Dear Mr. & Mrs. Schneider,

The Environmental Division of the Growth Management Department has approved your Preserve Area Management Plan (PAMP) for the above referenced parcel. The PAMP has specific criteria for the management of the upland preserve area on your property which is your responsibility. Please take some time to review the requirements in the enclosed PAMP, with special attention to the following:

1. Pre-construction requirements
   a. Erosion control. Silt fencing and preserve area barricades are required and shall be inspected by Environmental Division personnel prior to authorized land clearing or construction.
   b. Preserve Area Signs. Preserve area signs shall be installed every 500 feet along the entire preserve boundary. County environmental staff will verify installation of the signs at time of inspection.

2. Prior to C.O. of a Building Permit
   a. Exotic Vegetation Removal. Exotic plant species shall be removed from preserve areas. Please contact the Environmental Division to schedule a final inspection prior to C.O. of your building permit.
   b. Preserve Replanting. The PAMP requires planting of native vegetation within the preserve area. County staff will verify replanting is complete during the final environmental inspection prior to C.O.

3. Post Approval
   a. Monitoring Requirements. Annual monitoring of your preserve areas shall be documented on the approved monitoring report form, pursuant to your PAMP.
   b. Legal Recording. The original approved PAMP document (copy attached) shall be legally recorded with the property by the Martin County Clerk of Courts immediately after receiving this document. Please provide a copy of the recorded PAMP to the Environmental Division.
c. **Preserve Boundary in Electronic Format.** An AutoCAD or ESRI Shapefile of the preserve boundary shall be emailed to the environmental division (env@martin.fl.us) for recording into the county’s GIS system.

We appreciate your cooperation in the preservation of Martin County’s outstanding natural resources. Should you have any questions regarding these requirements, please do not hesitate to contact the Environmental Division at the letterhead address or phone number.

Sincerely,

Shawn McCarthy, PWS
Senior Planner

SM: dj

Encl: Original approved PAMP
cc: Arnaud Roux – EW Consultants, Inc. (electronic)
MARTIN COUNTY, FLORIDA

PREVERSE AREA MANAGEMENT PLAN

For:

SCHNEIDER PROPERTY - PALM CITY FARMS

Martin County

Section 21, Township 38S, and Range 40E

PCN 21-38-40-000-014-0000.0-30000

Prepared by:

EW Consultants, Inc.

Approved by/Date:__________________

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

[Stamp with project details]
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## APPENDIX A

**Environmental Assessment**

**EA Appendix A**

- Figure 1: Location Map
- Figure 2: Aerial Photograph
- Figure 3: FLUCFCS Map
- Figure 4: Preserve Area Map
- Figure 5: Planting Plan
- Figure 6: Monitoring Map
- Figure 7: Preserve Area Sign Detail

## APPENDIX B

**USDA Custom Soil Resource Report**

*South Florida Water Management District – Informal Wetland Determination*

## APPENDIX C

**Annual Monitoring Report Form**

*Florida and Wildlife Conservation Commission – Database search inquiry response letter*

*U.S. Fish and Wildlife Service database search results – Official Species List*

*Florida Master Site File – Response letter for search for previously recorded cultural resources*

## APPENDIX D

**Site plan**
1.0 GENERAL

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

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

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

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

2.0 ENVIRONMENTAL ASSESSMENT

2.1 Location – The Schneider Property site is located in Palm City, in unincorporated Martin County, FL. The property covered by this Environmental Assessment is comprised of 5 +/- acres located west of the Florida’s Turnpike, south of Martin Highway (714), east of I-95, and north of Danforth Creek, within Section 21, Township 38S, and Range 40E. A Location Map and 2014 Aerial Photo are provided in Appendix A as Figures 1 and 2, respectively.

2.2 Soils – Soil types on the property were classified using the a Soils Report produced using the Web Soil Survey of the United States Department of Agriculture/Natural Resources Conservation Service website application. A copy of the soils report can be found in Appendix B.

2.3 Habitats – Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field Reconnaissance and aerial photograph interpretation were employed in the mapping effort. The entire site has been partially improved to be used as pasture lands. The subject property exhibits 0.7 acres of wet prairie wetland, 0.1 acres of woodland pastures, and 3.3 acres of improved pasture. The wet prairie vegetation composition is dominated by exotic invasive torpedo and Brook’s crowngrass, flatsedge, fireflag, and fog fruit. Melaleuca trees are also found along the southern edge of the wetland. While there are two areas on site that exhibit a dominant slash pine canopy, these areas lack native vegetation in the sub-canopy and ground cover to be considered native habitat as these areas have been managed for cattle grazing. As such, these slash pine dominated areas are considered woodland pastures. The remainder of the site is comprised of
herbaceous pastures exhibiting forage grasses (bahia grass) and invasive nuisance or exotic grasses as well as scattered laurel oaks.

