

GUIDELINES FOR DEVELOPING A PRESERVE MANAGEMENT PLAN

I. INTRODUCTION

The intent of the Preserve Management Plan (PMP) is to provide an outline of methods to provide the long-term protection and maintenance of the viability, values and functions of the preserve area, as required by the Palm Beach County Unified Land Development Code (ULDC). The following information provides guidance to those preparing management plans and outlines the contents of these plans as required by Palm Beach County Department of Environmental Resources Management (ERM). A detailed description of the preserve area's natural history, including its current vegetative condition, will be included in the report. Additional information may be required in a particular plan due to the types of vegetation present or other site specific factors.

II. OBJECTIVES

- A. To preserve the existing upland ecosystems including canopy, understory, and groundcover. Define habitat types and species.
- B. Enhance the viability of the preserve through the removal and control of invasive exotic plant species and the selective relocation of native plant material into the upland preserve.
- C. Prevent potentially destructive uses or activities within the preserve area.
- D. Sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance and monitoring programs.
- E. Other community objectives for passive use, community enhancement, education as applicable.

III. SITE DESCRIPTION

Each PMP shall provide a description of the site to include:

- A. Present conditions of the preserve area including historical vegetative communities.
- B. Soil types.
- C. Hydrologic conditions historically, pre-development and post-development.
- D. Presence and extent of exotic and invasive non-native plant species on and adjacent to the site.
- E. Specimen trees present on the site. Specimen trees defined as a tree that contributes to the aesthetics of an area which has attained 33% or greater of the champion tree diameter at breast height.
- F. Listed plant or animal/insect species present on or adjacent to the site that are anticipated to use the site.
- G. An original aerial photo at a scale no greater than 1"=200'. The aerial shall show the specific property and preserve boundaries, acreage and native plant community boundaries.
- H. Color photographs showing vegetative communities and extent of exotic invasion.
- I. Acreage calculations and description of any created preserve. Created preserve areas may be mandated by the Board of County Commissioners, Zoning process or voluntarily. They are generally not associated with sites that have a 25% set-aside requirement, but may be connected as an addition to a required preserve set-aside. Mitigation requirements may be used to supplement the planting plan of a created preserve. Maintain a file of annual reports that detail exotic species removal activities and any changes to preserve conditions.

IV. CONSTRUCTION PHASE

Each PMP shall provide the following information when construction is an applicable phase of development.

A. PROTECTION

1. Barricading / Fencing of preserve boundaries.
2. Prohibited activities to include but not limited to storage, temporary or permanent deposition of construction vehicles, equipment or construction materials and debris.
3. Description in detail of initial removal of exotic and invasive non-native vegetation within the preserve and throughout the site. Herbicidal treatment shall be performed by a Florida Certified Licensed Applicator. Indicate if multiple treatments or removal shall be necessary for complete eradication. Discussion of application methods to prevent of herbicide exposure to listed species as applicable.
4. Measures to be taken to prevent and control any erosion within and adjacent to the preserve.

B. ENHANCEMENT

1. Types of vegetation to be relocated/mitigated and where to be relocated and irrigated.
2. Maps showing relocated/mitigation vegetation.
3. Statement for long term viability of relocated/mitigation vegetation and its replacement upon death.
4. Describe timing mechanism for removal of any temporary irrigation associated with planted mitigation or created preserve vegetation.

C. CREATION

1. Describe origins of created preserve and provide documentation.
2. Provide acreage and map (distinguish between created and required preserves if applicable).
3. Provide planting plan. Plan should reflect a scheme that would be most likely to inhabit the given habitat range. Scheme should be depicted in a specific manner not vaguely.
4. Provide plant species list. The maximum amount of canopy and sub-canopy species typical of the given habitat range should be used to ensure viability. Species chosen, specifically canopy trees, should be obtainable or grown within a range that is optimal for the preserve area. Plants need to have been grown within 60 miles of the County and with local seed sources. No genetically altered material or improved varieties shall be accepted. If it is necessary to obtain trees well outside the local growing area, documentation of where the species are grown will be required to be approved by ERM for ensuring long-term survivability.
5. Provide documentation for choice of created habitat and species.
6. Discern between required mitigation species and provided planting scheme species and how there are to be integrated within the preserve.
7. Provide documentation of any soil amendments necessary to ensure viability of planted material.

