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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(M)(1)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	June 17, 2014
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing the acceptance of an environmentally endangered lands covenant in Miami-Dade County, Florida Resolution No. R-562-14

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan C. Zapata.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: June 17, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Acceptance of an Environmentally Endangered Lands Covenant in Miami-Dade County

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Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the acceptance of the covenant running with the land for the preservation and maintenance of environmentally endangered lands listed below and attached hereto.

Scope

This covenant is for two (2) properties located in the vicinity of Krome Avenue and theoretical SW 34 Street in Commission District 11 (Commissioner Zapata).

Fiscal Impact/Funding Source

In accordance with Sec. 193.501(3)(a) of the Florida Statutes and Chapter 25 B of the Miami-Dade County Code, these properties will receive preferential tax treatment through reductions in their assessed values from the Miami-Dade County Property Appraiser upon execution of the covenant and approval by the Board.

Track Record/Monitor

The Manager of the Natural Resources Planning Section, Craig Grossenbacher, in the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (RER-DERM), will monitor this covenant.

Background

Chapter 25B (Article II) of the Code of Miami-Dade County was approved by the Board under Ordinance No. 79-105 on December 4, 1979. This ordinance allows qualifying property owners to voluntarily enter into a 10-year covenant with the Board, stipulating that their property will be preserved and maintained in its natural state subject to one or more conservation restrictions. The purpose of the ordinance is to provide an economic incentive for owners of environmentally endangered lands, such as hammocks and pinelands, who choose to manage their land in a natural state and thereby maintain the land's natural resource values.

Upon approval by the Board and execution of the covenant, the properties will receive preferential tax treatment through a reduction in their assessed value from the Miami-Dade County Property Appraiser in accordance with the criteria in Section 193.501(3)(a), Florida Statutes. This will result in tax savings to the property owners. In the event that a property owner breaches any portion of the covenant, the property owner is then liable for all back taxes (i.e. taxes that would have been required had the endangered land assessment not been obtained) plus state-mandated interest penalties on the back taxes.

Under Chapter 25B of the Code, RER-DERM shall review proposed covenants and make recommendations to the Board as to whether the land qualifies as environmentally endangered. To qualify, lands must have unique ecological characteristics, have features of a rare or limited nature constituting wildlife habitat, have coastal protection elements or have scientific, geologic or archaeological significance. Examples of lands qualifying under Chapter 25B are mangrove forests, hammock and tree islands, pinelands, wetlands and native cypress forests.

There are currently 85 properties with environmentally endangered lands covenants in Miami-Dade County, comprising a total of 413.3 acres. The subject properties contain 7.86 contiguous acres of undeveloped freshwater wet prairie which qualify for an environmentally endangered lands covenant. The properties are located outside of the Urban Development Boundary but within the Bird Drive Everglades Basin, a 13 square mile area of wetlands with Krome Avenue as the western boundary. The properties are bordered by freshwater wetlands on all but the west side and are adjacent to properties owned by the South Florida Water Management District. The covenant includes a Wetlands Management Plan (Exhibit C to covenant) intended to reduce exotic plant infestations and reduce the disturbance of wetlands by recreational all terrain vehicles.

Once a site has been determined to qualify as environmentally endangered, the application and covenant are submitted to the Board for approval. The sites listed below meet the criteria for environmentally endangered lands. Therefore, the attached resolution is recommended for approval of the environmentally endangered lands covenant.

