

PAMP – Sections & Instructions page

These instructions are provided to assist environmental professionals and consultants in the development of a PAMP as provided in the template document below.

Cover Page ***SEE BELOW** – update with required owner and site information. Abbreviated legal lot description listed on Property Appraiser’s site can be used. Note: PAMP record number will be generated automatically once application submittal is complete.*

Part I ***SUMMARY OF SITE INFORMATION AND EXISTING CONDITIONS** – intended to be a **brief summary** of site-specific information provided in supporting documents attached under Part III of the PAMP; see format, comments, and requirements below.*

Part II ***GENERAL PAMP CONDITIONS** – this part of the PAMP is to remain unadulterated as provided herein and shall be recorded with the approved PAMP.*

Part III ***APPENDICES & ATTACHMENTS** – see list of required attachments; provide all that apply.*

Note: Maps and associated documents may be referenced in Part I and must be included with the PAMP application as part of EA or as separate attachments.

Some attachments required for review may not be required to be recorded. To reduce the fees associated with public recordation, certain documents can be identified by the County as retained on file with the Growth Management Department.

Italicized text *is provided as instructional/informational and is not to be included.*

Non-italicized text indicates site-specific corresponding information that is required.

*This page is **not intended to be included with the PAMP** submitted for review and approval.*

PRESERVE AREA MANAGEMENT PLAN

MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT ENVIRONMENTAL DIVISION



Name of Property Owner

Property Street Address

City, Zip Code

Parcel Control Number

Legal Description

Approved by/Record number: _____

PART I

SUMMARY OF SITE INFORMATION AND EXISTING CONDITIONS

1. Introduction - Property Description and History

- Provide reason for PAMP (Proposed development type or agricultural use, resolution of site violation, etc.).
- Provide parcel data such as acreage, physical address, PCN, legal parcel description (as shown in property deed), etc.
- Provide a general description of where the protected habitat is geographically sited, the habitat composition (wetlands, uplands, protected shorelines, etc.), adjacent properties (land use and habitat composition) and natural and anthropogenic features (roads, drainage canals, easements for facilities, etc.) that have affected habitat or may impact the future management of the habitat.
- Describe historic uses and management activities on parcel (residential, agricultural, recreational, etc.) Describe here and show locations of existing and historic (if known) structures on site plan with respect to proposed preserve areas.
- If applicable, describe types and extent of existing and significant historic impacts and physical features. Show their locations (if known) on site plan with respect to proposed preserve areas. Comment on all activities subject to past, current, or potential enforcement case. Briefly mention proposed restoration and provide a detailed restoration plan in PART III of the PAMP (Appendices & Attachments).

2. Environmental/Ecological Description and Summary

- **List** all applicable environmental features as per the Environmental Assessment attachment. **List** environmental site characteristics and habitats and their corresponding areas (sq ft/ac) and proposed preserve areas (sq ft/ac).
- Include a brief explanation of any restoration or management factors that may be warranted for each habitat type described below.
- All corresponding details, description(s) and map(s) should be included in Part III Attachment EA)

a. Soils

Provide a **list** of soils and their corresponding area only. Exp.:

Pineda-Riviera fine sands - 1.7 ac

Riviera fine sand - 0.9 ac

Nettles sand - 2.2 ac

b. Wetland habitat(s)

List wetland habitat types on site using appropriate Florida Land Cover Classification System **Codes and Titles** as published by the Florida Fish and Wildlife Conservation Commission.

Provide each habitat's corresponding areas (sq ft/ac), habitat quality, dominant native species, percentage of exotic species coverage or other habitat impacts.

c. **Native Upland habitat(s)**

List native upland habitat types using appropriate Florida Land Cover Classification System **Codes and Titles** as published by the Florida Fish and Wildlife Conservation Commission.

Include: Rare and Unique upland habitats (per FNAI: Global and state ranking)
Common upland habitat types (per FNAI: Global and state ranking)

Provide each habitat's corresponding areas (sq ft/ac), habitat quality, dominant native species, percentage of exotic species coverage or other habitat impacts.

d. **Other Land Uses**

List other land cover, land use types and surface waters using appropriate Florida Land Cover Classification System **Codes and Titles** as published by the Florida Fish and Wildlife Conservation Commission.

Provide corresponding areas (sq ft/ac) of any existing other surface waters and developed or undeveloped areas on the property.

e. **Observed Listed/Protected Species**

This section is intended as a **brief summary** of findings with detailed survey methodologies and findings reported in the EA.

