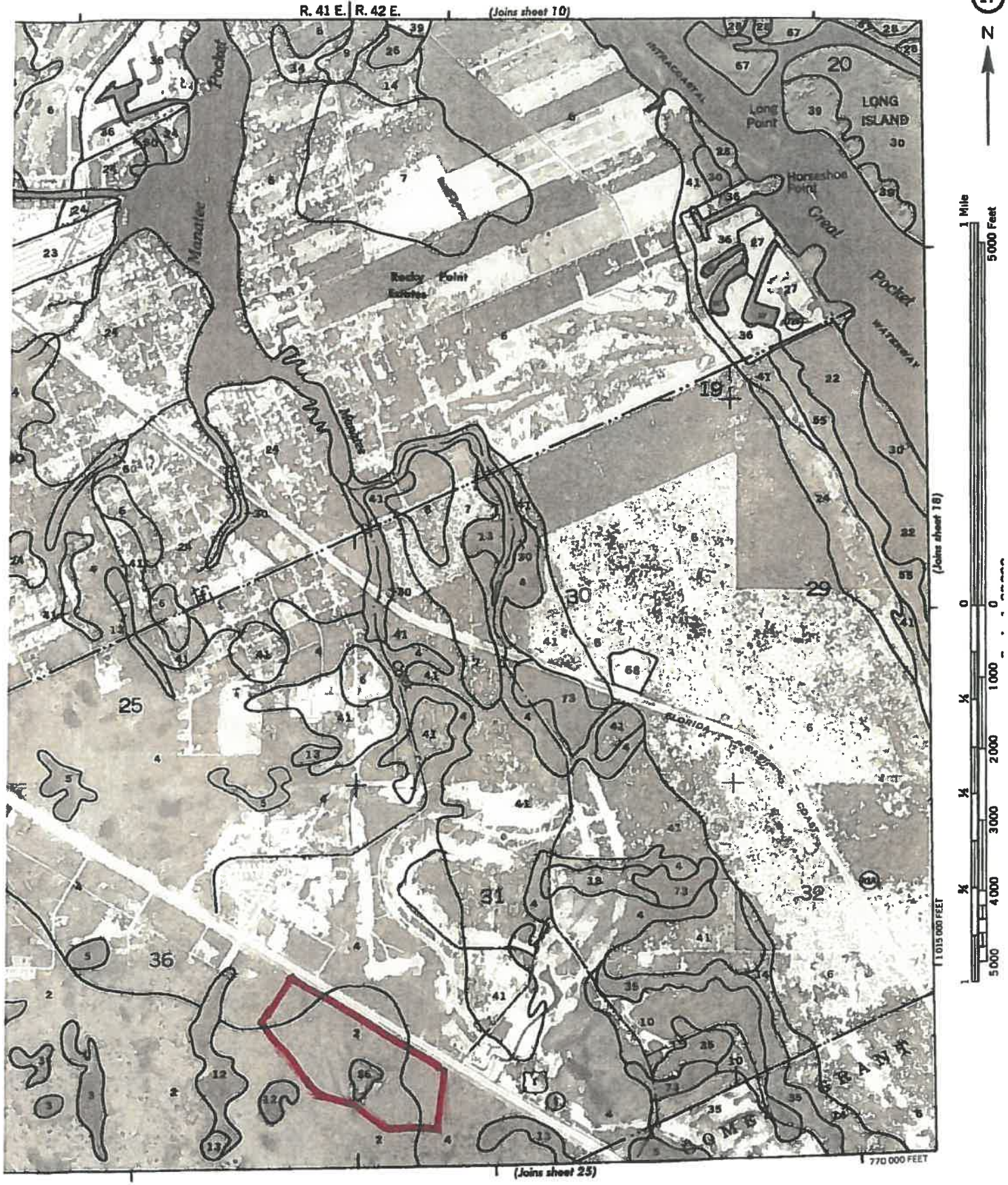
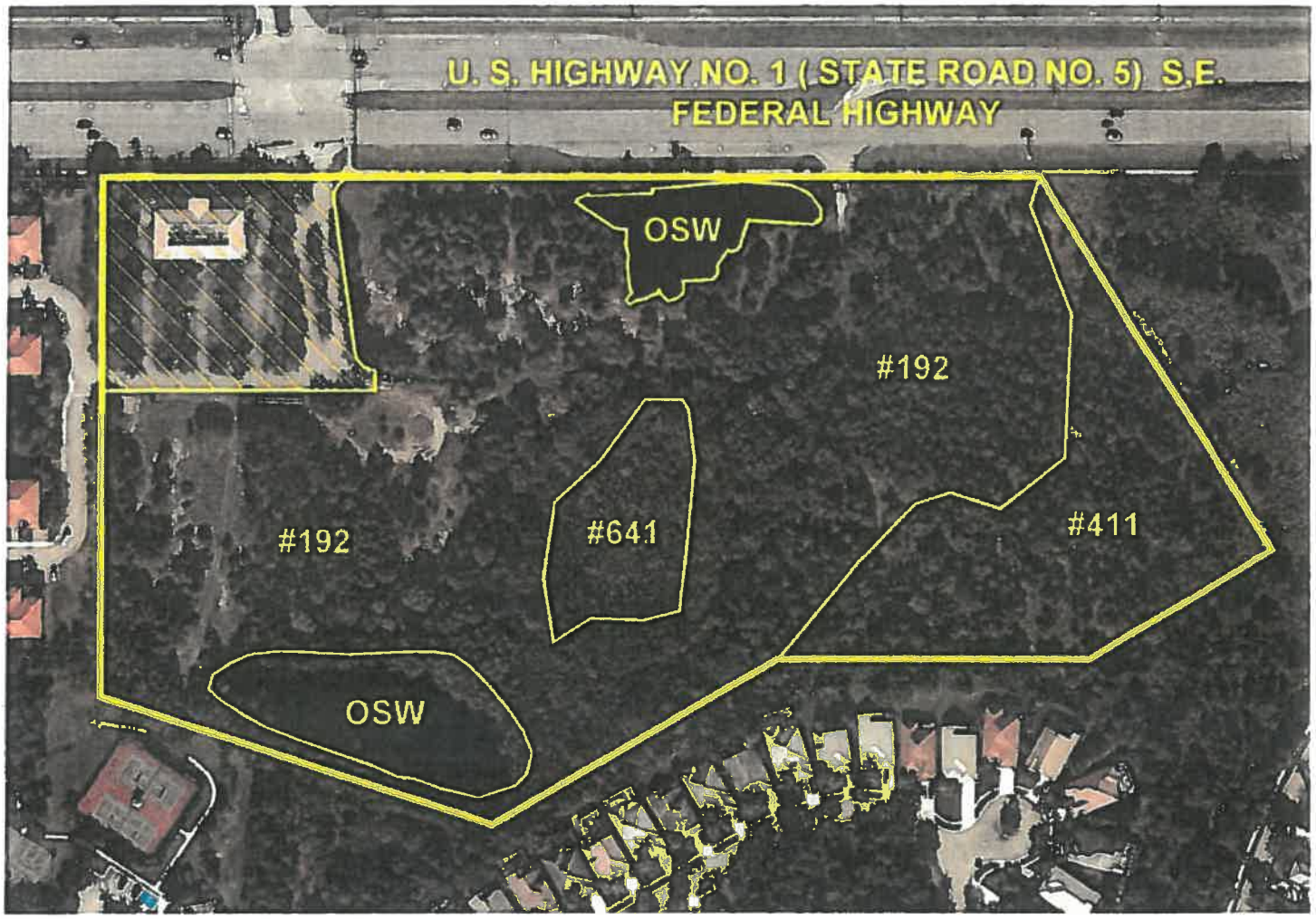


Exhibit E:
Florida Land Use Cover Classification System (FLUCCS) Map

Mariner Village Square
FLUCCS Map



Florida Land Use Cover Classification System (FLUCCS)

Total Site Area: 883,434 sf / 20.28 ac.

	Existing Developed Area:	81,078 sf / 1.86 ac.
OSW	(Other Surface Waters):	69,956 sf / 1.61 ac.
FLUCCS #192	(Inactive Urban Land):	564,015 sf / 12.94 ac.
FLUCCS #411	(Pine Flatwoods):	129,256 sf / 2.97 ac.
FLUCCS #641	(Freshwater Marsh):	39,129 sf / 0.90 ac.

