

INSTR # 1867516
OR BK 02053 PG 0143
RECORDED 08/25/2005 10:22:27 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA
STANDARD DEVELOPMENT ORDER**

**REGARDING FINAL SITE PLAN APPROVAL
FOR MAYA ESTATES SUBDIVISION IN INDIANTOWN
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Joseph D. Farish Jr., submitted an application for standard development final site plan approval for Maya Estates, an eleven lot single-family residential subdivision, in Indiantown, hereinafter, Maya Estates, described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 10.3.A LDR, Martin County Code, final action on standard development applications shall be taken by the County Administrator or his/her designee; and

WHEREAS, the County Administrator has delegated final action on standard development applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR
HEREBY DETERMINES THAT:**

A. The final site plan for Maya Estates, a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of Maya Estates shall be in accordance with the approved final site plan and the Final Preserve Area Management Plan, attached as Exhibit C.

B. No permits for construction or development activity shall be issued until all required documents; plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render the final site plan approval null and void.

D. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., Land Development Regulations, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3).

E. Building permits or other applicable County permits for all standard development shall be obtained no later than one year after the date of approval of the final site plan and all construction shall be completed consistent with the requirements of Article 5, Adequate Public Facilities and Transportation Impact Analysis, of the LDR. However, where the development order includes a subdivision of lots for individual resale, this mandatory timetable does not apply to the development and approved uses on individual lots. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 22nd DAY OF JULY, 2005.



**NICKI van VONNO, DIRECTOR OF
GROWTH MANAGEMENT DEPARTMENT**

Maya Estates

Legal Description

LEGAL DESCRIPTION (PROVIDED BY CLIENT OR CLIENTS REPRESENTATIVE)

A PARCEL OF LAND LYING WITHIN SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE EAST ONE QUARTER(1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 38 EAST.

CONTAINING 6.04 ACRES, MORE OR LESS.

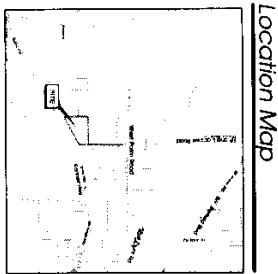
TOGETHER WITH

ALL OF THE WEST THREE-QUARTERS(3/4), AND THE WEST 50 FEET OF THE EAST ONE QUARTER(1/4), OF SECTION 8, LYING NORTH OF THE ST. LUCIE CANAL.

CONTAINING 237.31 ACRES, MORE OR LESS.

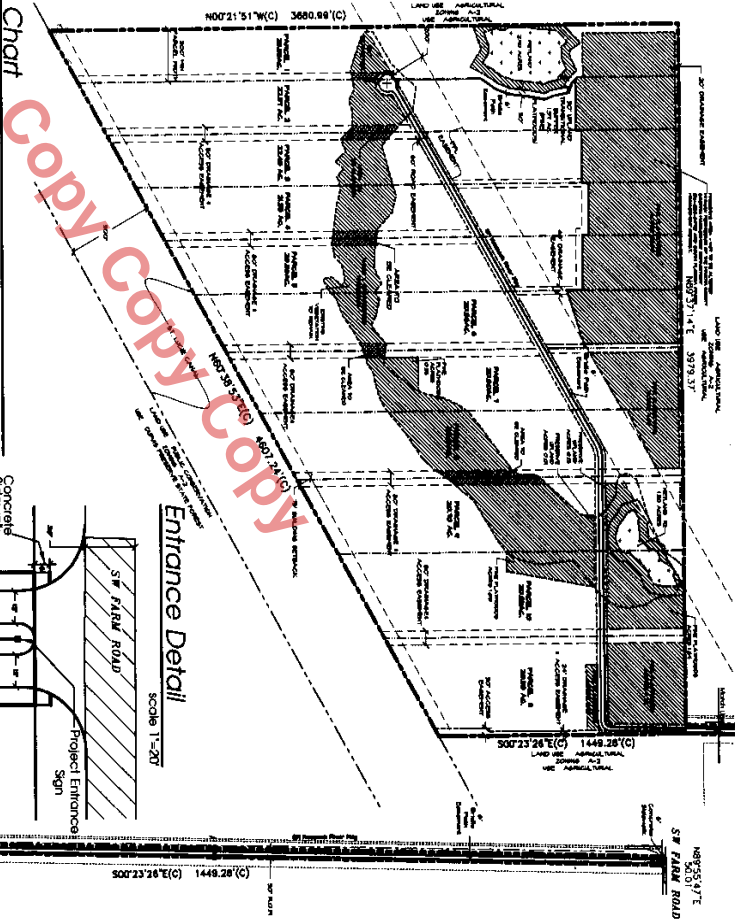
PCN # 05-40-38-000-000-0007.0
08-40-38-000-000-0002.0

Exhibit B



General Notes

1. The site is located within the unincorporated area of Martin County, Florida.
2. The site is zoned R-1 (Residential Single-Family).
3. The site is subject to the following restrictions:
 - a. Minimum lot area: 1.0 acre.
 - b. Minimum front setback: 30 feet.
 - c. Minimum side setback: 10 feet.
 - d. Minimum rear setback: 10 feet.
 - e. Maximum height: 35 feet.
 - f. Maximum coverage: 30%.
4. The site is subject to the following restrictions:
 - a. Minimum lot area: 1.0 acre.
 - b. Minimum front setback: 30 feet.
 - c. Minimum side setback: 10 feet.
 - d. Minimum rear setback: 10 feet.
 - e. Maximum height: 35 feet.
 - f. Maximum coverage: 30%.
5. The site is subject to the following restrictions:
 - a. Minimum lot area: 1.0 acre.
 - b. Minimum front setback: 30 feet.
 - c. Minimum side setback: 10 feet.
 - d. Minimum rear setback: 10 feet.
 - e. Maximum height: 35 feet.
 - f. Maximum coverage: 30%.

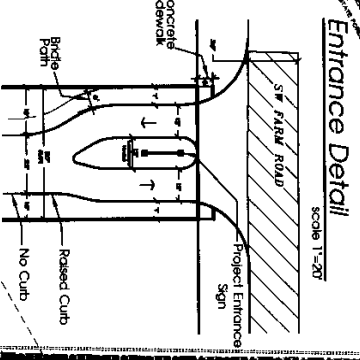


Parcel Chart

Parcel No.	Total Acreage	Common Preservative	Wetland Preservative	F.S.L. Easement	HW. Acreage	SW. Acreage	SW. Easement	SW. Easement	SW. Easement
1	25.85	4.85	2.90	1.59	0.62	0.71	1.39	15.91	15.00
2	22.57	3.97	-	1.59	0.48	1.85	1.61	15.05	15.05
3	22.49	3.75	-	1.59	0.48	1.85	1.61	15.05	15.05
4	21.35	3.50	-	1.59	0.48	1.85	1.61	15.05	15.05
5	20.88	3.44	-	1.74	0.56	1.66	1.22	13.24	13.24
6	20.80	3.70	-	1.89	0.56	1.66	1.22	12.83	12.83
7	20.61	1.71	-	1.99	0.56	1.66	1.22	12.69	12.69
8	20.70	0.98	0.62	1.99	0.56	1.66	1.22	13.84	13.84
9	20.59	0.98	0.62	1.99	0.56	1.66	1.22	13.84	13.84
10	20.59	0.98	0.62	1.99	0.56	1.66	1.22	13.84	13.84
11	20.59	0.98	0.62	1.99	0.56	1.66	1.22	13.84	13.84
Total	237.31	37.47	4.20	15.88	6.33	22.32	22.32	151.08	151.08