List the observed listed species (US/State) as appropriate for the property. Include only **flora and fauna observed** on site. Ensure that all observed species and their locations are accurately depicted on the Listed Species Survey map provided with the EA. Describe any unique management considerations and plans to be provided for listed species. Exp.:

- Gopher tortoise (*Gopherus polyphemus*) – 4 burrows; to be relocated
- Four-petal pawpaw (*Asimina tetramera*) – 1 location; to be barricaded off during development

3. **Property and Habitat Site Data Table**

Please list all of the following quantitative information (as applicable) here and tabulate on a site plan:

a. **Site Acreage, Total.**

Total upland, wetland, other surface water area and any submerged lands for site.

b. **Preserve Area Calculations.**

Provide upland preserve calculations to demonstrate that at least 25% of the total upland area is preserved as rare native upland habitat. Where there is no rare upland habitat, provide upland preserve calculations to demonstrate that at least 25% of existing common native upland habitats are preserved.

c. **Wetland Preserve.**

Wetland preserve acreage, on site.

Identify any areas to be created for on-site mitigation, if applicable.

d. **Wetland Buffer.**

Native upland habitat area, to be provided as wetland preserve area buffer.

Other upland area, required to be restored as wetland preserve area buffer (non-habitat).

e. **Upland Preserve, Common.**

Native upland preserve area habitat provided, as common habitat.

- f. Upland Preserve, Rare.
Native upland preserve area habitat provided, as rare or unique habitat.
- g. Total Preserve Acreage.

Site Data Table: *To also be provided on the site plan for PAMP*

Description	Total area	Preserved
Wetlands		
Wetland buffer		
Upland		
Other		
Total:		

4. Additional Activities Allowed in Preserve Areas

As a supplement to PART II Section J., the following additional activities and uses are acknowledged within the established preservation areas:

Describe any existing structures, uses and/or easements to remain (agricultural pasture, vehicle trail, ditches/conveyances, or utilities.) as allowed to be maintained in accordance with County regulations.

Describe any future uses allowed to be established and maintained pursuant to County Environmental Waiver policies (boardwalks/docks, roads/trails through preserve areas, etc.)

5. Authorized Impacts through Environmental Waivers (if applicable)

Briefly describe any impacts authorized through County Environmental Waiver(s) (home siting, boardwalks/docks, buffer reduction, etc.). Include waiver application information (record number and date applied) and show proposed impacts on site plan.

6. Proposed Exotics Removal & Maintenance Plan

Provisions for the initial removal and ongoing management of exotic invasive vegetation and debris from the proposed preserve areas shall be provided in accordance with Sec. 4.6.C.1 & 4.36.B.1.

This section shall also describe any site-specific requirements for the initial and long-term maintenance of protected habitat as required in perpetuity in accordance with Sec. 4.6.C.12 & 4.36.B.8.

Example text: All exotic and invasive vegetation will be removed from property prior to C.O. of the proposed primary structure. Maintenance of the preserve area shall be done in compliance with the MAINTENANCE ACTIVITIES Section as found in Part II (L) of this PAMP.

7. Concluding Statement/Summary

Provide a summary describing the areas of the property required to be set aside as protected habitat. This includes qualitative and quantitative descriptions of the specific habitats as quantified in the site data table above and on the Site Plan.

Example text: The intent of this PAMP is to establish a preserve over the existing habitats on this property. The areas protected under this PAMP include 0.1 ac of Oak-Palm Mesic Hammock as rare upland, 2.8 acres of Freshwater Marsh wetland, 0.46 ac of Pine Flatwoods as wetland buffer, and 0.26 ac of Pine Flatwoods as additional upland area to meet the County requirements. This preserve area will be managed in its natural state as required by this PAMP.

PART II

GENERAL CONDITIONS

A. PURPOSE

This Preserve Area Management Plan (PAMP) has been established for the protection and long-term management and maintenance of native upland and wetland habitats on this property, in accordance with Martin County's Comprehensive Growth Management Plan and Land Development Regulations.

B. RECORDING

This PAMP shall be recorded by the Martin County Clerk of Courts and labeled with the appropriate O.R. Book and Page Number within 30 days of final approval. 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 shall be recorded by the Martin County Clerk of Courts within 30 days of final approval.

C. 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 non-compliance with the terms of this PAMP.

D. COMPLIANCE

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

E. INSPECTION OF PRESERVE AREA

Compliance with the terms of this PAMP includes inspections by county staff to ensure PAMP compliance. For any required restoration, the preserve area will be inspected after replanting to verify compliance with the Restoration Plan included as part of this PAMP.

The Preserve Area may be subject to further inspections to ensure environmental integrity and consistency with the provisions of the PAMP.

F. PRESERVE AREA SURVEYING REQUIREMENTS

All Preserve Areas shall 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 shall be constructed under the supervision of a Registered Land Surveyor and shall be shown on the Site Plan. The surveyed locations of Preserve Areas shall 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 Area Signs. Preserve areas shall be posted with permanent signs. These signs shall be at least 11 x 14 inches in size, be posted in conspicuous locations precisely along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet. Designs for preserve signs shall be approved by the Martin County Environmental Planning Administrator prior to installation and must be in place prior to the issuance of a building permit for construction on the site.

H. SITE PLAN

The Site Plan included as an appendix to this PAMP illustrates all preserve areas, right-of-ways and easements and the locations of permanent preserve area signs. Any proposed structures and fill/grade elevations with distances to on and off-site upland preserves, wetlands and wetland buffers shall be shown, as applicable. Site Plan shall be submitted in form of PDF drawing and a corresponding shape file with site coordinates projected in the State Plane Coordinate System.