2.4 Listed Species Evaluation

No listed wildlife was observed on site during any of the site assessments. The partially disturbed nature of the property and its use for cattle grazing limits the habitat opportunities specifically preferred by listed wildlife species.

**Gopher Tortoise**

The gopher tortoise, listed as a Threatened species by the State of Florida, may be found foraging and burrowing in disturbed areas if sufficient gopher tortoise habitat exists in the vicinity. Gopher tortoises may be present or foraging on the subject property. While no signs of gopher tortoise activity or presence were observed on or near the property at the time of previous assessments, a full survey of the site will be required immediately prior to the commencement of any construction activities to identify any gopher tortoise burrows or individuals that may be present on the site at that time. Potential impacts will be addressed through a permit application in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) requirements.

**Water birds**

This wetland system may support many small prey animals that would attract wading birds. Wading bird species are likely to utilize the site for foraging when water levels are low and preys are pooled towards the center of the wetland. That activity would be transient in nature. No nesting or roosting areas have been observed within the site.

2.5 Previous Impacts

The subject property appears to be unimproved through the 1990s and shows signs of improvement in the mid-2000s when the site appears fenced to be used as a pasture for cattle grazing.

2.6 Agency Correspondence

A request for a file search as been placed with the Department of State, Florida Division of Historical Resources for the subject property, and a copy of the letter is included with this PAMP. The findings of this request will be provided upon receipt.

Coordination with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service has been initiated. Copies of the database search response letters are included with this PAMP.

An informal wetland determination was conducted by South Florida Water Management District. A copy of the approved determination is provided in the Appendix.
3.0 IDENTIFICATION OF PRESERVE AREAS

As described above, the subject site is 5 acres, exhibiting 0.7 acres of wetlands, and no native upland habitat. As such, the Martin County requirement for 25% preservation of any existing native upland habitat does not apply here. As such, no native upland habitat preservation is required. The 50 foot-wide wetland buffer will provide 0.7 acres of upland area, of which approximately 0.3 acres is currently exhibiting a slash pine canopy. The portion of the buffer that is currently an upland pasture will require re-planting with native vegetation species. Supplemental native vegetation planting will also be required in the slash pine area.

3.1 Site Plan – The Preserve Area subject to this PAMP is shown on the attached Preserve Area Map included in this PAMP. The Preserve Area Map includes a summary of the following: wetland preservation acreage and upland buffer under preservation; and total acreage of the site.

The Preserve Area Map contains the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

3.2 Legal Recording – Upon final approval, the final PAMP a copy will be recorded with the Martin County Clerk of Courts. 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

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

4.1 Preserve Area Surveying Requirements – The Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Professional Surveyor and Mapper and will be shown on the Preserve Area Map. 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 – The Preserve Area will be posted with permanent signs and boundary markers. Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a certificate of occupancy for the facilities on the site. Illustrations of the signs and markers to be used for this project are included as an Appendix to this PAMP.

4.3 Barricading Requirements - Prior to clearing, the developer will ensure that the Preserve Area is protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to proceeding with clearing and earthwork activities on the site. Removal of the barricade materials will
be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

Barricades (not including turbidity screens) will be high-visibility orange safety fence extending from the ground to a height of at least four feet. Barricades will not be attached to vegetation. All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades and silt fences will be offset at least five feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater. 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. Cut or fill will meet existing grade without encroaching into Preserve Areas.

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

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas – Activities allowed in preserve areas are bird watching and nature enjoyment.

5.2 Activities Prohibited In Preserve Areas - Activities prohibited in Preserve Areas include: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Area boundary and shall be removed upon completion of construction work.

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

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

Except for approved re-planting and maintenance activities, the Preserve Area will be left undisturbed. All maintenance of the Preserve Area will be in accordance with this PAMP for the Schneider Property. Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal, re-vegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

6.1 Exotic Vegetation Removal – Exotic vegetation shall be eradicated 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 disposed of in Preserve Areas. Any dead plant material or exotic vegetation debris removed from Preserve Areas shall be disposed of in a County approved recycling facility.

6.2 Re-vegetation - Any re-vegetation which may be necessary as a result of exotic vegetation removal, habitat creation, 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. Re-vegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation. A typical upland restoration planting plan is included in Appendix A of this PAMP.

6.3 Vegetation Removal - Dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Re-vegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be disposed of in Preserve Areas. Any dead plant material and debris removed from Preserve Areas shall be disposed of in a County approved recycling facility.