Wetland/Upland Preservation Data

Category	Area (Acres)	Percentage
Existing Wetlands	4.20	100%
Wetland Preservation	4.20	100%
Existing Uplands	26.90	83%
Upland Preservation	26.90	83%
Required Preservation	185.52	78%
Upland Preservation	243.35	100%
Wetland Preservation	4.20	100%
Upland Preservation	239.15	100%
Upland Preservation	59.79	100%



Site Data

Total Site Area	243.35 Ac.
Wetland Area	4.20 Ac.
Upland Area	239.15 Ac.
Wetland Preservation	4.20 Ac.
Upland Preservation	239.15 Ac.
Required Preservation	185.52 Ac.
Upland Preservation	243.35 Ac.
Wetland Preservation	4.20 Ac.
Upland Preservation	239.15 Ac.
Upland Preservation	59.79 Ac.

Parcel Standards

Minimum Parcel Area	20.0 Acres
Minimum Parcel Width	30'
Front Building Setback	30'
Rear Building Setback	50'
Side Building Setback	50'
Corner Building Setback	30'
Minimum Building Height	30'
Minimum Open Space	50%
Setbacks from upland preservative areas	10'
Primary Structures	5'
Accessory Structures	5'
(for pool, deck, screen enclosure, etc.)	5'

Legal Description

LEGAL DESCRIPTION (PROVIDED BY CLIENT OR CLIENTS REPRESENTATIVE):
 A PARCEL OF LAND LYING WITHIN SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARINE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE WEST 50 FEET OF THE EAST ONE QUARTER (1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
 CONTAINING 237.31 ACRES, MORE OR LESS TOGETHER WITH
 ALL OF THE WEST THREE-QUARTERS (3/4), AND THE WEST 50 FEET OF THE EAST ONE QUARTER (1/4) OF SECTION 8, LYING NORTH OF THE ST. LUCIE CANAL, CONTAINING 237.31 ACRES, MORE OR LESS.

Master/ Final Site Plan

Scale 1" = 300' North

Drawn By	2/02
Checked By	AMC
Approved By	5/08/10
Estimated Date	5/10/10
Sheet Count	15/30
Revision Date	11/28
Revised By	5/20
Revised Description	5/20
Revised Date	5/20

Maya Estates
 Martin County
 Florida
 Master/ Final Site Plan

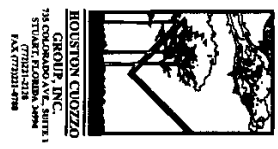


Exhibit "C"

MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN

For:

Maya Estates

Joseph D. Farrish, Jr. LLC

Section 8, Township 40S, Range 38E

Martin County

Florida



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.



OR BK 02053 PG 0147



TABLE OF CONTENTS

1.0	GENERAL
2.0	ENVIRONMENTAL ASSESSMENT (attached in the PAMP Appendix)
	2.1 Location
	2.2 Soils
	2.3 Habitats
	2.4 Protected Species
	2.5 Previous Impacts
	2.6 Agency Correspondence
3.0	IDENTIFICATION OF PRESERVE AREAS
	3.1 Site Plan
	3.2 Legal Recording
4.0	SURVEYING, MARKING AND BARRICADING REQUIREMENTS
	4.1 Preserve Area Surveying Requirements
	4.2 Preserve Area Boundary Markers and Signs
	4.3 Barricading Requirements
5.0	USE OF PRESERVE AREAS
	5.1 Activities Allowed in Preserve Areas
	5.2 Activities Prohibited in Preserve Areas
6.0	RESTORATION AND MAINTENANCE ACTIVITIES
	6.1 Exotic Vegetation Removal
	6.2 Revegetation
	6.3 Vegetation Removal
	6.4 Prescribed Burns
	6.5 Hydrology
	6.6 Buffer Restoration/Wetland Mitigation Plan
7.0	PROTECTIVE MEASURES FOR LISTED SPECIES
	7.1 Gopher Tortoises
	7.2 Endemic Species
	7.3 Relocation of Tortoises
8.0	MISCELLANEOUS PROVISIONS AND RESTRICTIONS
9.0	TRANSFER OF OWNERSHIP/RESPONSIBILITIES
10.0	MONITORING, REPORTING AND INSPECTIONS
	10.1 Monthly Construction Reports
	10.2 Annual Monitoring Reports
	10.3 Inspections
11.0	ENFORCEMENT

TABLE OF CONTENTS (Continued)

MAPS

Location Map
Soil Survey Map
Wetland Delineation Map
Wetland Preserve Areas Map
Upland Preserve Areas Map
Protected Species Map(s)
Previous Impacts Map

APPENDICES

Documentation of Contacts with Regulatory Agencies Regarding Wetlands Protection, Delineation and Jurisdiction

Documentation of Contacts with Regulatory Agencies Regarding Upland Habitat Protection, Delineation and Jurisdiction

Documentation of Protected Species Status and Contacts with Regulatory Agencies Regarding Protection of Listed Species

Project Site Plan

Illustrations of Preserve Area Boundary Markers and Signs

Annual Monitoring Report Form

Farrish Property Environmental Assessment

1.0 GENERAL

The owner of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developer of Maya Estates 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(s) 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/developer of Maya Estates, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of Maya Estates. 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 and associated mapping is included in the Appendix.

- 2.1 Location – A location map is attached.
- 2.2 Soils – A Soil Survey map is included in the Appendix
- 2.3 Habitats – Habitats are described in the attached assessment.
- 2.4 Listed Species Evaluation

A listed species map and discussion regarding the observed and potential presence of listed species on site is included within the EA in the Appendix. Also refer to Section 7.0 within this PAMP regarding listed species.

2.5 Previous Impacts

Previous impacts are described in the FLUCCS descriptions within the EA.

2.6 Agency Correspondence

See attached correspondence to state and federal agencies within the Appendix.

3.0 IDENTIFICATION OF RESERVE AREAS

- 3.1 Site Plan - All Preserve Areas, right-of-ways and easements are shown on the Maya Estates Site Plan, a copy of which is included in this PAMP. The Site Plan includes a summary of the following: acreage of wetlands under preservation; 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 will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

- 3.2 Legal Recording - The final Maya Estates 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

All Preserve Areas shown on the Site Plan for Maya Estates 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 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 – Each 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 Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.
- 4.2 Preserve Area Boundary Markers and Signs - Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. 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 building permit for construction 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 all Preserve Areas are 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 work approval. 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 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 (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset at least 5 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 their 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.

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 and developer of Maya Estates 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 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; 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 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 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 Maya Estates. 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, revegetation or planting native vegetation, 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 and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 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 upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.
- 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 Buffer Restoration/Wetland Mitigation Plan – Any buffer restoration that is necessary after exotic removal efforts are conducted will be in accordance with the attached Buffer Restoration Plan included in the Appendix. This restoration will consist of native groundcover, understory, and canopy vegetation typically found in this part of western Martin County. The Wetland Mitigation Plan approved by the SFWMD has been included in the Appendix.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

A survey of the entire site was performed to document the presence or absence of listed species and the habitat upon which they depend. Several listed species may use the on-site wetlands for foraging. Protection of these species is assured because all wetlands will be preserved on site and will have fifty-foot buffers surrounding them.

