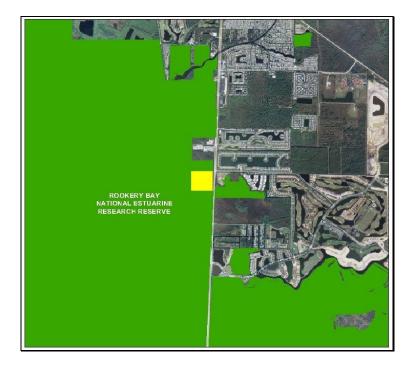
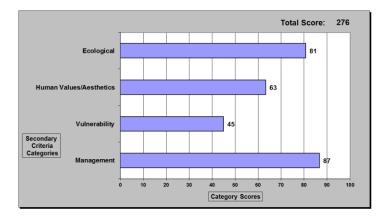
Conservation Collier Initial Criteria Screening Report Presented June 12, 2017



Property Name: Green & Green Investments, Inc. Folio Number: 00742880009

Staff Report Date: June 5, 2017



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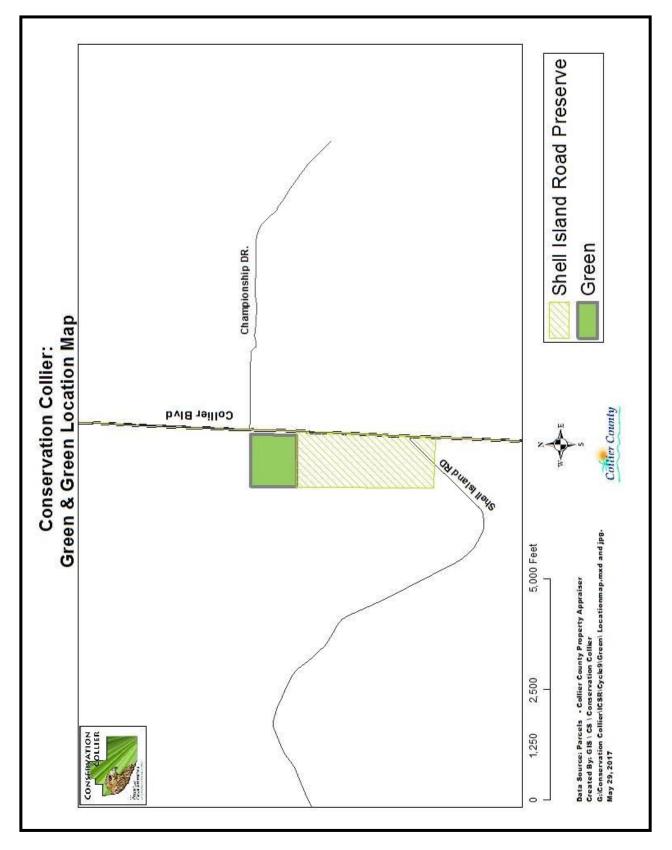
I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

Characteristic	Value	Comments
Name	Green & Green	n/a
	Investments, Inc.	
Folio Number	00742880009	n/a
Target		
Protection	Urban	On the north side of and adjoining Shell Island
Area		Preserve
Size	28.7 acres	n/a
STR	S 15, T 51S, R 26E	n/a
Zoning	Agricultural/	No greater than 1 unit per 5 acres
Category/TD	No TDRs	
Rs		
FEMA Flood	AE	Area located within a special flood hazard area -
Map Category		inundated by 100 year flood
Existing	Utility tower	Lee County Electric Cooperative
structures		
		N and W – State owned conservation lands
		(Rookery Bay National Estuarine
Adjoining	Conservation;	Research Reserve) and an Outstanding
properties	Roadway	Florida Water
and their Uses		S – Conservation Collier land (Shell Island)
		E – Across CR 951 - Residential and golf course- Marco Shores/Fiddler's Creek.
		Marco Shores/Fiddler's Creek.
Other County	Unknown	Waiting for other County Department to report
Dept. Interest		interest in this parcel
Known	100' easement on	Lee County Electric Cooperative easement. Allows
Property	western boundary	for vehicle access because of Geo-web construction.
Irregularities		
	200' County owned	The county bought 83 feet of this parcel along SR
	ROW along SR951	951 in cooperative agreement with state for a total
		of 200 foot owned ROW.
	Property is within a	
	State (Rookery	Parcel can be removed from Rookery Bay NERR
	Bay) Project	Project Boundary by request from owner.
	Boundary	

