

ABBREVIATED PRESERVE AREA MANAGEMENT PLAN (PAMP)

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Trust Agreement of Sorrell I Strauss

Strauss PAMP aka North River Shores Tennis Club

Stuart, FL 34994

PCN# 19-37-41-000-000-00370-8

Approved by/Date : _____



N046-002
RECORD NUMBER

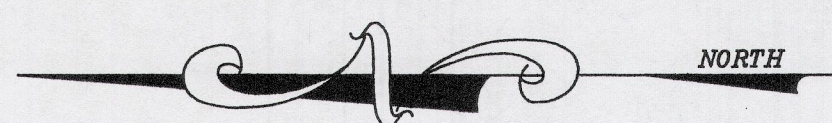
Shawn McCarthy
APPROVED BY

PAMP CONDITIONS

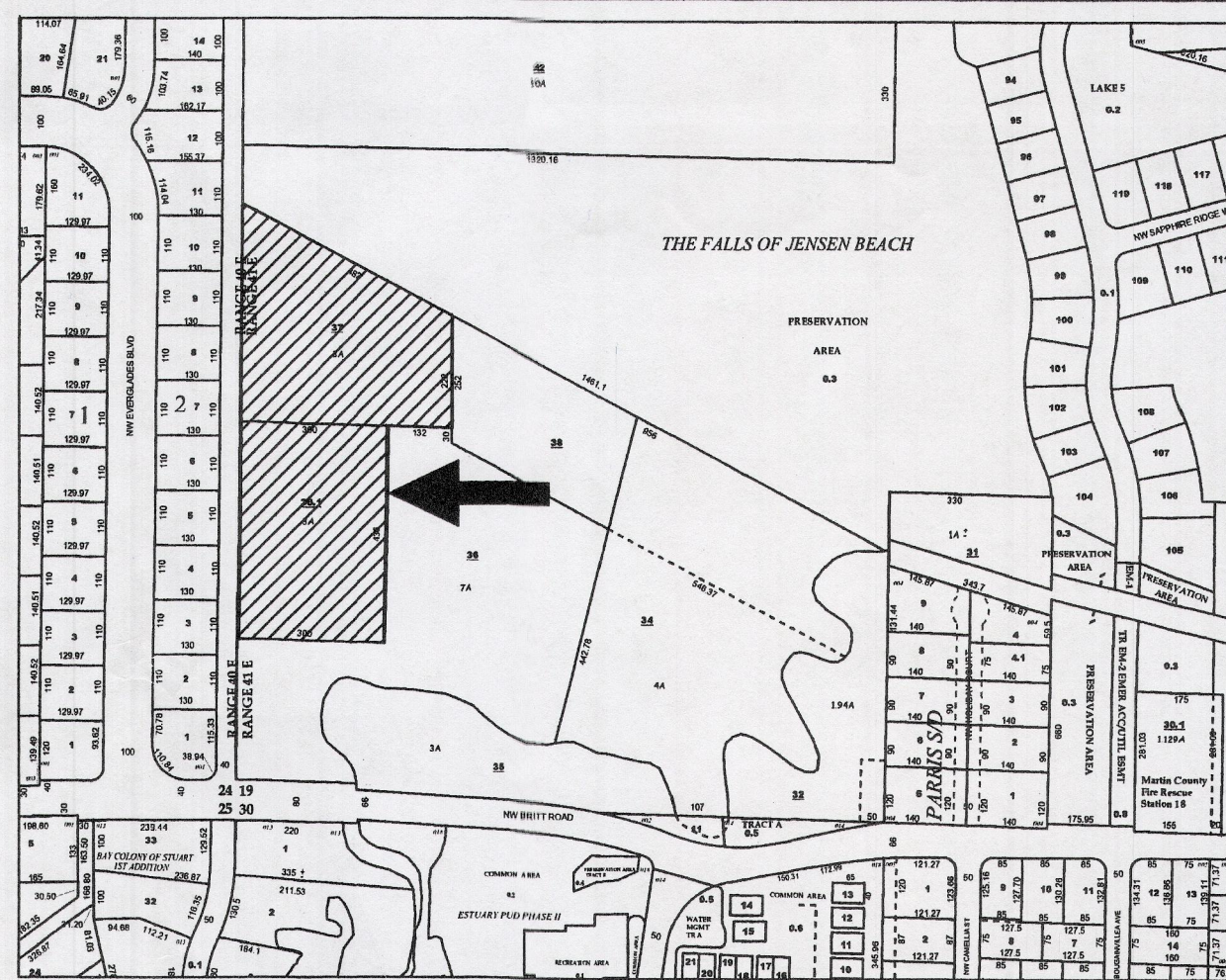
The owner(s) of the lands to be preserved and maintained by this Preserve Area Management Plan (PAMP) and the developer(s) of the property described in this PAMP, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