A formal gopher tortoise survey covering 100% of the site has been conducted. The site was traversed by foot in a grid pattern. These transects were approximately 30 feet apart (see attached Gopher Tortoise Transect Map). The results of this survey are included in the Appendix.

During the course of the wildlife surveys, observations were made for the occurrence of protected species that may utilize the various types of habitat on-site. Such species may include Audubon's crested caracara, American bald eagle, American alligator, various listed wading birds, burrowing owl, Sherman's fox squirrel, Florida pine snake, as well as others not specifically noted. Please refer to the attached EA in the Appendix.

Listed plant species encountered on-site will be relocated within the site.

- 7.1 Gopher Tortoises - In Florida, gopher tortoises are protected as a Species of Special Concern. Under Florida law, no person may take, possess, transport or sell a Species of Special Concern. 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

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of Maya Estates are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or 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 developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots. At such time as the developer is ready to transfer control of the Maya Estates to the property owners, whether the developer retains ownership of the lots in the project or not, 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 developer and/or 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 Maya Estates, the developer will be responsible for submitting a monthly report on the progress of Maya Estates, 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, revegetation, 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 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 apply 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 September 1, 2005. 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 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.

APPENDICES

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MARTIN COUNTY, FLORIDA

PRESERVE 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, 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) : _____

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ENVIRONMENTAL ASSESSMENT

Farrish Property - Indiantown

Prepared for:

Joseph D. Farrish, Jr., LLC

Prepared by:

EW Consultants, Inc.
735 Colorado Avenue, Suite 1
Stuart, FL 34994

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INTRODUCTION

This report provides an environmental assessment of the 242± acre property known as the Farrish Property located in west central Martin County, Florida. The property is located in Section 8, Township 40S and Range 38E and is bounded on the south by Canal 44 and on the north, east and west by citrus groves. The parcel is currently undeveloped and zoned agricultural. A variety of mostly upland vegetation dominates the parcel, however there are two small wetlands that were mapped and an electrical utility transmission line runs through the property.

The report includes a general assessment of the current conditions of the property, a detailed inventory of the wetland and upland vegetative communities present (including FLUCFCS designations), a description of the soils found on the parcel, as well as an analysis of the presence and potential impacts for wildlife on the site with special emphasis on any state or federally listed plant or animal species. This environmental assessment report is based on field reconnaissance at the subject property from June through August, 2003.

VEGETATIVE DESCRIPTION

The following is a summary of the vegetation communities found on the Farrish Property. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Hours of field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. The plant community descriptions include a partial vegetative inventory, the dominant plant species within each community and discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

There were six different FLUCFCS classifications observed on the site, two of which are upland and five are wetland. The upland classifications (with their appropriate codes) include Pine Flatwoods (411), Hardwood-Conifer Mixed (434), Electrical Power Transmission Lines (832), Brazilian pepper (422) and Spoil Areas (743). The wetland communities on site are classified as Wet Prairie (643). A land cover map showing the approximate boundaries of the observed community types is provided under separate cover. Each of the land use cover classifications observed on the property are described in the following section.

Upland Vegetative Communities

411 Pine Flatwoods

This is a sub-category of the FLUCFCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pine (*Pinus elliottii*). While either long leaf pine (*Pinus palustris*) or slash pine can comprise the dominant tree species in this cover type, wetter areas typically contain slash pine (particularly in south Florida) because they are less fire resistant than long leaf pine. The soil is typically poorly to moderately well drained with occasional organic layers associated with the primarily sandy layers. The native areas of pine flatwoods extend throughout the subject property and comprise a significant percentage of the native vegetation communities on the site. The following plant species were the most common within the pine flatwoods on the subject property.

Slash pine	<i>Pinus elliottii</i> var. <i>densa</i>
Saw palmetto	<i>Serenoa repens</i>
Gallberry	<i>Ilex glabra</i>
Rusty lyonia	<i>Lyonia</i> spp.
Fetterbush	<i>Lyonia lucida</i>
Broom grass	<i>Andropogon</i> spp.
Wax myrtle	<i>Myrica cerifera</i>
Cabbage palm	<i>Sabal palmetto</i>
Laurel oak	<i>Quercus laurifolia</i>
Wire grass	<i>Aristida</i> spp.
Tar flower	<i>Befaria racemosa</i>

434 Hardwoods – Conifer Mixed

This land use cover describes forested areas that contain a variety of hardwood and conifer tree species such that none achieves a 66 percent crown canopy dominance. This cover type occurs predominantly in the east central and central portion of the property and consists of laurel oak and south Florida slash pine with a subcanopy of cabbage palm, dahoon holly and wax myrtle.

Laurel oak	<i>Quercus laurifolia</i>
Slash pine	<i>Pinus elliottii</i> var. <i>densa</i>
Cabbage palm	<i>Sabal palmetto</i>
Wax mayrtle	<i>Myrica cerifera</i>
Fetterbush	<i>Lyonia lucida</i>
Rusty lyonia	<i>Lyonia</i> spp.
Saw palmetto	<i>Serenoa repens</i>
Dahoon holly	<i>Ilex cassine</i>

743 Spoil Area

This is a sub-category of the FLUCFCS Barren Land classification and generally includes areas where formerly submerged soils have been placed upon other wetland or upland

soils as a result of dredging activities. This land cover type occurs immediately north of Canal 44 along the southern boundary of the property. It is in the form of a tall, narrow strip of shellrock and sand piled on the north bank of Canal 44. This material has been on site since Canal 44 was excavated and currently supports numerous slash pine, cabbage palms, Brazilian pepper shrubs and some Australian pine. This spoil ridge may provide habitat for the gopher tortoise. An abandoned tortoise burrow was discovered at the base of the spoil ridge

832 Electrical Power Transmission Lines

This is a sub-category of the FLUCFCS Utilities classification which includes electrical and water treatment utility structures and easements. Florida Power and Light (FPL) maintains a 500 kV transmission line easement that bisects the property from northeast to southwest. A variety of native and exotic upland vegetation occupies this easement and is mowed by FPL on a regular basis. A single gopher tortoise was found foraging on various herbaceous vegetation in this easement.

Wetland Communities

Description

The subject property contains two isolated wetlands that were delineated in June, 2003 by staff from EW Consultants, Inc. These wetlands total 4.20 acres in size and consist of vegetation most commonly associated with wet prairies. At the time of delineation, there was no standing water in either one. The second wetland (Wetland 2), located in the northeast section of the parcel, is a very disturbed wetland that has been colonized by a monoculture of Brazilian pepper. In fact, there were no native wetland plant species in this wetland due to the dense canopy of pepper bushes. There was no standing water in this wetland at the time of delineation; however, the soils were clearly hydric and high water marks were found on the trunks of a number of the pepper bushes.

643 Wet Prairie

This is a sub-category of the FLUCFCS Wetlands classification and includes short-hydroperiod aquatic vegetation generally associated with shallow depressional wetlands. Wet prairies usually hold several inches to a foot or more of water during the wet season but may dry completely for part of the year. As a result, soils in wet prairies are usually higher in mineral content than other wetland soils. Some of the plant species observed within the wet prairie in the northwest section of the property that are typical within this classification are listed below.