Table 1. Summary of Property Information

Figure 1. Location Map



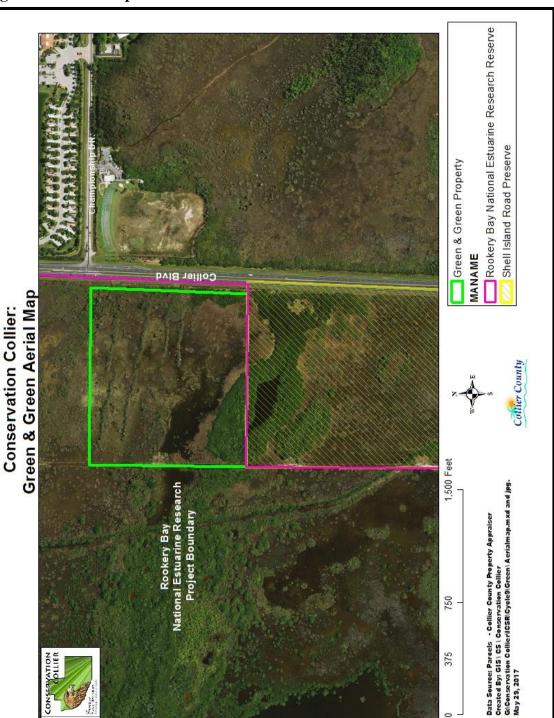


Figure 2. Aerial Map

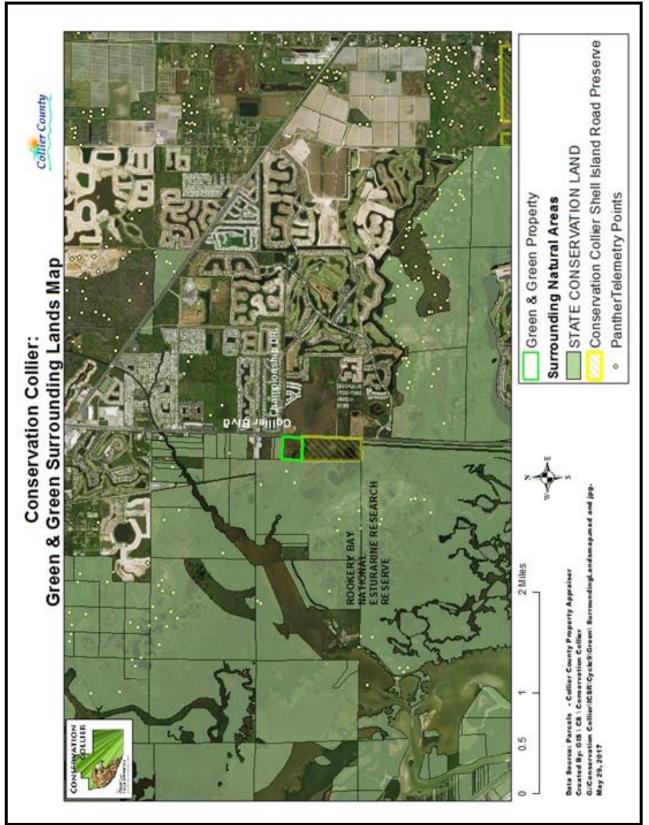


Figure 3. Surrounding Lands Aerial

Initial Criteria Screening Report	Folio #: 00742880009
Name: Green & Green Investments, Inc.	Date: June 5, 2017

Summary of Assessed Value and Property Costs Estimates

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy there would need to be two appraisals done for this property.

Assessed Value: * Taxes are being paid on a value of \$57,300 due to property tax increase cap but the Land value has been assessed at \$574,000

Estimated Market Value: **to be provided

* Property Appraiser's Website

** Collier County Real Estate Services Department

II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

This property was originally offered to Conservation Collier in 2005. It was placed on the Board-approved Active Acquisition List for Cycle 3 in February 2006. As offer was made to the owners based on an independent appraisal for \$1,120,000, which was refused. The property was offered again in 2017, with the application received on March 24, 2017. Conservation Collier staff conducted a site visit on May 30, 2017.

MEETS INITIAL SCREENING CRITERIA Yes

Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)

Hardwood hammocks	No
Xeric oak scrub	No
Coastal strand	No
Native beach	No
Xeric pine	No
Riverine Oak	No
High marsh (saline)	Yes
Tidal freshwater marsh	Yes
Other native habitats	Yes

Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (2014 update) and field verification of same.

