



# **Preserve Area Management Plan**

**Gordy Road**

**FORT PIERCE, FLORIDA**

***PREPARED BY:***

**WGI, INC.**

**2035 VISTA PARKWAY**

**WEST PALM BEACH, FL 33411**

**561-687-2220**

***PREPARED FOR:***

**NVR., INC. D/B/A RYAN HOMES**

**DECEMBER 1, 2025**

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## Preserve Area Management Plan

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### INTRODUCTION

The intent of the Preserve Area Management Plan (PAMP) is to provide an outline of methods to provide the long-term protection and maintenance of the values and functions of the preserve areas, as required by Section 125-212 of the City of Fort Pierce Code of Ordinances. A detailed description of the preserve area's natural history, including its vegetative condition prior to development, will be included in the report.

### OBJECTIVES

- I. To preserve three of the existing wetland ecosystems including canopy, understory, and groundcover.
- II. Enhance the viability of the preserves through the removal and control of invasive exotic plant species.
- III. Prevent the activities of construction equipment, vehicular traffic, recreational or other potentially destructive uses within the preserve area.
- IV. Sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance programs.

### SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4<sup>th</sup> ed. (Hurt et. al. 2007)
- National Wetland Inventory Maps
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3<sup>rd</sup> ed., January 1999
- City of Fort Pierce Code of Ordinances
- St. Lucie County Property Appraiser's Website
- South Florida Water Management District (SFWMD)

### SITE DESCRIPTION

The subject property consists of three parcels totaling approximately 126.91 acres at 3605 Gordy Rd in Fort Pierce, Florida (Parcel Control Numbers: 2326-434-0000-000-0, 2326-413-0000-000-5, 2326-413-0001-000-2). Please refer to **Exhibit A** (Location Map) for details. There are three wetland preserve areas within the subject property. **Preserve Area 1** is **2.13 acres** (including **0.43 acres of wetland buffer**) and is located along the

southern boundary. Vegetation within this area primarily consists of southern cattail, bahia grass, dollarweed, and pickerelweed. **Preserve Area 2** is **9.1 acres** (including **1.29 acres of wetland buffer**) situated along the northeastern boundary, parallel to Ten Mile Creek. Vegetation within this area includes sabal palm, bamboo, sword fern, and duckweed. **Preserve Area 3** is **0.55 acres** and is located along the northwestern boundary adjacent to Ten Mile Creek. Vegetation within this area consists of sabal palm, laurel oak, duckweed, and sword fern.

## SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, seven soil types are mapped within the property. A soil map is included as **Exhibit B**. Listed below are each of the soil types found within the property and a general description of the characteristics of each soil type.

2) Ankona and Farmton sands: This poorly drained, nearly level soil is on broad flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Natural vegetation is south Florida slash pine, saw palmetto, wax myrtle, paw paw, inkberry, fetterbush, lopsided indiagrass, creeping bluestem, chalky bluestem, Florida three awn, and pineland three awn.

14) Fluvaquents, frequently flooded: This poorly drained, nearly level soil is on flood plains on marine terraces. The water table is within 6 inches for most of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

20) Kaliga Muck, frequently ponded, 0 to 1 percent slopes: This poorly drained, organic soil typically found in low-lying areas such as marshes, ponds, and depressions that are frequently ponded. Natural vegetation in the depressional areas is wax myrtle, bald cypress, spatterdock, duck potato, pickerelweed, and water hyssop.

37) Riviera sand, frequently ponded, 0 to 1 percent slopes: This poorly drained, nearly level soil is in depressional areas. This soil is ponded for 6 to 9 months or more annually. The water table is within a depth of about 40 inches for most of the rest of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

38) Riviera fine sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in hammocks and along drainageways. The water table is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland three awn and blue maidencane.

44) Tantile and Pomona sands: This is typically well-drained to moderately well-drained sandy soils. These soils are often found in upland or slightly depressional areas and are generally associated with pine flatwoods, scrub, or prairie ecosystems, depending on the region. Natural vegetation is slash pines, cabbage palms, saw palmetto, longleaf pine, and wiregrass.

48) Wabasso sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in flatwoods areas. The water table is at a depth of less than 10 inches for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is second growth longleaf pine or slash

pine and scattered to many cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush. The most common native grasses are Pineland three awn and Florida three awn and in places several varieties of bluestem.