1. Preserve Area Maintenance. Preserve Areas will be left in an undisturbed natural condition except for required habitat maintenance or restoration activities as shown in the attached exotic eradication plan, including: exotic plant removal; revegetation with native plants; or, removal of plant material that is dead, diseased, or considered to be a safety hazard. All maintenance of Preserve Areas will be in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional.
2. 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.
3. Protected Species. In the event that it is determined that any representative of a plant or animal species of regional concern is resident on or otherwise is significantly dependent upon the property, the OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Construction may resume when proper protection, to the satisfaction of all agencies, is provided by the OWNER.
4. Activities Prohibited In Preserve Areas. Activities prohibited in 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.
5. 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
6. Site Plan. The Site Plan included with 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.

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."



REVISIONS	BY
WETLANDS 04/04/2018	R.F.C.
REVISED WETLANDS 08/08/2018	R.F.C.
ADDED PROPOSED ADDITIONS 09/05/2018	R.F.C.
REMOVED PROPOSED ADDITIONS 10/17/2018	S.J.B.
REVISED SURVEY 11/01/2018	S.J.B.



LOCATION MAP

LEGAL DESCRIPTION

PARCEL 1:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE RUN NORTH ON THE WEST LINE OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, A DISTANCE OF 758 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST PARALLEL WITH THE SOUTH SECTION LINE A DISTANCE OF 300 FEET; THENCE RUN SOUTH PARALLEL WITH THE WEST SECTION LINE A DISTANCE OF 436 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH SECTION LINE A DISTANCE OF 300 FEET; THENCE RUN NORTH ALONG THE WEST SECTION LINE A DISTANCE OF 436 FEET TO THE POINT OF BEGINNING, MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 130,779.78 SQUARE FEET, 3.00 ACRES, +/-

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND ACCESS IN COMMON WITH OTHERS
OVER, UPON AND ACROSS THE WEST 50 FEET OF THE SOUTH 322 FEET OF SAID SECTION 19
TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2:
LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1530, PAGE 2319, OF THE PUBLIC
RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 142322.01 SQUARE FEET, 3.27 ACRES, +/-