D. PROHIBITED EXOTIC INVASIVE SPECIES CONTROL

1. All Prohibited and Invasive Non-Native Plant Species as defined in the most current Vegetation Protection Section of the ULDC and FEPPC Category I Plant List (target species) shall be removed and eradicated from the upland preserve, as well as the entire subject parcel. These plant species shall be removed or eradicated in entirety prior to the final vegetation inspection and the issuance of the Certificate of Occupancy, as required by the Standard Vegetation Permit. The entire subject parcel shall be maintained free from Invasive and non-native vegetation. The process of exotic target species vegetation removal will include the following activities:
2. All chemicals shall be handled and applied by a Florida Licensed Applicator.
3. Propose methodology to remove and eradicate the exotic vegetation. Examples are:
 - Cut larger, woody exotic plant species to a stump near flush with existing ground level with hand tools (chain saw, machete).
 - Remove large trunks and limbs by hand (or gabled to equipment) to be pulled out of the preserve avoiding damage/impacts to existing native plant species.
 - Treat the stumps of the removed exotic plants with the appropriate herbicide (Garlon 4®, Rodeo ®).
 - Cut exotic and nuisance vines at the base of the tree, palm, or shrub.
 - Leave the vine in the tree canopy so as not to damage tree by pulling on the vine to remove.
 - Treat the base of the vine, rhizome, or root mat with the appropriate herbicide.
 - Remove all debris from the upland preserve to be chipped and hauled off site for proper disposal.
 - Perform a follow-up treatment of any resprouting or newly seeded exotic and nuisance plant species prior to application to ERM for the final inspection.

The following statement shall be included into this section of the PMP:

“Failure to comply with these guidelines will be considered a violation of the permit and approved PMP. Further work on the project may be stopped until compliance is achieved with the guidelines of the approved PMP is achieved.

V. MAINTENANCE AND MONITORING

A. COMMUNITY MAINTENANCE

1. Passive recreational activities including nature walks, bird and wildlife watching and photography are allowed within the boundaries of the upland preserve are encouraged and should be discussed.
2. Describe the methods proposed to achieve protection of the preserve in perpetuity.
3. Describe any activities to enhance preserve features including acceptable species allowed in preserve area.
4. Describe scheduling for maintain the preserve free of trash/debris, litter, yard clippings, wastes, etc.
5. Describe method of education of community of the preserve requirements and prohibitions.
6. Describe method and schedule of activities to address fuel load reduction.

7. Describe method of addressing potential hazard situation, such as dead trees, that will support function of the preserve and assure safety of surrounding communities.
8. The upland preserve area will be reviewed and maintained quarterly in perpetuity to ensure compliance for the permanent eradication of invasive non-native vegetation as listed in the most current Vegetation Protection Section of the ULDC and FEPPC Category I Plant List (target species).

B. PROHIBITED ACTIVITIES

1. Describe all activities not associated with good environmental practice for the perpetual maintenance of the upland preserve areas as prohibited. Prohibited activities may include but are not limited to: mowing, sodding, trimming, man-made structures, play equipment, permanent irrigation, dumping, grubbing, man-made runoff or the creation of point source discharge into the preserve area or other alteration shall not occur within the boundaries of the preserve area.
2. Describe method for drainage and / or erosion control. Discuss post-development runoff as not exceeding pre-development runoff and point source discharge shall be prohibited into the preserve.
3. No future plans of the parcel shall not include easements or allowance of right of way through designated preserve area.
4. Any other activity not addressed in the PAMP shall require written approval by ERM prior to initiation. Any activity which may possibly impact the integrity and continued viability of the preserve is prohibited.

C. MONITORING

1. The preserve area will be monitored quarterly in perpetuity.
2. Monitoring shall include, but not limited to: removal of trash and debris, identification of prohibited activities, identification and eradication of invasive non-native species, ensure compliance with the standards for survivorship of the relocated plant material, replacement tree plantings or any other supplemental planting as specified in the approved PAMP and Standard Vegetation Permit issued by ERM.
3. This management plan conveys permission for ERM staff, with proper identification, to enter the site during normal business hours to perform inspections to ensure compliance with Article 14.C. and Article 14.D.

Failure to comply with these guidelines will be considered a violation of the permit and approved PAMP. Further work on any parcel or community project may be stopped until compliance with the guidelines of the approved PAMP is achieved.

VI. AFFIDAVIT OF RESPONSIBILITY

- A. Identify the responsible party(s) that will be liable for carrying out the duties described in the approved PMP and the maintenance and protection of the preserve in perpetuity. Should include notarized signature of responsible entity.
- B. Include transfer of ownership from developer to Homeowners Association if applicable. Transfer of ownership should be attached to intention of homeowners association turnover as it relates to project completion.
- C. Process for amending PMP, including ERM approval and notarization process for new signature of responsible entity.

VII. CONCLUSION

- A. Property description and purpose.
- B. Failure to comply with these guidelines will be considered a violation of the permit and approved PMP. Further work on the project may be stopped until compliance with the guidelines of the approved PMP.
- C. Upon attainment of the Certificate of Occupancy and the final sign off by ERM, quarterly inspections will be performed in perpetuity.
- D. Property which changes ownership is subject to disclosure laws notifying new owners of this management plan and any outstanding code enforcement issues. Results of code enforcement violations will be assumed by the owner of the property on which the violation occurs. Failure to disclose in writing the existence and nature of a proceeding to the prospective transferee creates a rebuttable presumption of fraud.
- E. Palm Beach County shall have the right to enforce the provisions of the PAMP through any available administrative or civil proceeding which may result in penalties. Appropriate revegetation and other remedies may be required of any person, corporation or other entity found in violation of any of the provisions of the PAMP.

VIII. EXHIBITS