## VEGETATIVE COMMUNITIES

The preserve areas consist of two wetland forested mixed communities (Preserve Areas 2 and 3) and one vegetated non-forested wetland community (Preserve Area 1). The forested preserves (Areas 2 and 3) contain a mixed canopy and understory typical of wetland forested systems, with species such as sabal palm and laurel oak providing moderate canopy cover. Understory vegetation includes bamboo, sword fern, and duckweed. The non-forested wetland community (Area 1) is characterized by herbaceous wetland vegetation with limited vertical structure, dominated by southern cattail, bahia grass, dollarweed, and pickerelweed.

The following is a list of the native and non-native plant species that currently inhabit preserve 1:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Southern Cattail	<i>Typha domingensis</i>	Native
Dollarweed	<i>Hydrocotyle umbellata</i>	Native
Pickerelweed	<i>Pontederia cordata</i>	Native
Bahia Grass	<i>Paspalum notatum</i>	Non-Native

The following is a list of the native and non-native plant species that currently inhabit preserves 2 and 3:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Designation</u>
Sabal Palm	<i>Sabal palmetto</i>	Native
Laurel Oak	<i>Quercus laurifolia</i>	Native
Duckweed	<i>Lemna spp.</i>	Native
Sword Fern	<i>Nephrolepis exaltata</i>	Native
Bamboo	<i>Bambusoideae spp.</i>	Non-Native

## CONSTRUCTION PHASE

### I. PROTECTION

In order to control erosion drifting into the wetland preserves during the development activities, a silt fence may be installed around the perimeters for control. This requirement will be determined prior to the pre-clearing inspection. If a silt fence is installed, it can double as the protective barricade for the preserve area.

The wetland preserve areas should be protected from surrounding development with protective measures such as orange construction fencing or equivalent. These measures must be maintained in good condition until the development area surrounding the preserve is stabilized.

Prohibited activities inside and adjacent to the preserve during the construction phase of the project include but are not limited to the de-watering of the project site into the preserve area and the storage, temporary or permanent placement of equipment, vehicles, and construction materials within the preserve boundaries or twice the dripline of existing native trees to be preserved.

In order to preserve the integrity of the wetland preserve areas in perpetuity, a split rail fence or similar barrier will be installed along the surveyed boundary of all wetland preserve areas that are located adjacent to single-family development (including recreational areas, roadways, parking, etc.). The split rail fences will be installed as early in the development process as possible in order to provide a hard demarcation between preservation area and development areas. At the least, all necessary split rail fencing will be installed prior to issuance of the first Certificate of Occupancy (C.O.) of each section of residential development adjacent to each wetland preserve area.

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

## II. EXOTIC VEGETATION CONTROL

See Maintenance section II, Exotic Plant Species Control, for detail description and of extent of current exotic vegetation coverage and eradication methodology.

All invasive and prohibited non-native plant species, as identified in the City of Fort Pierce's Tree Protection, Removal, and Mitigation – Invasive Species list and the most current FISC Category I list (target species), shall be removed during the initial clearing process and disposed of off-site with other site vegetative debris.

The conditions of the approved management plan, and conditions of the Tree Removal Permit shall be strictly adhered to.

## III. VEGETATION RELOCATION AND PRESERVE AREA ENHANCEMENT

The preserve areas as it exists are wooded or herbaceous with primarily native canopy. Any non-native canopy, subcanopy, and groundcover will need to be removed from all preservation areas. Due to the existing dense native canopy, subcanopy, and groundcover throughout the preservation area, no supplemental plantings are proposed. Removing non-native vegetation will promote the natural recruitment of existing native species.

## IV. FIRE HAZARD PREVENTION

During the construction phase, appropriate measures shall be taken to reduce fire risk within and adjacent to the preserve areas. The following actions shall be implemented:

- Accumulated vegetative debris, such as branches, brush, and invasive plant material, shall be removed promptly from the preserves and surrounding construction area to prevent fuel buildup.
- No open burning of vegetation or construction materials shall occur on-site.
- Equipment and vehicles shall be maintained in good working condition to avoid sparking or overheating, especially near dry vegetation.
- A cleared buffer of at least 10 feet shall be maintained between any active construction staging area and the edge of the preserve.
- Fire suppression equipment (e.g., extinguishers) shall be readily accessible on site at all times during construction activities near the preserve.

