

# MARTIN COUNTY, FLORIDA

## PRESERVE AREA MANAGEMENT PLAN

For:

*Magnolia Ridge of Palm City  
Palm City, Florida*

*Parcel Control Numbers  
24-38-40-000-003-00010-8  
24-38-40-000-003-00020-6*

Prepared by:

*Ecological Consulting of Florida*

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



P161-004

RECORD NUMBER

APPROVED BY:

*Shawn McCarthy*

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

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dated 8-10-19

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## **1.0 GENERAL**

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) for Magnolia Ridge of Palm City, their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Annual Monitoring Reports pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

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

This PAMP and the Site Plan attached as Exhibit "A" will not be altered or amended by either Martin County or the owner of Magnolia Ridge of Palm City, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner of Magnolia Ridge of Palm City. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

## **2.0 ENVIRONMENTAL ASSESSMENT**

The Environmental Assessment attached as Exhibit "B" includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant environmental features.

**2.1 Location – Refer to Environmental Assessment attached as Exhibit "B"**

**2.2 Soils - Refer to Exhibit "B"**

**2.3 Habitats - Refer to Exhibit "B"**

**2.4 Protected Species - Refer to Exhibit "B"**

**2.5 Previous Impacts - Refer to Exhibit "B"**

**2.6 Agency Correspondance - Refer to Exhibit "B"**



### **3.0 IDENTIFICATION OF PRESERVE AREAS**

- 3.1 Site Plan - All Preserve Areas, right-of-ways and easements are shown on the Palm Bluff Town Homes Site Plan, a copy of which is attached to this PAMP as Exhibit "A". The Site Plan includes a summary of the following: acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; total acreage under preservation; and total acreage of the Site.**

**The Site Plan contains the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY ENVIRONMENTAL PLANNING ADMINISTRATOR"**

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

### **4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS**

**Prior to any site clearing, adjacent Preserve Areas within 100 feet of the Areas shown on the Site Plan for Palm Bluff Town Homes will be marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers.**

- 4.1 Preserve Area Surveying Requirements – Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.**
- 4.2 Preserve Area Boundary Markers and Signs – Signage will be installed upon completion of the project.**
- 4.3 Barricading Requirements - Prior to clearing within 100 feet of a Preserve Area, the owner will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines.**

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

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

**Where areas are proposed for clearing the bright orange barricades will be offset at least 10 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater.**

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

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

**It is the responsibility of the owner/developer of Palm Bluff Town Homes to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the PAMP. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.**

## **5.0 USE OF PRESERVE AREAS**

**5.1 Activities Allowed In Preserve Areas – All existing primitive trails and drainage areas shown on Exhibit “A” may be maintained. Removal of exotic vegetation by mechanical and chemical methods will be allowed. Passive recreation will be allowed within the preserve area.**

**5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles (except as necessary for maintenance of exotic vegetation and controlled burns); 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 fertilizer, feed and fuel for refueling on-site heavy equipment may be stored. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas.**

**Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.**

**Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.**



## **6.0 RESTORATION AND MAINTENANCE ACTIVITIES**

Except for approved restoration and maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP for Palm Bluff Town Homes. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas: exotic plant removal, revegetation or planting native vegetation, prescribed burns and removal of dead, diseased, or safety hazard plant material.

### **6.1 Exotic Vegetation Removal**

Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws, prescribed burns, mowing 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 legally disposed of. Use of vehicles to remove debris will be allowed as long as tracks are raked and no sign of vehicle is present after such work is complete.

**6.2 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 submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

**6.3 Vegetation Removal** - Dead or diseased plant material shall be removed from Preserve Areas. 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 legally disposed of.

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

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

**6.6 Restoration of impacted areas** shall be required as set forth in the Environmental Assessment attached as Exhibit "B".



## 7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

Refer to Environmental Assessment attached as Exhibit "B" for current listed species information. Prior to any site clearing within the Palm Bluff Town Homes site, an updated listed species survey for the proposed area to be cleared must be submitted to the Environmental Planning Administrator.