Exhibit F: Agency Correspondence

Morris Crady

From: Huffman, Jessica <jhuffman@sfwmd.gov>
Sent: Tuesday, November 19, 2019 12:23 PM
To: lleonard@bowmanconsulting.com; Morris Crady
Subject: 190520-1438; Mariner Village Sqaure

Good afternoon Lisa,

After a review of the 2nd RAI response for the referenced application, there are various comments that still need to be addressed. Please review the following and provide answers as soon as possible in order to complete our review:

Since the 2nd RAI response submitted on October 28, 2019 was not a complete response, I ask that you upload a letter to ePermitting indicating that the response was not meant to be a full response the RAI and you would like to retract the previous response. This will reset our timeclock and allow us to coordinate with you until a full response can be achieved.

1) **The application fee ($5,500) has not been received.** Please note an application cannot be considered complete until the appropriate application fee is received.
2) **Will dewatering be required?** If so please indicate whether dewatering will qualify for a General Permit by Rule or if a dewatering permit will be required.
3) To demonstrate that the areas to be placed under easement are free and clear of easements or other encumbrances that could be inconsistent with the purpose of the conservation easement (liens, utility lines, roadways, flow ways, mineral rights, etc.), **please provide an Ownership and Encumbrance report from a title company**. Any encumbrances that are inconsistent with the easement must be resolved prior to issuance of the permit.
4) Please update the work schedule to remove specific calendar dates by replacing it with the one below:

ACTIVITY SCHEDULE	APPROX. TIMEFRAME (no later than)
1. Baseline Monitoring Report	30 days after permit issuance
2. Submit Recorded Conservation Easement	30 days after permit issuance
3. Control Structures Construction/Temporary Impact Restoration	6 months after permit issuance
4. Submit First Monitoring Report	1 year after permit issuance
5. Submit Second Monitoring Report	1 year after report 1
6. Submit Third Monitoring Report	1 year after report 2
7. Submit Fourth Monitoring Report	1 year after report 3
8. Submit Fifth Monitoring Report	1 year after report 4

After the initial five-year monitoring period, the Conservation Easement may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

Thank you,

JESSICA HUFFMAN
Environmental Analyst 2
Environmental Resource Bureau | Regulation Division
South Florida Water Management District
316 NW 5th Street., Okeechobee, FL 34972
Phone: (863) 462-5260, x3018
jhuffman@sfwmd.gov

To electronically submit a new application or a response to a request for additional information, go to:

sfwmd.gov/ePermitting

NOTE:

While the District supports that it is commonplace and convenient to collaborate via email during the pre-application/application process, Permit Applications and Responses to a Request for Additional Information (RAI) submitted via email are not an official submittal (Section 4.4 of Environmental Resource Permit Applicant's Handbook Volume I). For timely and efficient processing of permit applications and RAI responses, please submit online using ePermitting (link above).

Please note that Florida has a broad public records law and that all correspondence via email may be subject to disclosure.

Morris Crady

From: Huffman, Jessica <jhuffman@sfwmd.gov>
Sent: Monday, October 28, 2019 9:07 AM
To: Morris Crady
Subject: RE: Mariner Village Square Phase 2 master and final site plan

Morris,

Based on the provided documents, it appears the wetland line matches what the District verified in the field.

JESSICA HUFFMAN
Environmental Analyst 2
Environmental Resource Bureau | Regulation Division
South Florida Water Management District
316 NW 5th Street., Okeechobee, FL 34972
Phone: (863) 462-5260, x3018
jhuffman@sfwmd.gov

To electronically submit a new application or a response to a request for additional information, go to:

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Please note that Florida has a broad public records law and that all correspondence via email may be subject to disclosure.

From: Morris Crady <mcrady@lucidodesign.com>
Sent: Tuesday, October 22, 2019 4:12 PM
To: Daniel Saskowsky <dsaskowsky@bellsouth.net>; Huffman, Jessica <jhuffman@sfwmd.gov>; Shawn Mccarthy <smccarth@martin.fl.us>
Subject: RE: Mariner Village Square Phase 2 master and final site plan

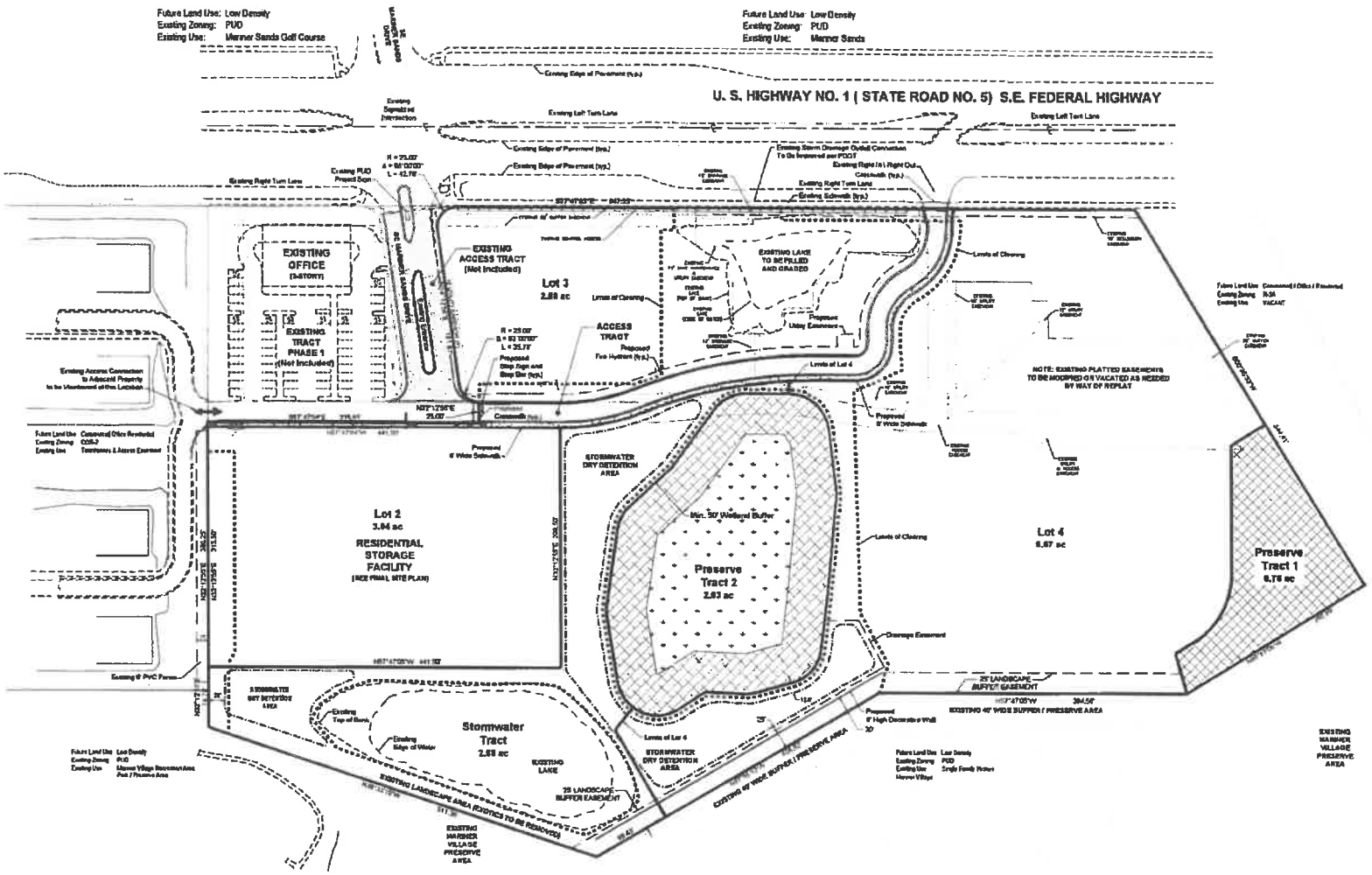
Thanks Dan.

Shawn,
We are in the process of obtaining the SFWMD permit, which will be attached to the PAMP upon receipt. The original wetland JD that is shown on the approved master plan was accepted.

Jessica,
Please confirm the wetland jurisdictional determination per our site visit as shown on the attached plans and documents or provide a preliminary JD letter as requested by Shawn.

Thank you!