Failure to adhere to these fire hazard prevention guidelines will be considered a violation of the approved PAMP.

## MAINTENANCE

### I. PROHIBITED ACTIVITIES

All activities not associated with good environmental practice for the perpetual maintenance of the wetland preserve areas will be 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 will not occur within the boundaries of the preserve areas.

Post-development runoff shall not exceed pre-development runoff and point source discharge shall be prohibited into the preserve.

A wooden, split rail fence or similar barrier will be installed along the boundary of the wetland preserves to demarcate a definitive line between common areas of the residential complex and the preserve. This should act as a clear delineation and deterrent for activities that may encroach into the preserve areas.

Passive recreational activities including nature walks, bird and wildlife watching and photography are allowed within the boundaries of the wetland preserves.

Any activity which may possibly impact the integrity and continued viability of the preserve is prohibited.

### II. EXOTIC PLANT SPECIES CONTROL

All invasive and prohibited non-native plant species, as identified in the City of Fort Pierce's Tree Protection, Removal, and Mitigation – Invasive Species list and the most current FISC Category I list (target species), shall be removed and eradicated from the wetland preserves as well as the entire subject property. These species shall be completely removed or otherwise eradicated prior to the final vegetation inspection associated with the City's Tree Removal / Land Clearing Permit. The entire subject property shall be maintained free from invasive and non-native vegetation. The process of exotic target species vegetation removal will include the following activities:

All chemicals shall be handled and applied by a Florida Licensed Applicator.

The following is the proposed methodology to remove and eradicate the exotic vegetation:

- 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 preserves 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 wetland preserves 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 the final inspection.

## CONCLUSION

The preservation of the 11.78 acres of on-site wetland habitat, including the mixed forested wetlands along Ten Mile Creek and the herbaceous non-forested wetland within the southern portion of the property, supports the continued function of these wetland communities and maintains the ecological value they provide. The removal and ongoing control of exotic and nuisance plant species will enhance these preserves and promote healthier native vegetative structure and hydrologic function. Perpetual maintenance will ensure that the preserve areas remain intact and continue to contribute to the natural character of the site and the limited wildlife utilization associated with these wetland systems.