- 7.1 **Gopher Tortoises** – In Florida, gopher tortoises are protected as a Threatened Species. Under Florida law, no person may take, possess, transport or sell a Threatened Species. No land clearing or construction shall occur until all tortoises which will be impacted are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated following guidelines set forth below. Tortoise burrows may be bucket trapped or excavated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated into a Preserve Area of the project away from the immediate clearing activities. Once the tortoise(s) have been safely relocated to a Preserve Area and restrained by tortoise fencing, equipment operation can resume.
- 7.2 **Endemic Species** - All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow. These endemic species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana aerolata*) and Eastern indigo snake (*Drymarchon corias couperi*).
- 7.3 **Relocation of Tortoises** - If the number of tortoises exceeds the carrying capacity of the remaining natural area, the Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit from the Florida Fish and Wildlife Conservation Commission. All relocations shall be carried out by an environmental professional licensed for gopher tortoise relocations. The responsible party shall have access to literature pertaining to gopher tortoise preservation and shall be encouraged to preserve additional areas and to landscape with native vegetation.

## 8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

Not applicable

## 9.0 TRANSFER OF RESPONSIBILITIES

The property owner of Magnolia Ridge of Palm City is responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the owner transfers responsibility to a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP.



**The owner and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation.**

## **10.0 MONITORING, REPORTING AND INSPECTIONS**

### **10.1 Monthly Construction Reports – Not applicable.**

### **10.2 Annual Monitoring Reports -**

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

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

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

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

**The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator no later than August 31, 2020. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.**

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

**10.2 Inspections - 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.**

## **11.0 ENFORCEMENT**

**Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.**



# 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) :** \_\_\_\_\_

# ENVIRONMENTAL ASSESSMENT REPORT MAGNOLIA RIDGE OF PALM CITY MARTIN COUNTY, FLORIDA

**August 10, 2019**

Prepared by:



*ECOLOGICAL CONSULTING OF FLORIDA  
850 NW FEDERAL HIGHWAY, SUITE 109  
STUART, FL 34994*

## **1.0 INTRODUCTION**

This assessment is in support of the Martin County (COUNTY) development approval process for the subject  $\pm 3.57$ -acre site.

The development is a multi-family residential development with associated roads, parking, and stormwater areas.

## **2.0 SITE LOCATION**

The project is located within Section 24, Township 38 South, Range 40 East within the Palm City area of Martin County, Florida (Figure 1). Specifically the project is located at 2810 SW Martin Highway, 0.25 mile east of High Meadows Road on the south side of Martin Highway.

The parcel is a vacant tract that is heavily vegetated. Bordering land uses include Martin Highway to the north, a church to the east, drainage ditch and single family residences to the south, and a stormwater pond to the west.