Sawgrass
St. John's wort

Cladium jamaicense
Hypericum spp.

White-top sedge	<i>Dichromena</i> spp.
Beakrushes	<i>Rhynchospora</i> spp.
Pipeworts	<i>Eriocaulon</i> spp.
Maidencane	<i>Panicum hemitomon</i>
Yellow-eyed grass	<i>Xyris</i> spp
Blue maidencane	<i>Amphicarpum muhlenbergianum</i>

422 Brazilian Pepper

This is a sub-category of the FLUCFCS Barren Land classification that includes areas that have become colonized by dense stands or a monoculture of Brazilian pepper, an invasive exotic shrub that is now very common in south Florida. These shrubs generally invade areas where the soil has been disturbed and form dense thickets with relatively little wildlife value. On the subject property, there is a dense stand of these shrubs in the northeast corner, just below the south edge of the powerline easement, likely the result of earthmoving activities when the easement was created. This stand of Brazilian pepper was classified as a jurisdictional wetland; however, it is seriously impacted and virtually unrecognizable as a wetland.

SOILS DESCRIPTION

Soil types on the property were classified using a Soils Map of Martin County, Florida and a copy of the appropriate soils map is included as an attachment.

16 – Oldsmar fine sand

This nearly level soil is poorly drained and generally found in flatwoods of 1,000 acres or more. The surface layer is usually fine black sand about 5 inches thick with a subsurface of fine sand to a depth of 35 inches. The water table ranges from less than 10 inches during the wet season to between 10 and 40 inches during the drier months. Dominant vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, gallberry, fetterbush, blue maidencane, bluestem and others. This soil has severe limitations for cultivated crops due to wetness.

21 – Pineda sand

This nearly level soil is poorly drained and usually found in low grassy flats of variable size. The surface layer is dark gray and dark grayish brown sand and the water table can be found within 2 to 10 inches of the surface for 6 months of the year and between 10 and 40 inches for the remainder of the year. Dominant vegetation in natural areas includes slash pine, cabbage palm, saw palmetto, wax myrtle, gallberry, fetterbush, blue maidencane, bluestem and numerous grasses. This soil has severe limitations for cultivated crops due to wetness.

38 – Florida fine sand, depressional

This nearly level soil is very poorly drained and usually found in wet sloughs and depressions. The surface layer is usually black fine sand about 15 inches thick with a light brownish gray fine sand subsurface layer to a depth of 27 inches. This soil is ponded for more than 6 months in most years and less than 10 inches above the water table for the remainder of the year. Dominant vegetation in natural areas includes cypress, willow, bay trees, pickerelweed, sawgrass, primrose willow, smartweed and others. This soil is not suited for cultivated crops because of wetness.

39 – Quartzipsamments, 0 to 8 percent slopes

This nearly level to sloping soil is excessively drained and contains thick deposits of mixed sand and shell. These materials were dredged from adjacent canals and deposited in long narrow ridges along the banks. The deposits are generally 5 to 20 feet thick and the water table remains below 60 inches. Water permeability and runoff are rapid or very rapid. These soils are generally poor for crops or natural vegetation because of low fertility and droughtiness.

49 – Riviera fine sand, depressional

This nearly level soil is poorly drained and usually found in depressions. The surface layer is gray fine sand about 2 inches thick with a subsurface of gray fine sand to a depth of 28 inches. The soil is ponded for 6 to 9 months in most years and the water table recedes to a depth of 10 to 40 inches during the dry season. Dominant vegetation in natural areas includes St. John's wort, maidencane, sand cordgrass, and water tolerant grasses and sedges. This soil is not suited to cultivated crops because of extreme wetness.

52 – Malabar sand

This nearly level soil is poorly drained and usually found in broad low areas of flatwoods and sloughs to 100 acres in size. The surface layer is very dark gray sand about 5 inches thick with a subsurface layer of light gray sand about 10 inches thick. The water table is usually within 10 inches of the surface for 2 to 6 months and between 10 and 40 inches the rest of the year. Dominant vegetation in natural areas includes slash pine, cabbage palm, saw palmetto, wax myrtle, gallberry, fetterbush, blue maidencane, St. John's wort, bluestem and sedges.

Listed Species

The upland and wetland plant communities on the subject property provide potential habitat for avian, mammalian, and reptilian listed species. While the native wetland areas on the subject property have the potential to support the foraging activities of little blue heron, tri-colored heron, wood stork, Florida sandhill crane, and limpkin, none of these birds have been observed during field reconnaissance. Several of the upland communities are likely to support gopher tortoise and their commensal burrow dwellers,

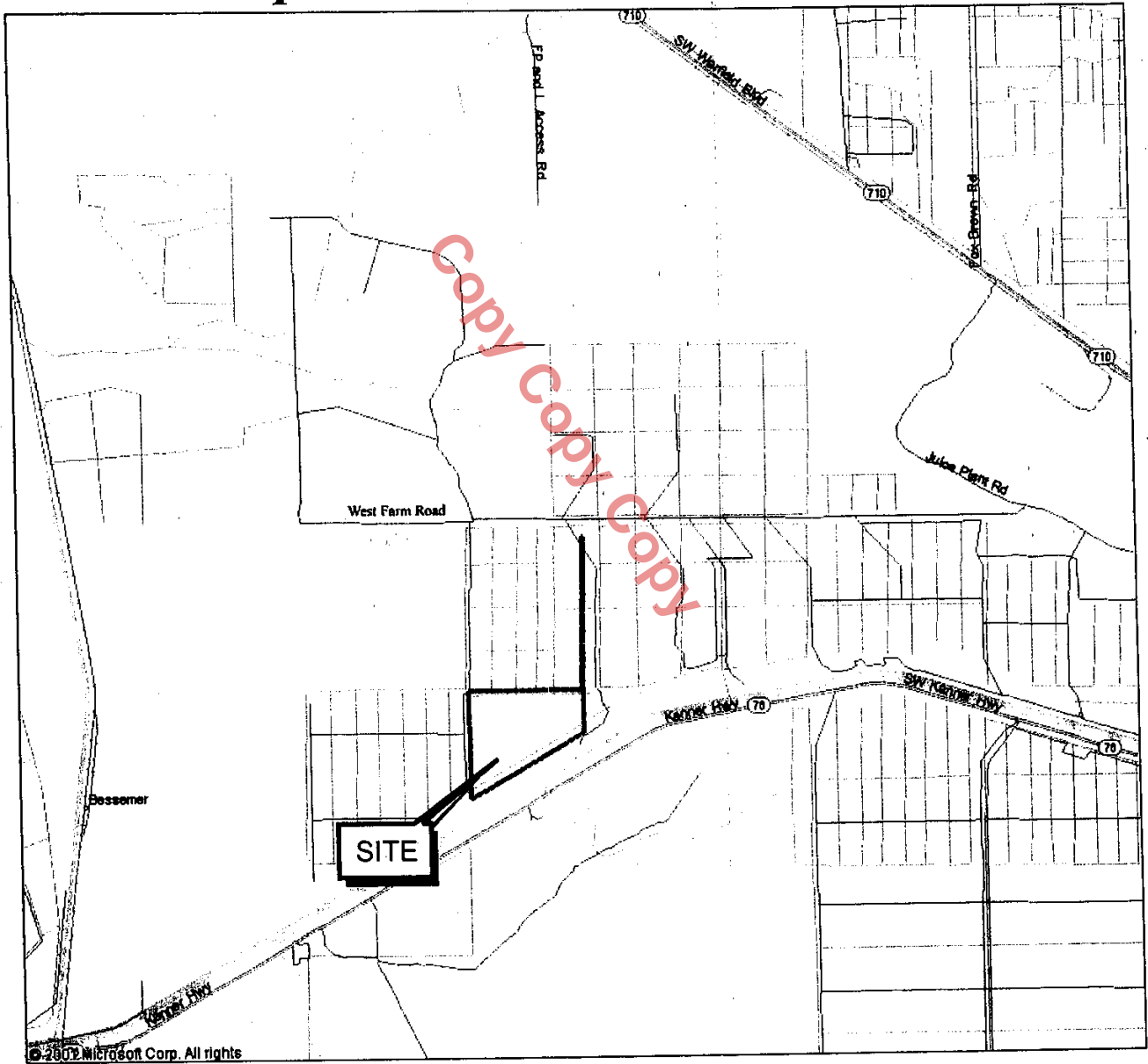
particularly the drier pine flatwoods. Several gopher tortoise burrows were observed on the subject parcel. The subject parcel was surveyed by pedestrian means for bald eagles, crested caracara, and red-cockaded woodpeckers. None of these species were observed on the subject parcel foraging, nesting or denning.