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

6.5 Hydrology - Previous or potential drainage impacts will be corrected to the extent technically feasible. Wetlands and water bodies on adjacent properties shall be protected from adverse impacts.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

7.1 Gopher Tortoises: In Florida, gopher tortoises are protected as Threatened. Under Florida law, no person may take, possess, transport or sell a Listed Species. No Gopher Tortoises or signs thereof have been observed on site during preliminary surveys and assessments. A 100% survey of the site will be completed before any clearing activities. No land clearing or construction shall occur until all gopher tortoises which may be impacted are relocated to off-site receiver areas as permitted by the FFWCC. Gopher 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 a methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an Authorized Agent possessing a valid relocation permit. During clearing and
grubbing operations, equipment operators will be notified of the potential 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 in accordance with FFWCC permit requirements. Once the tortoise(s) have been safely relocated, equipment operations can resume.

7.2 Commensal Species – If necessary, all gopher tortoise relocation efforts will include trapping of protected burrow commensal species. These commensal species include but are not limited to the Florida mouse (*Peromyscus floridana*), gopher frog (*Rana areolata*) and Eastern indigo snake (*Drymarchon corias couperi*).

7.3 Relocation of Gopher Tortoises - If gopher tortoise relocation is necessary, 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 FFWCC Authorized Gopher Tortoise Agent licensed for gopher tortoise relocations.

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) of *Schneider Property* are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the responsibility is transferred 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. At such time as the owner is preparing to transfer control of the *Schneider Property* to a successor, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

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

10.0 MONITORING, REPORTING AND INSPECTIONS

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

10.2 Annual Monitoring Reports – Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project. 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, re-vegetation, 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 within one year of receiving the first certificate of occupancy. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

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

10.3 Inspections – Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any reasonable 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.
APPENDIX A

Figure 1: Location Map
Figure 2: Aerial Photograph
Figure 3: FLUCFCS Map
Figure 4: Preserve Area Map
Figure 5: Planting Plan
Figure 6: Monitoring Map
Figure 7: Preserve Area Sign Detail
USGS QUAD MAP "PALM CITY", SECTION 21, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY, MARTIN COUNTY, FLORIDA, LATITUDE 27°09'32" LONGITUDE -80°20'22"

LEGEND
[ ] - SITE (5.0± AC)

SW 39TH STREET SCHNEIDER PROPERTY

QUAD MAP

EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL  34996
772-287-8771    Fax 772-287-2988
WWW.EWCONSULTANTS.COM

SEPT 2015
FIGURE 1
LEGEND
211 - IMPROVED PASTURE (3.3± AC)
213 - WOODLAND PASTURES (1.0± AC)
643 - WET PRAIRIE (0.7± AC)
SW 39TH STREET

SCHNEIDER PROPERTY

PRESERVE AREA MAP

* PRESERVE AREA ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

SW 39TH STREET  

LEGEND

- WETLAND AREA (0.7± AC)

- 50' WETLAND BUFFER (0.7± AC)

SCALE IN FEET

0 100

MARTIN COUNTY AERIAL DATED 2013
Canopy Trees (1-7gal, 6’ min., 50’ O.C.)
South FL slash pine - *Pinus elliottii densa*

Understory
Wax myrtle - *Myrica cerifera* (1 gal, 15’ o.c.)
Rusty lyonia - *Lyonia ferruginea* (1 gal, 20’ o.c.)

Understory 3 gal, 3’ o.c., clustered
Saw palmetto - *Serenoa repens*
Galberry - *Ilex glabra*

Groundcover 1gal, 2’ o.c.
Muhly Grass - *Muhlenbergia capilaris*
Sand Cordgrass - *Spartina bakeri*
Love grass - *Eragrostis spectabilis or elliottii*

NOTE:
- Native vegetation to be installed to mimic typical of pine
  flatwoods habitat plant composition
- Plant material may be substituted with other like native species.
- Planting quantities to be determine at time of planting as per
  existing field conditions.
LEGEND

- WETLAND AREA (0.7± AC)
- 50' WETLAND BUFFER (0.7± AC)
- MONITORING TRANSECT WITH STATION
- PHOTO STATION WITH DIRECTION
- PRESERVE AREA SIGN (3)

* PRESERVE AREA ARE NOT TO BE ALTERED WITHOUT WRITTEN PREMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

SW 39TH STREET

SCHNEIDER PROPERTY

PRESERVE AREA MAP

EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

SEPT 2015
FIGURE 6
19 of 34
This area is a protected preserve area for native vegetation and wildlife. No alterations to this area are allowed without prior permission from the Martin County Growth Management Department. (772) 288-5501