## **3.0 METHODOLOGY**

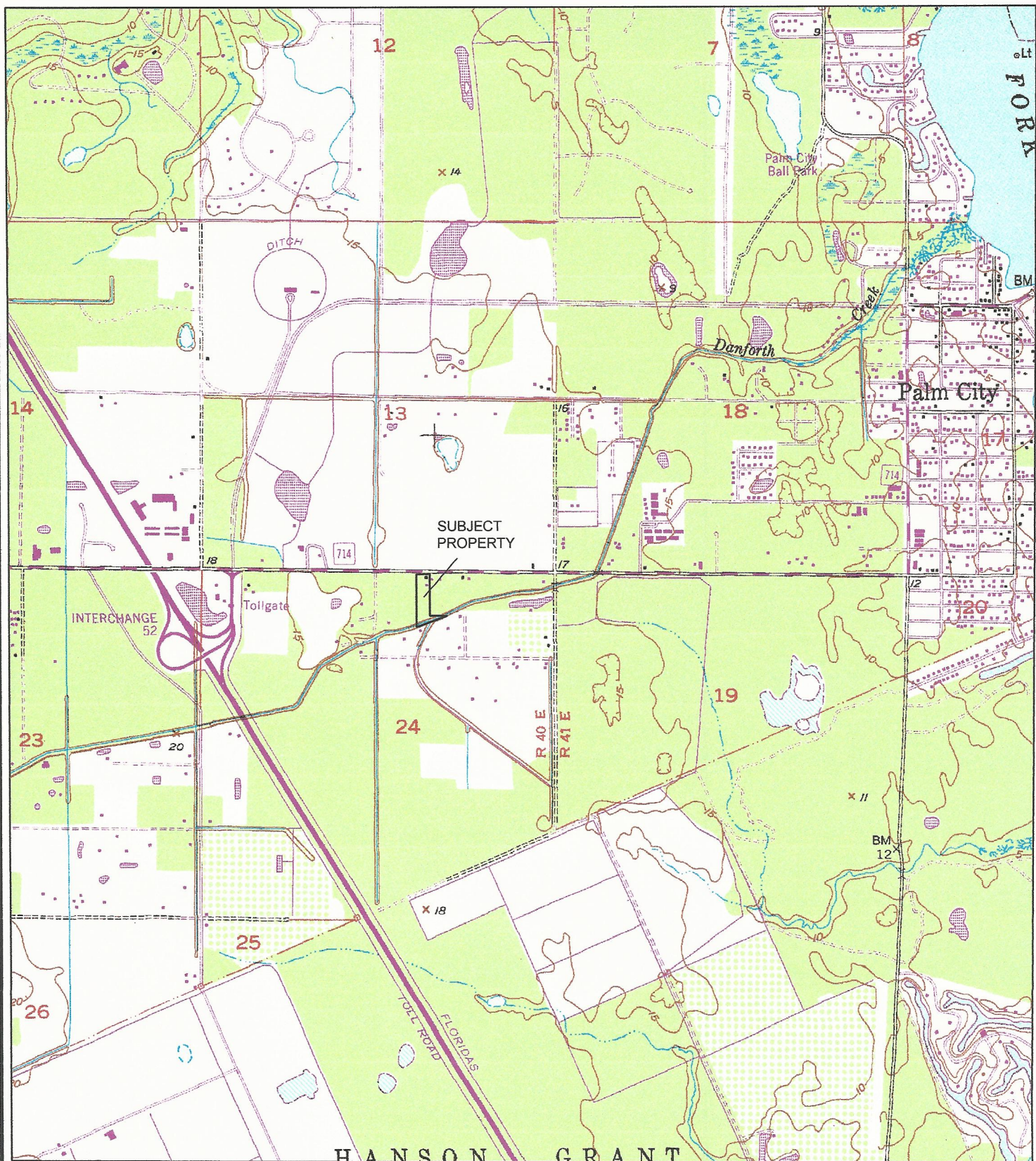
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject parcel was then conducted which included pedestrian and vehicular transects through the parcel to map and identify specific habitat and land uses and vegetative cover types. A perimeter transect was conducted to confirm features that extend off site. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

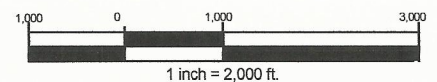
## **4.0 TOPOGRAPHY/HYDROLOGY**

According to the U.S.G.S. topographic quadrangle (Palm City, FL), the site is relatively flat with an average elevation of 15 feet NGVD (Figure 1). The site appears vacant. No wetlands, depressions, roads are noted on the quadrangle map. A structure is located in the north corner of the site. A drainage ditch identified as Danforth Creek is present abutting the south boundary. Field reconnaissance confirms the quadrangle map with the exception of the structure. The structure is no longer present.

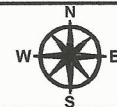




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TOPOGRAPHIC MAP  
MAGNOLIA RIDGE OF PALM CITY  
MARTIN COUNTY FLORIDA



SOURCE: PALM CITY QUADRANGLE,  
SEC 24, TWN 38 S, RNG 40 E

FIGURE 1

DATE: 8-10-19

PROJECT No. 1704.00



## 5.0 SOILS

According to the *Web Soil Survey of Indian River County, FL* (NRCS – Web Soil Survey), the following soils are found on site (Figure 2).

### 1. Nettles sand (63)

On site reconnaissance indicates that Nettles sand appears to be well drained and are not hydric.

## 6.0 SITE CONDITIONS

An assessment of the extent, distribution and composition of vegetative communities for the site was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally on June 2, 2014, and later followed up on October 22, 2018.