FLUCCS:

The electronic database identified:

FLUCCS 642 – Saltwater marsh (This designation was given to both the tidal freshwater marsh and the salt marsh on the property. The tidal freshwater marsh has a large amount of spike rush (*Eleocharis celuosa*) in addition to saltgrass (*Distichilis spicata*), and black rush (*Juncus roemerianus*) The salt marsh is primarily saltgrass, black rush, and fringe rushes (*Fimbristylis sp.*).

FLUCCS 612 – Mangrove swamp FLUCCS 617 – Mixed shrubs

The following native plant communities were observed:

FLUCCS 612 – Mangrove swamp

FLUCCS 642 – Saltwater marsh

FLUCCS 641 – Freshwater marsh

A preliminary FLUCCS map of the property created by Passarella and Associates, Inc. in April 2004 also identifies FLUCCS 631 – Wetland scrub. Staff observed these areas and found them to be row-like elevations throughout the property, but would not consider them a separate FLUCCS. Dominant vegetation on these rises includes: buttonwood, wax myrtle, salt-bush and melaleuca.

Characterization of Plant Communities present:

FLUCCS 612 – Mangrove swamp <u>Ground Cover:</u> n/a <u>Midstory:</u> n/a <u>Canopy:</u> red mangroves (Rhizophora mangle), white mangroves (Laguncularia racemosa) and black mangroves (Avicennia germinans)

FLUCCS 641- Freshwater marsh <u>Ground Cover:</u> black rush (Juncus roemerianus), sawgrass (Cladium jamaicense), spikerush (Eleocharis spp.), spider lilies (Hymenocallis sp.), cattails (Typha spp.), Whitetop sedge (Dichromena spp.) <u>Midstory:</u> buttonwood (Conocarpus erectus), wax myrtle (Myrica cerifera), and saltbush (Baccharus halimifolia) <u>Canopy:</u> n/a

FLUCCS 642 – Salt marsh <u>Ground Cover:</u> saltmeadow cordgrass (Spartina patens), sea purslane (Sesuvium maritimum), saltgrass (Distichlis spicata) <u>Midstory:</u> red mangrove (Rhizophora mangle) <u>Canopy:</u> n/a

Statement for satisfaction of criteria:

These data indicate that intact native plant communities exist on the parcel.

2. Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County? Ord. 2002-63, Sec. 10 (1)(b) Yes

Statement for satisfaction of criteria:

The property is within the Urban Coastal Fringe and visible from a major thoroughfare. It is also adjacent to other Conservation Collier land, a portion of which is accessible to the public by a road.

3. Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control? Ord. 2002-63, Sec. 10 (1)(c) Yes

General Hydrologic Characteristics observed and description of adjacent upland /wetland buffers: Water is present over the entire property during the wet season. Wetland dependant plant and animal species were observed. Adjacent wetland buffers are similar to the subject property.

OBL	FACW		
Typha spp.	Conocarpus erectus		
Rhizophora mangle	Spartina patens		
Laguncularia racemosa	Dichromena spp.		
Juncus roemerianus	Sesuvium maritimum		
Hymenocallis sp.			
Eleocharis spp.			
Distichlus spicata			
Cladium jamaicense			
Avicennia germinans			

Wetland dependent plant species (OBL/ FACW) observed:

Wetland dependent wildlife species observed:

Blue tillapia (*Oreochromis aureus*) nest, mosquito fish (Gambusia holbrooki) (2005 site visit)

Other Hydrologic indicators observed:

Limestone outcroppings, presence of periphyton throughout

Soils: Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel were identified as mainly depressional (Estero and Peckish) and 1/10 tidal (Durbin and wulfert mucks). Estero and Peckish soils are in frequently flooded tidal marshes. Durbin and Wulfert mucks soils are in frequently flooded mangrove swamps.

Lower Tamiami recharge Capacity:

No Lower Tamiami recharge - -167" to -48" (0-7" is the lowest annual recharge rate. The highest recharge rate is 21"-102" annually) This is a high discharge site.

Surficial Aquifer Recharge Capacity:

Moderate surficial recharge - 43" to 56" (Low recharge is 31" to <43" annually and High recharge is 56" to 76" annually.)

FEMA Flood map designation:

Zone AE, which indicates that the parcel is located within a high risk flood zone subject to inundation by coastal storm surge with wave crest height less than 3 feet North American Vertical Datum (NAVD).

Statement for satisfaction of criteria:

This parcel provides habitat for wetland dependent species, water quality enhancement for the adjacent Rookery Bay, which has been designated an Outstanding Florida Water, and will provide on-site attenuation of floodwaters.

Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?

Ord. 2002-63, Sec. 10 (1)(d) Yes

Listed Plant Species:

Listed plant species include those found in Florida Administrative Code (F.A.C.) Section 5B-40.0055 Regulated Plant Index and in the Federal Register - Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999.

No listed plant species were observed on the site visit.

Listed Wildlife Species:

Listed wildlife species include those found in the Federal Register, Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) and Florida's Endangered and Threatened Species, FWC, Updated May 2017.

No listed animal species were observed during the site visit; however, staff has observed numerous wading birds in the past on the property. Species observed include wood stork (Mycteria americana), white ibis (Eudocimus albus), snowy egret (Egretta thula), tricolored heron (Egretta tricolor), little blue heron (Egretta caerulea), and American alligator (Alligator mississippiensis).

Bird Rookery observed? No

FWCC-derived species richness score:

The FWCC-derived species richness score ranged from 6 to 7 out of a possible 10, representing a moderate to high level of habitat for listed species.

Non-listed species observed:

Red-winged black bird (Agelaius phoeniceus), mosquito fish (Gambusia holbrooki) – (2005 site visit)

Potential Listed Species:

These wetlands likely support mangrove rivulus (Rivulus marmoratus) and juvenile common snook (Centropomus undecimalis) in addition to listed wading bird species. Florida black bear (Ursus americanus floridanus) and panther (Felis concolor coryi) telemetry points are also present on surrounding parcels.

Statement for satisfaction of criteria:

These observations confirm that the property provides habitat suitable for listed species, supports biodiversity and has a high degree of ecological quality. Restoration potential is high, as the only restoration necessary is the control of scattered invasive exotic vegetation. Connectivity is discussed in criteria #5.

5. Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? Ord. 2002-63, Sec. 10 (1)(e) Yes

Statement for satisfaction of criteria:

The parcel is contiguous with the Rookery Bay Estuarine Research Reserve and a Conservation Collier property – Shell Island Preserve.

Is the property within the boundary of another agency's acquisition project? Yes

If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel? No response on query yet Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)

III. Potential for Appropriate Use and Recommended Site Improvements

Potential Uses as Defined in Ordinance 2002-63, section 5.9:

Hiking:

Limited opportunities for hiking due to the long hydroperiod of the wetlands.

Nature Photography:

Location adjacent to major road and the period of utilization by wading birds is in the dry season when wetlands are drying down and our population is at its peak.

Bird-watching:

Very good for wading birds when wetlands are drying down.

Kayaking/Canoeing:

Boating is inappropriate due to the shallowness of the wetlands.

Swimming:

Swimming is inappropriate.

Hunting:

Hunting is inappropriate due to the close proximity of SR 951 and small size of the parcel.

Fishing:

This area provides habitat for juvenile sportfish and their prey and would not be suitable for recreational fishing.

Recommended Site Improvements:

The only site improvement necessary is the removal of exotic vegetation – scattered melaleuca, Brazilian pepper along CR 951 and small amounts of torpedo grass.

IV. Assessment of Management Needs and Costs

Management of this property will address the costs of exotic vegetation removal and signage. The following assessment addresses the initial costs of management. Rookery Bay NERR may partner for recurring management if the property is acquired. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

Exotic, Invasive Plants Present:

Melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolius*), torpedo grass (*Panicum repens*)

Exotic Vegetation Removal and Control

The initial cost of exotic removal would be relatively low. Based on the cost of treatment within the adjacent Shell Island Road Preserve, costs for the level of infestation observed (25%) to treat exotics with herbicide in place would be \$388 per acre.

Based on the acreage involved, total initial removal cost would be approximately

\$11,100 for the entire parcel. The cost of treatment may be less due to the low density of the plants that are also concentrated in specific areas.

Public Parking Facility:

Public parking is not recommended for this parcel.

Public Access Trails:

Trails are not recommended.

Security and General Maintenance:

Minimal management activities, like exotic maintenance and trash removal would be accomplished through a Memorandum of Agreement with Rookery Bay NERR. Fencing is not recommended at this point due to low accessibility of the parcel in general. The utility easement road is gated and locked. A sign identifying the property as Conservation Collier land could be placed near CR 951.

Management Element	Initial Cost	Annual Recurring Costs	Comments
Exotics Control	\$11,100	N/A	May be lower than estimate
Parking Facility	N/A	N/A	
Access Trails	N/A	N/A	
Fencing	N/A	N/A	
Trash Removal	t.b.d.	N/A	One large rusty tank observed on property.
Sign	\$100 each	t.b.d.	3' X 1.5' metal on post - uninstalled
Total	\$11,200	t.b.d.	

