

# PRESERVE AREA MANAGEMENT PLAN

## MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



### *Pulte Home Company, LLC* *HighPointe PUD*

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

*Unincorporated Martin County, Florida*

Prepared By:

EDC, Inc.

Approved by/Date : \_\_\_\_\_

# PART I

## ENVIRONMENTAL ASSESSMENT

### Environmental Assessment Pulte Home Company

#### I. Existing Conditions

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

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

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





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

#### A. Proposed Conditions

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

The applicant will preserve the currently maintained 15.91 acres of wetlands, 19.39 acres of wetland buffer, and 41.78 acres of upland preserve. The applicant added an additional 22.68 acres of upland preserve. Based on this, the site plan includes 64.46 acres of upland preserve and the applicant will set aside a total preserve acreage of 99.76 acres. Please refer to Figure 1 for a tabular depiction of the above.

# ***WETLAND & UPLAND PRESERVE LEGEND/TABLE***

	Total Upland Preserve Required	53.23
	Wetland Preserve	15.91
	Wetland Buffer	19.39
	Upland Preserve	41.78
	Upland Preserve (Added as Part of PUD)	22.68
	Upland Preserve (Total)	64.46
	Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	99.76

**Figure 1. Preserve Area tabular calculation**

## **B. Previous Impacts**

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

## **II. Soils**

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

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

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

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

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

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

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

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

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

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

### **III. Existing Habitat/FLUCCS**

#### **A. Wetland Habitats**

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

#621 Cypress (1.81 acres)

#641 Freshwater Marsh (9.23 acres)

#643 Wet Prairie (4.85 acres)

#### **B. Upland Habitats**

Upland portions of the site are comprised of Improved Pasture, Rural Lands in Transition, Brazilian Pepper, Pine Flatwoods and Disturbed Lands.

Identified upland classifications have been confirmed by Martin County staff and EDC, Inc. as the following FLUCCS categories:

#211 Improved Pasture (54.6 acres)

#411 Pine Flatwoods (212.9 acres)

#741 Rural Lands in Transition (25.7 acres)

#422 Brazilian Pepper (1.2 acres)

#### **C. Other Classifications**

The PAMP additionally lists the following other land classifications:

#510 Streams and Waterways – (1.4 acres)

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

#830 Utilities (2.3 acres)

#### **IV. Wildlife Observations**

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

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

**Amphibians:** None

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

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

#### **V. Protected Species**

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

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

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

## **VI. Restoration/Mitigation/Firewise Plan**

### **A. Eradication of Nuisance and Exotic Vegetation**

Exotic vegetation is present inside the wetland buffer preserve areas in varying quantities ranging from minor cluster to areas of 100% spot coverage. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve area.

- All Brazilian pepper trees and other woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. All vegetative debris will be removed from preserve areas and disposed of off-site.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.
- Any debris removed will be handled in accordance with the disposal specifications.
- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted
- The exotic vegetation eradication in the preservation area could generate minimal vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation area on the proposed project site, outside the limit of the preserve.
- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the wetland preservation area.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

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

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

### **B. Replanting with Native Wetland/Transitional/Upland Vegetation**

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

#### **1. Restoration of Wetland Buffer Preserve Areas**

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

However, the following plant list has been established for the site and is based on observations of the on-site wetland species composition.

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

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

## **2. Restoration of Wetland Preserve Areas**

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

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

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

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

### **C. Firewise Clearing Area**

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

### **VI. Conclusion**

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

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

### **VII. List of Exhibits**

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: Soils Map

Attachment 4: FLUCCS/Habitat Map

Attachment 5: Previous PAMP (not included, on file with county)

Attachment 6: Upland Preserve Map (site plan)

Attachment 7: LAMP

# **PART II**

## **CONDITIONS**

### **A. RECORDING**

This modified Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

### **B. COMPLIANCE**

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

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

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

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

## **D. TRANSFER OF OWNERSHIP**

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.

## **E. SITE PLAN**

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

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

All Preserve Areas will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

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

Preserve Areas will be posted with permanent signs. These signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is included in the original PAMP for the project (attached).

## **H. SITE CLEARING**

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

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

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

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

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

## **I. ACTIVITIES ALLOWED IN PRESERVE AREAS**

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

## **J. ACTIVITIES PROHIBITED IN PRESERVE AREAS**

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

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

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

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

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

## **K. RESTORATION AND MAINTENANCE ACTIVITIES**

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

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

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

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

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

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

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

**Other Restoration and Maintenance Activities** – Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

## **L. SITE HYDROLOGY**

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

## **M. PROTECTED SPECIES**

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.

## **N. INSPECTIONS AND ENFORCEMENT**

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

# APPENDICES

# **UPDATED LOCATION MAPS**



## Legend

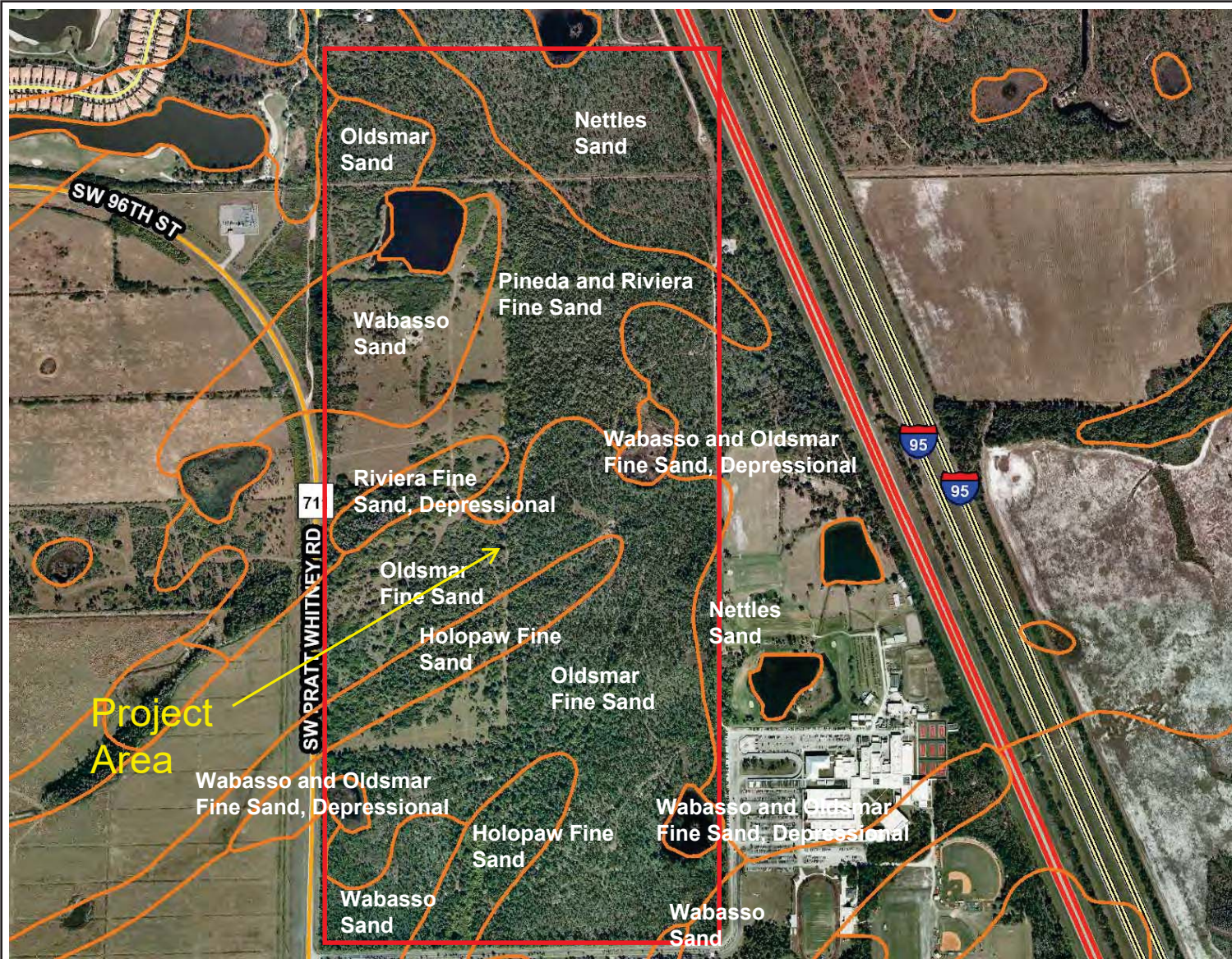
★ Project Area

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



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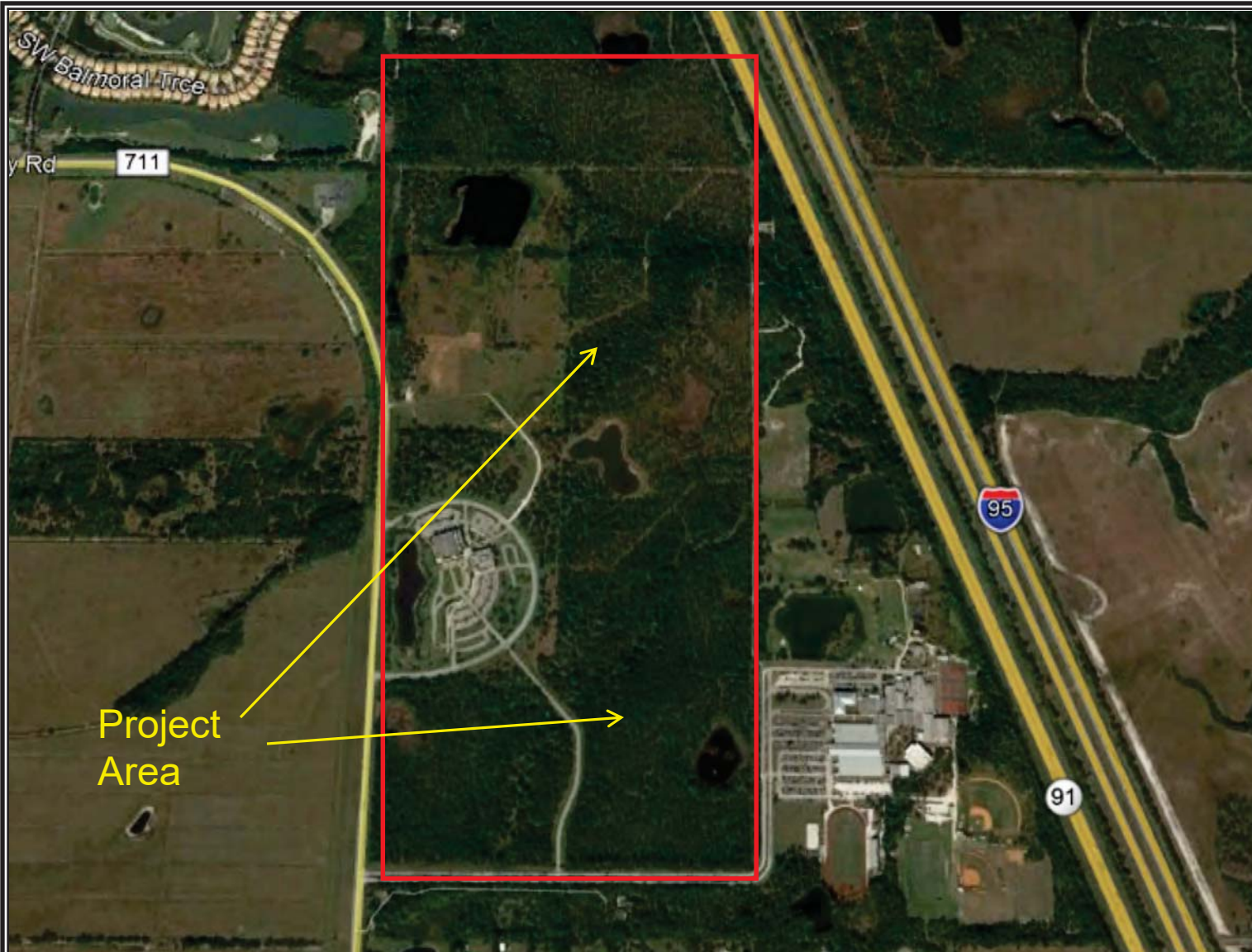
**Location Map: Proposed Pulte Development, Martin County, Florida**