Natural Communities Calculations

<u>FLUCCS</u>	<u>Acreage</u>
411 pine flatwoods	165.52
427 Hardwood hammock	26.90
643 Wet prairies	4.20
743 Spoil Areas	30.84
832 Transmission lines	15.88

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Maya Agriculture Location Map



DR BK 02053 PG 0166

Maya Estates

**WETLAND MITIGATION, MONITORING,
AND MAINTENANCE PLAN**

Prepared for:

Joseph Farrish, Jr., LLC

Prepared by:

EW Consultants, Inc.

October 2003

Introduction

The Maya Estates project includes 4.20 acres of wetland preservation divided between two isolated wetlands. In addition, the preserved wetlands will each have a 50-foot upland buffer. However, the buffer in wetland 2 was impacted by the mowing of the powerline easement. This easement will be maintained by mowing in perpetuity. There are no proposed impacts to any on-site wetlands. Exotic vegetation eradication, replanting with native vegetation (if necessary), and preservation are the major components of the wetland/buffer management techniques.

The vegetative success criteria for the preserve areas include the requirement for 80 percent coverage of desirable vegetation by the end of the second year of monitoring, and aerial coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. After five years, the preserved areas will meet the vegetative success criteria of 80 percent coverage of desirable vegetation and areal coverage of exotic vegetation at zero percent and nuisance vegetation limited to 5 percent or less. The permittee will be responsible for perpetual maintenance of the on-site preservation areas.

Wetland Mitigation

There are no proposed dredge and fill impacts to any on-site wetlands or wetland buffers. However, wetland 2 and its upland buffer are dominated by Brazilian pepper. Such exotic plant species, and others encountered on-site, will be eradicated, and subsequent re-planting will be conducted if necessary. The installation of the drainage structures in the wetlands will have some small impacts during construction. These areas will be replanted with the following plant material. The projected impact to each buffer will be approximately 1000 square feet. All plant material will be placed on 2 foot centers. The projected impact to each wetland will be less than 400 square feet. The disturbed areas will be regraded to natural conditions.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Size</u>	<u>Quantity</u>
Sand Cordgrass	<i>Spartina bakeri</i>	4 inch BR	50
Maidencane	<i>Panicum hemitomom</i>	BR	25
Soft Rush	<i>Juncus effusus</i>	BR	25
Buffer			
Cocoplum	<i>Chrysanobalanus spp.</i>	3-gal	50
Wax Myrtle	<i>Myrica cerifera</i>	3-gal	50
Chalky Bluestem	<i>Andropogon spp</i>	liner	200
Sand Cordgrass	<i>Spartina bakeri</i>	4 inch BR	200

Eradication of Nuisance and Exotic Vegetation -

All nuisance and exotic vegetation as listed by the Florida Exotic Pest Plant Council will be eradicated from the preserved wetlands and upland buffers. Such species will be eradicated in the following manner:

- Cutting of the trunk and treatment of the stump with an appropriately labeled herbicide will eradicate all Brazilian pepper and other woody exotics.
- The criterion for completion of the woody exotic eradication will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow-up treatment will be conducted.
- All eradication of non-woody exotic vegetation will be through application of appropriately labeled herbicide. All debris removed will be handled in accordance with the disposal specifications.
- The criterion for acceptance of eradication for all non-woody exotic vegetation will be 100 percent kill. If initial eradication efforts do not achieve this criterion, follow up treatment will be conducted.

The exotic vegetation eradication on-site will generate vegetative debris that requires disposal. There will be a staging and storage area provided outside the limits of the preserved wetlands and upland buffers.

- Transport of vegetative debris from the mitigation area to the staging area will be conducted in a fashion that minimizes the distribution and dispersal of seeds from such debris.
- No exotic or nuisance vegetative material will be left in the preserved areas.
- All vegetative debris, either whole or chipped/mulched will be hauled off site and disposed of at a landfill or other such appropriately licensed facility.

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

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

Wetland Monitoring

The wetland monitoring plan includes one transect through each of the prairie wetlands. Vegetative coverage will be documented at each of the photo stations shown on the Monitoring Plan Map (attached). The vegetative coverage will be measured as absolute

coverage within an area of approximately 2,500 square feet at each monitoring station. The vegetation will be measured in percent coverage of the canopy/understory layer and ground cover. The total percent cover will not exceed 100 percent, and each species documented will be reported in both common and Latin names. The coverage will be measured by visual observation in each of four quadrants from the fixed monitoring point. Observations will extend approximately 50 feet from the observer in each direction thus covering approximately 2,500 square feet at each station. The data from each quadrant observation will be combined to calculate the vegetative coverage. Station locations will be permanently marked with PVC pipe to ensure consistency in data collection. Panoramic photos will be collected from each of the established monitoring stations to provide documentation of vegetative coverage.

In addition to vegetative coverage documentation, the water level within the wetlands will be reported, as well as any observed wildlife utilization or indicators of wildlife (i.e. tracks, scat, etc.).

The monitoring will be conducted on an annual basis with data collection at or near the end of the wet season. Reports will be provided on an annual basis during the first five years so that maintenance activity can be closely tracked. The reports provided at the end of two years and five years will include a discussion and conclusion regarding achievement of the success criteria as per the permit.