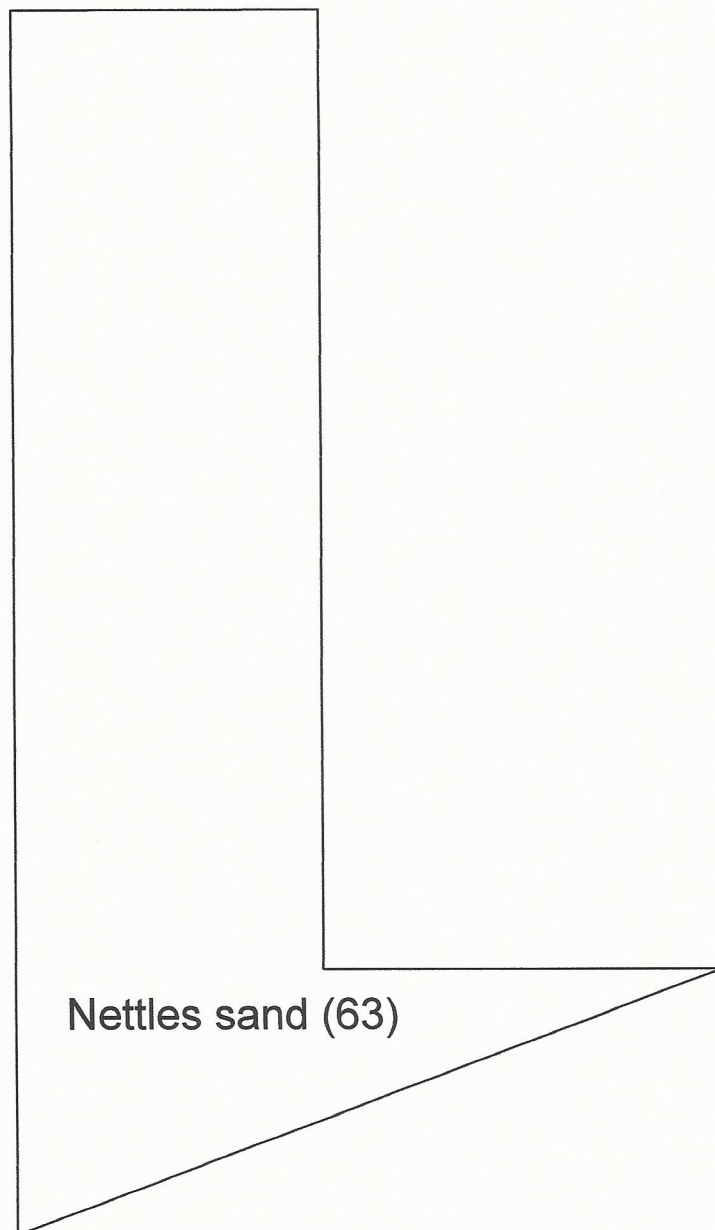
Pedestrian transects were conducted throughout the site with vegetative communities mapped on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report

## 7.0 HABITAT/LAND USE

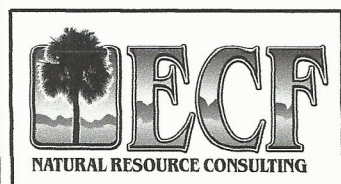
Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover and Forms Classifications System* (FDOT, 1985) (FLUCFCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 411 – Pine Flatwoods: This cover is scattered on site in clusters and is dominated by slash pine (*Pinus elliottii*). Other species common in this habitat include laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), beauty berry (*Callicarpa americana*), gall berry (*Ilex glabra*), and fetterbush (*Lyonia lucida*). This area is the only natural area on site is classified by the Florida Natural Communities as Mesic Flatwoods.
- 422 – Brazilian Pepper: This habitat is dominated by Brazilian Pepper (*Shinus terebinthifolius*), umbrella tree (*Schefflera actinophylla*), air potato (*Dioscorea bulbifera*), ceasarweed (*Urena lobata*), downy rosemyrtle (*Rhodomyrtus tometosa*) and grapevine (*Vitus spp*) much of the pepper and downy rosemyrtle removed but with the other exotics still present.
- 437 – Australian Pine: This area is dominated by Australian pine (*Casuarina spp.*). Ground cover is not present due to the coverage by the pines.
- 510 – Drainage Ditch: This drainage ditch is regularly maintained by the County with no vegetation being present.