## Legend

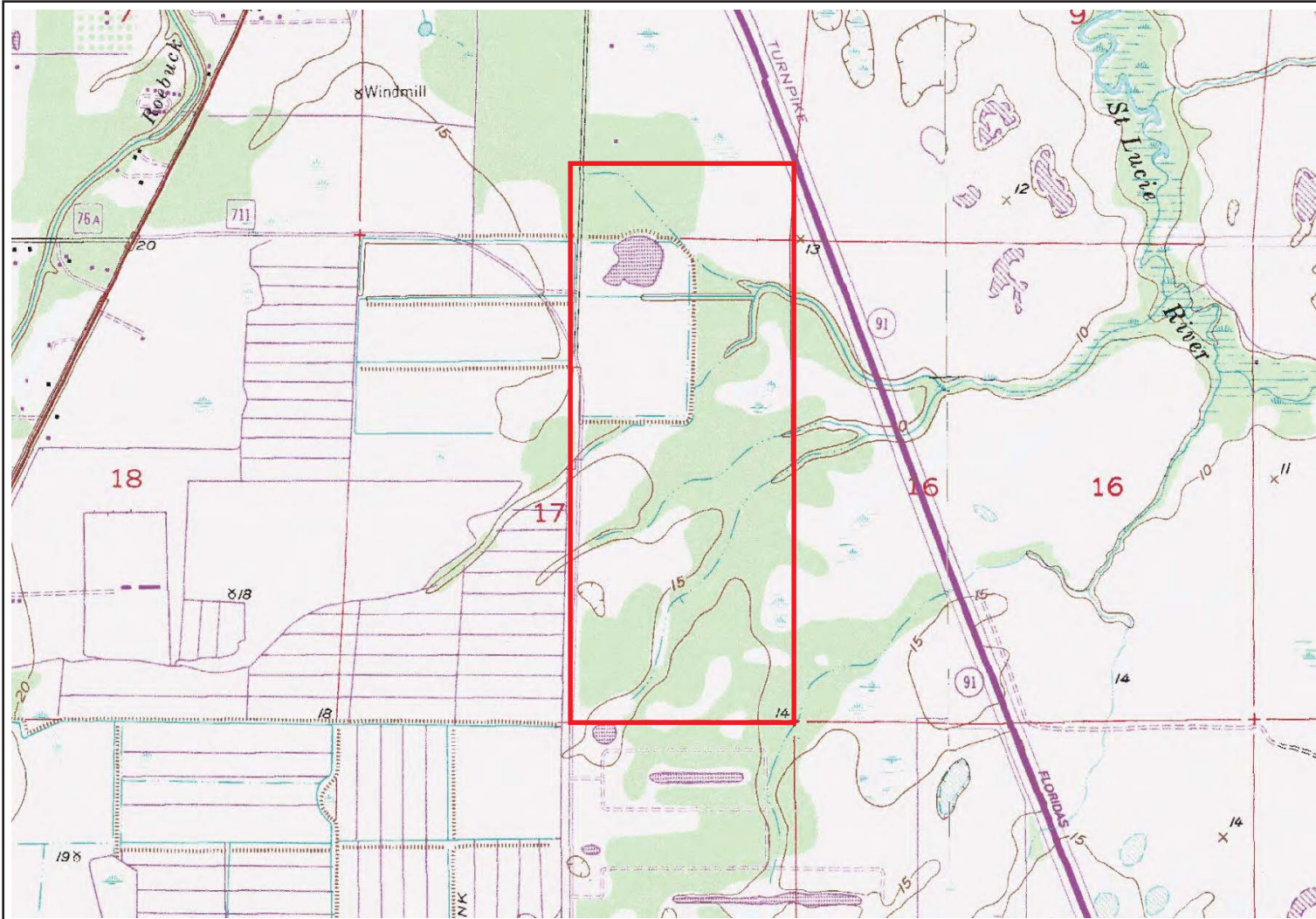


Property  
Boundary



## Legend

 Approximate  
Property  
Boundary



## Legend

Property Boundary



ENGINEERS & SURVEYORS & ENVIRONMENTAL

### **Topography Map: Proposed Pulte Development, Martin County, Florida**

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



U.S. Fish and Wildlife Service

## Natural Resources of Concern

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

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

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

### ***Project Name:***

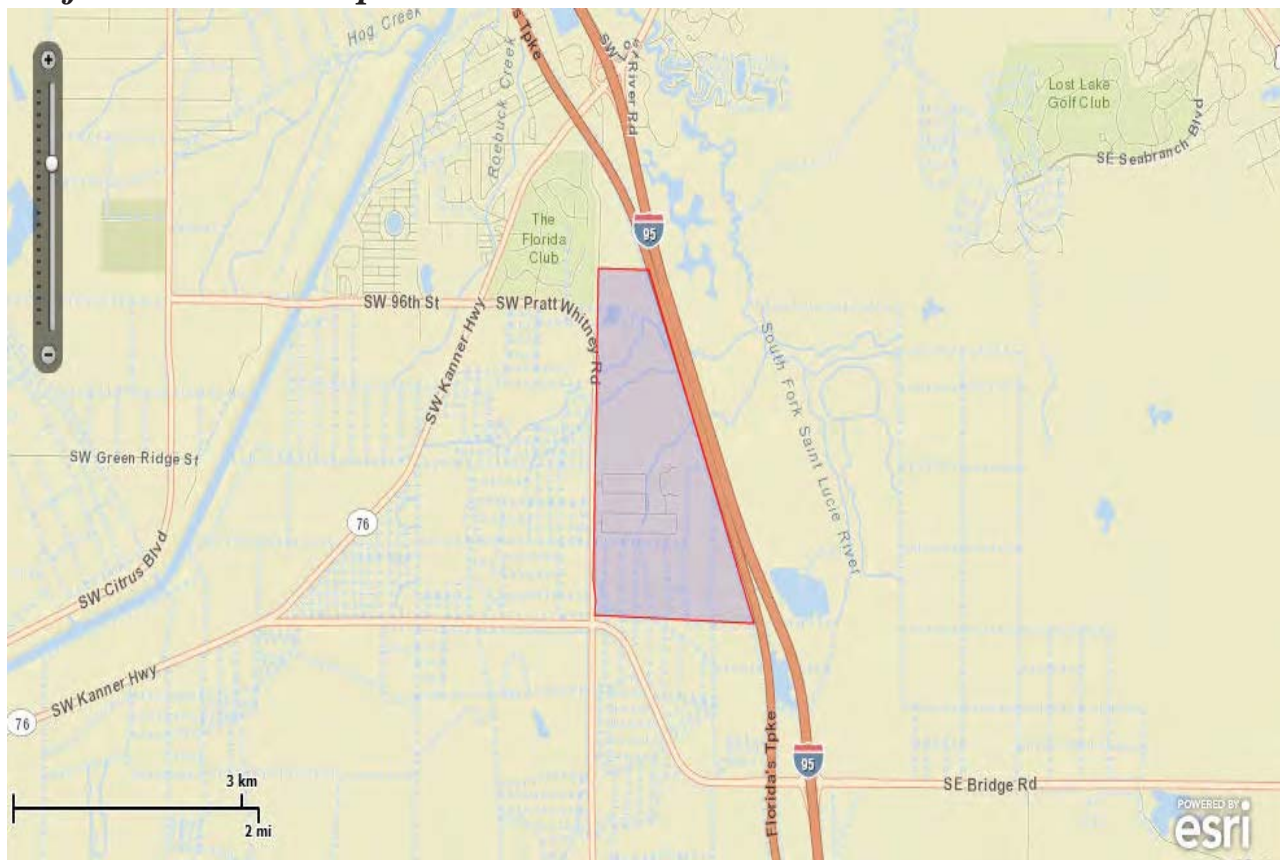
Christ Fellowship



U.S. Fish and Wildlife Service

## Natural Resources of Concern

### *Project Location Map:*



### *Project Counties:*

Martin, FL

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

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

### *Project Type:*

Development



## Natural Resources of Concern

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

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

#### **Species that may be affected by your project:**

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



## Natural Resources of Concern

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



## Natural Resources of Concern

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



## Natural Resources of Concern

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

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

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

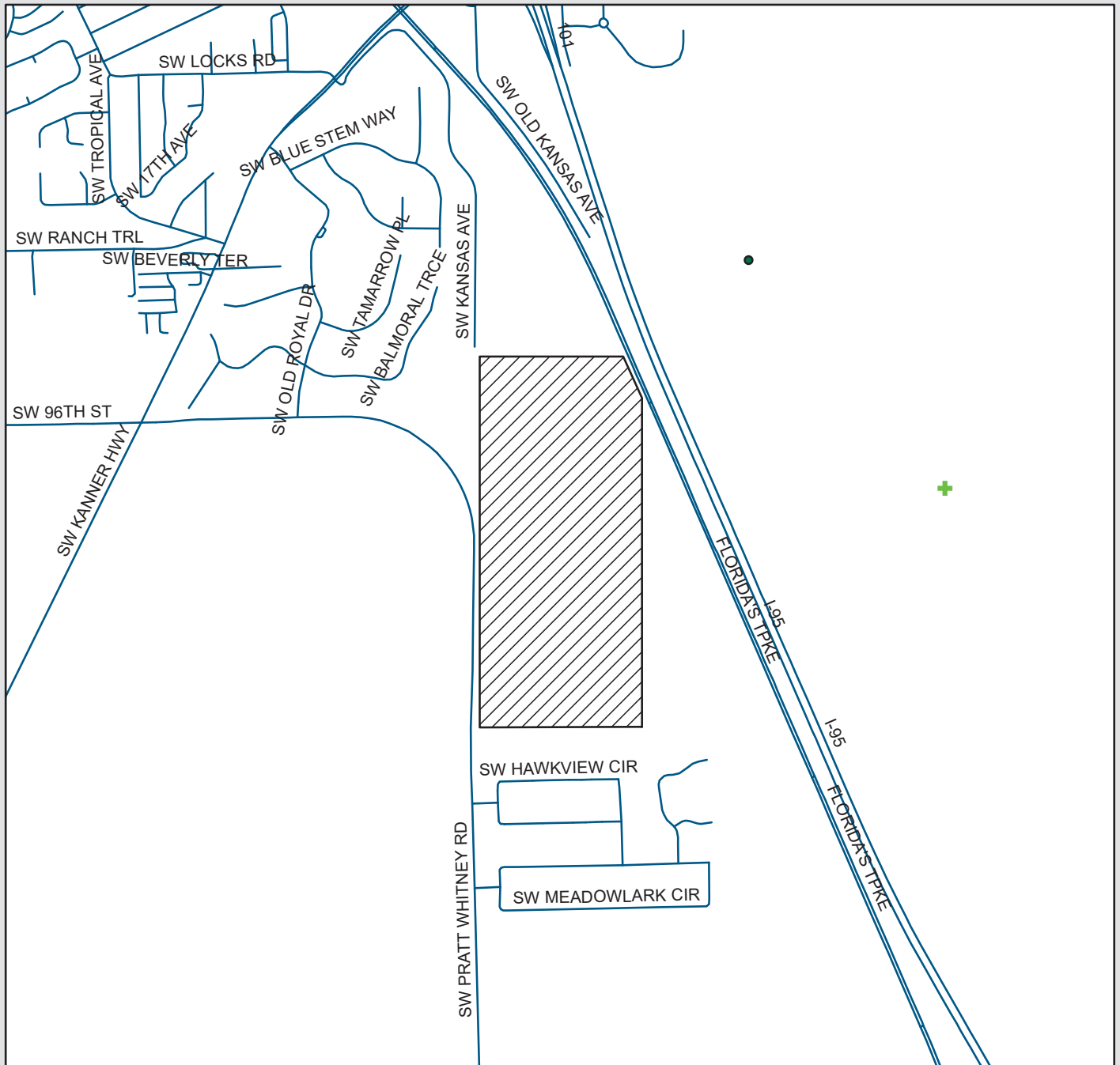
Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#)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

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

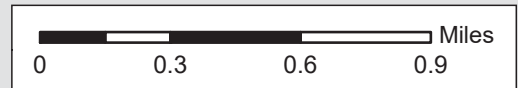
The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area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

# Species Occurrences

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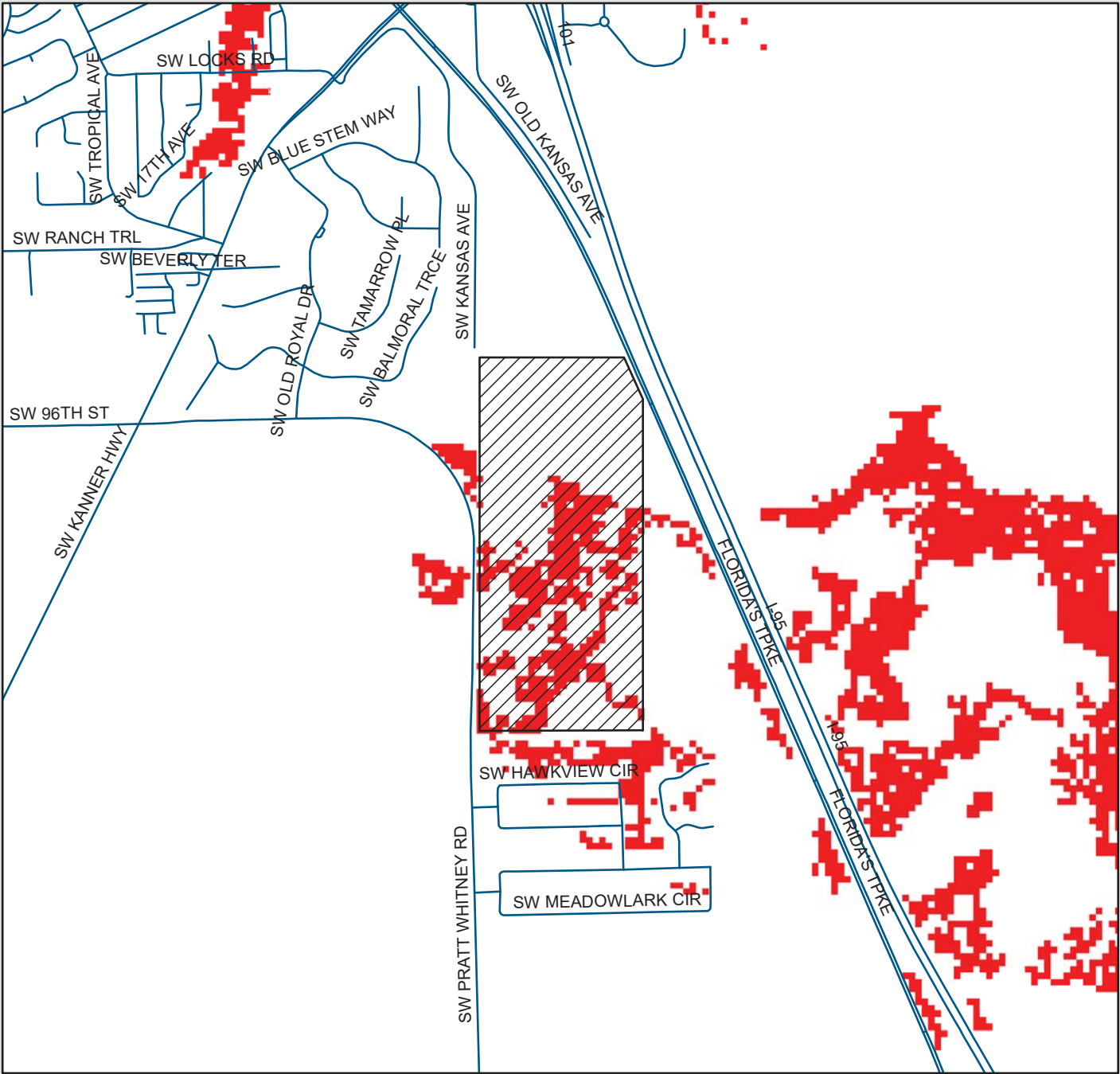


- Indigo Snake
- + Florida Natural Inventory Areas
- County Boundary
- ▨ Project Site



# Strategic Habitat Conservation Areas

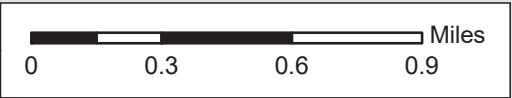
## Christ Fellowship



Strategic Habitat Conservation Areas

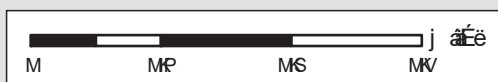
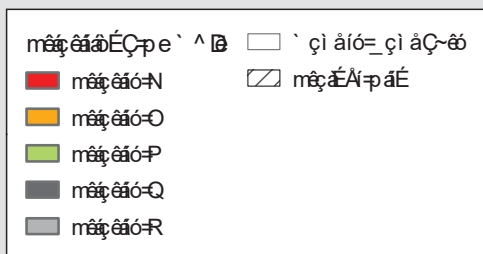
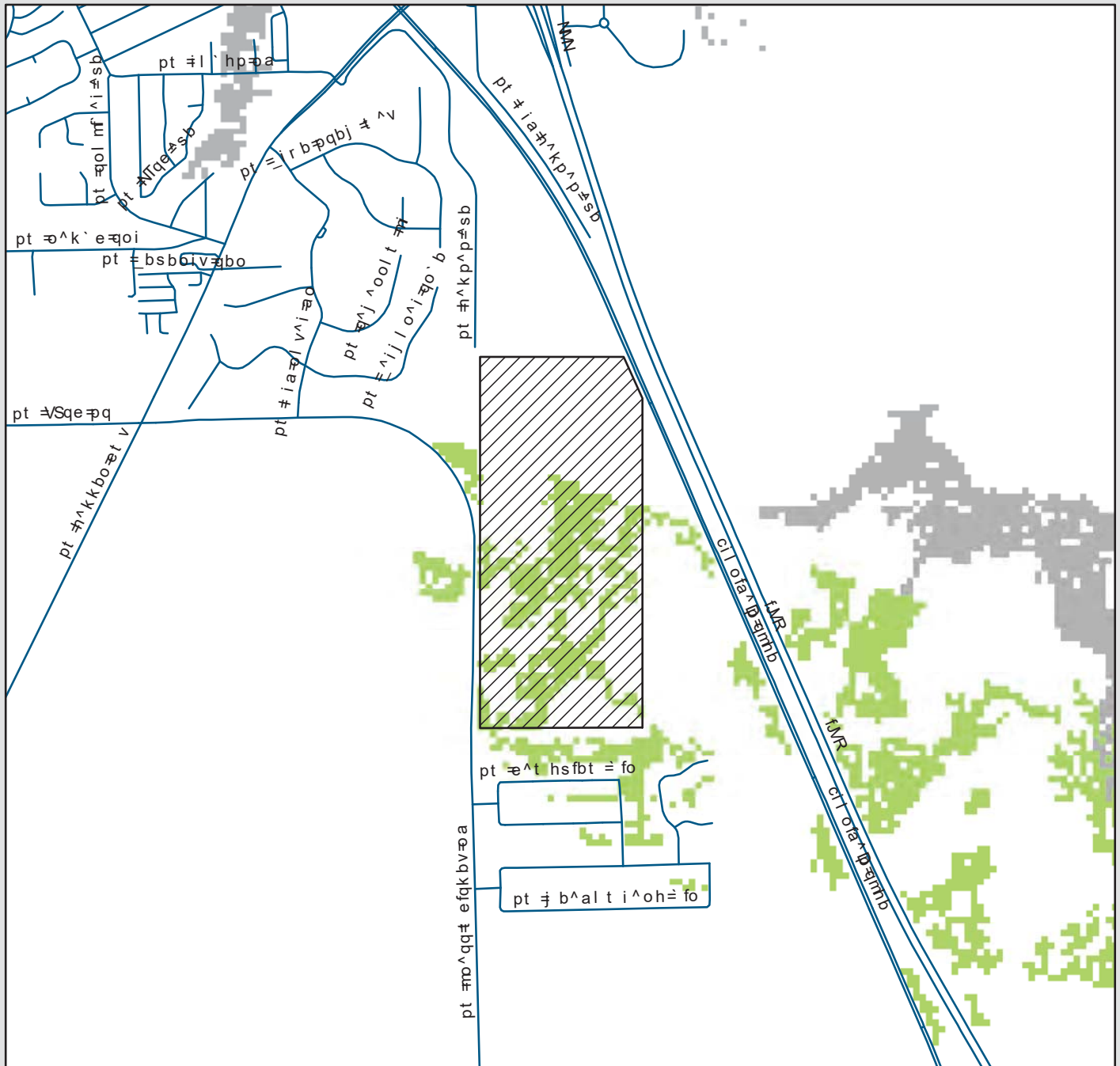
County Boundary