Exhibit G: Final Site Plan & Landscape Plans



Legend

- Upland Preserve
- Wetland Buffer
- Wetland Preserve
- Boundary, Lot, Tract Line
- Phase 2 Plat Infrastructure (Limits of Clearing and Grading)
- Stormwater Dry Detention Area (Top of Bank)

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways in accordance with Section 3.264 of Article 3.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to manage excessive dust and noise. Exception shall be used on site to protect the vegetation to be used for the purpose.
- All designated preserve areas must be barricaded and requested by martin county prior to site stripping.
- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- Lighting fixtures shall be a minimum of 20' in height within the parking lot area and a minimum of 30' in height within remote site parking areas.
- Maximum recessed light spillage onto nearby residential parcels shall be 0.2 foot candles as measured 6 feet above average grade at the property line of the nearest parcel.
- AC units and other rooftop mechanical devices shall be screened per Section 4.29.D.1 and Section 4.19.D.2, LDR's.
- Average lux each building is entered over all customer entrances per Section 4.20.G.1, LDR's.
- Min. 250 s.f. outdoor covered pole and walk elevation plinths known per Section 4.20.G.2, LDR's shall be provided in each building.
- 8 bike mounted short-term bike rack and 8' long bench per Section 4.20.H, LDR's shall be provided for each building.

Site Data

Lot 2 (See Final Site Plan)

Total Site Area:	132,450 s.f. (3.04 ac.)	
Impervious Area:	103,132 s.f. (2.37 ac.)	(77%)
Buildings Footprint	50,475 s.f. (1.20 ac.)	
Pavement	52,124 s.f. (0.88 ac.)	
Covered Parking	12,533 s.f. (0.29 ac.)	
Pervious Area.	29,318 s.f. (0.67 ac.)	(22%)
Landscape \ Open Space Areas	29,318 s.f. (0.67 ac.)	

Access Tract

Total Site Area.	24,441 s.f. (0.56 ac.)	
Impervious Area:	24,441 s.f. (0.56 ac.)	(100%)
Pavement	24,441 s.f. (0.56 ac.)	
Pervious Area:	0 s.f. (0.00ac.)	(0%)

Preserve Tracts

Total Site Area:	121,027 s.f. (2.78 ac.)	
Wetland	59,130 s.f. (0.80 ac.)	
Upland Buffer	61,897 s.f. (1.93 ac.)	

Stormwater Tract

Total Site Area:	116,741 s.f. (2.68 ac.)	
Impervious Area:	33,436 s.f. (0.77 ac.)	(29%)
Existing Lake	33,436 s.f. (0.77 ac.)	
Pervious Area.	83,305 s.f. (1.91ac.)	(71%)
Landscape \ Open Space Areas	49,878 s.f. (1.14 ac.)	
Stormwater Treatment Area	33,428 s.f. (0.77 ac.)	

Lot 3*

Total Site Area:	117,032 s.f. (2.69 ac.)	
Cleared and Filled Areas	55,371 s.f. (1.29 ac.)	
Unmaintained Areas	61,661 s.f. (1.42 ac.)	

Lot 4*

Total Site Area:	290,603 s.f. (6.67 ac.)	
Cleared and Filled Areas	42,397 s.f. (0.97 ac.)	
Unfilled/Graded Areas	231,331 s.f. (5.31 ac.)	
Stormwater Treatment Areas	16,875 s.f. (0.38 ac.)	

* Note
Refer to Revised Master Plan for overall Permanent/Temporary area calculations.

Lot & Tract Areas

Lot 2:	132,450 s.f.	(3.04 ac.)
Lot 3:	117,032 s.f.	(2.69 ac.)
Lot 4:	290,603 s.f.	(6.67 ac.)
Access Tract:	24,441 s.f.	(0.56 ac.)
Stormwater Tract:	116,741 s.f.	(2.68 ac.)
Preserve Tracts:	121,027 s.f.	(2.78 ac.)
Total Site Area:	802,294 s.f.	(18.42 ac.)

Site Data

Existing Zoning	PUD
Future Land Use Designation	General Commercial
Existing Use:	Existing Office and Vacant
Parcel Control Numbers:	31-38-42-000-014-00010-6 31-38-42-000-000-00042-9

lucido & associates

Key / Location:

Project Team:

Applicant	Ribbon Ventures, LLC P.O. Box 416 Stuart, FL 34995
Land Planner / Landscape Architect / Environmental Planner	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney	Tony McCarthy McCarthy, Summers et al 2100 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2
Plat Infrastructure
Final Site Plan

Date	By	Description
8.28.2019	M.L.S.	Initial Submittal

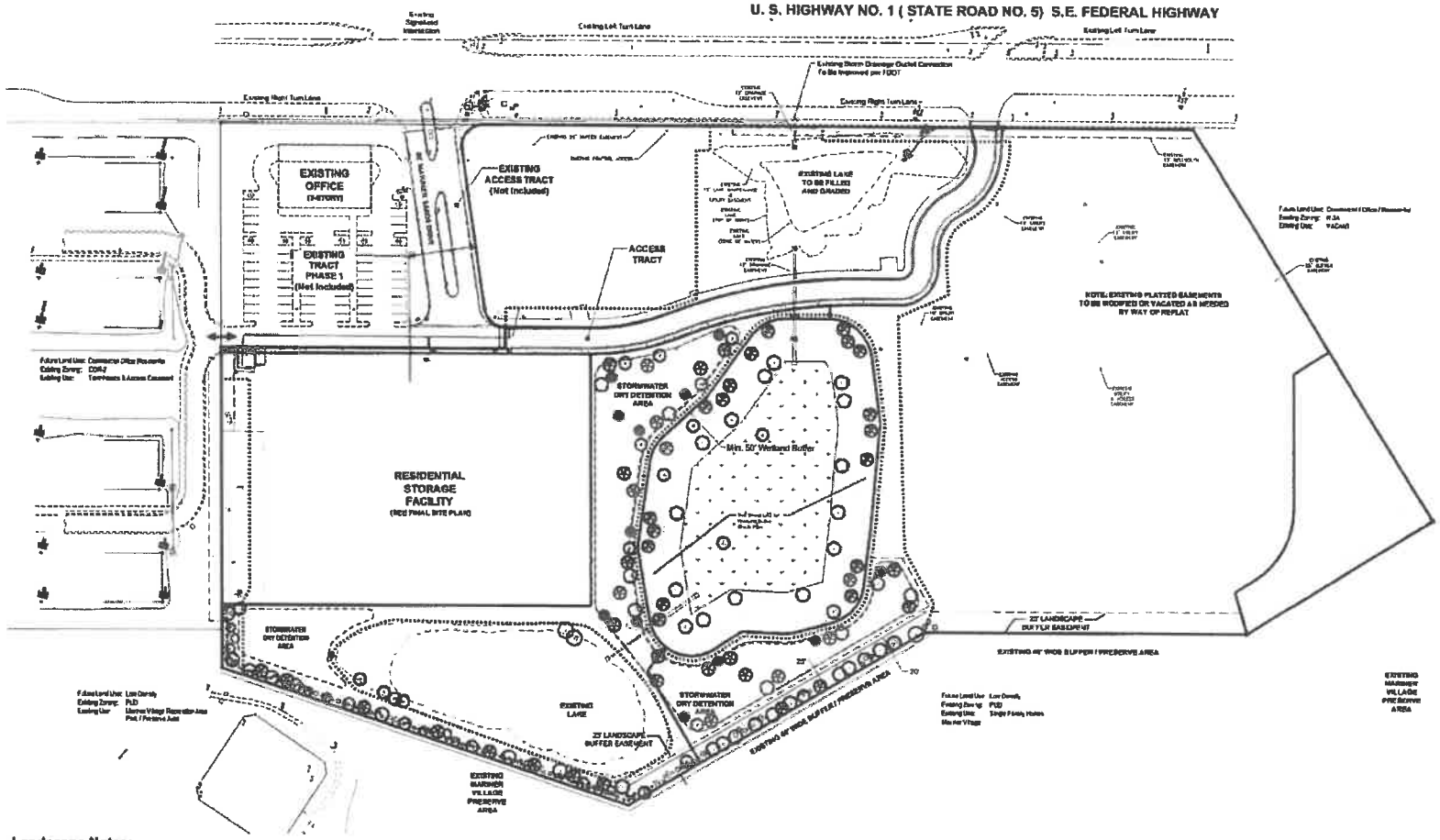
NORTH

SCALE: 1" = 60'
0 30 60 120

REF. # 1010
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	MC	1 of 1
Project Number	18-402	
Municipal Number	—	

Computer File: M:\Projects\18-402 Mariner Village Square PUD - Lot 2\Site Plan\Phase 2\Phase 2 Plat Infrastructure.dwg



Landscape Notes:

[illegible]

Site Data

Access Tract

Total Site Area:	24,441 s.f.	(0.56 ac.)
Impervious Area:	24,441 s.f.	(0.56 ac.) (100%)
Pavement:	24,441 s.f.	(0.56 ac.)
Pervious Area:	0 s.f.	(0.00 ac.) (0%)

Stormwater Tract

Total Site Area:	116,741 s.f.	(2.68 ac.)
Impervious Area:	33,436 s.f.	(0.77 ac.) (29%)
Existing Lake	33,436 s.f.	(0.77 ac.)
Pervious Area:	83,305 s.f.	(1.91 ac.) (71%)
Landscape (Open Space Area:	49,879 s.f.	(1.14 ac.)
Stormwater Treatment Area:	33,426 s.f.	(0.77 ac.)