Maintenance

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

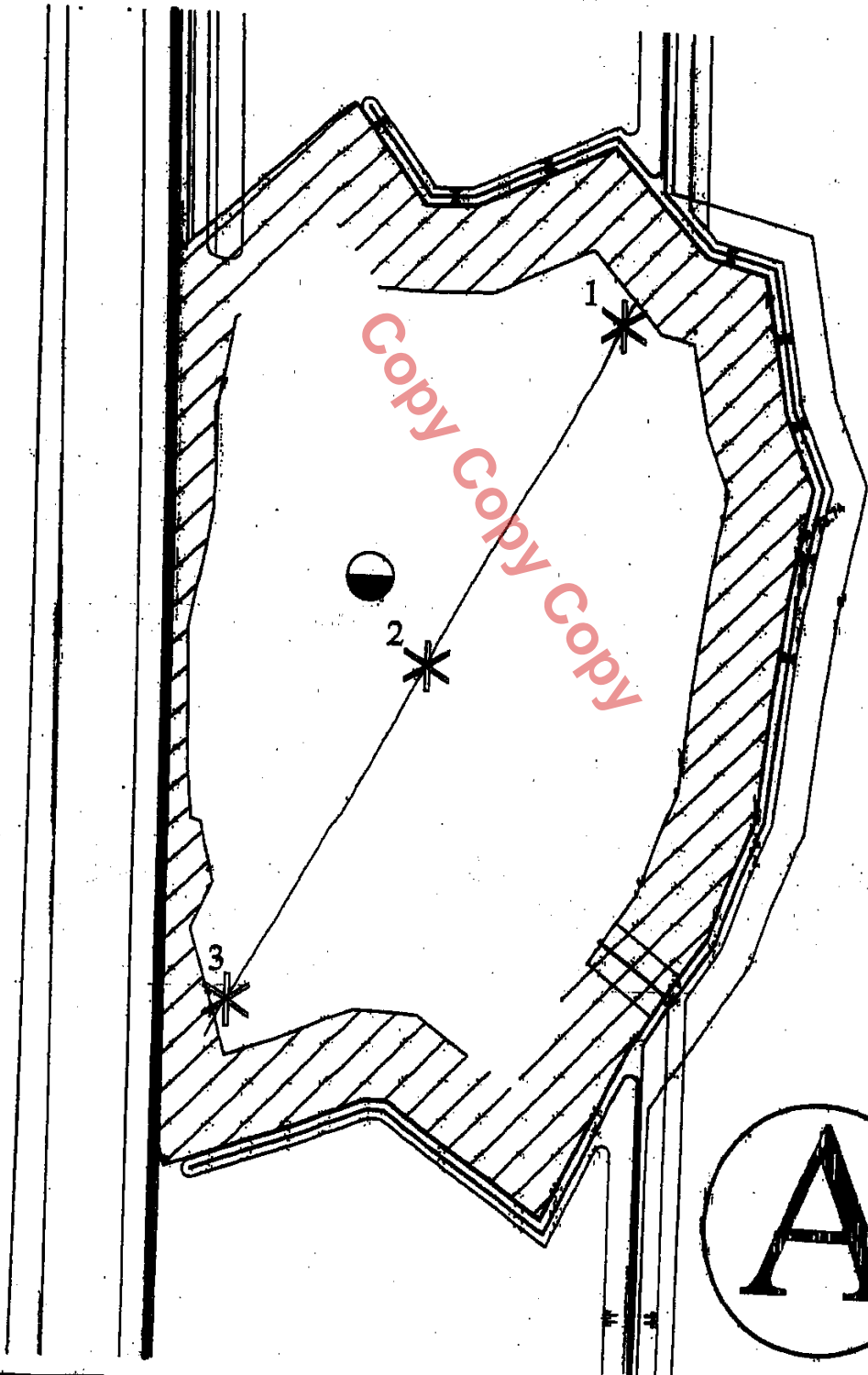
Work Schedule

The schedule for conducting the proposed wetland work is based on the date of permit issuance from the appropriate agencies. The following is the proposed work schedule.

<u>Activity</u>	<u>Months after Permit Issuance</u>
-----------------	-------------------------------------

Conduct Baseline Monitoring	One month
Record Conservation Easement over Wetlands	One month
Initiate Exotic Eradication	Three months
Complete Exotic Eradication	Six months
Submit Time Zero Monitoring Report	Six months
Conduct First Annual Monitoring	12 months
Conduct Annual Maintenance	13 months
Conduct Second Annual Monitoring Report	24 months
Conduct Annual Maintenance	25 months
Conduct Third Annual Monitoring Report	36 months
Conduct Annual Maintenance	37 months
Conduct Fourth Annual Monitoring Report	48 months
Conduct Annual Maintenance	49 months
Conduct Fifth Semi-Annual Monitoring Report	60 months
Conduct Annual Maintenance	61 months

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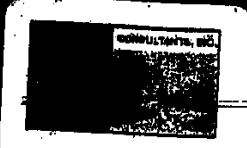
WL 1