Project Site



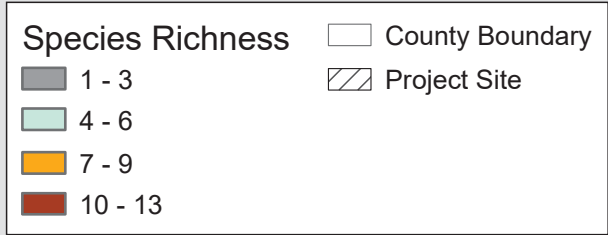
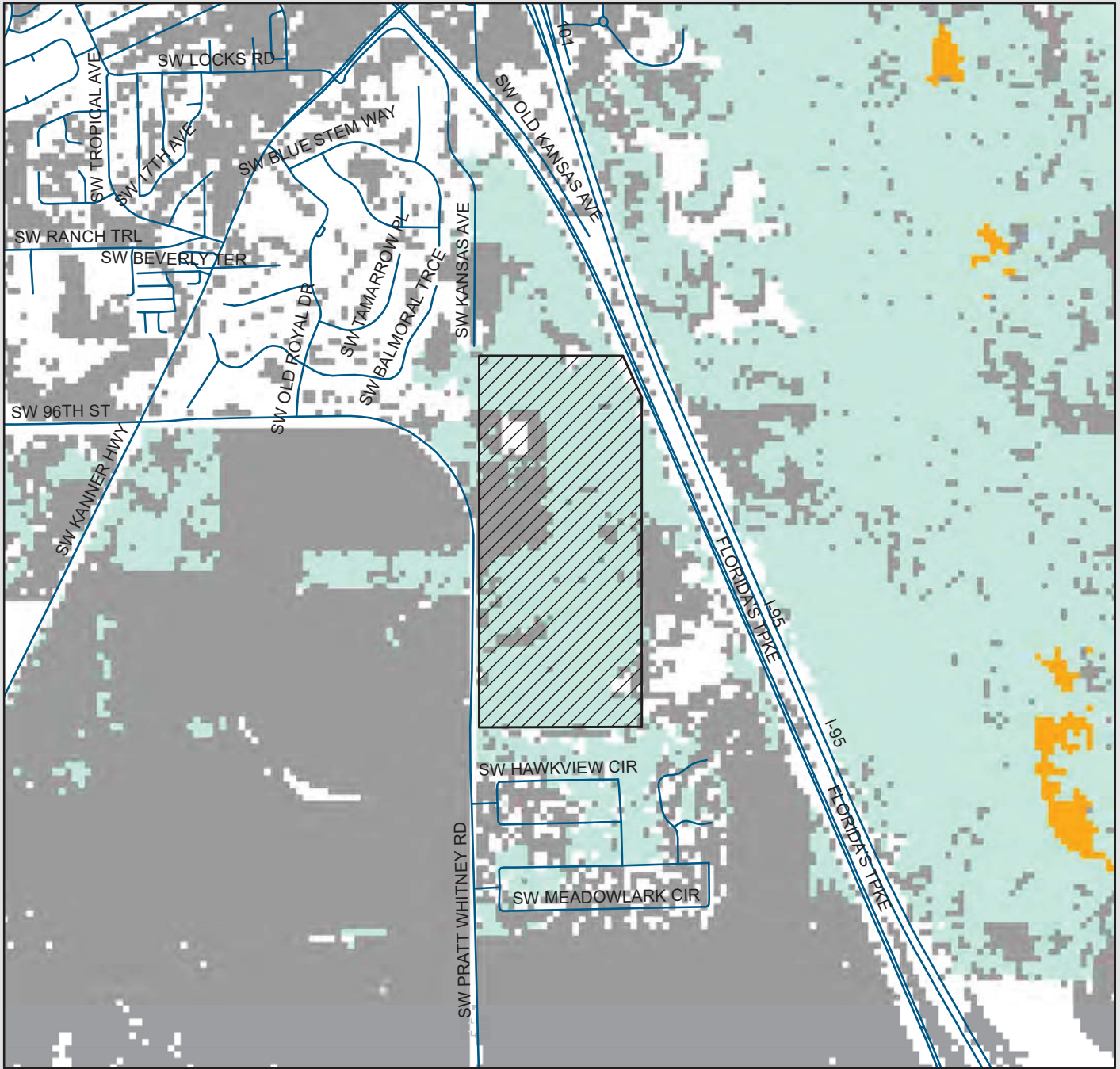
# Prioritized SHCA's

## Christ Fellowship

[illegible]