Lot 3*

Total Site Area:	117,032 s.f.	(2.68 ac.)
Cleared and Filled Area:	53,371 s.f.	(1.22 ac.)
Undisturbed Area:	63,661 s.f.	(1.46 ac.)

Lot 4*

Total Site Area:	290,603 s.f.	(6.67 ac.)
Cleared and Filled Area:	42,257 s.f.	(0.97 ac.)
Undisturbed Area:	248,084 s.f.	(5.70 ac.)
Stormwater Treatment Area:	18,923 s.f.	(0.29 ac.)

Preserve Tracts

Total Site Area:	121,027 s.f.	(2.78 ac.)
Wetland:	[illegible] s.f.	(0.00 ac.)
Upland Buffer:	61,557 s.f.	(1.41 ac.)

Landscape Data:

Total Landscape Area Required:
255,835 sf (20%) = 51,167 SF, 1.17 AC
Total Landscape Area Provided:
197,958 SF, 4.5 AC

Landscape Requirements

Total Site Developed Area: 255,835 SF
Required Trees: 103 Trees
Provided Trees: 142 Trees (39 Used as Mitigation Credits)

Sheet Index:

lucido & associates

Key / Location:

Project Team:

Applicant:	Ritson Ventures, LLC PO Box 410 Boynton Beach, FL 33425
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Spanton Consulting Group 301 SE Ocean Blvd. Suite 301 Stuart, FL 34994
Attorney:	Tony McCarthy McCarthy, Summers et al 1600 SE Federal Highway 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2
Plat Infrastructure
Landscape Plan

Date	By	Description
9.29.2019	PC	Initial Submittal

NORTH

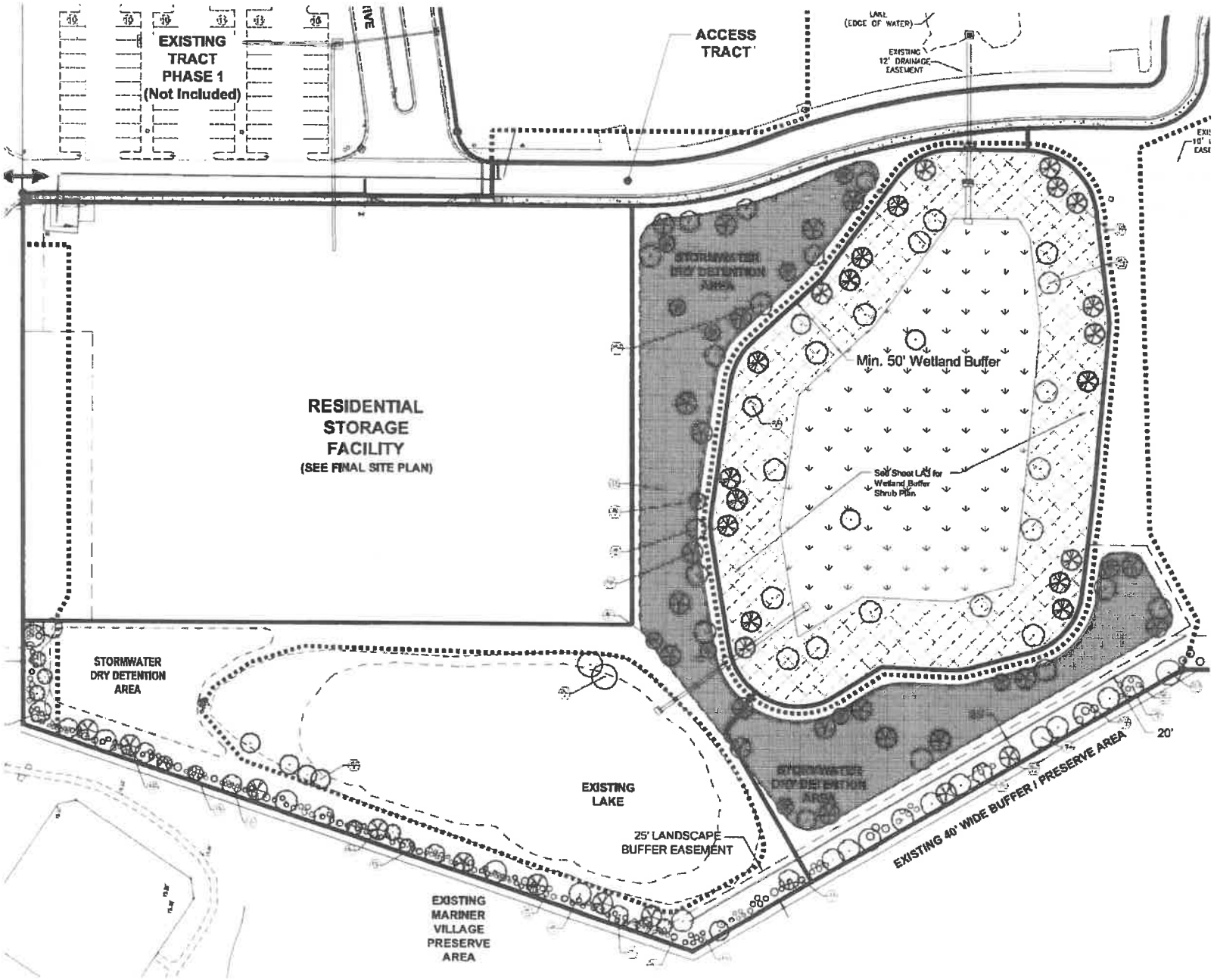
SCALE: 1" = 50'

0 30' 60' 120'

RCO: # 1618
Thomas P. Lucido

Designer	SW	Sheet
Manager	MC	LA-1 of 5
Project Number	18-480	
Municipal Number	—	

Computer File: M:\Mariner Village Landscape Plan\Phase Two



lucido & associates

Key / Location:

Project Team:

Applicant:	Wilson Vineyard, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 201 SE Ocean Blvd., Suite 201 Stuart, FL 34994
Attorneys:	Terry McCarthy McCarthy Summers et al 3400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2
Plat Infrastructure
Detail Landscape Plan

Date	By	Description
8.25.20'S	PG	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1818
Thomas P. Lucido

Designer	BW	Sheet
Manager	MC	LA-2 of 5
Project Number	19-490	
Municipal Number	—	
Computer File		