SITE DATA

TOTAL SITE ACREAGE = 273,101.79 SQUARE FEET, 6.27 ACRES, +/-

- PARCEL ONE ACREAGE = 130,779.78 SQUARE FEET, 3.00 ACRES, +/-

- PARCEL TWO ACREAGE = 142,322.01 SQUARE FEET, 3.27 ACRES, +/-

SITE PRESERVE ACREAGE = 136,078.98 SQUARE FEET, 3.12 ACRES, +/-

- SITE WETLAND ACREAGE = 84,719.85 SQUARE FEET, 1.95 ACRES, +/-

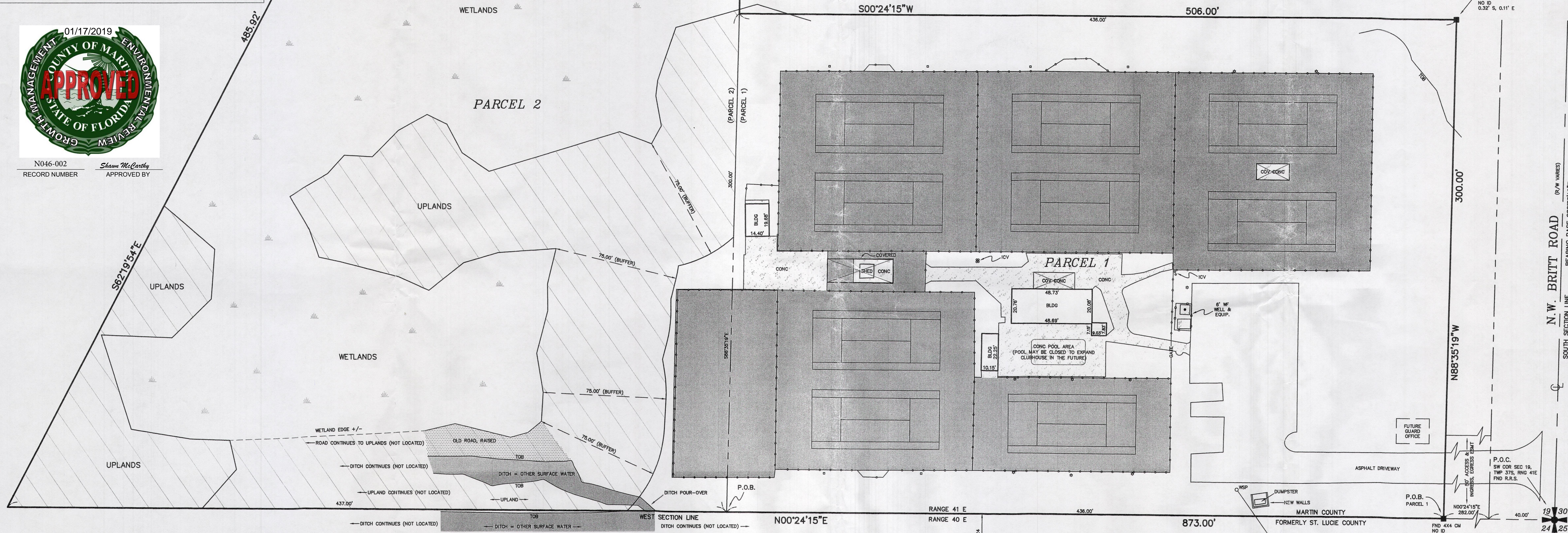
- SITE WETLAND BUFFER ACREAGE = 51,357.11 SQUARE FEET, 1.18 ACRES, +/-

SITE OPEN SPACE = 188,954.18 SQUARE FEET, 4.34 ACRES, +/-

SITE OPEN SPACE = 69%, +/-



N046-002	<i>Shawn McCarthy</i>
RECORD NUMBER	APPROVED BY



"BEAU RIVAGE" PLAT No. 1

PLAT BOOK 11, PAGE 24, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA

Date of field survey:
08/09/2017

1. PROPERTY ADDRESS: 2393 N.W. BRITT ROAD
2. CERTIFIED TO: NORTH RIVER SHORES TENNIS CLUB

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the South line of section 19, calculated as S88°35'19"E, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark "BRITT-6".
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C00131G & 12111C0406J, dated 03/16/2015, locates the parcel in Zone AE, base flood elevation 6.0 N/A feet; subject subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy as a courtesy as a courtesy as a courtesy as a determination agency.
7. Underground foundations & utilities not located unless shown.
8. The expected use of the survey and map is for residential.
9. All measurements are in accordance with the United States standard, in feet.
10. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

PREPARED FOR: NORTH RIVER SHORES TENNIS CLUB

STEPHEN J. BROWN, INC LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
1819 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbrown@bellsouth.net PHONE: (772)-288-7171

REVISED FINAL SITE PLAN

DRAWN

R.F.