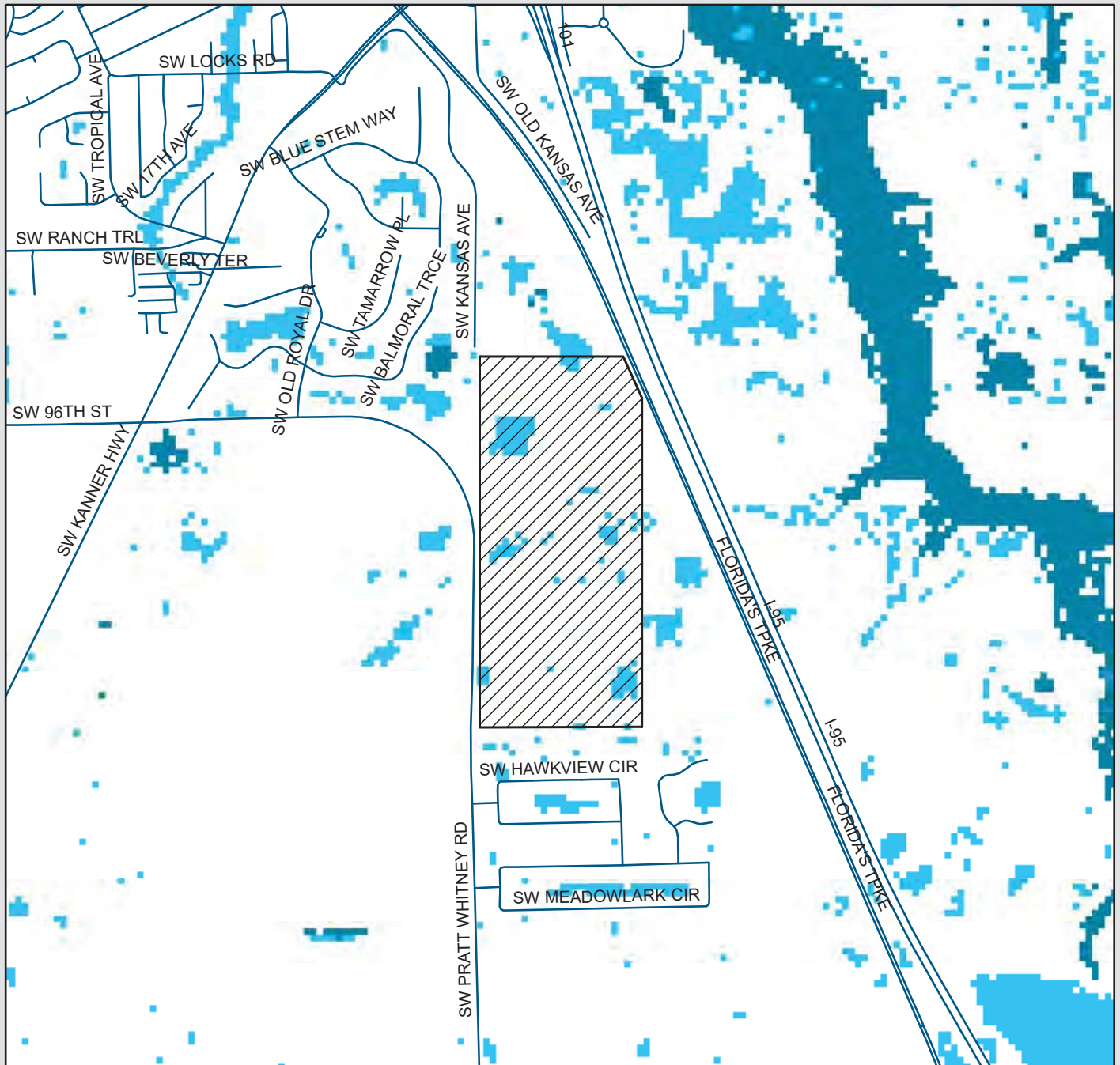
# Species Richness

## Christ Fellowship



# Priority Wetlands

## Christ Fellowship



### Priority Wetlands

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

County Boundary

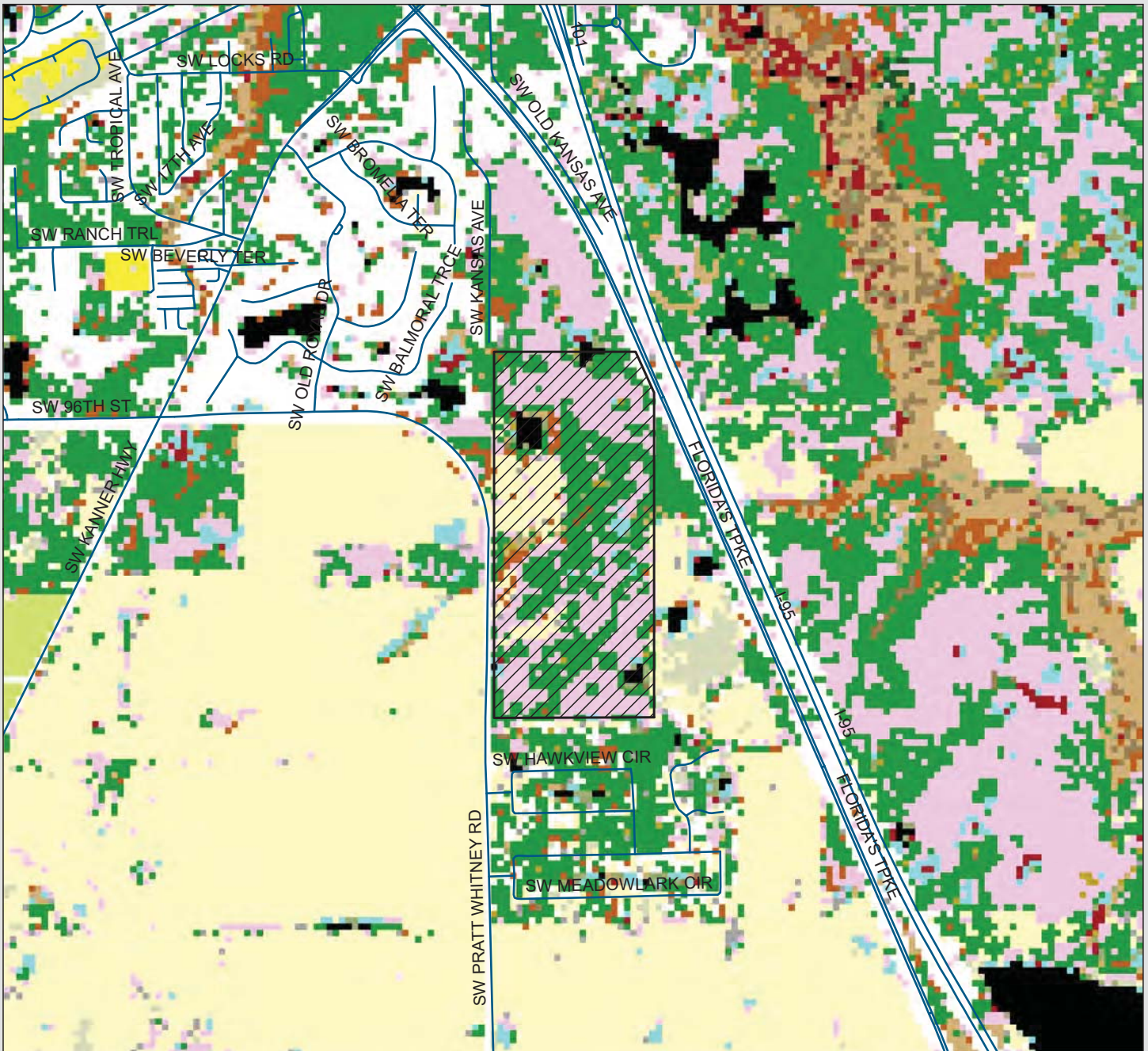
Project Site

0 0.3 0.6 0.9 Miles





# Florida Land Cover - 2003

## Christ Fellowship















 Project Site

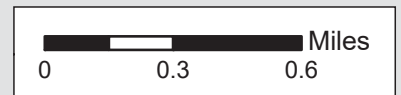
 Major Roads

 County Boundary

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

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

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



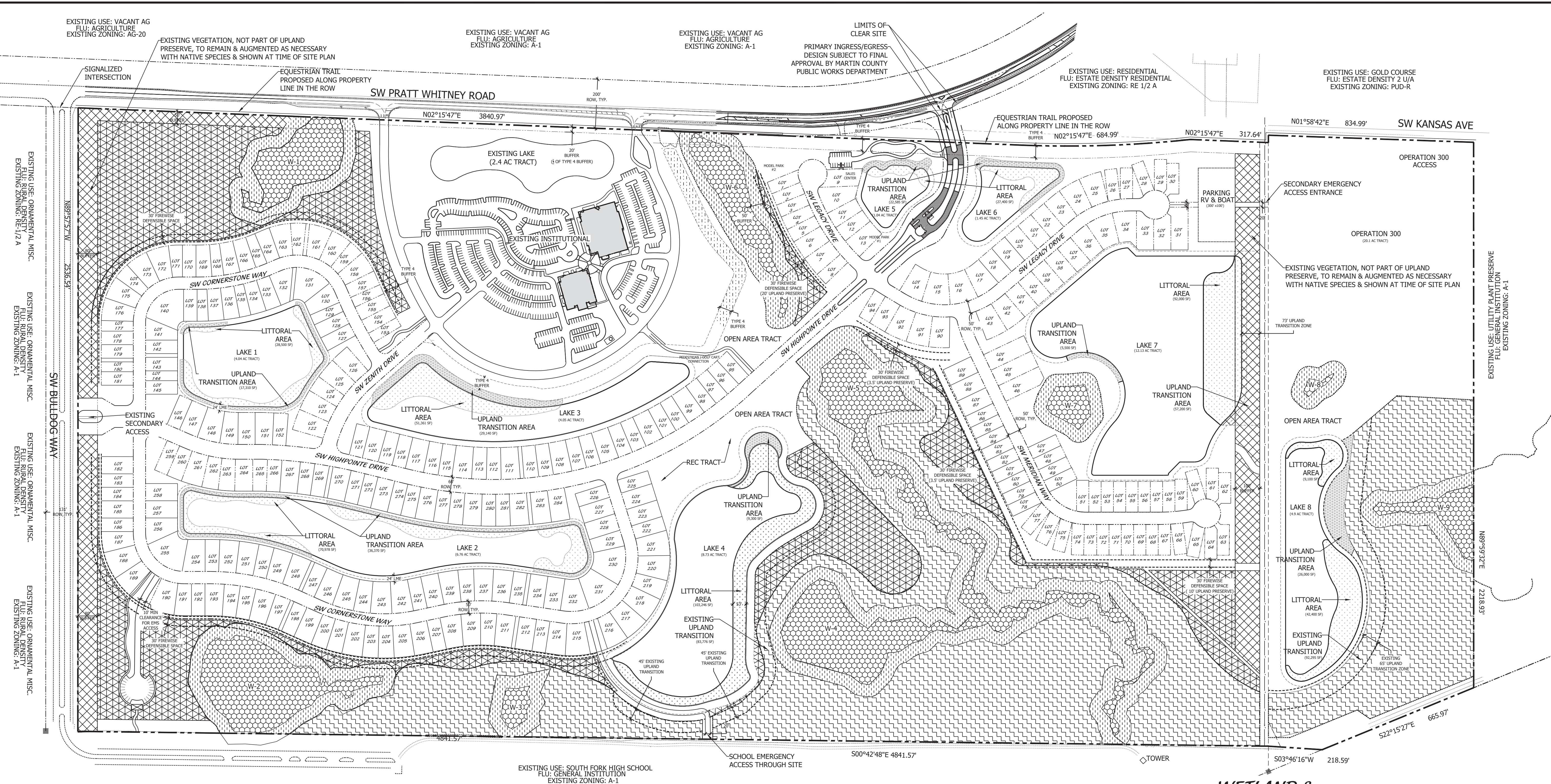
2012\_5885

# PROPOSED UPLAND PRESERVE MAP



1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
[www.cotleurhearing.com](http://www.cotleurhearing.com)  
Lic# LC-26000535

# Martin County, Florida



### OVERALL SITE DATA

<u>DENSITY CALCULATIONS</u>	<u>PUD</u>	<u>DENSITY ELIGIBLE WETLANDS</u>
EXISTING PLACE OF WORSHIP	28.3 ACRES	0
INSTITUTIONAL (OPERATION 300)*	19.54 ACRES	0.09 ACRES
RESIDENTIAL AREA	273.16 ACRES	15.8 ACRES

DENSITY ELIGIBLE WETLANDS	15.89/2 X 1 UPA = 7.945 UNITS
DENSITY ELIGIBLE UPLANDS	19.54 + (273.16 - 15.8) = 276.9 UNITS
<b>TOTAL DWELLING UNITS PER ACRE (1 DU/AC)</b>	<b>7.945 + 276.9 = 284 UNITS</b>

<b>CALCULATIONS</b>	<b>AREA (SQUARE FOOTAGE)</b>	<b>AREA (ACRES)</b>	<b>AREA (PERCENTAGE)</b>
<b>SITE AREA</b>	<b>13,982,760</b>	<b>321.00</b>	<b>100.00%</b>
RESIDENTIAL AREA	12,053,923.20	276.72	86.21%
INSTITUTIONAL AREA (CHURCH & OPERATION 300)	2,083,910	47.84	14.90%
PRESERVE AREA REQUIRED	2,318,698.80	53.23	16.58%
PRESERVE AREA PROVIDED	2,807,877.60	64.46	20.08%
WETLAND AREA	693,040	15.91	4.96%
WETLAND BUFFER AREA	844,628	19.39	6.04%
<b>PERVIOUS AREA</b>	<b>7,615,594.80</b>	<b>174.83</b>	<b>54.46%</b>
UPLAND PRESERVE (INCLUDING WETLAND BUFFERS)	3,652,506.00	83.85	26.12%
BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE	3,963,088.80	90.98	28.34%
<b>IMPERVIOUS AREA</b>	<b>6,367,211.81</b>	<b>146.17</b>	<b>45.54%</b>
LAKE AREA	1,981,980.00	45.50	14.17%
BUILDING COVERAGE (GUARD HOUSE, MAIL KIOSK, CHURCH)	49,356.53	1.13	0.35%
PAVEMENT (SIDEWALKS, PARKING, ROADWAYS)	1,224,036.00	28.10	8.75%
AMENITY AREAS	2,962.08	0.07	0.02%
LOT COVERAGE (100% IMPERVIOUS)	2,415,837.60	55.46	17.28%
WETLAND AREA	693,039.60	15.91	4.96%

UPLAND PRESERVE  
WETLAND/ UPLAND BUFFER  
BUFFER AREAS, LANDSCAPE COMMON AREAS, OPEN GREEN SPACE  
WETLAND AREA  
LAKE AREA

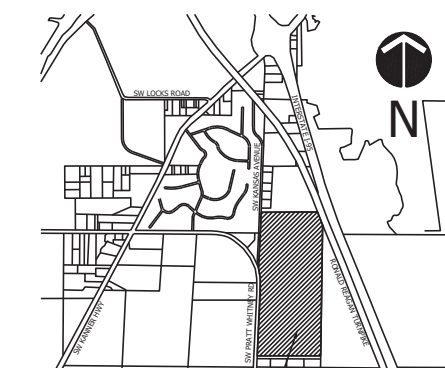
RESIDENTIAL UNITS PHASE 1:	94 LOTS
RESIDENTIAL UNITS PHASE 2:	190 LOTS
MINIMUM LOT SIZE:	4,800 SF (40' X 120', 50' X 120', 70' X 120' MIN.)
PARKING REQUIREMENTS:	2 (TWO) SPACES PER HOME
PARKING PROVIDED:	2 (TWO) PARKING SPACES IN GARAGE & 2 (TWO) AVAILABLE GUEST SPACES PER DRIVEWAY

<u>CALCULATIONS</u>	<u>AREA ( SQUARE FOOTAGE)</u>	<u>AREA (ACRES)</u>	<u>AREA (PERCENTAGE)</u>
EXISTING AREA (CHURCH ONLY)	1,232,748.00	28.30	8.82%
TOTAL AREA (CHURCH AND OPERATION 300 SITE)	2,083,910.40	47.84	14.90%
EXISTING PLACE OF WORSHIP GROSS FLOOR AREA ( ONE STORY)	48,049.99	1.10	0.34%

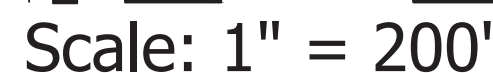
PARKING REQUIRED:	330 SPACES
PARKING PROVIDED:	597 SPACES (EXISTING)

**WETLAND &  
UPLAND PRESERVE  
LEGEND/TABLE**

Total Upland Preserve Required	53.23
Wetland Preserve	15.9
Wetland Buffer	19.39
Upland Preserve	41.78
Upland Preserve (Added as Part of PUD)	22.68
Upland Preserve (Total)	64.46
Total Preserve Acreage (Wetlands, Wetland Buffers, Upland Preserve)	99.76



***PUD MASTER  
SITE PLAN***



LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE SOUTH 89°59'32" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.03 FEET TO A POINT BEING ON A LINE LYING 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE 40 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY FOR KANSAS AVENUE BY THE DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DATED SEPTEMBER 5, 1923;

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

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

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

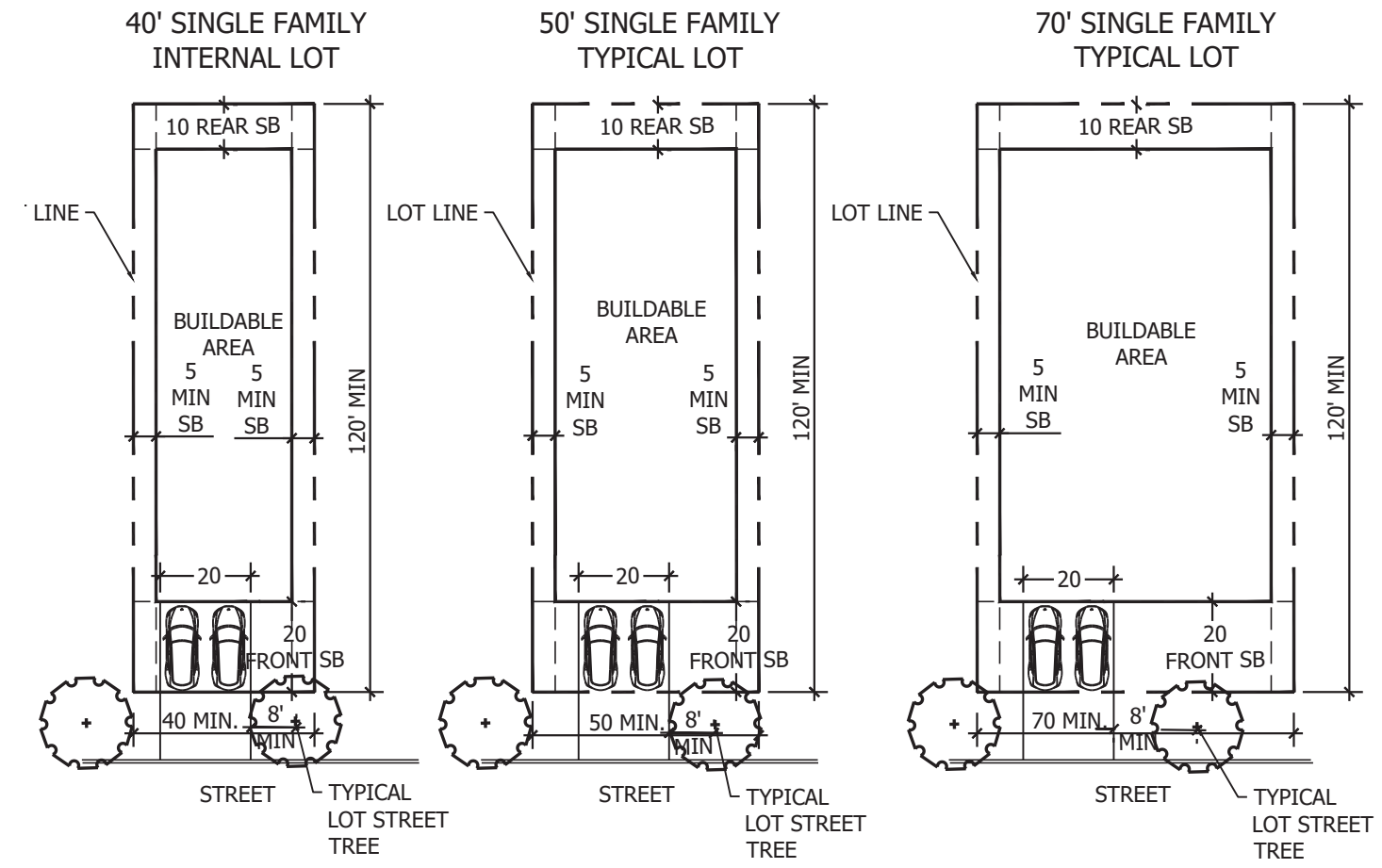
THENCE SOUTH 03°46'16" WEST ALONG SAID EAST LINE, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 17;

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

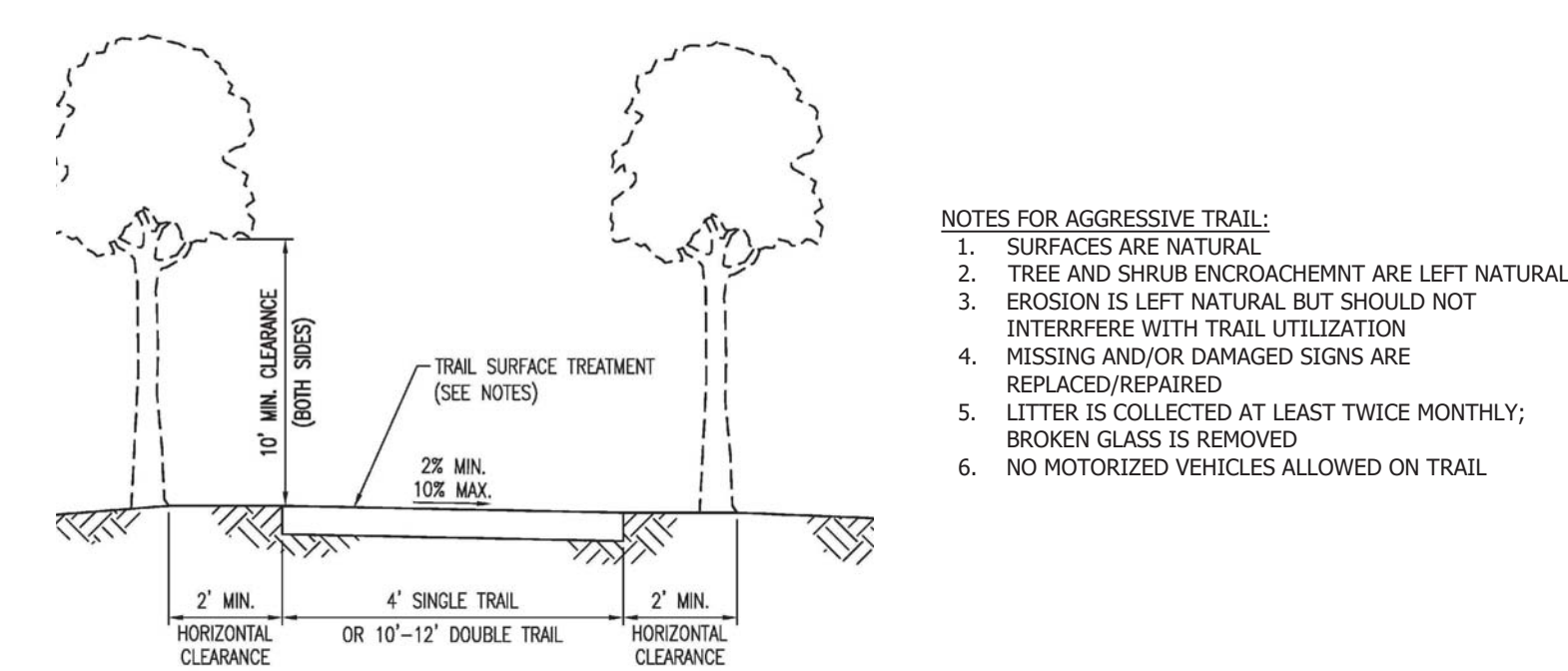
THENCE NORTH 89°57'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 2,536.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.  
CONTAINING 13,982,792 SQUARE FEET/321.00 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