PLANT SCHEDULE PLAT INFRASTRUCTURE

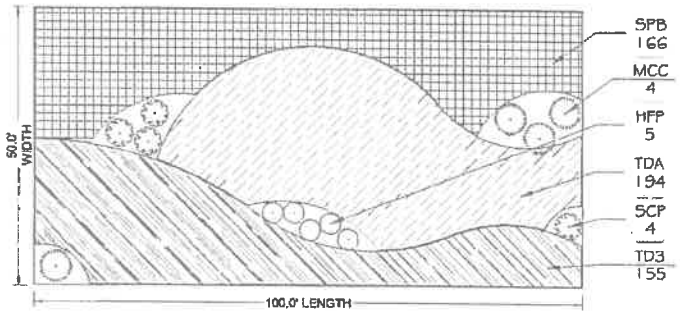
NATIVE	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS
x		AR	16	Acer rubrum	Red Maple	FG, 12' HT x 5' SPR, 3"C, HO, A5
x		AR2	33	Acer rubrum	Red Maple	FG, 14' HT x 6' SPR, 4" C, F, SP (19 Used as Mitigation Tree Credits)
x		EPE	9	Pinus elliotti	Slash Pine	Existing to Remain (17 Preserve Tree Credits)
x		PE	10	Pinus elliotti 'Densa'	South Florida Slash Pine	FG, 14'-18 HTx 7' SPR, F, SP, HO 3 months min., Sprayed for borers, A5
x		PD2	20	Pinus elliotti 'Densa'	Slash Pine	FG, 16' HT x 8' SPR, 4" C, HO, SP (20 Used as Mitigation Tree Credits)
x		QV	9	Quercus virginiana	Southern Live Oak	65G, 14'X8', 4"C,(9Preserve Tree Credits)
x		QV3	3	Quercus virginiana	Southern Live Oak	Existing to Remain
		TD	12	Taxodium distichum	Bald Cypress	25G,10' x4', 2"C, SP
x		TD2	30	Taxodium distichum	Bald Cypress	FG, 14' HT x 6' SPR, 4" C, F, SP

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS
x	CAA	26	Callicarpa americana	American Beautyberry	3G, 24" OA, F
x	GAG	36	Galphimia glauca	Thryallis	3G, 24" HT x 18" SPR, FTB, 36" OC
x	HFP	51	Hamelia patens	Fire Bush	3G, 24" OA, F,
	MTF	6	Myrcianthes fragrans	Simpson's Stopper	3G, 24" OA, F
x	MCC	19	Myrica cerifera	Wax Myrtle	CG, 6'HTx5'SPR, FTB
	SCP	8	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7G, 36" OA, F
x	TRD	73	Tripsacum dactyloides	Fakahatchee Grass	3G, 24" OA, F, 48" OC

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	SPB	4,886	Spartina bakeri	Sand Cordgrass	1G, 18" HT x 12" SPR, F	36" o.c.

NATIVE TREES PROVIDED: 143 (100%)

NATIVE SHRUBS PROVIDED: 5,071 (99%)



PLANT SCHEDULE - 100' TYPICAL WETLAND BUFFER

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS
HFP	5	Hamelia patens	Fire Bush	3G, 24" OA, F,
MCC	4	Myrica cerifera	Wax Myrtle	CG, 6'HTx5'SPR, FTB
SCP	4	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7G, 36" OA, F

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
TD3	155	Tripsacum floridanum	Florida Gamagrass	1G, 18" OA, F	36" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
SPB	166	Spartina bakeri	Sand Cordgrass	1G, 18" HT x 12" SPR, F	36" o.c.
TDA	194	Tripsacum dactyloides	Fakahatchee Grass	1G, 18" OA, F	36" o.c.

PLANT SCHEDULE - TOTAL WETLAND BUFFER (1,020')

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECS
HFP	30	Hamelia patens	Fire Bush	3G, 24" OA, F,
MCC	40	Myrica cerifera	Wax Myrtle	CG, 6'HTx5'SPR, FTB
SCP	40	Serenoa repens 'Cinerea'	Silver Saw Palmetto	7G, 36" OA, F

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
TD3	1,550	Tripsacum floridanum	Florida Gamagrass	1G, 18" OA, F	36" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
SPB	1,660	Spartina bakeri	Sand Cordgrass	1G, 18" HT x 12" SPR, F	36" o.c.
TDA	1,940	Tripsacum dactyloides	Fakahatchee Grass	1G, 18" OA, F	36" o.c.

lucido & associates

Key / Location:

Project Team:

Applicant	Ribbon Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner/ Landscape Architect/ Environmental Planner	Lucido & Associates 701 SE Ocean Blvd. Stuart, FL 34994
Engineer/ Traffic Engineer/ Surveyor	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2

Plat Infrastructure

Plant Schedule

& Wetland Buffer Plan

Date	By	Description
6.29.2018	PD	Initial Submittal

NORTH

SCALE: 1" = n.t.s.

REG # 1918

Thomas P. Lucido

Designer	DW	Sheet
Manager	MC	LA-3 of 5
Project Number	16-490	
Municipal Number	—	

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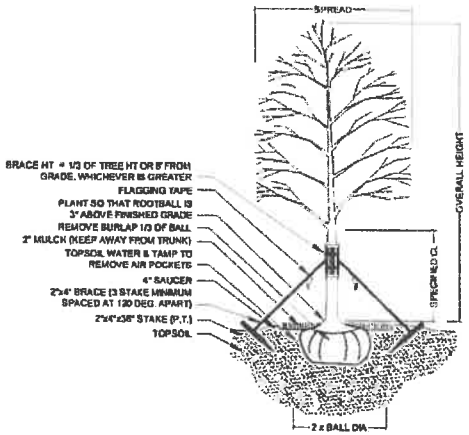
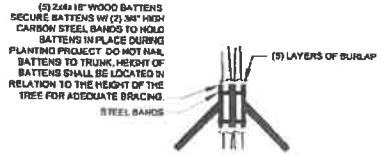


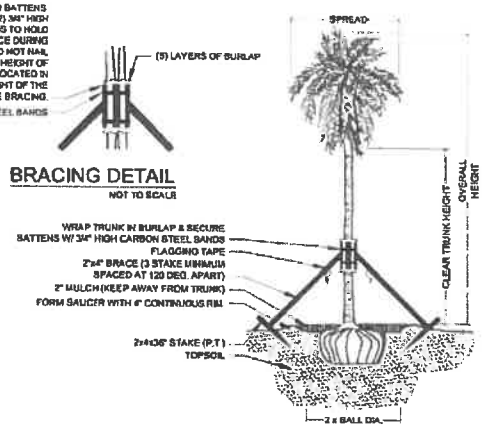
TREE PLANTING & STAKING

NOT TO SCALE



BRACING DETAIL

NOT TO SCALE



PALM PLANTING - ANGLE STAKE

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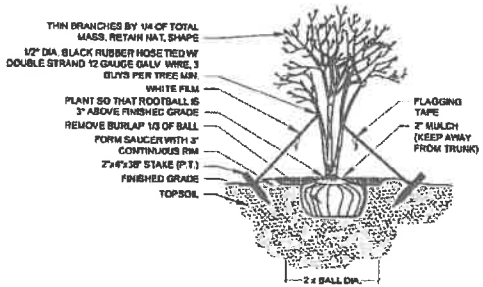
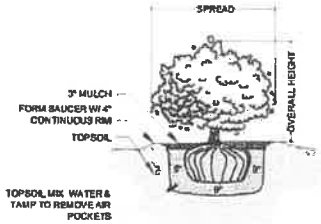


MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

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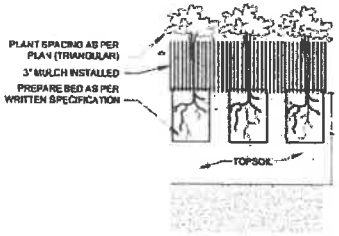

GROUNDCOVER PLANTING DETAIL

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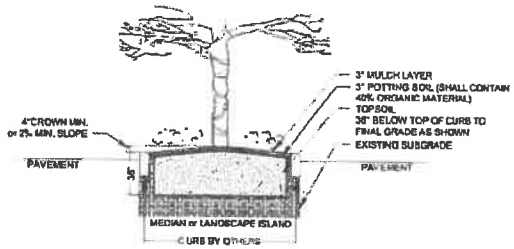
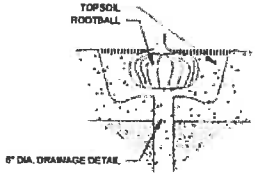


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY. SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

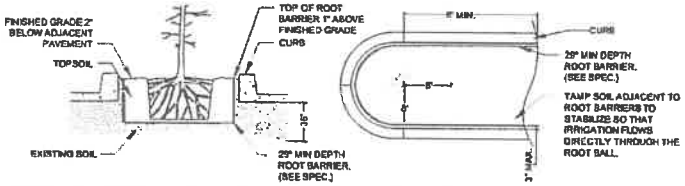
LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE



DRAINAGE TESTING DETAIL

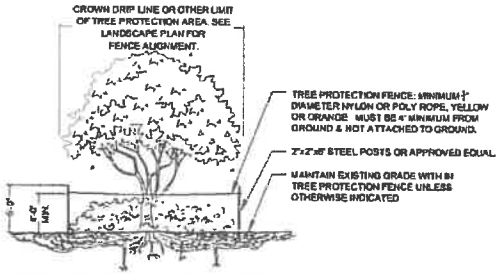
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "SIO-BARRIER 25" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates

Key / Location:

Project Team:

Applicant:	Midtown Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Tony McCarthy McCarthy, Summers et al 2400 SE Federal Highway 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2
Plat Infrastructure
Landscape Details

Date	By	Description
8.29.2018	PC	Initial Submittal

NORTH

SCALE: 1" = 10' ft

REC. 9.10.18
Thomas P. Lucido

Designer	DW	Sheet
Manager	MC	LA-4 of 5
Project Number	HL-410	
Municipal Number	—	

Computer File: 18-209 Mariner Village Landscape Plan, Phase 2

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE.
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground coverage(s)as well as necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Fla#1 or better as stated in Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION
A. The Landscape Contractor shall personally examine the site and fully acquaint himself/herself with all of the existing conditions in order that no misunderstanding may afterwards arise as to the character or extent of the work to be performed, additionally, in order to adequate himself/herself with all precautions to be taken in order to avoid injury to property or persons. No allowed compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS.
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full execution will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions in the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be called and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect will be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall hire his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to assure installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English speaking Foreman on the project at all time, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additions/work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall create and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work. In no damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement sing forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed as changes or "extras" prior execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE.
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and all materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 60 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be conditioned to mean complete and immediate replacement with plant material of the same variety, type, size, quality or grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant received under the contract that is dead or not satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for its first replacement and share subsequent replacement (s) costs equally with the Owner should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and grades when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety Act Health Act(O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify himself/herself to be a responsible entity by furnishing any or all of the following documents/data.
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been business under the present name.

1.12 INSURANCE AND BONDING
A. The contractor (s) must submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner stipulated in the contract. The successful bidder shall be required to have the coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2 MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet specified codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to resistance of any change order. If replant of smaller size is to be accepted,the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be moist soil before pouring with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and owner may inspect trees and shrubs at place of growth or at site before planting, in compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to either reject trees and shrubs for size and condition of balls and root systems, insects, injuries and defect defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS
A. Balled and burlapped plants (BB B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire rash. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery in the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING
A. Trees marked by which or bran shall be thoroughly protected from chain marks, pitting or bark stripping by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 TOP SOIL.
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, free from any objectionable characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See drainage testing detail for trees).

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to amend existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); in addition, a 3" layer of high organic (min 40%) soil mix will be added to the beach and mixed in all areas of sodding. East Coast Recycling Inc. is a recommended source for imported Topsoil (needed) as well as the top 3" layer of planting soil.

Existing soils must meet all definitions of "Topsoil" as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the "Landscape Area Preparation" detail. Examination may require existing soils to be tested by an accreditated testing laboratory. Should a soil test be necessary, Contractor shall contact an testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall accept all responsibility of planting soils and shall honor all guarantee items in section 1.08

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the medium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mix sod 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tablelized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablelized fertilizer as follows: Trees backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball root way in depth in accordance with the following rates.

1 gallon container	1 tablet
3 gallon container	3 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tree, tree baskets, groupings, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for sectional or height or spread of larger shrub material. The Landscape Architect reserve the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, maintained at the time of application to prevent wind displacement. Cypress and/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" max on top & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and fittings of sprinkling systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by the work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 1 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to the proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be check prior to installation of and to insure that drainage and other conditions will NOT be revoked.

3.03 PLANTING
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and verifies the location of all utilities and easements to proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil (see Landscape Area Preparation Detail).
1 Gallon material (1 gal.): 12" 12" x 12" min.
3 Gallon material (3 gal.): 20" 20" x 18" min.
Large material (7 gal.) 30" x 30 x 24" min
Field grown material and trees 1 1/2 times width of ball and depth of ball plus 12" min

G. No planting or laying of sod shall be initiated until the area has been cleared of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set in upwards height grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sales and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavated (fill) from all holes will be removed from the site, also additional topsoil to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer deep enough to fill the soil line for future watering. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING
A. Remove dead and broken branches but all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plants natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be pollard or topped.

D. Remove all trimming from site.

3.05 GUYING:
A. All trees over six (6") feet in height shall immediately after setting to proper grade, be guyed with three sets of two strands. No 12 gauge malleable galvanized iron in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12" x. See detail. Stakes shall be 2" x 2" lumber of sufficient length in satisfactorily size per each tree.

D. Turnbuckles for guying trees shall be galvanized or stainless plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the contractor's representative for review and approval. Do not proceed further with system installation and fill given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, removing all lumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, being a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or diseases. The sod embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut to uniform dimensions.

E. U S II fertilizer with all trace elements can be applied at the rate of 40 lbs per 1,000 sq. ft. prior to laying sod.

F. Sod shall be laid with closely abutting, staggered joints with a limped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building leaf.

H. At the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly spread over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 300 pound roller, then apply straw mulch at the rate of 2,000 pounds per ac re.

D. Apply fertilizer at the rate of 150 lbs per acre 45-60 days after seeding.

3.09 CLEANING UP
A. The contractor shall at all times keep in premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE.
A. Maintenance shall begin immediately one each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance just include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, replacement planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall is provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricanes winds, with final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fail are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being numerous times work.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE.
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, as shown of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in the site Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and working items, exclusive of the possible replacement plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shearing and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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Key / Location:

Project Team:

Applicant:	Robert Wallace, LLC P.O. Box 418 Sewalls Beach, FL 34125
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	Terry McCarthy McCarthy, Summers et al 3100 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Phase 2

Plat Infrastructure

Landscape Specifications

Date	By	Description
8.29.2019	PC	Initial Submittal

NORTH

SCALE: 1" = n/a

REV. 8.19.19
Transmittal # Lucido

Designer: SW Sheet
Manager: MC
Project Number: 18-490 LA-5 of 5
Municipal Number: ---
Computer File: 18-490 Mariner Village Landscape Plan, Phase 2

Exhibit H: Illustrations of Preserve Area Boundary Markers and Signs

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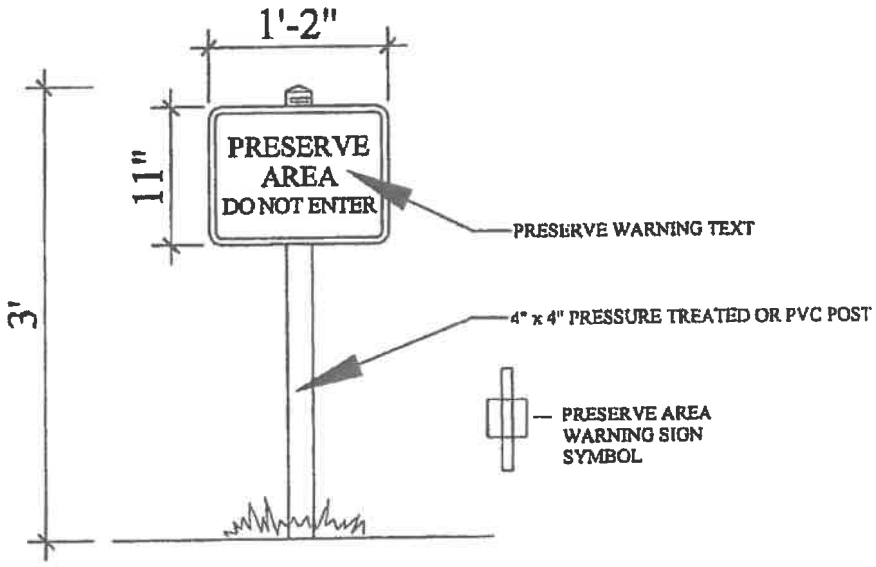
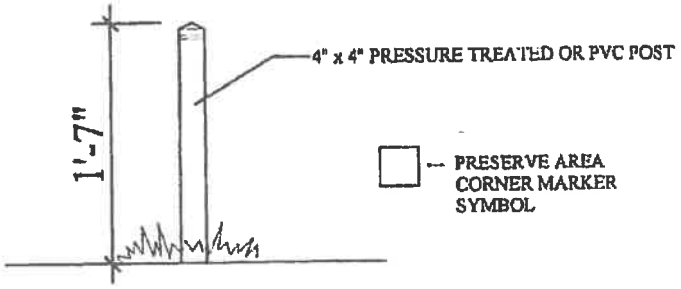




Preserve Boundary Markers and Signs

Exhibit H

Exhibit J: Firewise Toolkit

A guide to Firewise principles

THE FIREWISE COMMUNITIES PROGRAM provides homeowners with simple and easy steps to help reduce a home's wildfire risk by preparing ahead of a wildfire. These steps are rooted in principles based on solid fire science research into how homes ignite. The research comes from the world's leading fire experts whose experiments, models and data collection are based on some of the country's worst wildland fire disasters.