HECKE

DATE

5/

SCALE

OR NO

11

SHEET

ONE

1

EME

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NE

EXOTIC VEGETATION ERADICATION PLAN
for
Preserve Area at Strauss Trust/North River Shores Tennis Club
(Addendum to PAMP)

Submitted to:
Martin County Growth Management Dept.
Environmental Division
2401 SE Monterey Road
Stuart, FL 34994

Submitted by:
Brent Montgomery
Environmental Consultant
141 21st Avenue
Vero Beach, FL 32962
(772) 696-1904

I. Introduction

This plan addresses the treatment and removal of exotic vegetation from a preserve area to be dedicated on roughly 3 acres at Martin County Parcel 193741000000003708. The preserve encompasses several habitats x landforms, including rarely-inundated freshwater wetlands, usually-inundated mangrove fringing wetlands, oak- and pine-dominated uplands, and a complex of parallel ditches and berms collectively characterized as “other surface water” (OSW).

The preserve is highly infested with several exotic species, principally Brazilian Pepper, Golden Bamboo, Shoebuttan Ardisia, Shefflera, and Strawberry Guava. These exist on the site in three regions distinguished in field survey by species abundance, size, and accessibility, and for that reason this Plan will prescribe eradication regimens for each zone thus established.

II. Eradication Plan

The Exotics Zones Map, Exhibit 1, presents *general* boundaries of three zones exhibiting differing combinations of species, plant sizes, and ground conditions, each calling for adjustments in treatment approach.

Zone 1; This zone contains two parallel ditches separated by spoil berms. One of the berms actually appears on old photos as a roadway, and should prove useful in removing severed vegetation from this region of the site. Exotic vegetation here is rampant Brazilian Pepper, Bamboo, and Shoebuttan Ardisia. Specimens are large to very large. **Treatment:** All should be severed near ground level and removed, with stumps treated with appropriate herbicides to prevent re-sprouting. (Smaller specimens of Ardisia are best addressed by hand-pulling.)

This treatment should be performed in Year 1 after approval of this Plan and PAMP. After completion of removals, vegetation drag trail may remain as recreational trail. (See Map)

Zone 2; This zone encompasses mucky-soiled but usually-dry wetland, plus upland enclaves of oak and pine. The dominant exotic presence is dense thickets of Strawberry Guava, plus lesser occurrences of Shoebuttan Ardisia and minor sprays of Old World Climbing Fern. **Treatment:** Guava and Ardisia should be severed and removed, smaller Ardisia hand-pulled. (Note: Mucky/peaty ground conditions dictate that wheeled dragging should be restricted to *uplands* to reasonable proximity of material to be dragged, in order to avoid ground damage in wetland. The spindly aspect of Guava and Ardisia also lends itself to hand-dragging in bundles.)

This treatment should be performed in Year 2 after approval of this Plan and PAMP. After completion of removals, vegetation drag trail may remain as recreational trail, provided it is located in uplands. (See Map)

Zone 2; This zone represents a transition to tidally-inundated swamp, and is generally saturated-to-inundated, mucky, and thus difficult of access. Large Brazilian Pepper are the principal exotics, with lesser amounts of Shoebuttan Ardisia. **Treatment:** *Deaden in-place* with appropriate stem-applied herbicide. A recommended treatment will probably incorporate *girdling*, followed by appropriate herbicide applied to the frill. Note that oil-diluted Triclopyr is **not** label-approved for most of this wet region.

This treatment should be performed in Year 3 after approval of this Plan and PAMP.

III. Maintenance

Follow-up maintenance sweeps to Zone 1 is recommended at 4, 8, and 12 months after initial treatment, due to high potential for re-sprouting and seed-catch on fertile and now-sunny ground. Thereafter this zone should be re-swept annually. Zone 2 should receive treatments at 6 and 12 months post-removal, and annually thereafter. Zone 3 should be revisited at 6 months, and annually thereafter. For efficiency, re-treatments to previously-treated zones may be performed concurrently with 1st treatments to other zones in Years 2 and 3.