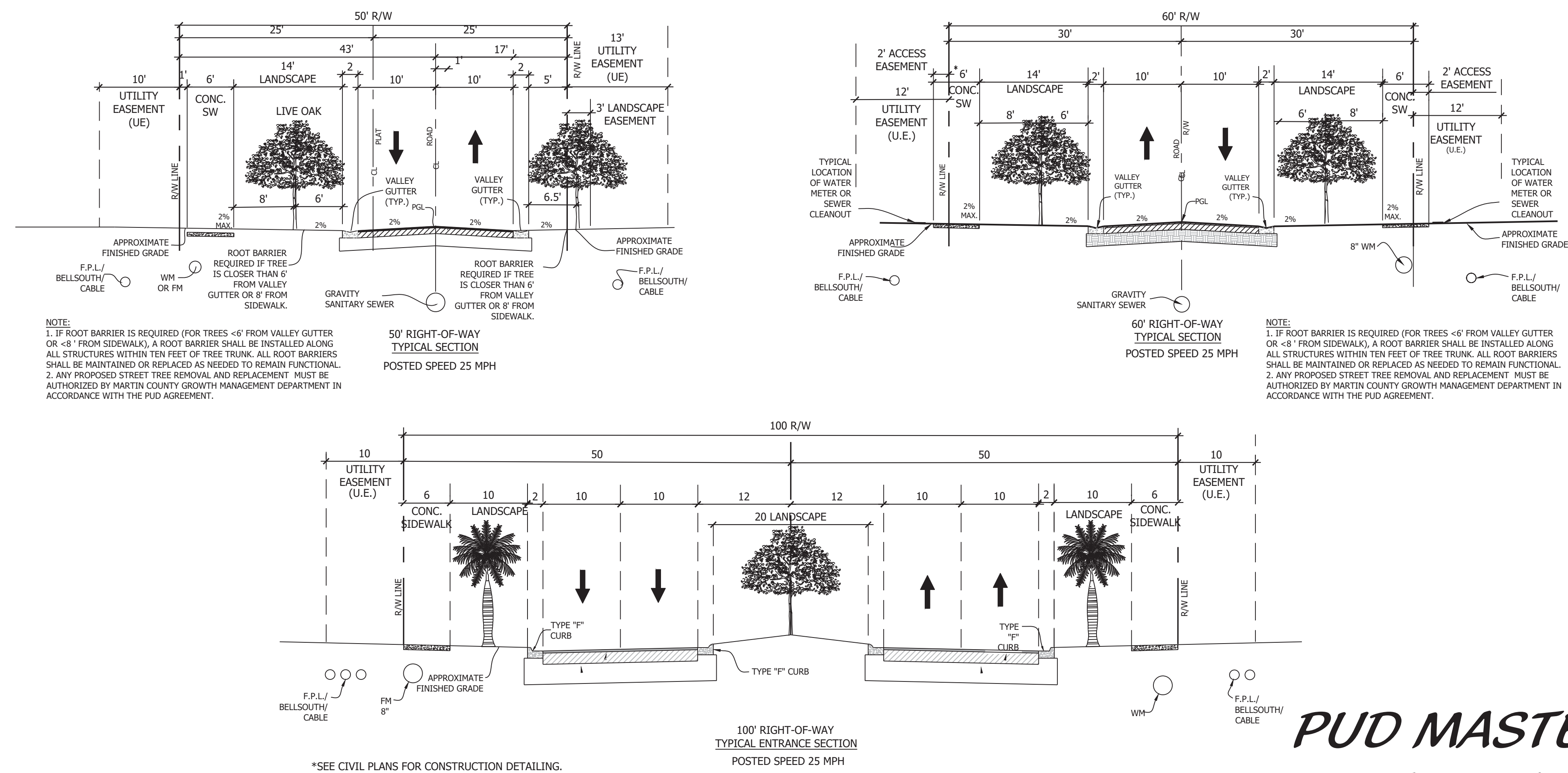
TYPICAL LOT LAYOUTS



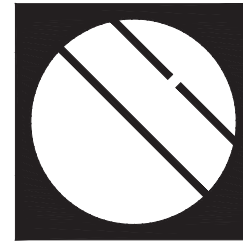
EQUESTRIAN TRAIL



RIGHT-OF-WAY SECTIONS



PUD MASTER SITE PLAN



Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

HIGHPOINTE  
PUD MASTER SITE PLAN  
Martin County, Florida

DESIGNED	_____	DTS
DRAWN	_____	JLD/LAH
APPROVED	_____	DTS
JOB NUMBER	_____	19-0127
DATE	_____	06-10-19
REVISIONS	_____	11-26-19
	04-25-22	07-28-20
		12-03-20
		03-26-21
		05-18-21
		07-02-21

# PRESERVE AREA MANAGEMENT PLAN

## MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



RECEIVED  
SEP 24 2013  
GROWTH MANAGEMENT  
DEPARTMENT

### Christ Fellowship

Sections 8, 17 Township 39S, Range 41E

Unincorporated Martin County, Florida

Prepared By:

Crossroads Environmental Consultants, Inc.

Approved by/Date : \_\_\_\_\_



# PART I

## ENVIRONMENTAL ASSESSMENT

### Environmental Assessment Christ Fellowship

#### I. Existing Conditions

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

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

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

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

#### A. Proposed Conditions

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

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

#### B. Previous Impacts

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

## II. Soils

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

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

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

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

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

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

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

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

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

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

## III. Existing Habitat/FLUCCS

### A. Wetland Habitats

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

#621 Cypress (1.81 acres)

#641 Freshwater Marsh (9.23 acres)

#643 Wet Prairie (4.85 acres)

## **B. Upland Habitats**

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

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

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

These classifications remain relevant with this project.

## **C. Other Classifications**

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

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

These Classifications also remain relevant today.

## **IV. Wildlife Observations**

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

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

**Amphibians:** None

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

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

## **V. Protected Species**

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

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

## **VI. Restoration/Mitigation Planting Plan**

### **A. Eradication of Nuisance and Exotic Vegetation**

Exotic vegetation is present inside the wetland buffer preserve areas in varying quantities ranging from minor cluster to areas of 100% spot coverage. All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserve area.

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

- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted
- The exotic vegetation eradication in the preservation area could generate minimal vegetative debris that requires disposal. There will be a staging and storage area provided adjacent to the preservation area on the proposed project site, outside the limit of the preserve.
- Transport of vegetative debris from the preservation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No cut exotic or nuisance vegetative material will be left in the wetland preservation area.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

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

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

#### **B. Replanting with Native Wetland/Transitional/Upland Vegetation**

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

##### **1. Restoration of Wetland Buffer Preserve Areas**

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

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

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

## **2. Restoration of Wetland Preserve Areas**

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

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

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

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

## **VI. Conclusion**

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

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

## **VII. List of Exhibits**

- Attachment 1: Location Map**
- Attachment 2: Aerial Photograph**
- Attachment 3: Soils Map**
- Attachment 4: FLUCCS/Habitat Map**
- Attachment 5: SFWMD Monitoring Plan**
- Attachment 6: LAMP**
- Attachment 7: Previous PAMP**
- Attachment 8: Upland Preserve Map**
- Attachment 9: Proposed Preserve Sign**

# **PART II**

## **CONDITIONS**

### **A. RECORDING**

This modified Preserve Area Management Plan (PAMP) will be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number. One copy of the recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date. This PAMP may be altered or amended only with the agreement of the Martin County Environmental Planning Administrator and the owner/developer and with the approval of the Martin County Board of County Commissioners. If the PAMP is altered or amended, the revised document will be recorded by the Martin County Clerk of Courts and one copy of the revised document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

### **B. COMPLIANCE**

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

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

Compliance with the terms of this PAMP includes submittal of Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of an Annual Monitoring Report each year for a period of five years following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved shall have ultimate responsibility for the submittal of all Monitoring Reports.

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

## **D. TRANSFER OF OWNERSHIP**

The Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands preserved by this PAMP. Failure to notify will be considered as a non-compliance with the terms of this PAMP.

## **E. SITE PLAN**

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

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

All Preserve Areas will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator in a form compatible for use in the County's GIS mapping system.

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

Preserve Areas will be posted with permanent signs. These signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. All signs and boundary markers will be approved by the Martin County Environmental Planning Administrator and will be in place prior to issuance of a building permit for construction on the site. An example of the Preserve Area Sign is included in the original PAMP for the project (attached).

## **H. SITE CLEARING**

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

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

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

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

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

## **I. ACTIVITIES ALLOWED IN PRESERVE AREAS**

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

## **J. ACTIVITIES PROHIBITED IN PRESERVE AREAS**

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

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

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

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

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

## **K. RESTORATION AND MAINTENANCE ACTIVITIES**

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

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

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

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

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

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

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

**Other Restoration and Maintenance Activities** - Alternative and innovative management techniques, which may provide for the long-term viability and habitat value of the Preserve Areas and for protection against imminent threats to public health and safety, may be approved by the Martin County Environmental Planning Administrator.

## **L. SITE HYDROLOGY**

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

## **M. PROTECTED SPECIES**

If a protected species survey conducted as part of the Environmental Assessment of the project site indicates the presence of protected plant or animal species, the Environmental Assessment will include a Protected Species Management Plan. This Plan will include the results of the protected species survey; a listing and description of protected species occurring on, or utilizing, the site; documentation of the protection status of each species; a map of active and inactive burrows, nests, cavity trees, etc. found as part of the survey; a description of the protective measures being provided for each listed species found on the site; and copies of all correspondence with applicable state and federal agencies regarding the protection of listed species.

## **N. INSPECTIONS AND ENFORCEMENT**

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection. Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

# APPENDICES

**Legend**

 **Property  
Boundary**



**Location Map: Christ Fellowship Church Martin County, Florida**

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



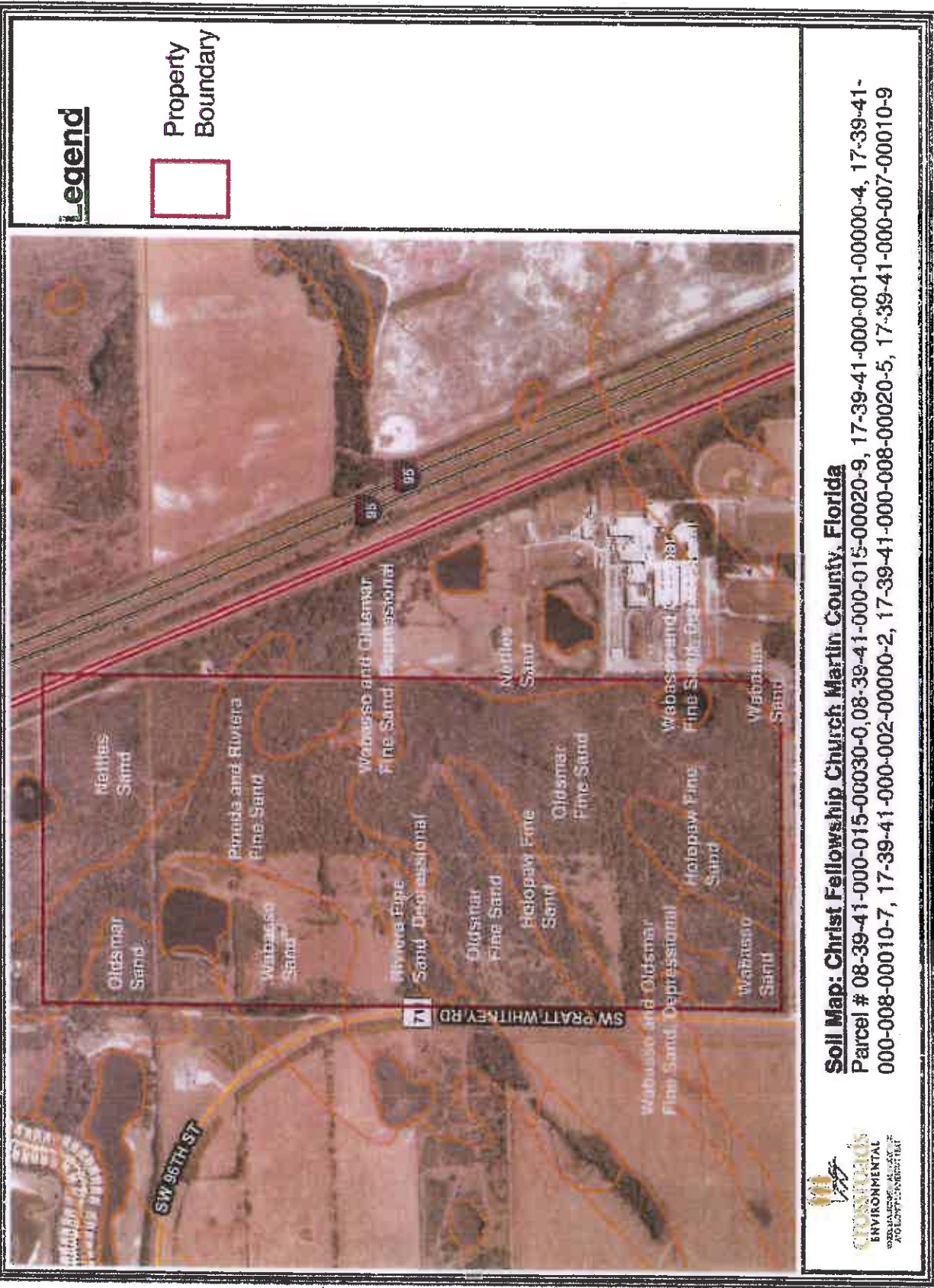
**Legend**

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



**Aerial Map: Christ Fellowship Church Martin County, Florida**

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



**Legend**

Property  
Boundary



**Soil Map: Christ Fellowship Church, Martin County, Florida**

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

# Legend

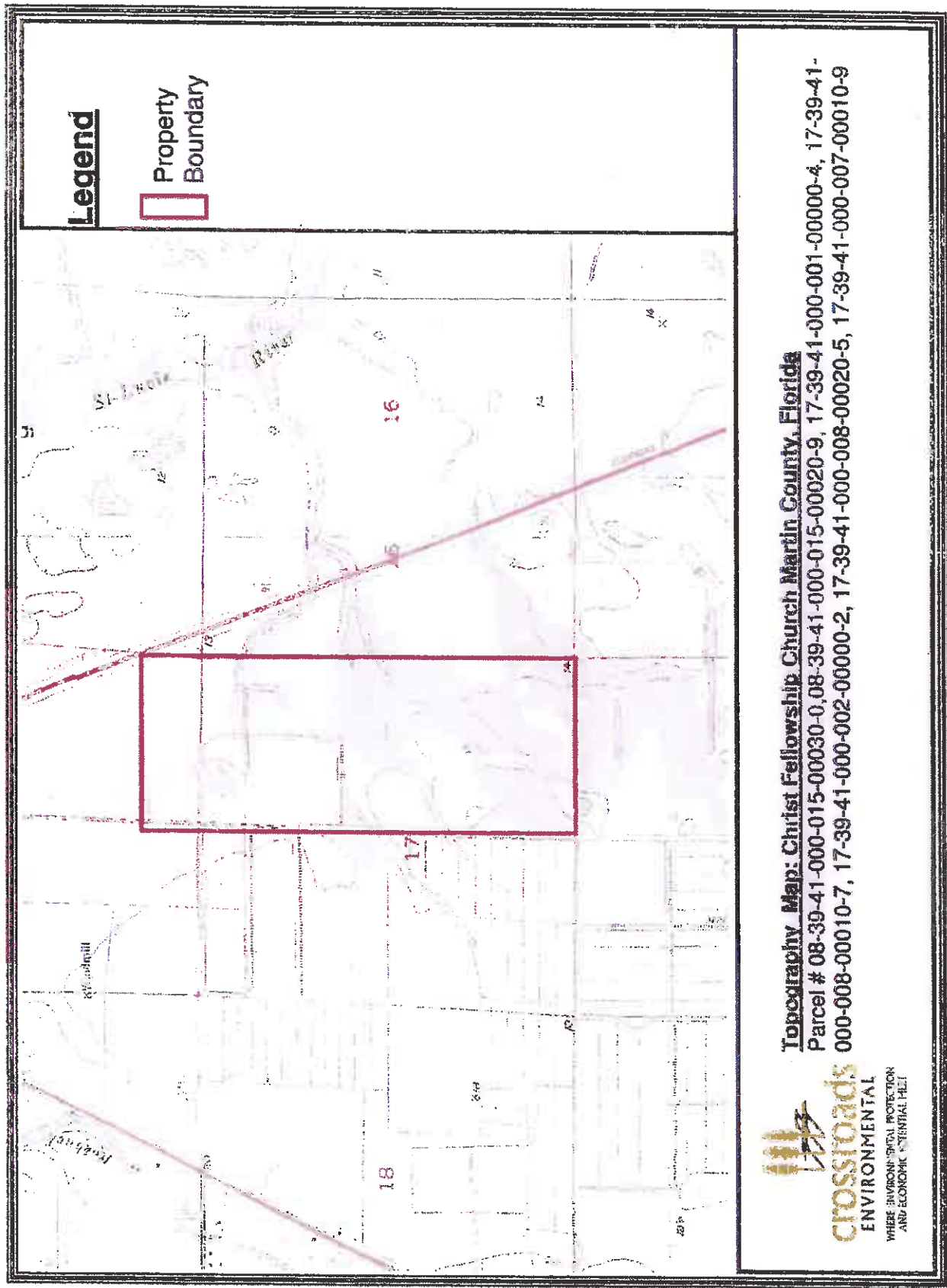
Property Boundary  
(Out of Flood Zone)