Table 2. Summary of Estimated Management Needs and Costs

t.b.d. To be determined; cost estimates have not been finalized.

V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions, and those identified in the ordinance are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

Florida Communities Trust:

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites.

Applications for the current cycle were due in August 2016. Currently, no funds have been appropriated by the State Legislature for conservation buying in 2017-18 other than for the Rural and Family Lands Program.

Florida Forever Program:

The Florida Forever Program has all current funds committed through July 1, 2017, with no funds forthcoming for 2017-18. This parcel **is not** inside a Florida Forever project boundary and is unlikely to be selected for funding.

Save Our Rivers Program / South Florida Water Management District:

SFWMD staff had previously advised that Save Our Rivers funding partnerships are unlikely unless parcels are part of Comprehensive Everglades Restoration Project (CERP) boundaries. This parcel is not within CERP project boundaries.

SFWMD staff has advised that this parcel is not within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

Other Potential Partner Funding Sources:

Since the parcel is within the Rookery Bay NERR project boundary, staff is seeking to determine whether a funding partnership is possible.

VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit E. In 2005, A total score of 282 out of a possible 400 was achieved. When updated in 2017 a total score of 276 out of 400 was achieved. This slightly lower score is the result of removing 20 points in the Land Management Section that were previously given because in 2005 Rookery Bay was receptive to managing this parcel. At this time, Rookery Bay would not be receptive to managing the parcel, though a partnership is possible in the future.

Table 3.	Tabulation of Secondary Screening Criteria
2005 Sco	ring

Secondary Screening Criteria	Possible Points	Scored Points	Percent of Possible Score
Ecological	100	81	81%
Human Values/Aesthetics	100	63	63%
Vulnerability	100	45	45%
Management	100	93	93%
Total Score:	71%		
Percent of Maximum Score:			71%

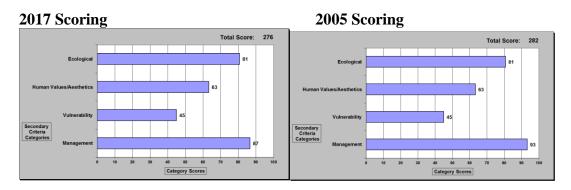
Percent of Maximum Score:

oring

	Possible	Scored	Percent of Possible
Secondary Screening Criteria	Points	Points	Score
Ecological	100	81	81%
Human Values/Aesthetics	100	63	63%
Vulnerability	100	45	45%
Management	100	87	87%
Total Score:	400	276	69%
			000/

Percent of Maximum Score: 69%

Figure 4. Secondary Screening Criteria Scoring



Summary of factors contributing to score

<u>Ecological:</u> 81 This score was achieved because the parcel contains priority plant communities, is contiguous with current conservation lands, offers listed species habitat and provides for the conveyance, storage and some treatment for some of the storm water entering Rookery Bay, and is in good ecological shape. The score was lowered slightly because no listed species were observed on site, the parcel offers only moderate aquifer recharge and the parcel contains only 3 different types of vegetation communities.

<u>Human Values/Aesthetics: 63</u> This score was achieved because the parcel is located within the Urban Coastal area adjacent to a major roadway and is highly visible. The score was lowered slightly because the parcel is only accessible by an unpaved road and it offers limited natural resource-based recreation opportunities.

<u>Vulnerability: 45</u> This parcel is currently zoned for Agriculture, with a density of one unit per five acres allowed.

<u>Management:</u> 87 Exotic plant coverage is minimal, and the natural communities present will not require special management.

<u>Parcel Size:</u> Approximately 28.7 acres While parcel size was not scored, the ordinance advises that based on comparative size, the larger of similar parcels is preferred.