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NOT TO SCALE



SOILS MAP  
MAGNOLIA RIDGE OF PALM CITY  
MARTIN COUNTY FLORIDA

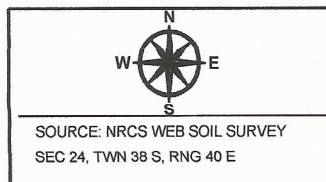


FIGURE 2

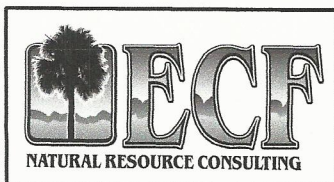
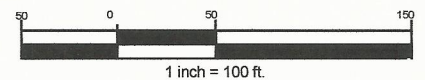
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PROJECT No. 1704.00





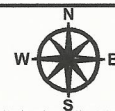
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# LAND USE AND COVER FORMS MAGNOLIA RIDGE OF PALM CITY

MARTIN COUNTY

FLORIDA



SOURCE: GOOGLE EARTH  
SEC 24, TWN 38 S, RNG 40 E

## FIGURE 3

DATE: 8-10-19

PROJECT No. 1704.00



TABLE 1 – LAND USE AND COVER SUMMARY			
FLUCFCS CODE	COMMUNITY NAME	ACRES	PERCENT
411	Pine Flatwoods/Mesic Flatwoods	0.86	24.2
422	Brazilian Pepper	2.14	59.8
437	Australian Pine	0.16	4.5
510	Drainage Ditch	0.41	11.5
Total Area		3.57	100.0

## 8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat.

The pine flatwoods habitat is conducive to gopher tortoises. The gopher tortoise and its burrow are protected at the state level by FWC as a threatened species. Although none were observed it is recommended at least 90 days prior to construction that a tortoise survey be conducted to confirm no tortoises have moved on site.

No listed species were identified on site. Non-listed wildlife or signs of species observed include bluejay, turkey buzzard, armadillo, cottontail rabbit, and raccoon (tracks/scat). All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the Martin County area.

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES				
COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	<i>Drymarchon corias couperi</i>	Not observed	T	T
Gopher tortoise	<i>Gopherus polyphemus</i>	Not observed	T	
Gopher frog	<i>Rana capito</i>	Not observed	SSC	
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Not observed	SSC	
Florida Panther	<i>Puma concolor coryi</i>	Not observed	E	E
Burrowing owl	<i>Speotyto cunicularia</i>	Not observed	SSC	
Woodstork	<i>Mycteria Americana</i>	Not observed	E	E
American Alligator	<i>Alligator mississippiensis</i>	Not observed	T	T
Crested caracara	<i>Caracara cheriway</i>	Not observed	T	T
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Not observed	T	T
Piping Plover	<i>Charadrius melodus</i>	Not observed	T	T
Red-cockaded woodpecker	<i>Picoides villosus</i>	Not observed	E	E
Southeastern American kestrel	<i>Falco sparverius paulus</i>	Not observed	T	
Florida sandhill crane	<i>Grus Canadensis pratensis</i>	Not observed	SSC	
Osprey	<i>Pandion haliaetus</i>	Not observed	SSC	
Snail kite	<i>Rostrhamus sociabilis plumbeous</i>	Not observed	E	E
Least tern	<i>Sterna antillarum</i>	Not observed	T	
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Not observed	SSC	
Manatee	<i>Trichechus manatus</i>	Not observed	E	E
Abbreviations:				
SSC = Species of Special Concern, T = Threatened				
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,				