* Sampling Station

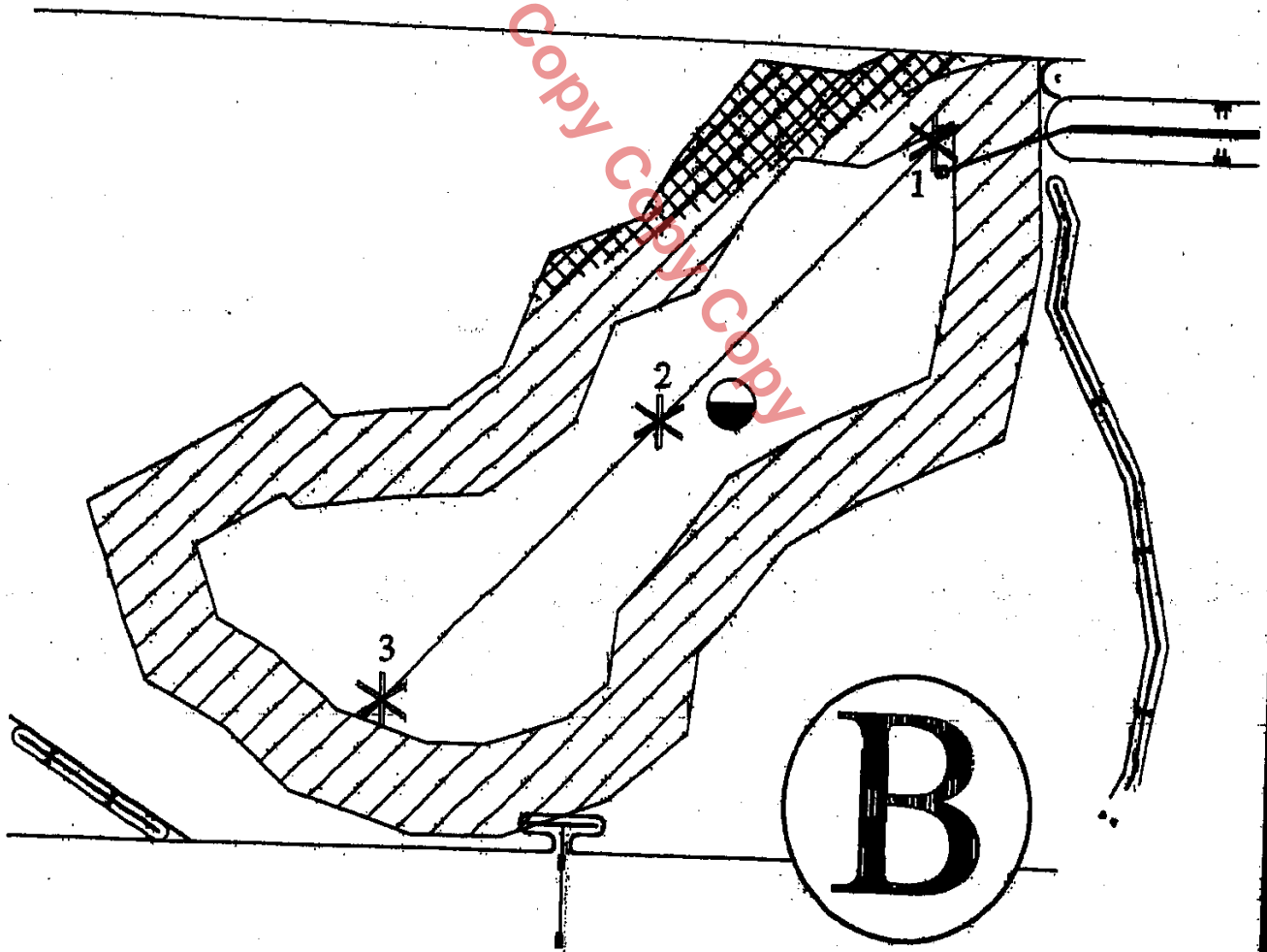
○ Staff Gauge

Maya Estates

Wetland Monitoring Plan
Martin County, Florida



October 15, 2003



WL 2

 Sampling Station

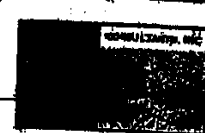
 Staff Gauge

Maya Estates

Wetland Monitoring Plan
Martin County, Florida



1/8" = 1'-0"





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Maya Agriculture

FLUCCS



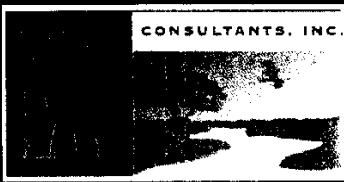
- FLUCCS 411 - Pine Flatwoods, 165.52 acres.
- FLUCCS 427/428 - Live Oak & Cabbage Palm, 26.90 acres.
- FLUCCS 643 - Wet Prairies, 4.20 acres.
- FLUCCS 743 - Spoil Areas, 30.84 acres.
- FLUCCS 832 - Electrical Power Transmissions Lines, 15.88 acres.

Prepared by: Houston Cuzzo Group, Inc.



MAYA ESTATES

GOPHER TORTOISE SURVEY



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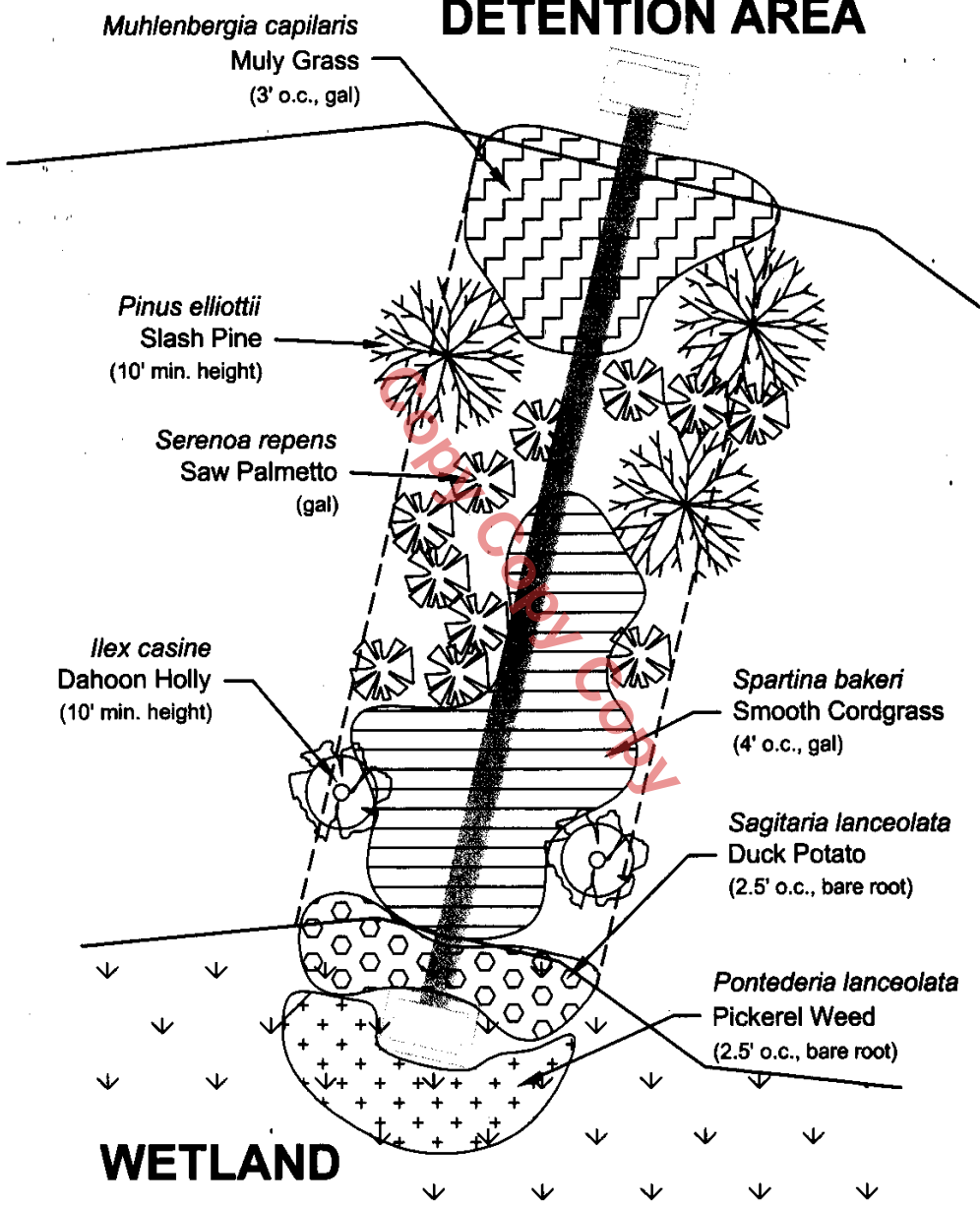
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NOV 03

FIGURE

1

DETENTION AREA



Muhlenbergia capilaris
Muly Grass
(3' o.c., gal)

Pinus elliottii
Slash Pine
(10' min. height)

Serenoa repens
Saw Palmetto
(gal)

Ilex casine
Dahoon Holly
(10' min. height)

Spartina bakeri
Smooth Cordgrass
(4' o.c., gal)

Sagittaria lanceolata
Duck Potato
(2.5' o.c., bare root)

Pontederia lanceolata
Pickerel Weed
(2.5' o.c., bare root)

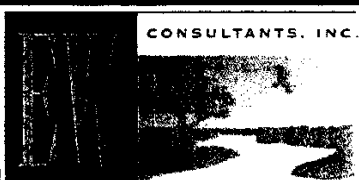
WETLAND

Quantity and variety of plants will be determined by size of restoration area and spacing (o.c.) of selected plants.

Referenced species may be substituted with other appropriate native species based on availability.