Exhibit A. FLUCCs Map

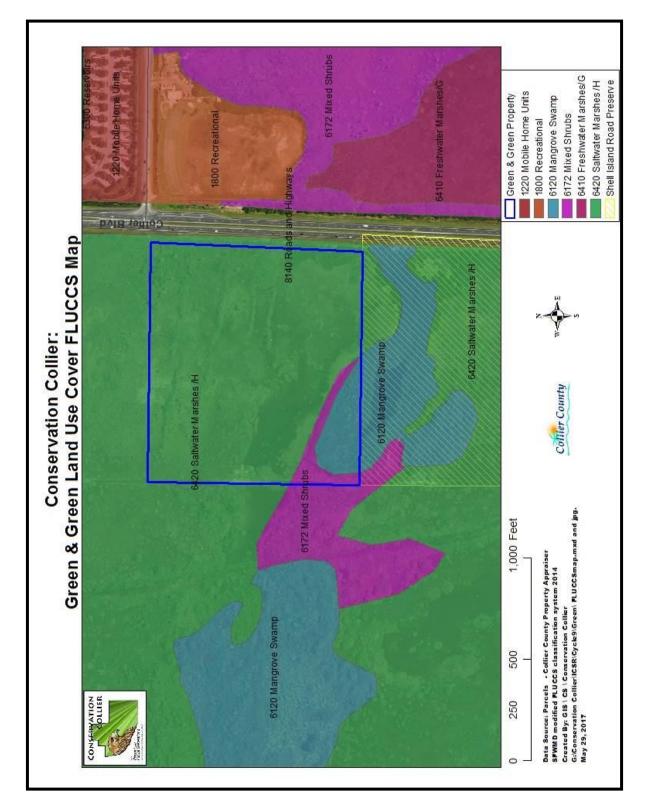
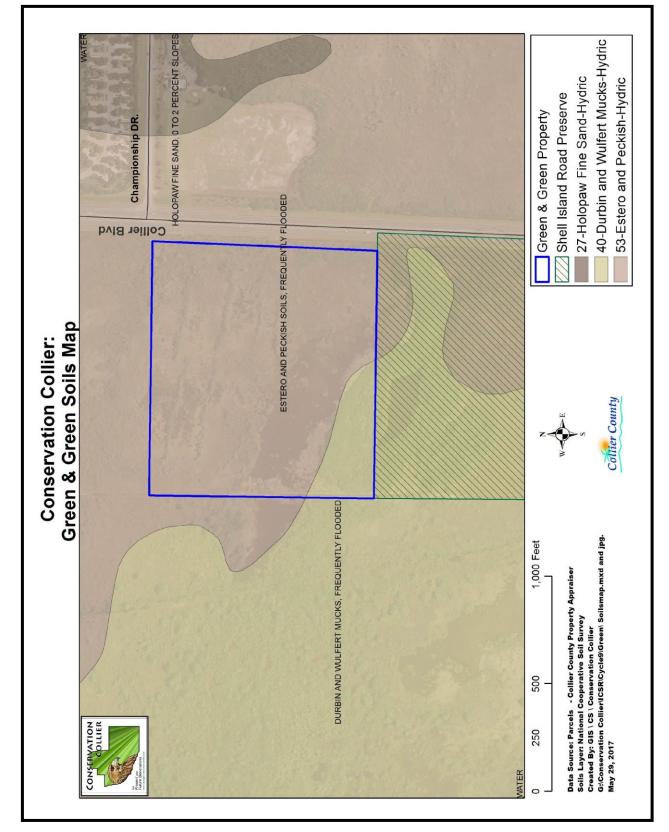