## **9.0 WETLANDS AND SURFACE WATERS**

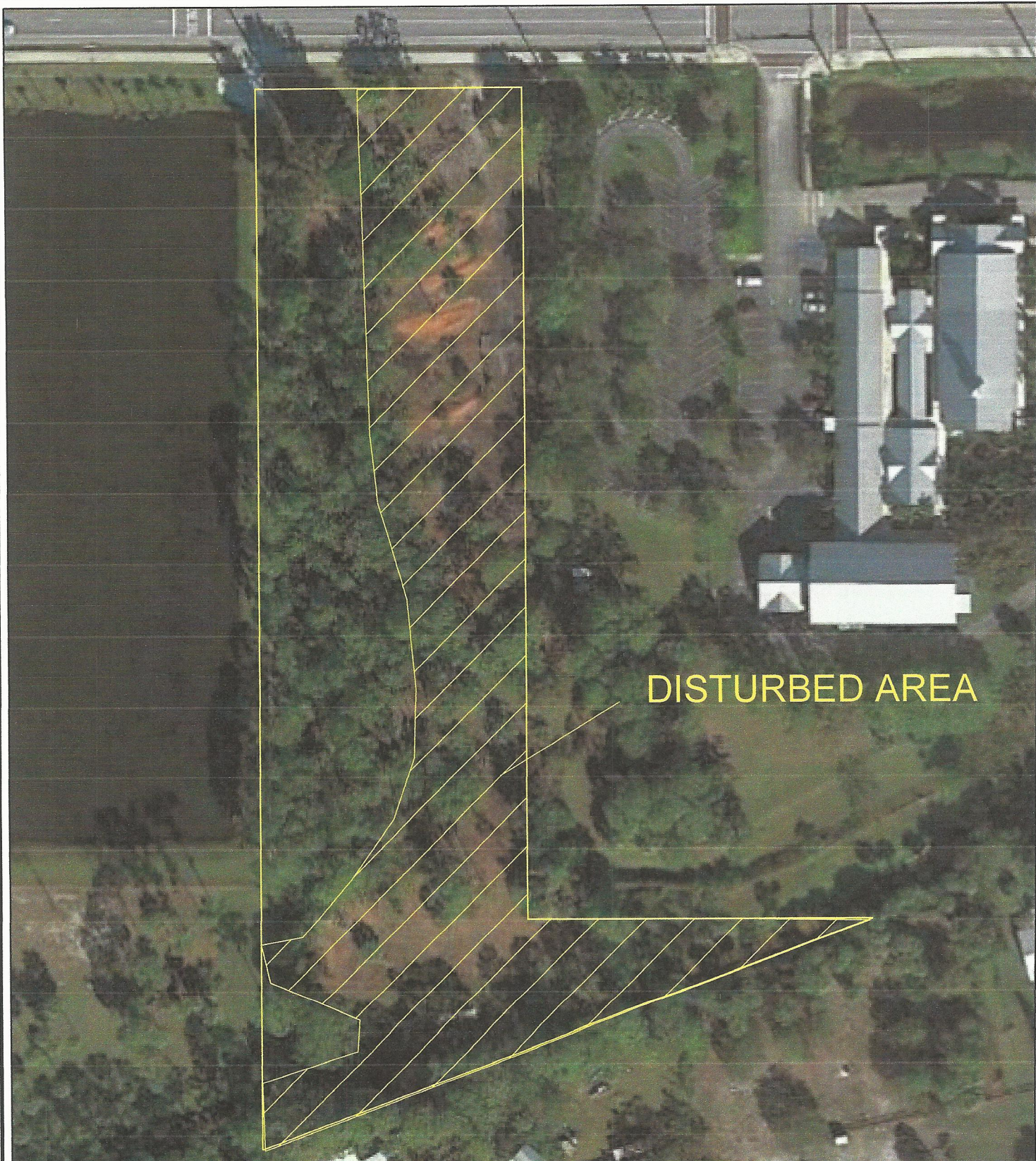
This site does not include any wetlands. The onsite drainage ditch would be classified as a surface water. The drainage ditch was reviewed by the SFWMD, attached as an appendix is the jurisdictional determination by that agency.

## **10.0 COUNTY REGULATED HABITATS**

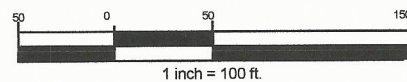
The subject property has Mesic Flatwoods on site, which would be classified as common native upland habitat. A total of 0.86 acre of this habitat occur on site. The applicant is proposing to preserve greater than 25-percent or 0.22 acre of this habitat in place along the west central property boundary. This habitat will be protected by a Preserve Area Management Plan with regular monitoring and maintenance implemented.

The site has had prior disturbances, with exotics dominant on site. Attached is Figure 4 which identifies the disturbed areas.