Below are Firewise principles and tips that serve as a guide for residents:

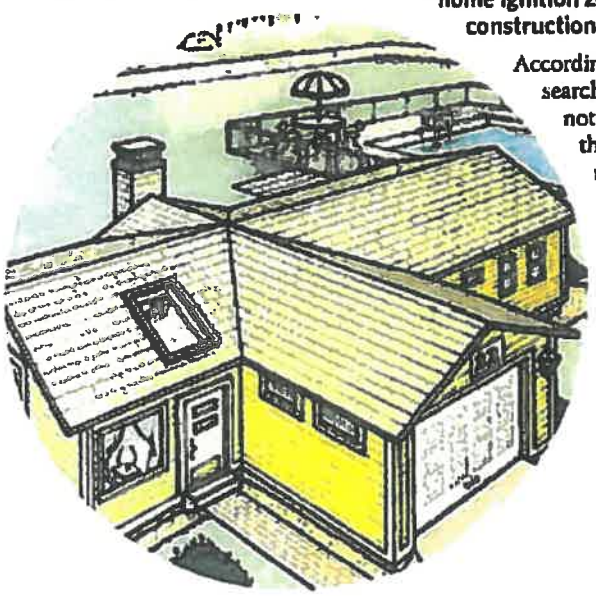
When it comes to wildfire risk, it is not a geographical location, but a set of conditions that determine the home's ignition potential in any community.

Wildfire behavior is influenced by three main factors: topography (lie of the land), weather (wind speed, relative humidity and ambient temperature) and fuel (vegetation and man-made structures). In the event of extreme wildfire behavior, extreme weather conditions are normally present, like extended drought, high winds, low humidity and high temperatures, coupled with excess fuel build up including the accumulation of live and dead vegetation material. Additionally, the inherent lie of the land influences the intensity and spread a fire takes. Fires tend to move upslope, and the steeper the slope the faster it moves.

Of these three factors, **fuel** is the one we can influence.

Debris like dead leaves and pine needles left on decks, in gutters and strewn across lawns can ignite from flying embers. Fire moving along the ground's surface can "ladder" into shrubs and low hanging tree limbs to create longer flames and more heat. If your home has flammable features or vulnerable openings, it can also serve as fuel for the fire, and become part of a disastrous chain of ignitions to other surrounding homes and structures.

A home's ignition risk is determined by its immediate surroundings or its "home ignition zone" and the home's construction materials.



According to fire science research and case studies, it's not where a home is located that necessarily determines ignition risk, but the landscape around it, often referred to as the "home ignition zone." The home ignition zone is defined as the home and its immediate surroundings up to 200 feet (60 m).

The Firewise Communities Program provides tips for reducing wildfire risk based on the home ignition zone concept:

Home Zone: Harden your home against wildfire. This includes fences, decks, porches and other attachments. From the point of view of a fire, if it's attached to the house it is a part of the house. Non-flammable or low flammability construction materials—especially for roofs, siding and windows—are recommended for new homes or retrofits. Keep any flammables, including plantings and mulch out of the area within 5 feet of your home's perimeter.

Zone 1: This well-irrigated area encircles the structure for at least 30 feet on all sides including decks and fences, and provides space for fire suppression equipment in the event of an emergency. Lawns should be well maintained and mowed. Plantings should be limited to carefully-spaced low flammability species. In particularly fire prone areas, non-flammable mulch should be considered.

Zone 2: This area encircles 30 - 100 feet from the home. Low flammability plant materials should be used here. Plants should be low-growing and the irrigation system should extend into this section. Shrubs and trees should be limbed up and spaced to prevent crowns of trees from touching.

Zone 3: This area encompasses 100 - 200 feet from the home. Place low-growing plants and well-spaced trees in this area, remembering to keep the volume of vegetation (fuel) low.

FIREWISE

Zone 4: This furthest zone from the structure is a natural area. Selectively prune and thin all plants and remove highly flammable vegetation.

Homeowners can and must take primary responsibility for wildfire safety action around the home.

There are not enough fire fighting resources to protect every house during severe wildfires, and with shrinking budgets it means we need to do more with less. Fire fighters are trained to safely and efficiently suppress wildland fires, but their effectiveness is reduced when they must sweep decks, move wood piles and patio furniture while trying to fight a fire. According to fire science research, individual efforts do make a difference even in the face of a catastrophic wildfire.

The following steps are outlined by the Firewise program to reduce home ignition risk, based on this principle:

- Prune low hanging limbs to reduce ladder fuels
- Clean roofs and gutters of pine needles and dead leaves
- Keep flammable plants and mulches at least 5 feet away from your home's perimeter
- Use low-growing, well pruned and fire-resistive plants around home
- Screen or box-in areas below patios and decks with wire screening no larger than 1/8-inch mesh
- Sweep decks and porches clear of fallen leaves
- Move woodpiles away from the home during non-winter months
- Bring doormats and furniture cushions inside when an area is threatened by a wildfire
- Close garage doors when leaving your home in the event of an evacuation

We all have a role to play in protecting ourselves and others.

Your home ignition zone extends up to 200 feet—and it's quite common to have neighbors whose home ignition zone overlaps yours. Buildings closer than 100 feet apart can ignite one another if they are in flames. In addition, many communities have commonly owned property, including natural or wooded areas that can pose fire risks to all. This means that to be most effective, neighbors need to work together and with their local fire service to achieve greater wildfire safety.

Together, community residents can work with agencies and elected officials to accomplish the following:

- Ensure that homes and neighborhoods have legible/clearly marked street names and numbers
- Create "two ways out" of the neighborhood for safe evacuation during a wildfire emergency
- Create phone trees to alert residents about an impending fire
- Review any existing community rules or regulations on vegetation management and construction materials to see if they are "Firewise-friendly"
- Use the "Ready, Set, Go!" program with the fire department to educate neighbors
- Use the Firewise Communities/USA® Recognition Program to create and implement an ongoing action plan that will also earn the neighborhood national recognition for their efforts

LEARN MORE about how to keep families safe and reduce homeowners' risk for wildfire damage at www.firewise.org.

ADDITIONALLY, complimentary brochures, booklets, pamphlets, videos and much more can be found on the information and resources page of the website and ordered online through the Firewise catalog.

Firewise tips checklist for homeowners

WILDFIRE DOESN'T HAVE TO BURN everything in its path. In fact, cleaning your property of debris and maintaining your landscaping are important first steps to helping minimize damage and loss.

The work you do today can make a difference. Follow these simple action steps now and throughout the year to prepare and help reduce the risk of your home and property becoming fuel for a wildfire:

- ☐ Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home.
- ☐ Remove dead vegetation from under your deck and within 10 feet of the house.
- ☐ Remove anything stored underneath decks or porches.
- ☐ Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- ☐ Remove flammable materials (firewood stacks, propane tanks, dry vegetation) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.
- ☐ Wildfire can spread to tree tops. If you have trees on your property, prune so the lowest branches are 6 to 10 feet from the ground.
- ☐ Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- ☐ Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- ☐ Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- ☐ Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- ☐ Enclose under-eave and soffit vents or screen with metal mesh to prevent ember entry.

Learn more about how to keep your family safe and reduce your home's risk for wildfire damage at www.firewise.org.

FIREWISE COMMUNITIES NFPA

Firewise Communities / USA® Recognition Program checklist

BY WORKING WITH NEIGHBORS, individual residents can make their own property – and their neighborhood – much safer from the flames and embers of a wildfire. The Firewise Communities/USA® Recognition Program provides a series of steps so you and your neighbors can act now ahead of a wildfire threat.

Ready to begin? Follow these steps on your way to becoming an official Firewise community.

☐ **1. Talk to your neighbors.**
You may be surprised to learn that other residents are just as concerned as you are about wildfire, so make a pledge to get started ... now.