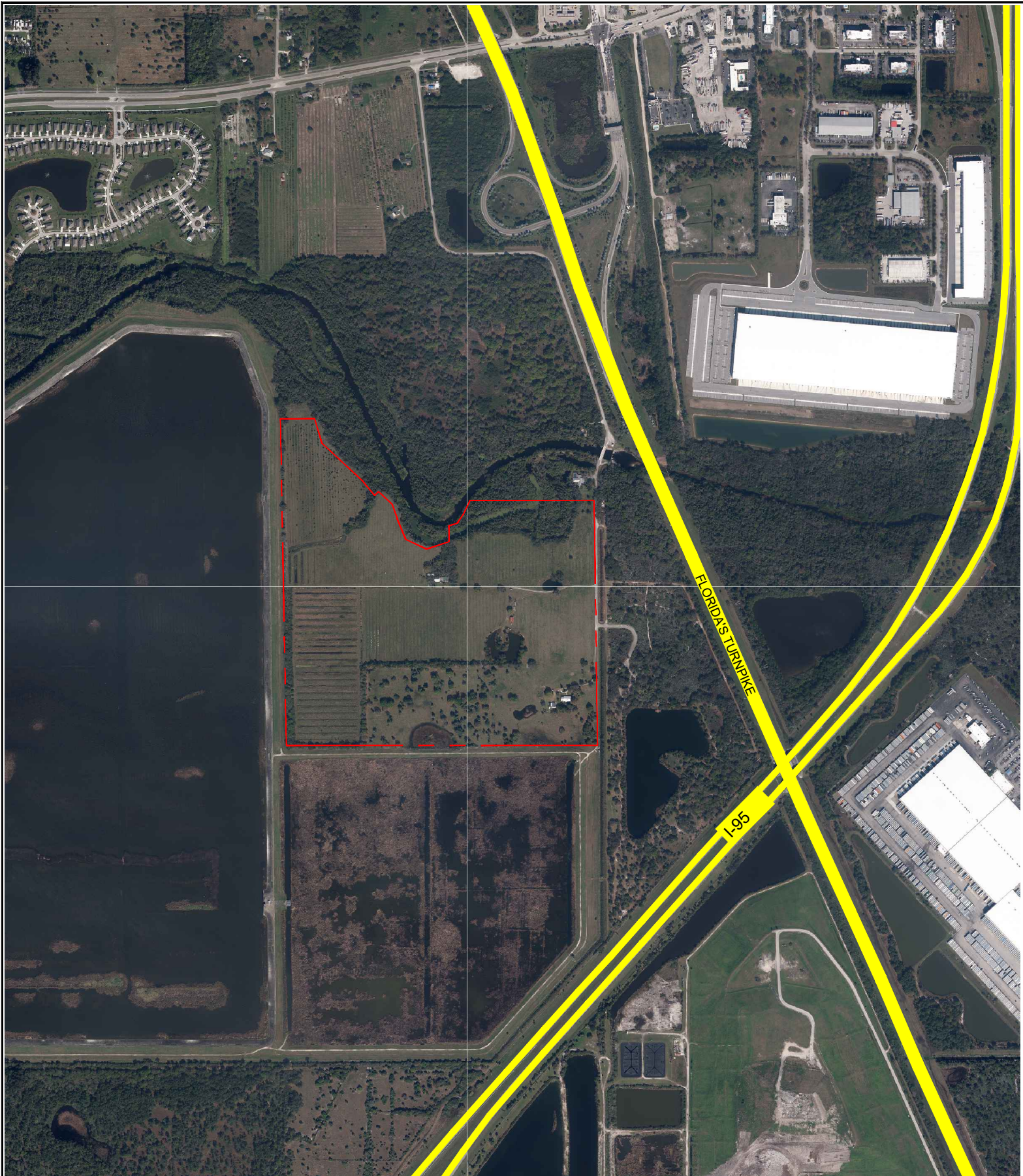
Affidavit of Responsibility - NVR., INC. D/B/A RYAN HOMES is the party responsible for compliance during the developmental phase of the site. The long-term/perpetuity responsibility for complying with the standards set forth in this Preserve Area Management Plan and all conditions of the City of Fort Pierce Tree Removal / Land Clearing Permit shall remain with NVR., INC. D/B/A RYAN HOMES or its successors. The wetland preserve areas shall remain free of all invasive and non-native plant species, and no prohibited activities as outlined in this PAMP shall occur within the designated preserves.

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

The wetland preserve areas will be monitored throughout the clearing, vegetation management, and construction processes by a knowledgeable environmental professional.

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.

The City of Fort Pierce shall have the right to enforce the provisions of this 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 this PAMP.