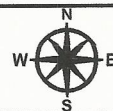
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## DISTURBED AREA MAGNOLIA RIDGE OF PALM CITY

MARTIN COUNTY

FLORIDA



SOURCE: GOOGLE EARTH  
SEC 24, TWN 38 S, RNG 40 E

## FIGURE 4

DATE: 8-10-19

PROJECT No. 1704.00



## APPENDIX 1 – SFWMD JURISDICTIONAL



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Regulation Division

February 17, 2016

D. Chris Sopotnick  
Ecological Consulting of Florida.  
850 NW Federal Highway, Suite 130  
Stuart, FL 34994

**Subject: 2810 Martin Highway Parcel  
Application No. 160205-2  
Informal Wetland Determination No. 43-00050-IF  
Martin County, S24, T38S/R40E**

Dear Mr. Sopotnick:

The District offers the following in response to your request for a determination of wetland boundaries and other surface waters located within the subject property. A site visit was conducted on February 12, 2016. Based on the site visit and other site-specific information, this 3.57 acres site does not contain wetlands. However, the site does contain other surface waters as defined by Chapter 62-340 Florida Administrative Code (FAC). The approximate project boundaries are identified on the attached aerial photograph. The area considered other surface waters is identified in yellow and scattered dots filling.

This correspondence is an informal pre-application wetland determination pursuant to Chapter 373, Florida Statutes. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application wetland determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained by petitioning the South Florida Water Management District for a wetland declaratory statement pursuant to FAC Rule 62-340 or by applying for an Environmental Resource permit.

Although the subject property does not contain wetlands jurisdictional under state rules, the property may be wetlands and/or other waters of the United States under federal rules. Dredging or filling in such areas may require a Department of Army (DA) permit. Receipt of a state or local government permit does not obviate the need to obtain a DA permit prior to commencing work. For more information about the DA Regulatory Program, you may access the Corps' website at: <http://www.saj.usace.army.mil/permit/index.html>. You may also contact the local Corps

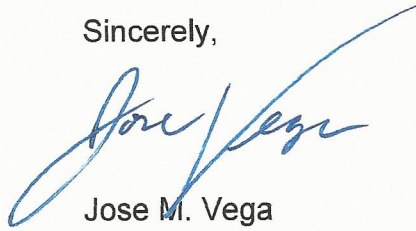


D. Chris Sopotnick  
February 17, 2016  
Subject: Application No. 160205-2  
Page 2

regulatory office for additional information, at one of the following numbers: 561-472-3517, 561-472-3506, or 561-472-3514.

A file has been set up at the Martin/ St. Lucie Regulatory office with pre-application materials. If you have any further questions, please contact me at 863-462-5260 ext. 3636.

Sincerely,



Jose M. Vega  
Environmental Analyst  
Martin/St. Lucie Regulatory Office  
South Florida Water Management District  
863-462-5260 ext 3636  
800-250-4200 ext 3636  
3800 N.W. 16<sup>th</sup> Blvd, Suite A  
Okeechobee, FL 34972

Attachments (Location Map, Soils Map, Site Aerial, FLUCCS Map)

Cc: Shawn McCarthy- Martin County Growth Management Department  
U.S. Army Corps of Engineers, Palm Beach Gardens  
Bert Pascual – Palms Bluff, LLC

D. Chris Sopotnick  
February 17, 2016  
Subject: Application No. 160205-2  
Page 3

Addresses:

Chris Sopotnick  
[sopotnick@ecf-llc.com](mailto:sopotnick@ecf-llc.com)

Bert Pascual  
Palm Bluff, LLC  
900 SW 80<sup>th</sup> Ct.  
Miami, Florida 33144-4230  
[egnbp@aol.com](mailto:egnbp@aol.com)