NO DUMPING ALLOWED

SW 39TH ST SCHNEIDER PROPERTY

PRESERVE AREA SIGN
APPENDIX B

USDA Custom Soil Resource Report

South Florida Water Management District – Informal Wetland Determination letter
Regulation Division

September 8, 2015

Mr. Rick Schneider
2410 SW Bayshore Blvd
Port Saint Lucie, FL 34984

Subject: 39th Street Schneider Property
Application No. 150818-9
Informal Wetland Determination No. 43-00043-IF
Martin County, S21/T38S/R40E

Dear Mr. Schneider:

The District offers the following in response to your request for a determination of wetland boundaries located within the subject property. A site visit was conducted by District staff on September 4, 2015. Based on the site visit, and other site-specific information, this site contains wetlands as defined by Chapter 62-340, Florida Administrative Code (FAC). The approximate project boundaries are identified on the attached aerial photograph. The area considered wetlands is cross hatched in black.

This correspondence is an informal 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 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.

The identified wetlands and, potentially other areas of the property not jurisdictional under State rules, 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: www.saj.usace.army.mil/permit/index.html. You may also contact the local Corps regulatory office for additional information, at one of the following numbers: 561-
Mr. Schneider  
September 8, 2015  
Subject: Application No. 150818-9  
Page 2

472-3517, 561-472-3506, or 561-472-3514. If you have any further questions, please contact me at (863) 462-5260 x3636.

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 NW 16th Blvd. Suite A  
Okeechobee, FL 34972

BC/jv- Attachments (Location Map, Wetland Diagram, Soils Map)

Cc: Shawn McCarthy- Martin County Growth Management Department  
U.S. Army Corps of Engineers, Palm Beach Gardens  
Arnaud Roux – EW Consultants, Inc.
Mr. Schneider
September 8, 2015
Subject: Application No. 150818-9
Page 3

Addresses:

Richard T. Schneider
S.W. Bayshore Blvd
Port Saint Lucie, FL 34984

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Shawn McCarthy
Martin County Administrative Center
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smccarth@martin.fl.us

Arnaud Roux
EW Consultants, Inc
1000 S.E. Monterey Commons Blvd, Suite 208
Stuart, FL 34996

aroux@ewconsultants.com
LEGEND

[///] - WETLAND (0.7± AC)

SW 39TH STREET

SW 39TH STREET SCHNEIDER PROPERTY

WETLAND MAP

EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771  Fax 772-287-2988
WWW.EWCONSULTANTS.COM

AUG 2015

FIGURE 2
The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 12, Sep 9, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

### Martin County, Florida (FL085)

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Placid and Basinger fine sands, depressional</td>
<td>3.7</td>
<td>76.1%</td>
</tr>
<tr>
<td>63</td>
<td>Nettles sand</td>
<td>1.2</td>
<td>23.9%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>4.9</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
APPENDIX C

Annual Monitoring Report Form

Florida and Wildlife Conservation Commission database search inquiry - Response letter

U.S. Fish and Wildlife Service database search results – Official Species List

Florida Master Site File –
    Response letter for search for previously recorded cultural resources
MARTIN COUNTY, FLORIDA

PRESENCE AREA MANAGEMENT PLAN

ANNUAL MONITORING REPORT FOR (Year)

- Name and address of current owner of Preserve Area;
- Location of Preserve Area
- 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, re-vegetation, 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) : _________________________
September 17, 2015

Mr. Arnaud Roux  
EW Consultants, Inc.  
1000 SE Monterey Commons Blvd  
Suite 208  
Stuart, FL 34996

Dear Mr. Roux:

This letter is in response to your request for listed species occurrence records and critical habitats for your project Schneider Property-Palm City Farms, located in Martin County, Florida. No records of listed species occurrence from the Florida Fish and Wildlife Conservation Commission database or critical habitat were located within the project area.

This letter 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. Please note that our database does not necessarily contain records of all listed species that may occur in a given area. Also, data on certain species, such as gopher tortoises, are not entered into our database on a site-specific basis. Therefore, one should not assume that an absence of occurrences in our database indicates that species of significance do not occur in the area.

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

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

Sincerely,

Jamie Pfadt  
Research Assistant

Fish and Wildlife Research Institute  
620 South Meridian Street  
Tallahassee, Florida  
32399-1600  
Voice: (850) 410-0656  
Hearing/speech-impaired:  
(800) 955-8771 (T)  
(800) 955-8770 (V)
APPENDIX D

Site Plan
SW 39TH STREET
SCHNEIDER HOUSE SITE PLAN