**FEMA Map: Christ Fellowship Church Martin County, Florida**

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





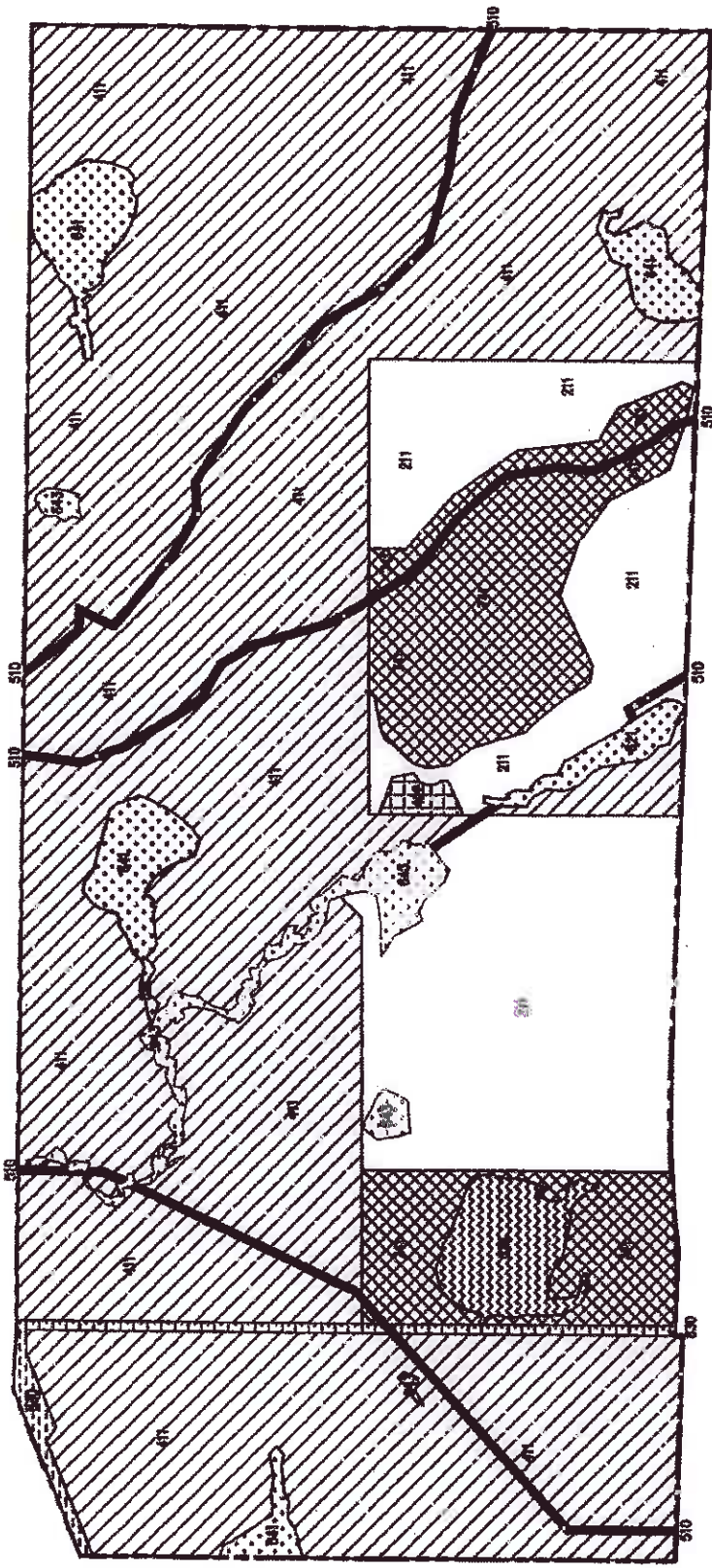
**Legend**

Property  
Boundary

**Topography Map: Christ Fellowship Church Martin County, Florida**

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





- LEGEND:**
- 211 Improved Pasture (54.6 AC.)
  - 411 Pine Flatwoods (212.8 AC.)
  - 510 Stream And Waterways (1.4 AC.)
  - 604 Loblolly Short Leaf Pine (4.9 AC.)
  - 601 Cypress (1.01 AC.)
  - 641 Freshwater Marshes (9.23 AC.)
  - 643 Wet Prichia (9.25 AC.)
  - 741 Rural Land In Transition (25.7 AC.)
  - 800 Upland (2.3 AC.)
  - 422 Broadleaf Paper (1.2 AC.)





Total Site: 354.055  
Total Site Area Provided by Associated Land Surveyors Inc.

	<b>PROJECT:</b> <b>Proposed Christ Fellowship</b> <b>Martin County, Florida</b>		<b>DRAWING:</b> <b>FLUCCS Map</b>	<b>DESIGNED BY:</b> <b>D. Webb</b> <b>PROJECT NO.</b> <b>1845.01</b>	<b>SCALE:</b> <b>600</b> <b>DATE:</b> <b>12/3/12</b>	<b>REVISION:</b>	<b>SHEET:</b> <b>1 of 1</b>



## Legend

-  Property Boundary
-  Transects  
Wildlife Survey

County Rd 70N

1447 ft

© 2012 Google

  
CROSSROADS  
ENVIRONMENTAL  
CONSULTANTS







## Legend

### 15% Gopher Tortoise Burrow Survey

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

#### Gopher Tortoise Burrow Location

1	27° 5'16.46"N	80°15'35.84"W
2	27° 5'24.57"N	80°15'34.24"W
3	27° 5'17.45"N	80°15'31.01"W
4	27° 5'16.32"N	80°15'31.27"W
5	27° 5'20.61"N	80°15'39.86"W
6	27° 5'18.12"N	80°15'40.34"W
7	27° 5'17.89"N	80°15'40.13"W
8	27° 5'16.80"N	80°15'40.81"W
9	27° 5'15.35"N	80°15'17.57"W
10	27° 5'14.27"N	80°15'28.98"W
11	27° 5'14.26"N	80°15'26.50"W
12	27° 5'9.67"N	80°15'21.29"W
13	27° 5'9.68"N	80°15'20.36"W
14	27° 5'6.84"N	80°15'20.13"W
15	27° 4'37.02"N	80°15'41.26"W
16	27° 4'31.00"N	80°15'30.52"W
17	27° 4'33.39"N	80°15'29.17"W
18	27° 4'37.81"N	80°15'29.28"W
19	27° 4'33.05"N	80°15'27.37"W
20	27° 4'54.83"N	80°15'17.79"W
21	27° 4'50.30"N	80°15'21.88"W
22	27° 4'48.53"N	80°15'24.59"W
23	27° 4'48.99"N	80°15'25.68"W
24	27° 4'52.80"N	80°15'29.20"W
25	27° 4'49.35"N	80°15'27.54"W
26	27° 4'49.25"N	80°15'28.23"W
27	27° 4'41.13"N	80°15'31.52"W
28	27° 4'43.84"N	80°15'35.79"W







November 30, 2012

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

Dear Ms. Acevedo:

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

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

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

The Florida Natural Areas Inventory (FNAI) maintains a separate database of listed plant and wildlife species, please contact FNAI directly for specific information on the location of element occurrences within the project area. Because FNAI is funded to provide information to public agencies only, you may be required to pay a fee for this information. County-wide listed species information can be located at their website (<http://www.fnai.org>).

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

Sincerely,

*Jan Stearns*

Jan Stearns  
Staff Assistant

js  
2012\_5885  
Enclosure

Kenneth W. Wright  
Chairman  
Winter Park

Kathy Barco  
Vice Chairman  
Jacksonville

Ronald M. Bergeron  
Fort Lauderdale

Richard A. Corbett  
Tampa

Aliese P. "Liesa" Priddy  
Immokalee

Charles W. Roberts III  
Tallahassee

Brian S. Yablonski  
Tallahassee

Nick Wiley  
Executive Director

Greg Holder  
Assistant Executive Director

Karen Ventimiglia  
Chief of Staff

Gli McRae  
Director

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

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

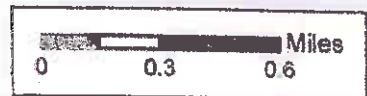
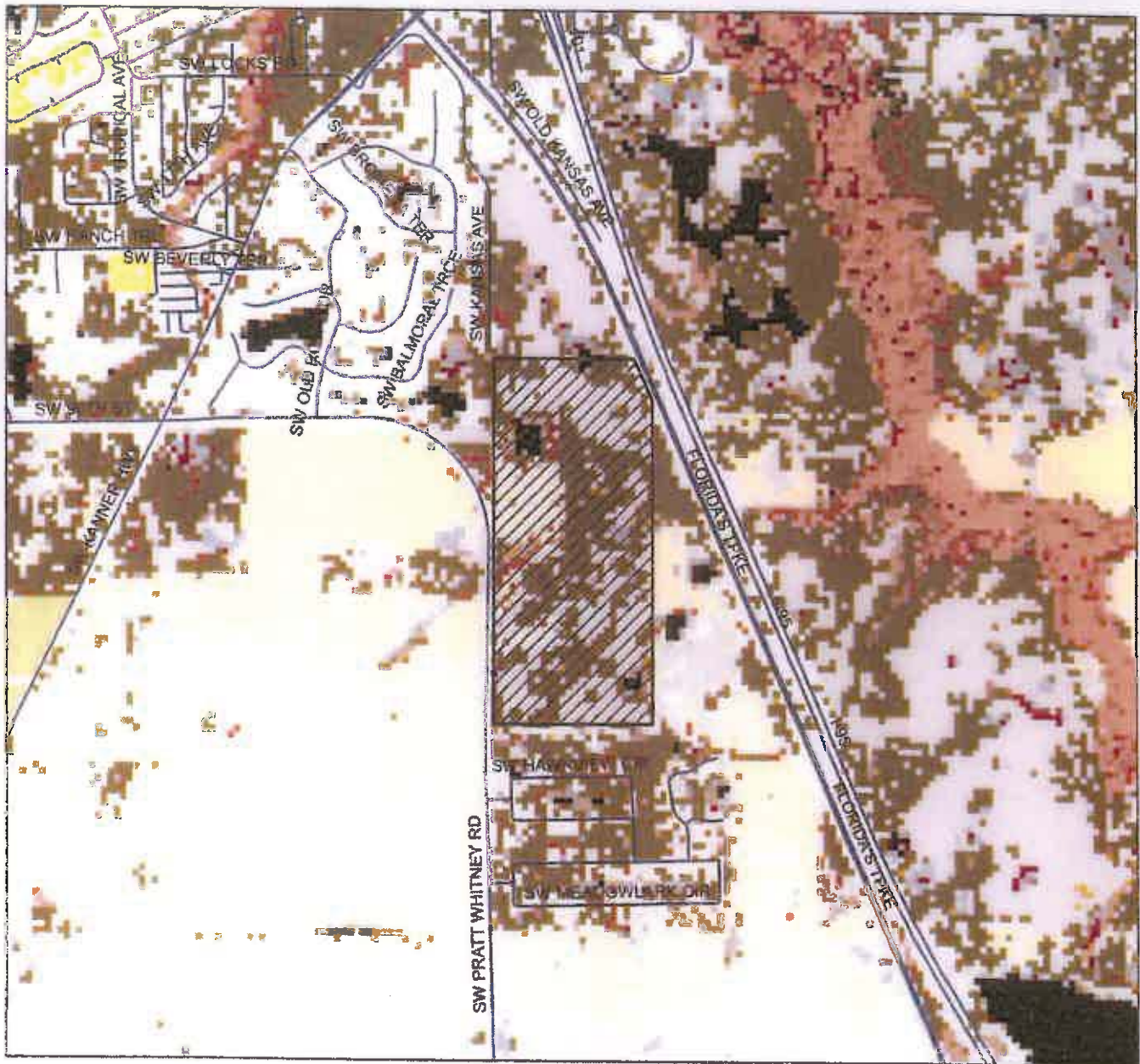
Fish and Wildlife  
Research Institute  
620 South Meridian Street  
Tallahassee, Florida  
32399-1800  
Voice: (850) 410-0656