— — — = Vegetation drag trails, to remain for recreational use

Strauss/No River Shores Tennis Club
Preserve Area Exotic Treat Zones

See Narrative for Details

Brent Montgomery
Environmental Consultant
141 21st Avenue
Vero Beach, FL 32962
(772) 696-1904
montgomerybrent2@gmail.com



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road, MSC7210-1
West Palm Beach, FL 33406
561-681-6600

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

November 29, 2018

Sorrell Strauss 2301
NW Britt Road
Stuart, FL 34994

RE: Informal Wetland and Other Surface Waters Determination
Martin County Parcel ID: 1937410000000
NW Britt Road
Stuart, FL 34994
File No. 43-0362252-001-FD

This letter supersedes our letter dated April 9, 2018, calling out an other surface water on the provided map.

Dear Mr. Strauss:

DEP staff inspected the parcel site listed above on March 15, 2018 to review the flagged wetland and other surface waters boundaries for the property above by Brent Montgomery and found:

The wetland and other surface water boundaries reviewed in the field and depicted on the exhibit dated March 15, 2018 appear to be an accurate representation of the landward extent of the wetlands and other surface waters on the property described above pursuant to Section 62-340, Florida Administrative Code. **Development (i.e. dredging or filling) of these wetlands or other surface waters, will require a permit from the Department.** The aerial attached to this Informal Determination Verification letter represents the limits of wetlands and other surface waters within the area inspected. These limits are presented here to assist in the design of a project that minimizes impacts to wetlands. Areas that are not clearly labeled as wetlands, other surface waters, or upland on the aerial have not been inspected by Department staff and are not subject to this non-binding informal determination.

Important notes:

- 1) Other federal, state, or local land development restrictions may apply to your property.
- 2) This wetland and other surface waters determination review is informal and is for pre-application planning purposes only.

- 3) If you desire a binding jurisdictional determination, then you should petition the Department for a jurisdictional declaratory statement under 62-343.040, Florida Administrative Code, or you should apply to DEP for an Environmental Resource Permit.
- 4) DEP will consider this informal determination review to be valid for pre-application planning purposes for no longer than 5 years from the date of the site inspection March 15, 2018.
- 5) Construction activities of one or more acres of upland, will require a National Pollution Discharge Elimination System (NPDES) Permit. Construction can include soil disturbance, clearing, grading and excavation. Please contact the NPDES Stormwater Section at 850-245-7522 for assistance.

An Environmental Resource Permit application can be obtained on the Department's web site at <http://www.dep.state.fl.us/water/wetlands/erp/forms.htm>. Electronic applications for some permit and exemptions can be made using this electronic portal: <http://www.fldepportal.com/go/>

If you have any questions regarding this letter or permitting requirements, please contact Stacy Cecil by telephone at 561-861-6629 or by e-mail at Stacy.Cecil@dep.state.fl.us.

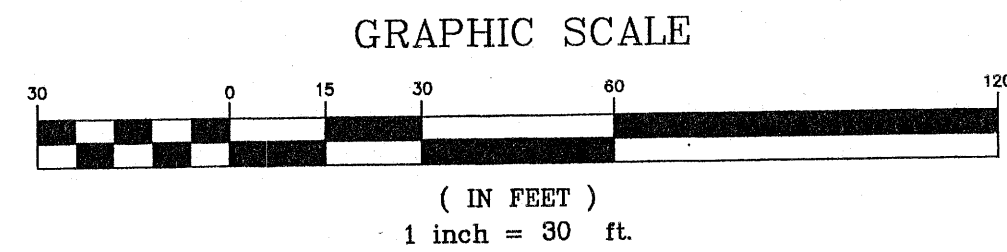
Sincerely,



Monica Sovacool
Environmental Manager

Enclosures:
Maps with approximate wetland area, 7 pages

Cc:
FDEP – Monica Sovacool, Stacy Cecil
Brent Montgomery, montgomerybrent2@gmail.com