Exhibit B. Soils Map



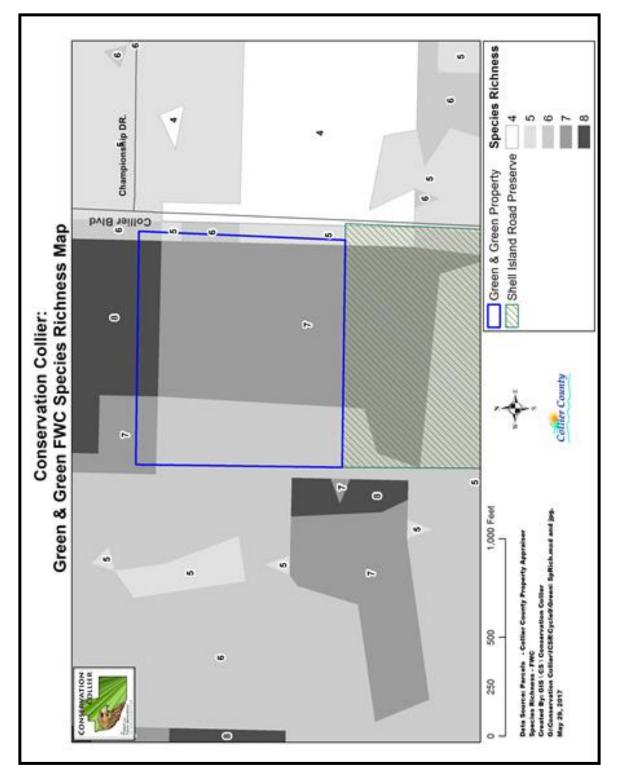


Exhibit C. Species Richness Map



Exhibit D. Wellfield Protection and Aquifer Recharge Maps

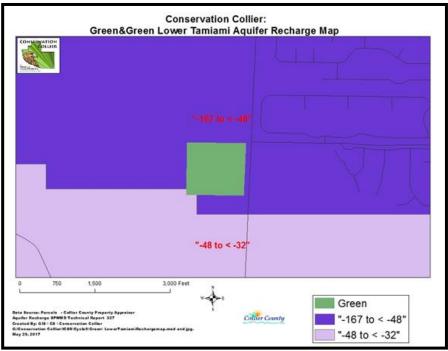


Exhibit E. Completed and Scored Secondary Criteria Screening Form

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2. Listed species a. Listed wildlife species are observed on the parcel 80 <i>If a. or b. are scored, then c. Species Richness is not scored. Provide documentation source</i> - Bear and panther telemetry				
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Provide documentation source - Bear and panther telemetry		80		If a. or b. are scored, then c. Species Richness is not scored.
b. Eisted withing species have been documented on the parcer by 70 points on surrounding parcers	b. Listed wildlife species have been documented on the parcel by	70		points on surrounding parcels

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

Subtotal	300	190	
			× ×
characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20	20	along with canal frontage make this an aesthetically appealing parcel Outstanding marsh view
b. Add up to 20 points if the site contains outstanding aesthetic			Provide a description and photo document atioon of the outstanding characteristic - mature pines and native orchids,
 a. Percent of perimeter that can me seen by public. Score based on percentage of frontage of parcel on public thoroughfare 	80	20	Score between 0 and 80 based on the percentage of the para perimeter that can be seen by the public from a public thoroughfare 25% can be seen from 951
recreation 3. Enhancement of Aesthetic Setting	0		
recreation beyond simply accessing and walking on it d. Parcel does not offer opportunities for natural-resource based	50		
c. Parcel offers limited opportunities for natural-resource based	EO		
program, including but not limited to, environmental education, hiking, and nature photography.	75	75	potential for wildlife watching platform
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this			
photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature			
a. Parcel offers multiple opportunities for natural resource-based			
d. Parcel does not have physical or known legal access 2. Recreational Potential (Select the Highest Score)	0		
c. Parcel has seasonal access only or unimproved access easer	75 50	15	n tooses is nom in E casement but parter is also along \$51
 a. Parcel has access from a paved road b. Parcel has access from an unpaved road 	100 75	75	Access is from FPL easement but parcel is also along 951
1. Access (Select the Highest Score)			
A Human Social Values/Aesthetics	Possible points	Scored points	Comments
Human Values/Aesthetics	<u> </u>		
1. Ecological Total Score	100	81	Sum of 1A, 1B, 1C, 1D then divided by 4
1.D Total	100	100	
ecological link exists between the parcel and nearest conservation land	20		
d. If not contiguous and developed, add 20 points if an intact			
 c. Property not immediately contiguous, parcels in-between it and conservation land are developed 	0		
and the conservation land are undeveloped.	50		
conservation easement. b. Property not immediately contiguous, parcels in between it	100	100	next to Shell Island and Rookery Bay NERR
 Proximity and Connectivity Property immediately contiguous with conservation land or 			
nds	points	points	Comments
1.C Total D Protection and Enhancement of Current Conservation	100 Possible	74 Scored	Divide the subtotal by 3
Subtotal	300	223	
 d. Conditions are such that parcel cannot be restored to high ecological function 	0		explain limiting conditions
ecological function.	15		
exotics and alterations in topography. c. Parcel will require major alterations to be restored to high	50		
require moderate work, including but not limited to removal of			
minimal alteration b. Parcel can be restored to high ecological function but will	100	100	Parcel is in good ecological shape
a. Parcel can be restored to high ecological function with			
e. Listed plant species observed on parcel - add additional 20 poi 3. Restoration Potential	20		
c. Species Richness score ranging from 10 to 70 d. Rookery found on the parcel	10		
	70	48	Richness map - 1/3 is 6 and 2/3 is 7

Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

	Contin	lucuj	
3. Vulnerability to Development/Degradation			
3.A Zoning/Land Use Designation	Possible	Scored points	Comments
 Zoning/Land Use Designation Zoning allows for Single Family, Multifamily, industrial or commentation 	points 50	points	Comments
 Zoning allows for density of no greater than 1 unit per 5 acres 	45	15	Zoning is Agricultural
3. Zoning allows for agricultural use /density of no greater than 1 ur		40	
4. Zoning favors stewardship or conservation	40		
5. If parcel has ST overlay, remove 20 points	-20		
	-20		
6. Property has been rezoned and/or there is SDP approval			
7. SFWMD and/or USACOE permit has been issued	25 15		
8. A rezone or SDP application has been submitted	15		
9. SFWMD and/or USACOE permit has been applied for	15		
3. Vulnerability Total Score	100	45	
4. Feasibility and Costs of Management			
	Possible	Scored	
A Hydrologic Management Needs	points	points	Comments
1. No hydrologic changes are necessary to sustain qualities of			
site in perpetuity	100	100	no hydrologic changes necessary
2. Minimal hydrologic changes are required to restore function,			
such a cut in an existing berm	75		
3. Moderate hydrologic changes are required to restore function,			
such as removal of existing berms or minor re-grading that require			
use of machinery	50		
4. Significant hydologic changes are required to restore function,			
such as re-grading of substantial portions of the site, placement of			
a berm, removal of a road bed, culvert or the elevation of the water			
table by installing a physical structure and/or changes unlikley	0		
5.A Total	100	100	
	Possible	Scored	
I.B Exotics Management Needs	points	points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
			less than 25% Melaleuca - minimal torpedograss - some
b. Exotic plants constitute less than 25% of plant cover	80	80	Brazilian pepper on FPL easement and along 951
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
maintenance effort and management will be needed (e.g., heavy			
infestation by air potato or downy rosemytle)	-20		
g. Adjacent lands contain substantial seed source and exotic	_		
removal is not presently required	-20		
5.B Total			
5.6 104	100	80	
	Possible	Scored	
			Comments
	Possible	Scored	Comments
.C Land Manageability	Possible	Scored	Comments
.C Land Manageability 1. Parcel requires minimal maintenance and management,	Possible	Scored points	
 C Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where 	Possible points	Scored points	Comments
 LC Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 	Possible points	Scored points	
 C Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, 	Possible points	Scored points	
.C Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire	Possible points 80	Scored points	
 C Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning 	Possible points	Scored points	
 C Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, 	Possible points 80	Scored points	
 C Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, 	Possible points 80	Scored points	
 Leand Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means 	Possible points 80 60	Scored points	
 LC Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning 3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish 	Possible points 80 60 40	Scored points	
 LC Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means 	Possible points 80 60	Scored points	
 Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish Add 20 points if the mainenance by another entity is likely 	Possible points 80 60 40 20	Scored points	
 C Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish Add 20 points if the mainenance by another entity is likely Subtract 10 points if chronic dumping or trespass issues exist 	Possible points 80 60 40 20 -10	Scored points 80	
C Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning 3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish 4. Add 20 points if the mainenance by another entity is likely 5. Subtract 10 points if chronic dumping or trespass issues exist 5.C Total	Possible points 80 60 40 20 -10 100	Scored points 80	wetland marsh
 C Land Manageability Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish Add 20 points if the mainenance by another entity is likely Subtract 10 points if chronic dumping or trespass issues exist 	Possible points 80 60 40 20 -10	Scored points 80	
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LC Land Manageability 1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely 2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning 3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish 4. Add 20 points if the mainenance by another entity is likely 5. Subtract 10 points if chronic dumping or trespass issues exist 5.C Total	Possible points 80 60 40 20 -10 100	Scored points 80	wetland marsh

Exhibit F. Photographs



Photos 1 and 2. Typical view, center of property

6/30/2005



5/30/2017

Photo 3. One of several ridges of slightly higher elevation within the property. Trees are primarily buttonwoods.



6/30/2005

Photo 4. Freshwater wetlands with black rush



6/30/2005



Photo 5. Photo shows average water depth found throughout property

6/30/2005

Photo 6. Depressional area on eastern edge of property



6/30/2005

Photos 7 and 8. Cattails lining the edge of freshwater marsh and mangroves



6/30/2005



5/30/2017

Photo 9. Transitional zone between mangroves and freshwater marsh with saltmarsh cordgrass



6/30/2005

Photo 10. Melaleuca along north end of parcel



5/30/2017

Photos 11 and 12. View of property looking west



6/30/2005



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Name: Green & Green Investments, Inc.	Date: June 5, 2017

Photo 13. View of property looking east from LCEC easement road



6/30/2005

Photos 14 and 15. Depressional area on eastern side of property



6/30/2005



5/30/2017