☐ **2. Recruit interested community members.**
These people will form a diverse Firewise® board or committee. The group should include homeowners and fire professionals, but may also include planners, land managers, urban foresters and members of other interest groups in your community.

- Choose a group leader/representative. (This person, often known as the "sparkplug," will serve as the spokesperson and take the lead on Firewise initiatives.)

☐ **3. Contact Firewise.**
Have the community representative complete an on-line request form on the "contact us" page on the Firewise website (www.firewise.org), or call the Firewise Communities Program office at 617-984-7486. A Firewise representative can answer your questions, and help you get started.

☐ **4. Schedule a site assessment visit.**
This is the first step of the process of achieving Firewise Communities/USA recognition status.

- Have the community representative contact your state's Firewise Communities/USA liaison, a specialist in wildland/urban interface (WUI) fire, to inquire about a site assessment and evaluation of your community's current wildfire readiness. Your state liaison's contact information is available on the Firewise website.
- Schedule a time to meet with the state liaison or his/her designee to provide a community wildfire risk evaluation. Plan on at least one full day for this activity.
- At the same time, contact your local fire official who will accompany the state liaison for the evaluation.
- A site assessment is **not** a Community Wildland Protection Plan (CWPP). It is a wildfire risk evaluation of the potential Firewise Communities/USA site that is applying for national recognition.

☐ **5. Review the site assessment and evaluation document.**
The assessment does not have a specific format, but the program endorses an assessment style that:

- Includes a simple document for homeowners/residents to review the potential community site.
- Familiarizes the homeowner/resident with the way ignitions are likely to occur and how homes are likely to be lost in the event of a wildfire.
- Explains and illustrates common strengths and vulnerabilities with respect to this site's wildfire risk.

Upon completion of the evaluation, the state liaison or designee will schedule a meeting with your local Firewise committee to review the findings of your community assessment. At this time, your committee will determine whether they accept the findings or reject them. If you accept the evaluation, the process continues; if you don't, the process is terminated.

☐ **6. Create a plan.**
Based on the evaluation and assessment, your Firewise committee develops a plan to tackle problem areas. In your plan, remember to include deadlines and a schedule to keep you on track. Record your action plan, and have all members of your committee sign it. Your plan should include:

- One day during the year that is designated as "Firewise Day." Whether it's a "chipper day" that gathers equipment and volunteers to chip up brush and tree limbs, a state fair exhibit or a community clean-up day, the Firewise Day helps you get the work done to make your community safer.
- Firewise mitigation activities that amount to a community investment of more than $2/capita/year of 'in-kind' volunteer contribution or grants.
- Once the plan is finished, share it with your state liaison.

☐ **7. Implement your plan.**
Tackle the items in your plan. Designate the party responsible for each action, including who will take the lead on Firewise Day. Remember, everything you do should be documented, so you can send the paperwork in with your application form.

☐ **8. Apply for recognition in the Firewise Communities/USA Recognition Program.**
You've completed your plan; now it's time to receive the recognition you deserve. Not only is your community safer from wildfire, you will now be able to celebrate your official status as a nationally recognized Firewise community. Remember to:

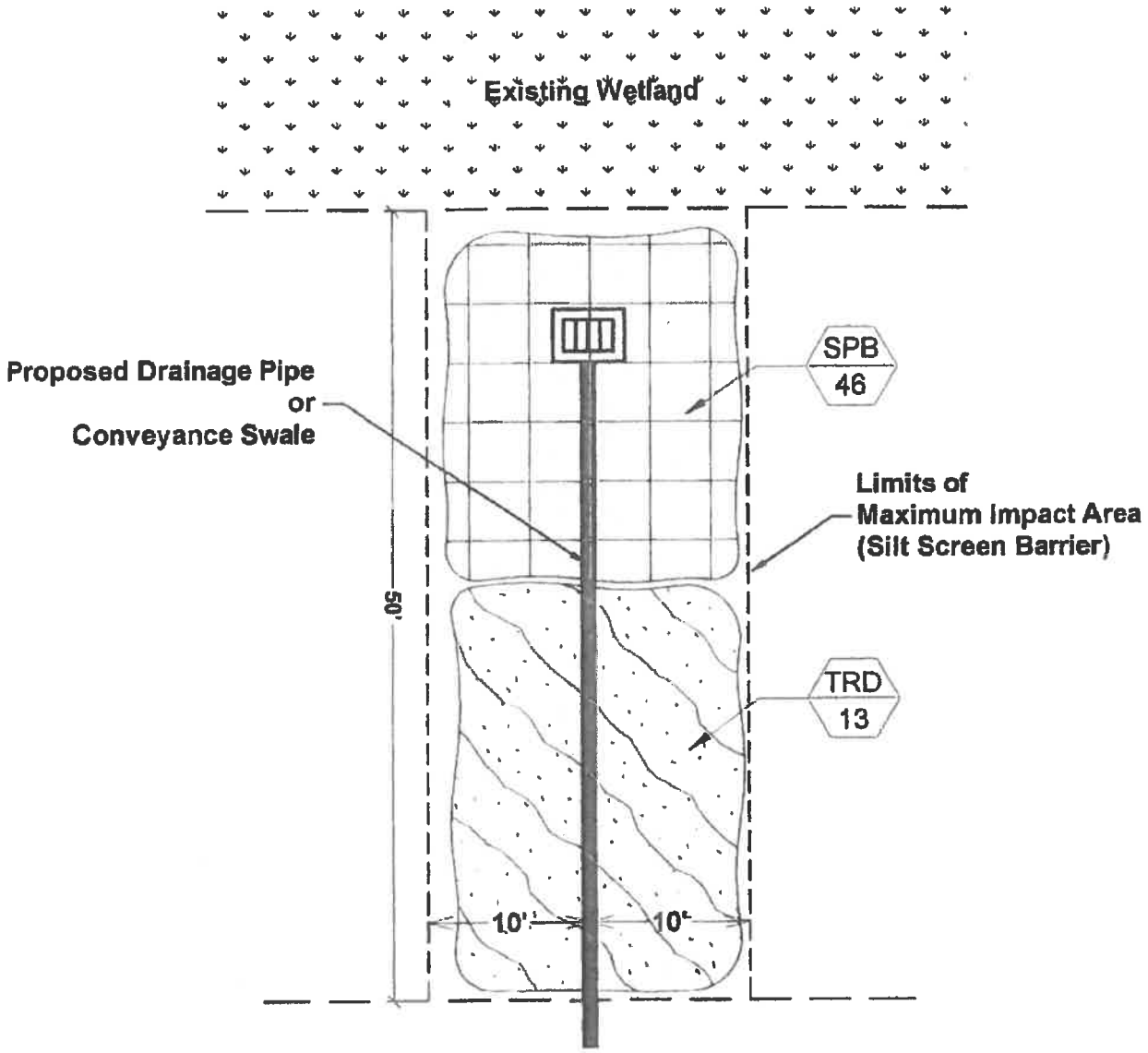
- Fill out the application form
- Attach your completed Firewise community plan
- Attach the Firewise Day document that lists names of volunteers, the hours involved and activities you've accomplished
- Attach any photos that illustrate your great work
- Send your completed application and attached documents to your state liaison for review
- Your state liaison will forward the application to the NFPA Firewise program headquarters. You can expect to receive your recognition materials (sign, plaque and other items) within 2-4 weeks after NFPA receives your application.

☐ **9. Renew your application each year.**
The work of a Firewise community is never done. To maintain active status in the program, you must continue the work throughout the year, documenting all activities, including your Firewise Day, the hours involved, and the volunteers. The information is easy to report through the Firewise website.

☐ **10. Celebrate your success!**
We want to hear from you! Share your story with the Firewise Communities Program family. We'll include your photos and activities on the Firewise website, feature your community in our blog, and promote your hard work through our social media platforms.

Questions?
Contact the Firewise Communities Program. More information can be found on the Firewise website.

Exhibit K: Preserve Area Planting Plan for Temporary Impacts



GRASSES	QTY / AREA	T. QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING	REMARKS
SPB	46	92	Spartina bakeri	Sand Cordgrass	1G, 18" OA, F	36" o.c.	Native
TRD	13	26	Tripsacum dactyloides	Fakahatchee Grass	3G, 24" OA, F	72" o.c.	Native

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Temporary Buffer Impact Area Planting Detail

Exhibit L: Annual Monitoring Report Form

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) : _____