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

MvFWC.com/Research

# Florida Land Cover - 2003

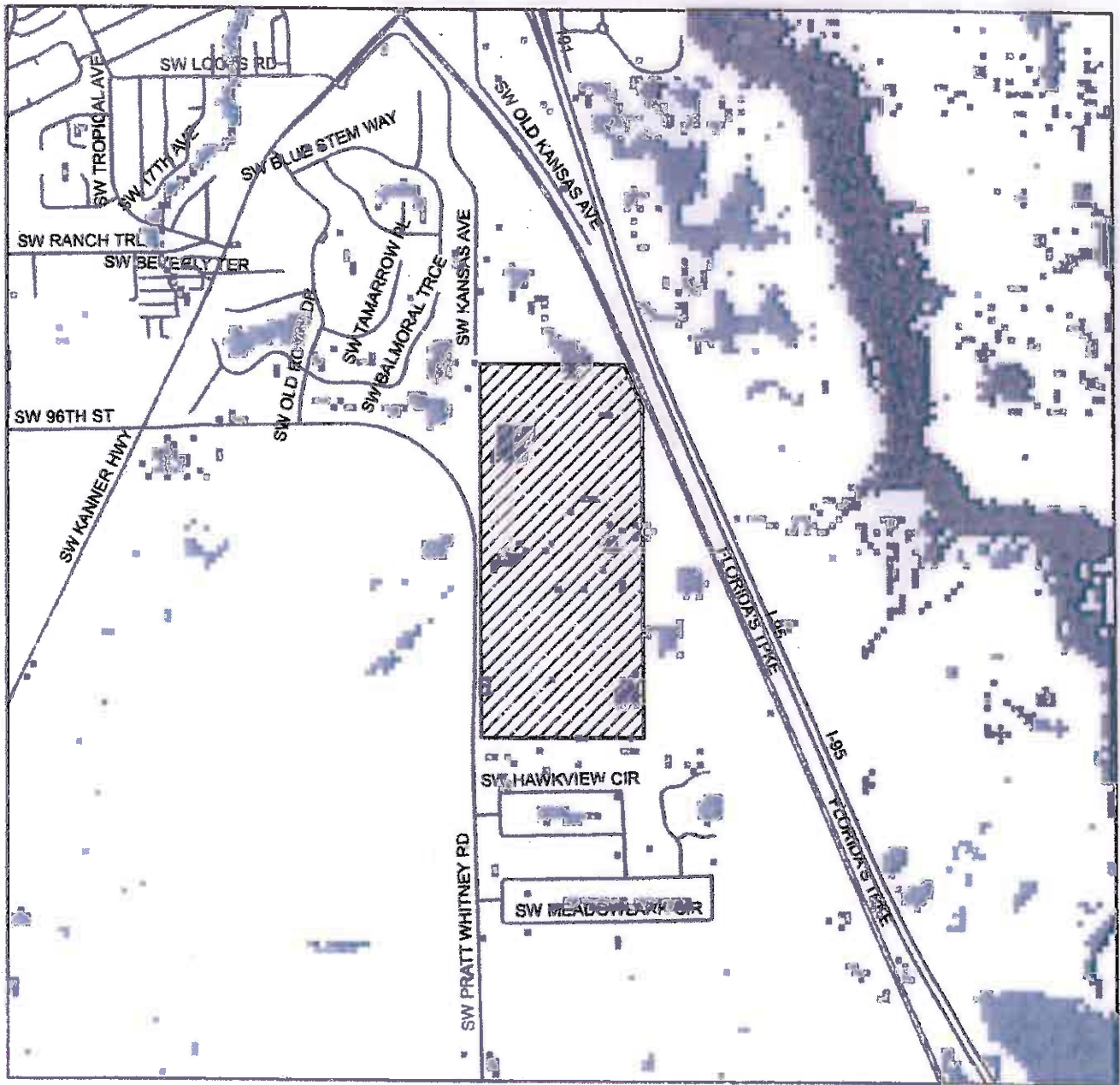
## Christ Fellowship



2012\_5885

# Priority Wetlands

## Christ Fellowship



### Priority Wetlands

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

County Boundary

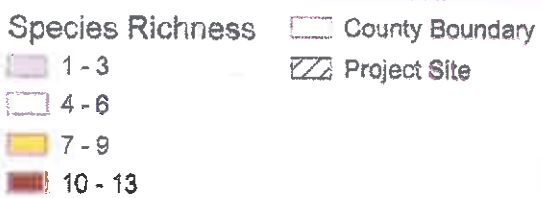
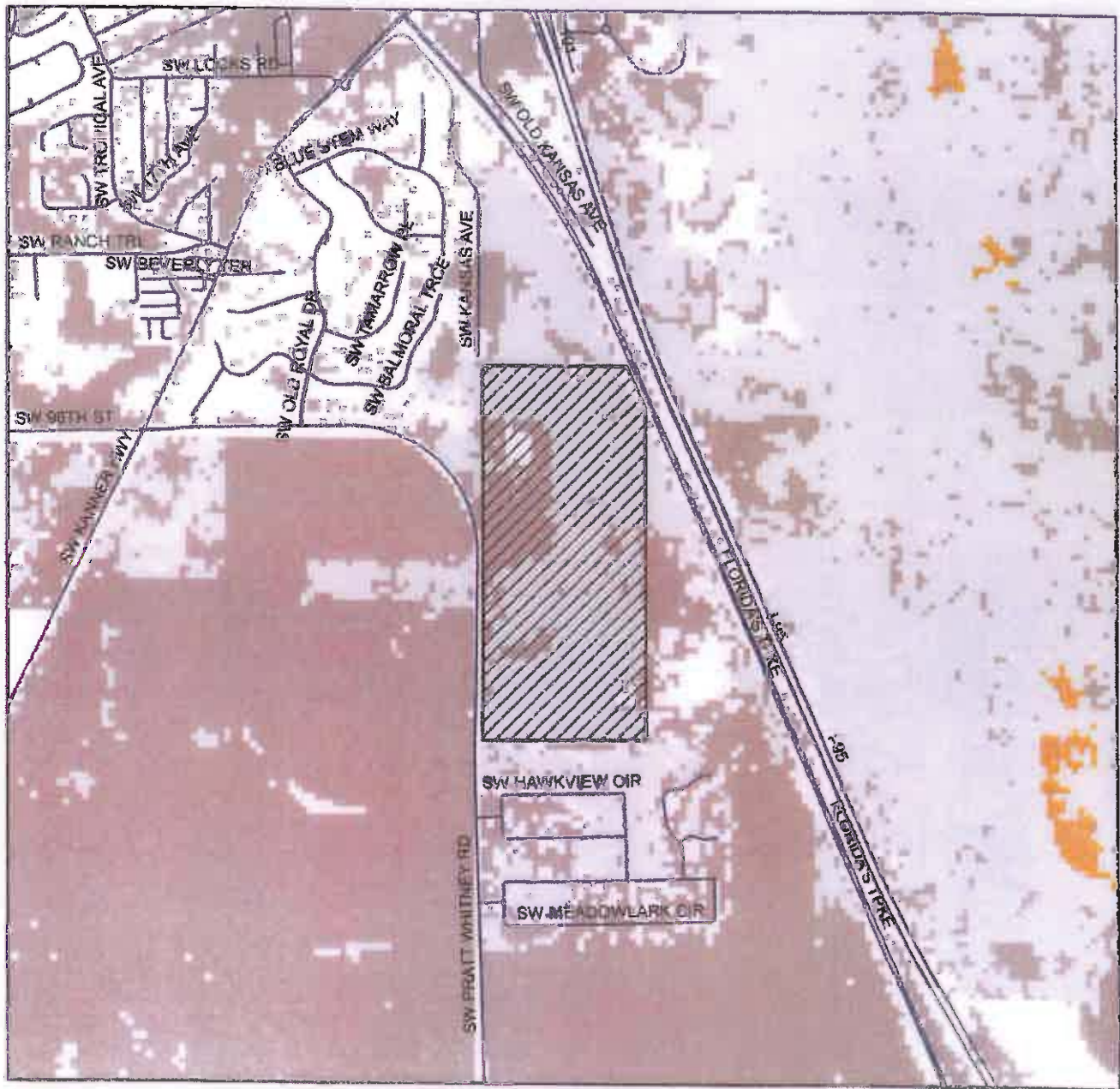
Project Site



2012\_5885

# Species Richness

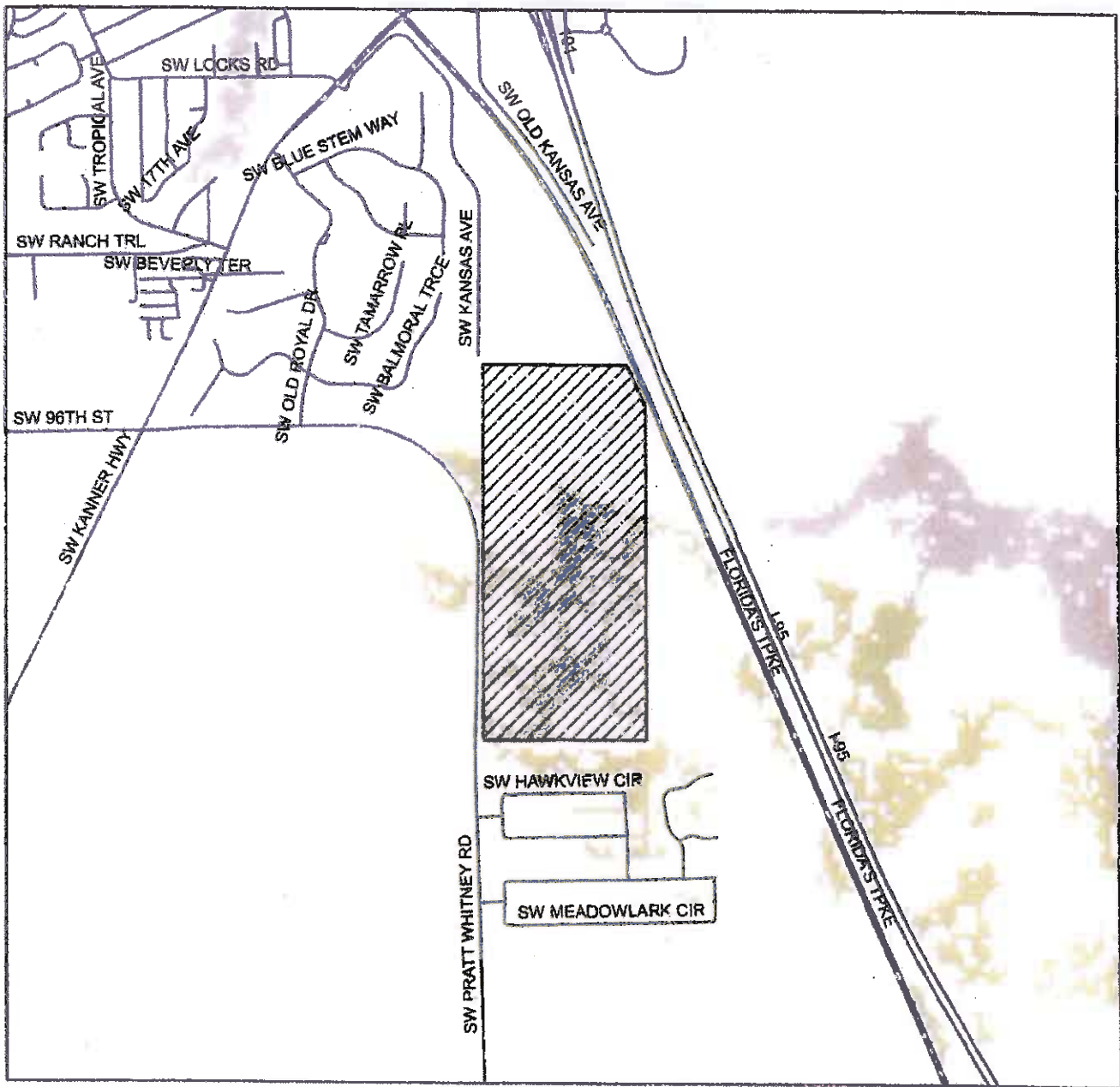
## Christ Fellowship



2012\_5885

# Prioritized SHCA's

## Christ Fellowship



- Prioritized SHCA's
- Priority 1
  - Priority 2
  - Priority 3
  - Priority 4
  - Priority 5