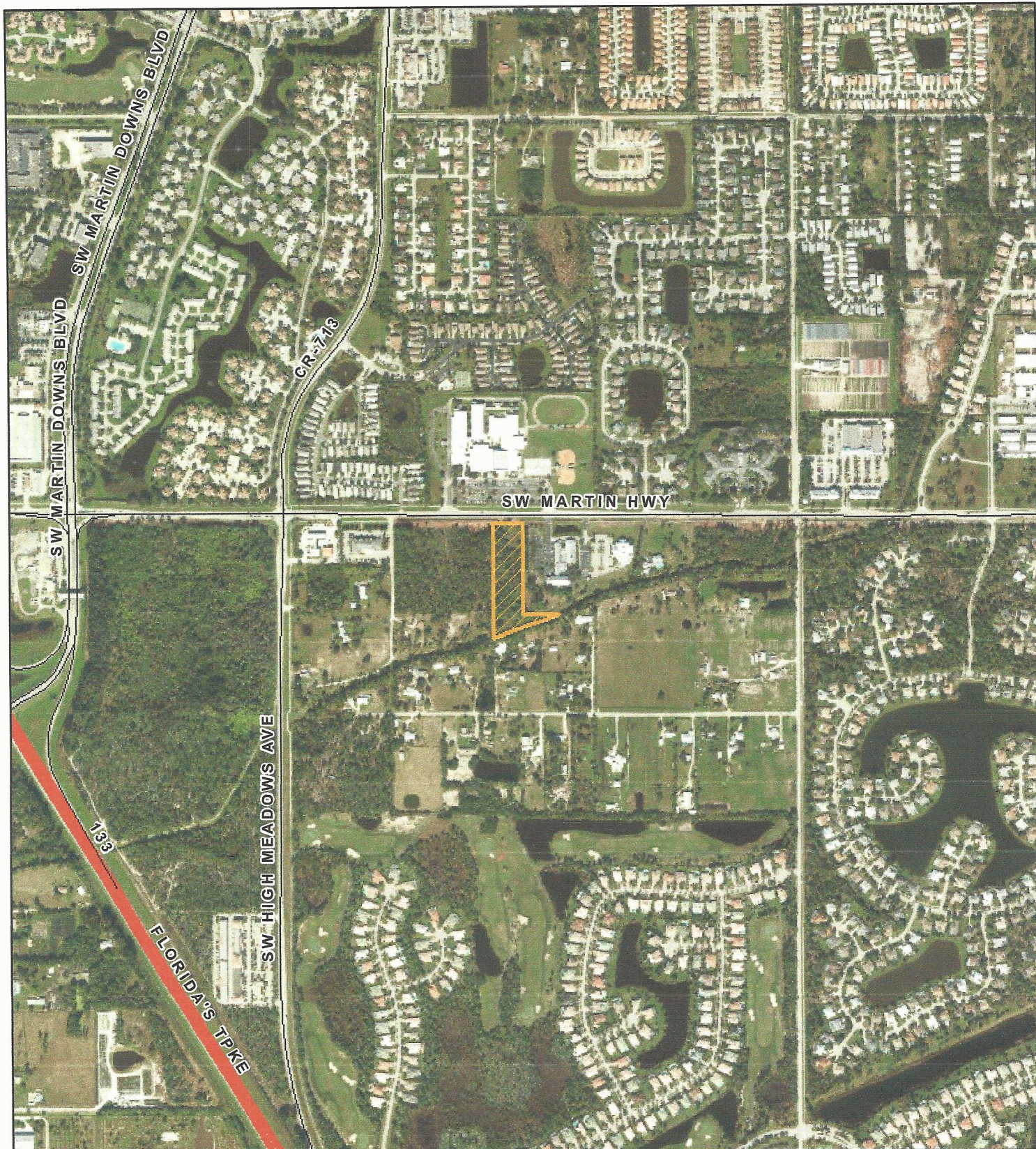


Exhibit No: 1

Exhibit Created On:  
2016-02-08

MARTIN COUNTY, FL

# REGULATION DIVISION

Project Name: 2810 MARTIN HIGHWAY PARCEL



0 800 1,600  
Feet



Application



Application Number: 160205-2

[sfwmd.gov](http://sfwmd.gov)

South Florida Water Management District

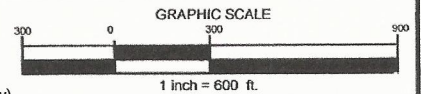




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SFWM File: 160205-2  
 Date: 2/12/16  
 Reviewer: Jose Vega  
 County: Martin S 24T 38R 40  
 ///= Wetlands (w) Other Surface Waters (osw)



## SURFACE WATER MAP 2810 MARTIN HIGHWAY

MARTIN COUNTY

FLORIDA



SOURCE: GOOGLE EARTH, JUNE 2014

## FIGURE 2

DATE: 6-2-14

PROJECT No. 1420.00