MAYA ESTATES

BUFFER REVEGETATION PLAN



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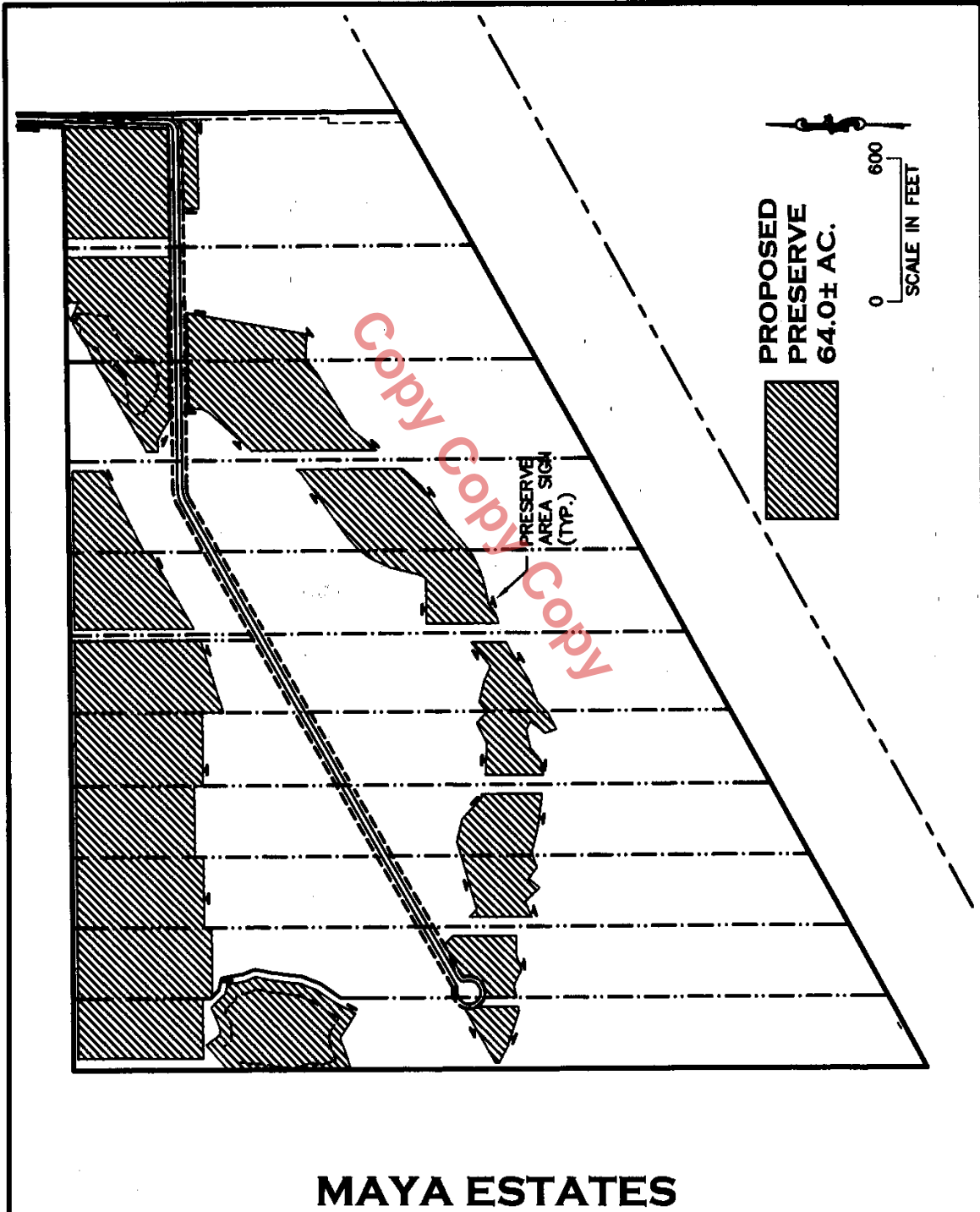
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MAY 05

FIGURE

1



**MAYA ESTATES
PRESERVE AREAS**



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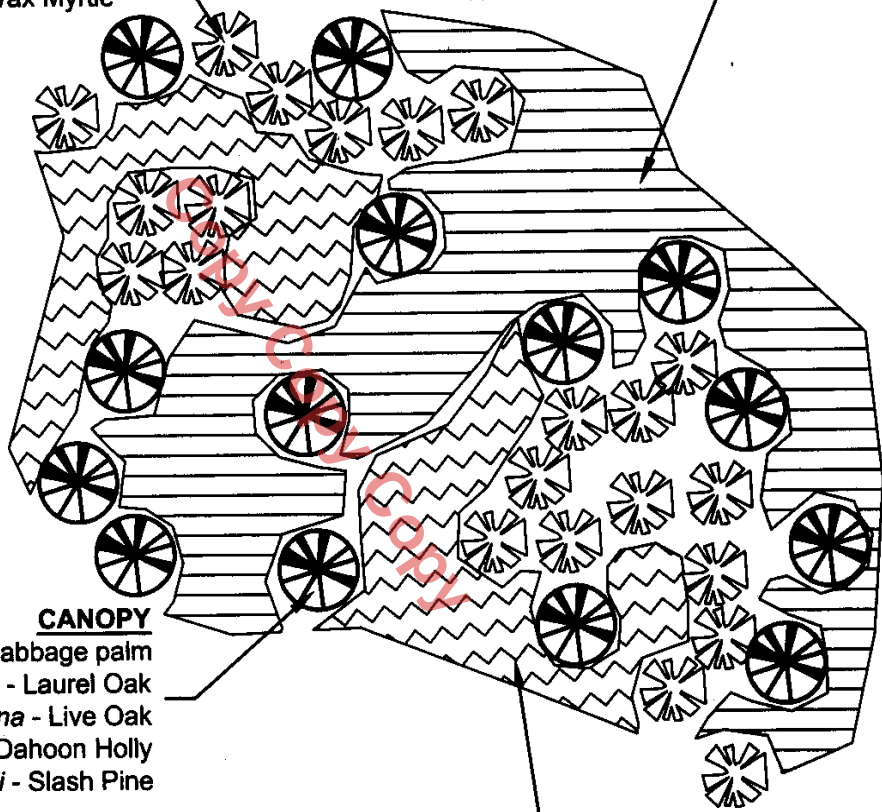
MAR 05
FIGURE
1

UNDERSTORY
Serenoa repens - Saw Palmetto
Lyonia spp. - Fetterbush
Ilex glabra - Gallberry
Myrica cerifera - Wax Myrtle

GROUNDCOVER
Aristida spp. - Wire Grass
Tripsacum dactyloides - Fakahatchee Grass

CANOPY
Sabal palmetto - Cabbage palm
Quercus laurifolia - Laurel Oak
Quercus virginiana - Live Oak
Ilex casine - Dahoon Holly
Pinus elliottii - Slash Pine

GROUNDCOVER
Spartina bakeri - Smooth Cordgrass
Muhlenbergia capillaris - Muhly Grass



PLAN VIEW

Quantity of plants will be determined by size of restoration area and spacing (o.c.) of selected plants.

Referenced species may be substituted with other appropriate native species based on availability.

TYPICAL UPLAND PLANTING SPECIES LIST

	<p>CONSULTANTS, INC. EW CONSULTANTS, INC.</p> <p>2081 SE OCEAN BOULEVARD, SUITE 2B STUART, FLORIDA 34996 772-287-8771 FAX 772-287-2988 WWW.EWCONSULTANTS.COM</p>	<p>MAY 05</p>
		<p>FIGURE</p> <p>2</p>