- County Boundary
- Project Site



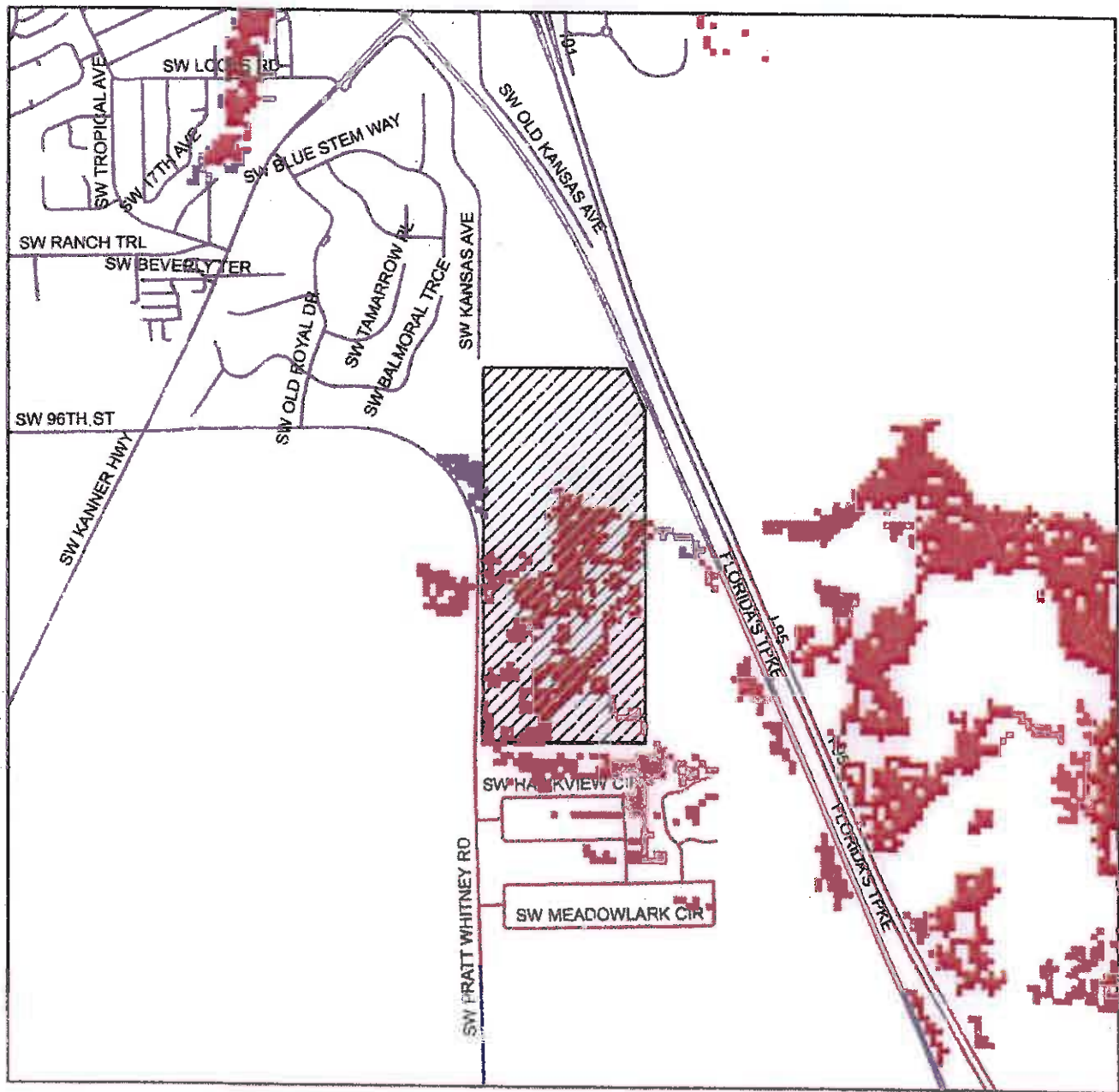
0 0.3 0.6 0.9 Miles

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

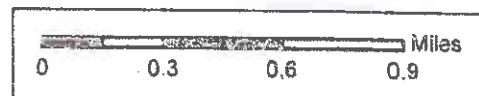
2012\_5885

# Strategic Habitat Conservation Areas

## Christ Fellowship

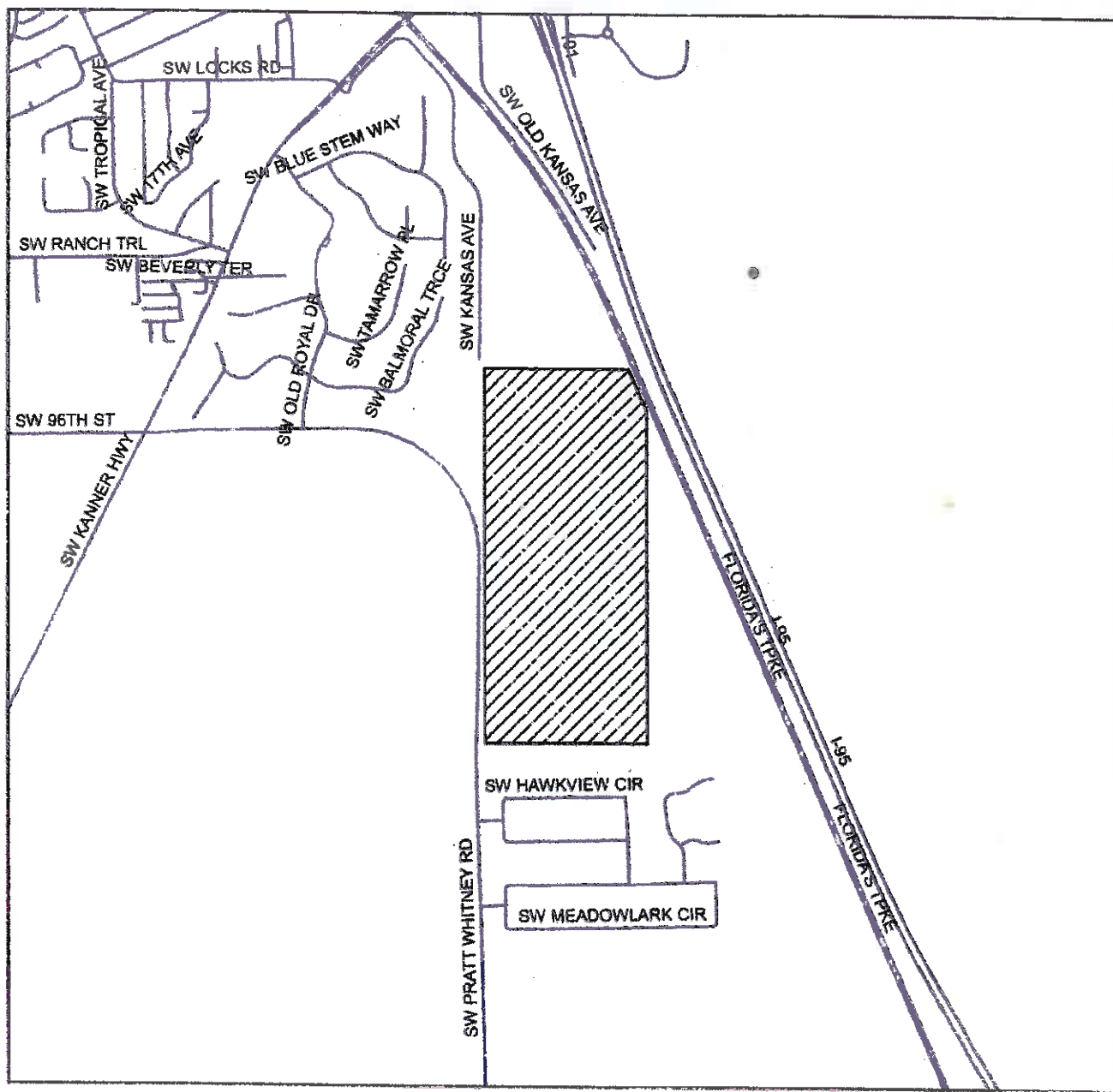


- Strategic Habitat Conservation Areas
- County Boundary
- Project Site



# Species Occurrences

## Christ Fellowship



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





U.S. Fish and Wildlife Service

## Natural Resources of Concern

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

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

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

*Project Name:*

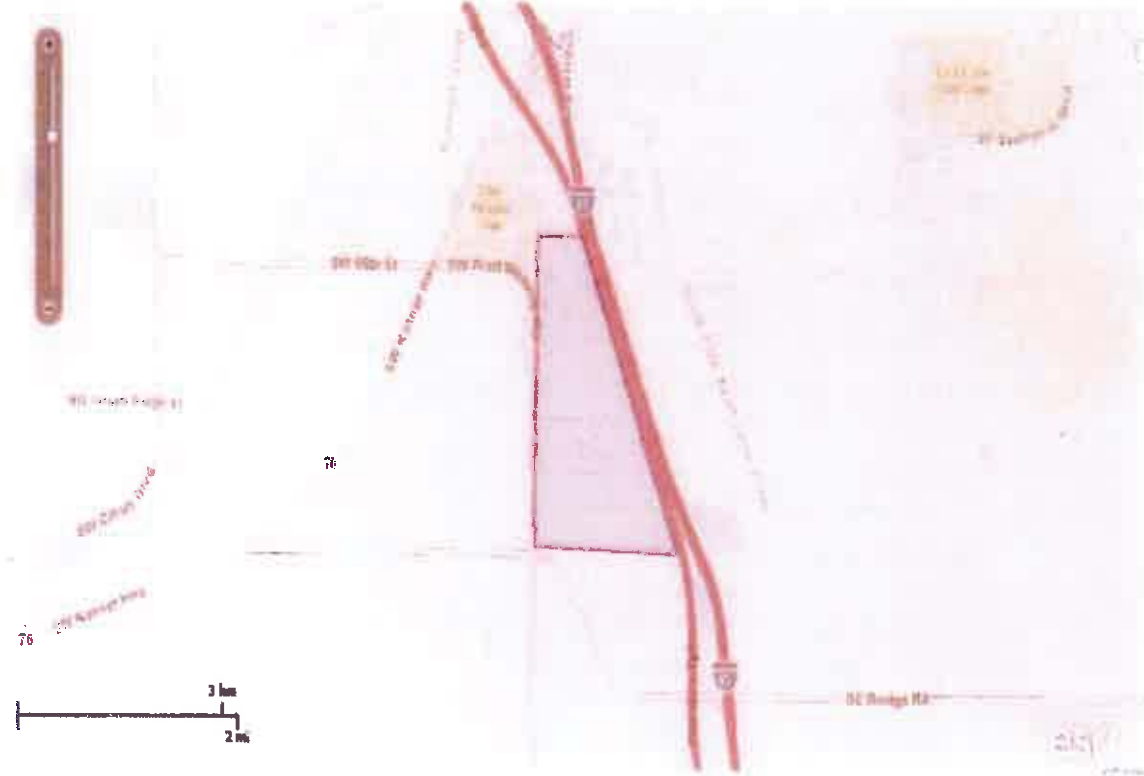
Christ Fellowship



U.S. Fish and Wildlife Service

## Natural Resources of Concern

### ***Project Location Map:***



### ***Project Counties:***

Martin, FL

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

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

### ***Project Type:***

Development



U.S. Fish and Wildlife Service

## Natural Resources of Concern

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

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

#### **Species that may be affected by your project:**

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



## U.S. Fish and Wildlife Service

### Natural Resources of Concern

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



U.S. Fish and Wildlife Service

## Natural Resources of Concern

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



U.S. Fish and Wildlife Service

## Natural Resources of Concern

Leatherback sea turtle  
(*Dermochelys coriacea*)

Endangered

[species info](#)

South Florida  
Ecological Services  
Field Office

### ***FWS National Wildlife Refuges (USFWS National Wildlife Refuges Program).***

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

### ***FWS Migratory Birds (USFWS Migratory Bird Program).***

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

### ***NWI Wetlands (USFWS National Wetlands Inventory).***

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

**FLORIDA DEPARTMENT OF STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

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

Total Number of Pages (Including Title): 3

December 3, 2012

REF: Christ Fellowship

Ms. Acevedo,

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

Kind Regards,

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



**DIVISION OF HISTORICAL RESOURCES**  
R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
Telephone: 850.245.6300 • Facsimile: 850.245.6436 • [www.flheritage.com](http://www.flheritage.com)  
Commemorating 500 years of Florida history [www.Fa500.com](http://www.Fa500.com)

Gjm



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

December 3, 2012

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



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

**T39S R41E Sections 08 & 17**

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

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

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

Sincerely,

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



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

# Cultural Resource Roster

Created: 12/3/2012

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MT000335	SS	1010 SW KANSAS AVENUE	1010 SW KANSAS AVE, ST LOUIS LOCK/CHAL VCI	c1946 Frame Vernacular		
MT000346	SS	3100 SW KANNER HIGHWAY	3100 SW KANNER HWY, STUART	c1925 Frame Vernacular		
MT000358	SS	5400 SW MAPLE ROAD	5400 SW MAPLE RD, PALM CITY	c1930 Frame Vernacular		



# Lake Area Management Plan

Prepared For:

Christ Fellowship

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

&

Martin County Growth Management

Prepared By:



1251 SW 27<sup>th</sup> St., Suite 2  
Palm City, Florida 34990

©Crossroads Environmental Consultants, Inc.  
May 2013

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

#### **Plant Material –**

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

#### **Maintenance of Littoral and Upland Transition Zone Areas –**

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

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

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

#### **Littoral and Upland Transition Zone Alteration Provision –**

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

#### **Littoral and Upland Transition Zone Monitoring –**

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

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

#### **Water Management Procedures –**

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

**END OF DOCUMENT**

**Christ Fellowship**

**WETLAND MONITORING  
AND MAINTENANCE PLAN**

**Prepared for:**

**South Florida Water Management District**

**Prepared by:**



**1251 SW 27<sup>th</sup> Street, Ste. 2  
Palm City, FL 34990**

## **Introduction**

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

## **Wetland Preservation**

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

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

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

## **Eradication of Nuisance and Exotic Vegetation -**

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

- All woody exotics will be eradicated by cutting of the trunk and treatment of the stump with an appropriately labeled herbicide. Vegetative debris will be hand removed from the wetland and disposed of in accordance with SFWMD standards.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

- Any debris removed will be handled in accordance with the disposal specifications.

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

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

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

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

### Wetland Monitoring

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

Vegetative coverage will be documented at each of the data collection stations in the Monitoring Plan. The vegetative coverage will be measured as absolute coverage within an area of approximately 2500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the aquatic wetland vegetation. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately twenty five (25) feet from the observer in each direction thus covering approximately 2500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. At least three (3) photos will be collected from compass points at each of the established photo stations to provide documentation of vegetative coverage.

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

The monitoring will be conducted on an annual basis with data collection at or near the end of the wet season. The data will be collected into one report that will be provided on an annual basis for five (5) years so that maintenance activity can be closely tracked. The reports provided will include a discussion and conclusion regarding progress towards the achievement of the success criteria as per the permit.

### Maintenance

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

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

### Restoration

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

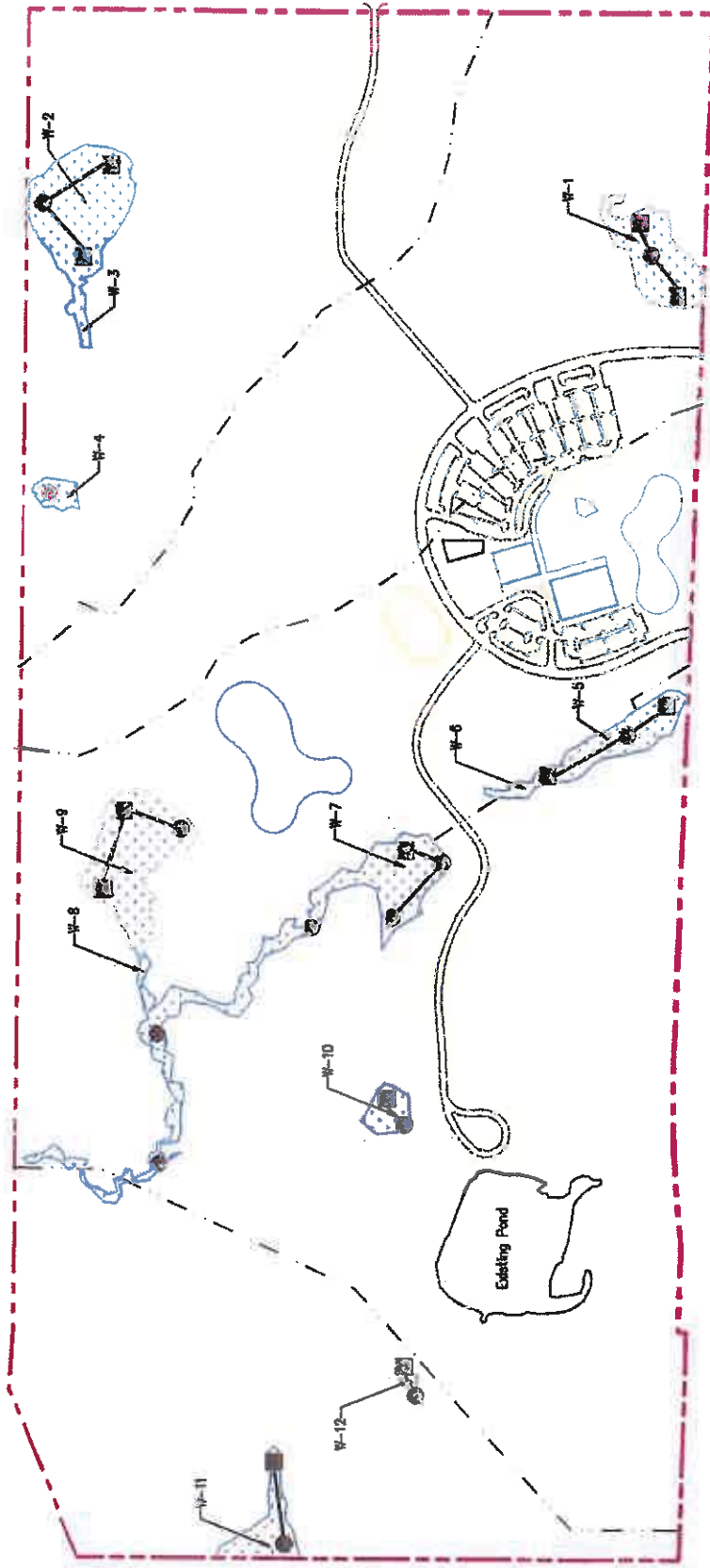
The quantities listed are for 0.10 acres of wetland buffer planting. The actual quantities may vary depending on the size and nature of the area to be planted.

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

### **Monitoring/Maintenance Work Schedule**

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

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



WETLAND	AC
1	1.00
2	1.00
3	0.07
4	0.07
5	1.58
6	0.07
7	3.00
8	0.10
9	2.00
10	0.50
11	1.00
12	0.03
	15.25

#### Legend

● Photo Station (13)

■ Sampling Station (12)

GRAPHIC SCALE



( IN FEET )

1 inch = 600 ft.

**ENVIRONMENTAL**  
1301 SW 27th St., Suite 2  
Fort Lauderdale, FL 33304  
Phone: 754-551-0000

**PROJECT:**  
**Proposed Christ Fellowship**  
**Martin County, Florida**

**DRAWING:**  
**Wetland Monitoring Map**

**DESIGNED BY:**  
**D. Wollard**  
**PROJECT NO.**  
**1343.01**

**SCALE:**  
**600**  
**DATE:**  
**12/04/12**

**REVISION:**

**SHEET:**

**1 of 1**

# **PROPOSED UPLAND PRESERVE MAP**



Legend

41.38 Acres of Upland Preserve.

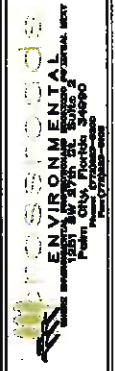
1.62 Acres of Wetland Buffer Restoration.

	Square Feet	Acres
Wetland	692,168.4	15.89
Wetland Buffer	1,009,519	23.18
Wetland Buffer Restoration	70,769	1.62
Upland Preserve	1,802,836.40	41.38

GRAPHIC SCALE



( IN FEET )  
1 inch = 600 ft.



PROJECT: Christ Fellowship  
Martin County, Florida

DRAWING: Upland Preserve Map

DESIGNED BY: A. Trovato  
PROJECT NO.: 1343.01

SCALE: 600  
DATE: 07/30/13

REVISION:

SHEET:

4 of 4

# PRESERVE AREA



## PLEASE PROTECT

# MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

### ANNUAL MONITORING REPORT FOR (Year)

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

*All Annual Monitoring Reports shall contain the following information:*

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

**Signature/Date :** \_\_\_\_\_

**Typed Name/Title :** \_\_\_\_\_

**Company Name (if applicable) :** \_\_\_\_\_