The following areas and summaries shall be included in the Site Plan (as applicable):

1. Boundaries, dimensions, and acreage of wetland habitats under preservation
2. Boundaries, dimensions, and acreage of wetland buffers to wetlands on and off-site
3. Boundaries, dimensions, and acreage of on-site wetland mitigation areas
4. Boundaries, dimensions, and acreage of common upland habitats under preservation
5. Boundaries, dimensions, and acreage of rare upland habitats under preservation
6. Boundaries, dimensions, and acreage of existing impacts
7. Boundaries, dimensions, and acreage of proposed impact(s) through environmental waiver(s)
8. Total acreage under preservation
9. Total acreage of the site

The following notation shall be provided on the Site Plan:

"PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

I. SITE CLEARING

Where clearing of vegetation may be permitted (i.e., building envelope, utilities, drainage, road right-of-way, etc.), the developer shall ensure that all Preserve Areas are protected with construction barricades and erosion control devices in accordance with the following guidelines.

Construction barricades shall be placed at least 5 feet outside of all upland Preserve Areas, or at the dripline of the canopy trees, whichever is greater. Barricades shall be inspected by County Environmental Division staff prior to work approval. Barricades shall consist of high-visibility orange safety fence extending from the ground to a height of at least 4 feet and shall not be attached to vegetation. Removal of the barricades shall be approved only after the completion of construction and prior to the issuance of a Certificate of Occupancy.

Preserve areas shall 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 shall 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 shall be considered a violation of the Site Plan approval. Work on the project may be stopped until compliance is achieved.

J. 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 recreational uses, such as bird-watching and other non-destructive uses of natural areas are encouraged, as long as they do not negatively affect the hydrology, soils, or vegetative cover of a Preserve Area. See Part I (4), Activities Allowed in Preserve Areas, for additional prescribed allowances in preservation areas.

K. 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 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 accessory structures (e.g., pools, sheds, decks, etc.) and excavations and fill material shall be set back a minimum of five (5) feet from the Preserve Area boundary.

L. MAINTENANCE ACTIVITIES

Except for approved restoration, exotic removal, and maintenance activities, Preserve Areas shall be left undisturbed. All maintenance of Preserve Areas shall be in accordance with this PAMP. Maintenance and management activities shall be routinely performed by or under the supervision of a qualified environmental professional and must be conducted in accordance with this PAMP or as approved by the Martin County Environmental Planning Administrator. A description of all proposed restoration and maintenance activities to be conducted on the site shall be included in the Restoration/Mitigation Plan prepared as part of this PAMP. The following maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning

Administrator: mechanical exotic plant removal; revegetation with native plants and other activities required for habitat restoration; removal of plant material that is dead or-diseased, or considered to be a safety hazard; and prescribed 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. Mechanical removal shall be allowed only if specifically approved as part of a Restoration/Mitigation Plan. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas, unless specified in the Restoration/Mitigation Plan. 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 Plan prepared as part of this PAMP.

Native Vegetation Removal

Dead trees generally shall be retained in preserve areas as a natural function of habitat succession. Diseased and dead trees and vegetation considered to be a safety hazard may be altered or removed upon approval by the Martin County Environmental Planning Administrator. Other dead or diseased plant material may be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Plant removal shall be conducted so that no debris, including dead plants, plant clippings or wood scraps, shall be retained in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility. Revegetation may be required for any removed plant material.

Planting Plan

The preserve area shall be replanted in accordance with the standards established with a planting plan included with this PAMP. Planting plans may be provided to the Martin County Environmental Planning Administrator for approval to address any current or future required habitat management requirements.

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 shall 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.

M. SITE HYDROLOGY

Previous or potential drainage impacts shall 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.

N. 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 shall include a Protected Species Management Plan. This Plan shall 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.

O. 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 as may be found in the Martin County Code of Ordinances and Land Development Regulations.

PART III

APPENDICES & ATTACHMENTS

1. Environmental Assessment* including date of on-site visit and:
 - a. Location Map
 - b. Aerial Photo
 - c. Soils Map
 - d. Florida Land Cover Classification System Map
 - e. Report(s) of Potential Listed Species
 - f. Wildlife Site Survey / Map of Listed Species
2. Boundary Survey – certified by licensed surveyor*
3. Site Plan – See PART II (H) of this PAMP for requirements
4. SFWMD/FDEP Wetland Jurisdictional Determination letter (as applicable)*
5. Exotics Removal and Maintenance Plan (as applicable)*
6. Example of Preserve Area Signage (if different from one currently used by Martin County)
7. Restoration Plan (as applicable for previous impacts and/or enforcement)*

***Documents required for review that may be reformatted prior to recording and/or may not be included in the recorded PAMP; these documents will be retained on file with the Martin County Growth Management Department.**