SOURCE: GOOGLE EARTH PRO

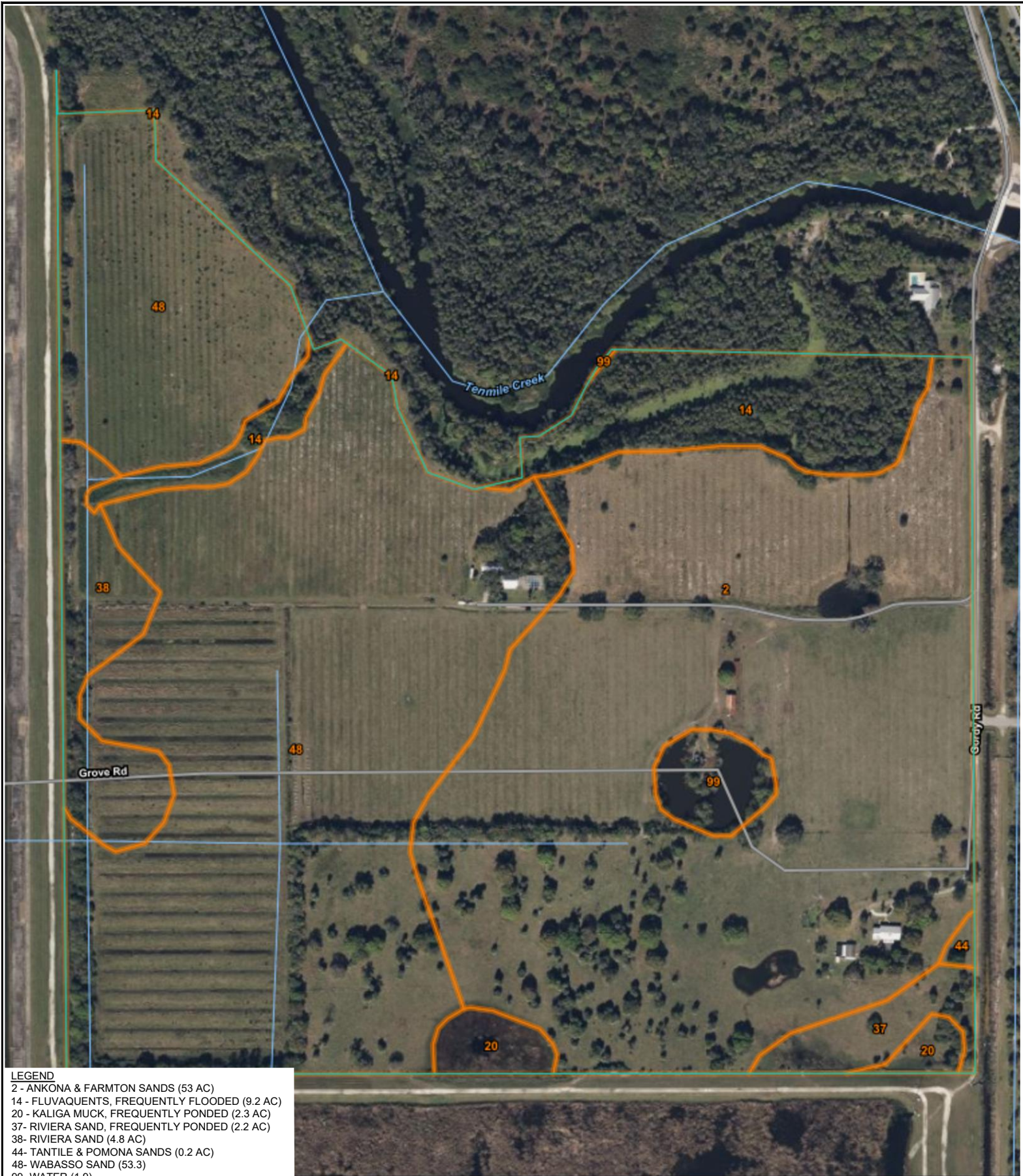
PROJECT NAME: GORDY ROAD  
PROJECT #: 11131.00  
DATE: 02/07/25  
CREATED BY: AMS  
CHECKED BY: RMH

# LOCATION MAP EXHIBIT A



PHONE NO. 561.687.2220  
CERT NO. 33574  
LB NO. 7055  
2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411