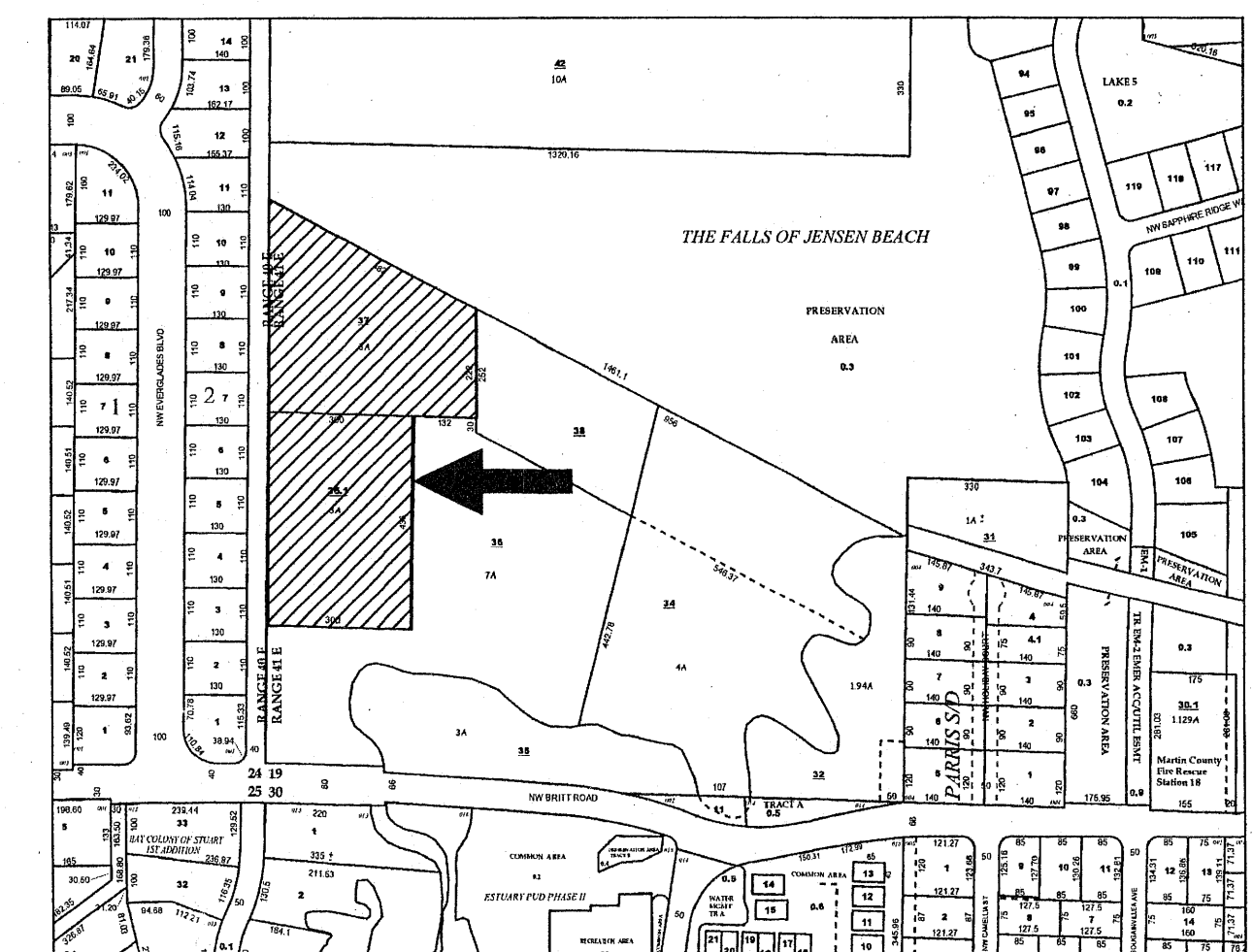


LEGAL DESCRIPTION

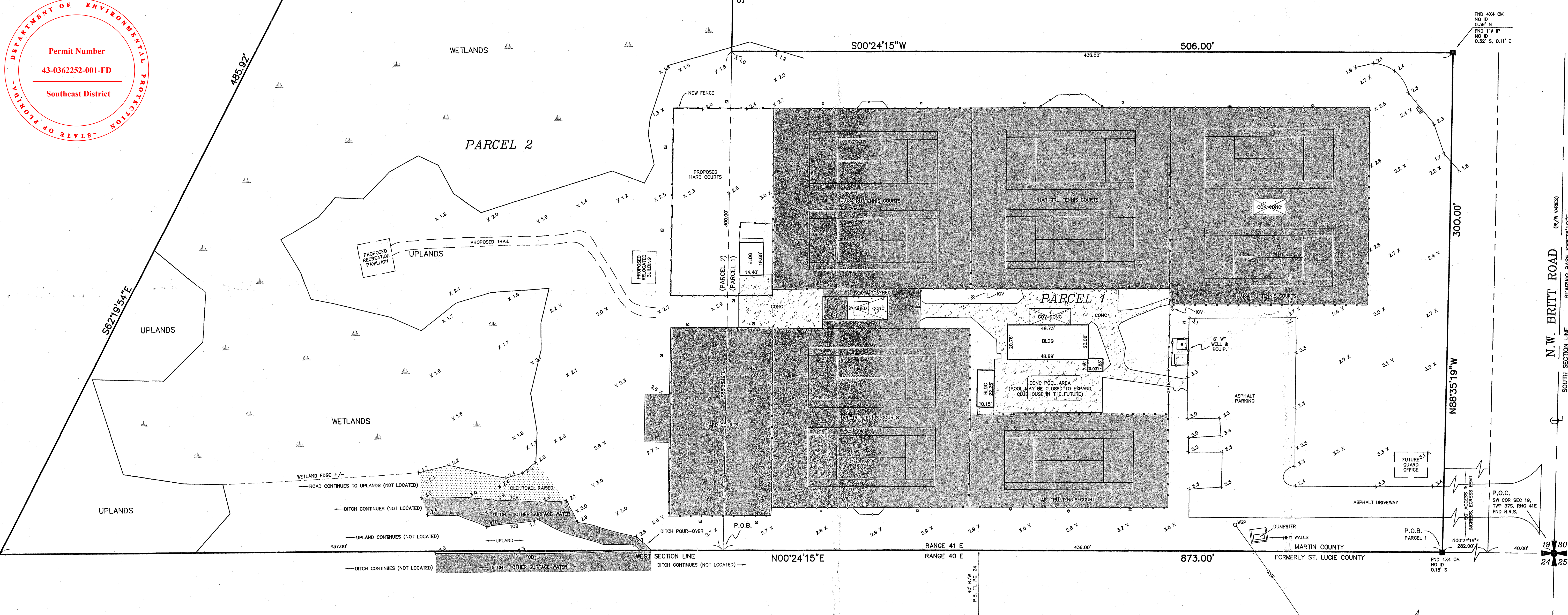
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PLAT BOOK 11, PAGE 24, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

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STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

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PREPARED FOR: NORTH RIVER SHORES TENNIS CLUB

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: sjbrown@bellsouth.net PHONE: (772)-288-7176

TOPOGRAPHIC BOUNDARY SURVEY

DRAWN
R.F.C.
CHECKED
S.J.B.
DATE
08/15/2017
SCALE
1" = 30'
JOB NO.
5765-01-04
SHEET
ONE
OF ONE SHEETS