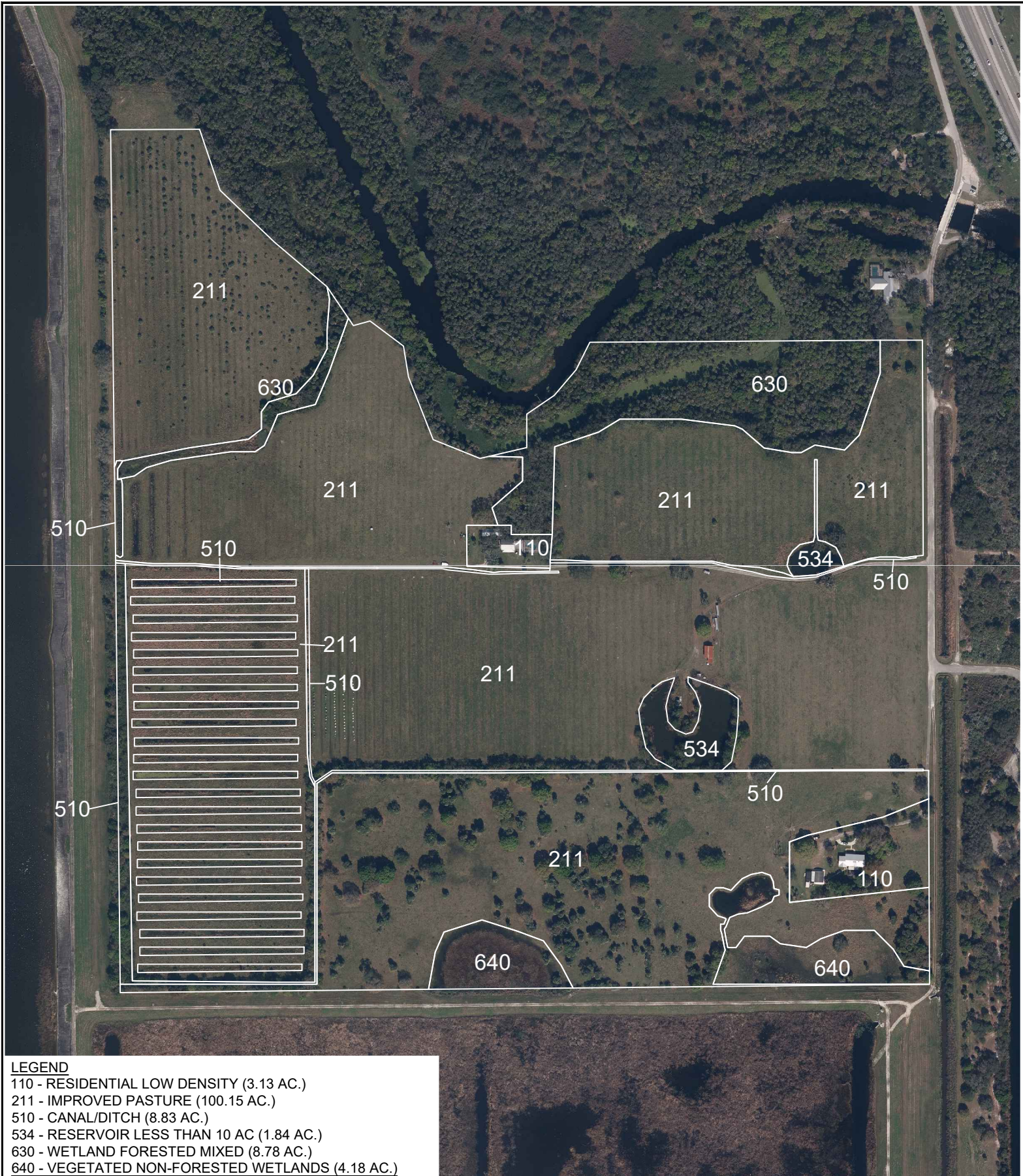
SOURCE: USDA WEB SOIL SURVEY

PROJECT NAME: GORDY ROAD  
 PROJECT #: 11131.00  
 DATE: 12/01/25  
 CREATED BY: CAO  
 CHECKED BY: RMH

## SOIL SURVEY MAP EXHIBIT B

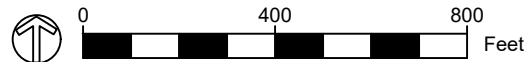


  
 PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411



**LEGEND**  
 110 - RESIDENTIAL LOW DENSITY (3.13 AC.)  
 211 - IMPROVED PASTURE (100.15 AC.)  
 510 - CANAL/DITCH (8.83 AC.)  
 534 - RESERVOIR LESS THAN 10 AC (1.84 AC.)  
 630 - WETLAND FORESTED MIXED (8.78 AC.)  
 640 - VEGETATED NON-FORESTED WETLANDS (4.18 AC.)  
 TOTAL = 126.91 AC.

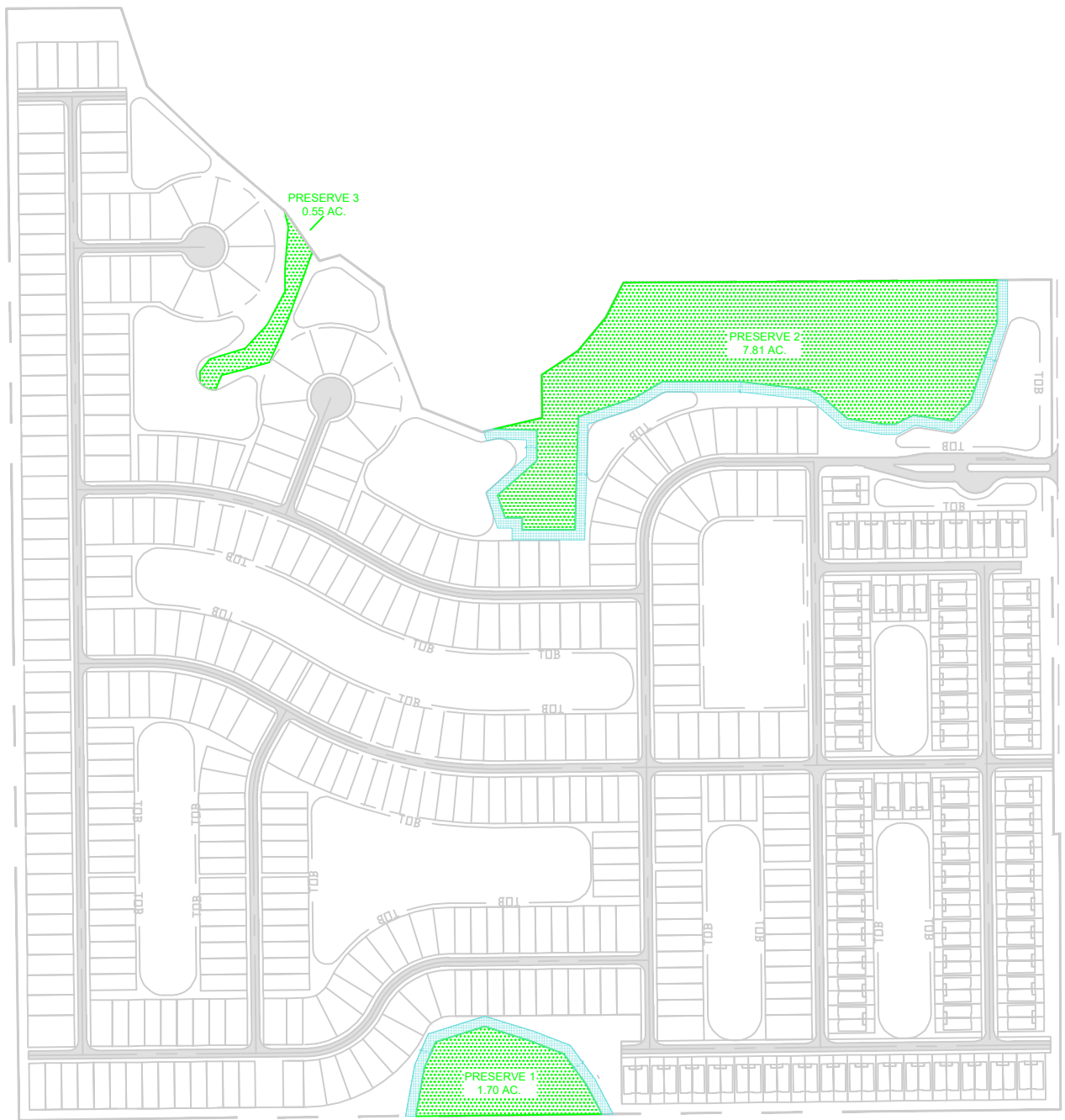
SOURCE: FDOT AERIALS GIS



PROJECT NAME: GORDY ROAD  
 PROJECT #: 11131.00  
 DATE: 12/01/25  
 CREATED BY: CAO  
 CHECKED BY: RMH

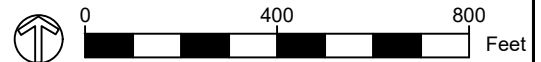
**LAND USE MAP  
 EXHIBIT C**

**WWGI.**  
 2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411  
 PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055



**LEGEND**

- WTL PRESERVE 1 = 1.70 AC.
- WTL PRESERVE 2 = 7.81 AC.
- WTL PRESERVE 3 = 0.55 AC.
- WTL BUFFER 1 = 0.43 AC.
- WTL BUFFER 2 = 1.29 AC.



PROJECT NAME: GORDY ROAD  
 PROJECT #: 11131.00  
 DATE: 12/01/25  
 CREATED BY: CAO  
 CHECKED BY: RMH

## WETLAND PRESERVE PLAN EXHIBIT D



PHONE NO. 561.687.2220  
 CERT NO. 33574  
 LB NO. 7055

2035 VISTA PARKWAY  
 WEST PALM BEACH, FL 33411