EEL Covenant

A) Jacqueline Ann Rose (7.86 acres of qualifying wetland)
Folios 30-4918-001-0275 and 30-4918-001-0280 located in Tracts 25 and 26 of Section 18, Township 54, Range 39, Miami-Dade County, Florida

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 17, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(M)(1)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(M)(1)
6-17-14

RESOLUTION NO. R-562-14

RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN ENVIRONMENTALLY ENDANGERED LANDS COVENANT IN MIAMI-DADE COUNTY, FLORIDA

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the attached covenant, covering properties identified as folio 30-4918-001-0280 and folio 30-4918-001-0275, located in the vicinity of Krome Avenue and SW 34 Street in Tracts 25 and 26 of Section 18, Township 54, Range 39 (7.86 acre wetland) has been submitted pursuant to Chapter 25B of the Code of Miami-Dade County, and Section 193.501, Florida Statutes, which both provide for beneficial ad valorem tax classifications for outdoor recreational or parkland and environmentally endangered lands; and

WHEREAS, the attached covenant has been executed and is being proffered to this Board for acceptance, as indicated in the Mayor's memorandum, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board finds that the attached covenant meets the criteria for County acceptance as set forth in Chapter 25B of the Code of Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby accepts the attached covenant and, pursuant to Resolution No. R-974-09, hereby directs the Mayor or the Mayor's designee to record the aforementioned covenant accepted herein in the Public Records of Miami-Dade County, Florida, and to provide recorded copies of the covenant accepted herein to the Clerk of the Board within thirty (30) days of acceptance of the covenant;

directs the Clerk of the Board to attach and permanently store a recorded copy of the covenant together with this Resolution; and directs the Mayor or the Mayor's designee to forward certified copies of same to the Property Appraiser.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Lynda Bell, Vice Chair			**aye**
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**absent**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**absent**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of June, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer-Raurell

THIS INSTRUMENT PREPARED BY:
Jacqueline Ann Rose
Mailing address:
2000 South Bayshore Dr, Villa 34
Coconut Grove, Florida 33133

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN TRACTS 25 AND 26 OF SECTION 18, TOWNSHIP 54, RANGE 39, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO #s 30-4918-001-0275 AND 30-4918-001-0280

WHEREAS, the undersigned Owner, Jacqueline Ann Rose, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

IN ORDER TO ASSURE the County that the representations made by the Owner in the application, pursuant to Chapter 25B of the Code of Miami-Dade County and Section 193.501 of the Florida Statutes, will be abided by the Owner freely, voluntarily, and without duress, the Owner makes the following Covenant covering and running with the property:

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated

herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

3. **County Inspection and Requests for Curative Action.** As further part of this Covenant, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, shall have the right, upon written notification to the, then, owner(s) of the Property, as reflected in the Property Appraiser's records, to inspect the Property at reasonable times to determine whether the Property is being maintained in the manner required by this Covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the then, owner(s) in writing by Certified Mail, return receipt requested, at the address of record from the Property Appraiser's office,, of the particular curative action required and the reasons therefor. The, then, owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor.

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by

the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After

approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.

10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.

12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.

13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 16TH day of May, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print John T. Joyner

sign _____

print Luis R. Moreno

sign _____

print _____

sign _____

print _____

OWNER(S):

sign Jacqueline Ann Rose

print JACQUELINE ANN ROSE

Address _____

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16 day of May, 2014, by Jacqueline Rose, who is personally known to me or who has produced FLDL R200 420 32 906 0 as identification and who did take an oath.

FRANCES O. RODGERS
MY COMMISSION EXPIRES
August 6, 2015
#EE 112200
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-4918-001-0275
Property Address:	LOCATED IN TRACTS 25 AND 26 OF SECTION 18, TOWNSHIP 54, RANGE 29 OF MIAMI-DADE COUNTY
Legal description:	18 54 39 10 AC MIAMI EVGL LAND CO SUB PB 2-3 S1/2 OF TRS 25 & 26 EEL ON 10 AC AS PER R-553-04 EXP 12/31/13 OR 17939-2442 & 2443 0198 5
Folio Number:	30-4918-001-0280
Property Address:	LOCATED IN TRACT 26 OF SECTION 18, TOWNSHIP 54, RANGE 29 OF MIAMI-DADE COUNTY
Legal description:	18 54 39 5 AC MIAMI EVGL LAND CO SUB PB 2-3 N1/2 OF TR 26 EEL EXP 12/31/13 EEL ON 5 AC AS PER R-553-04 OR 17939-2440 0198 5 (2)

Exhibit B

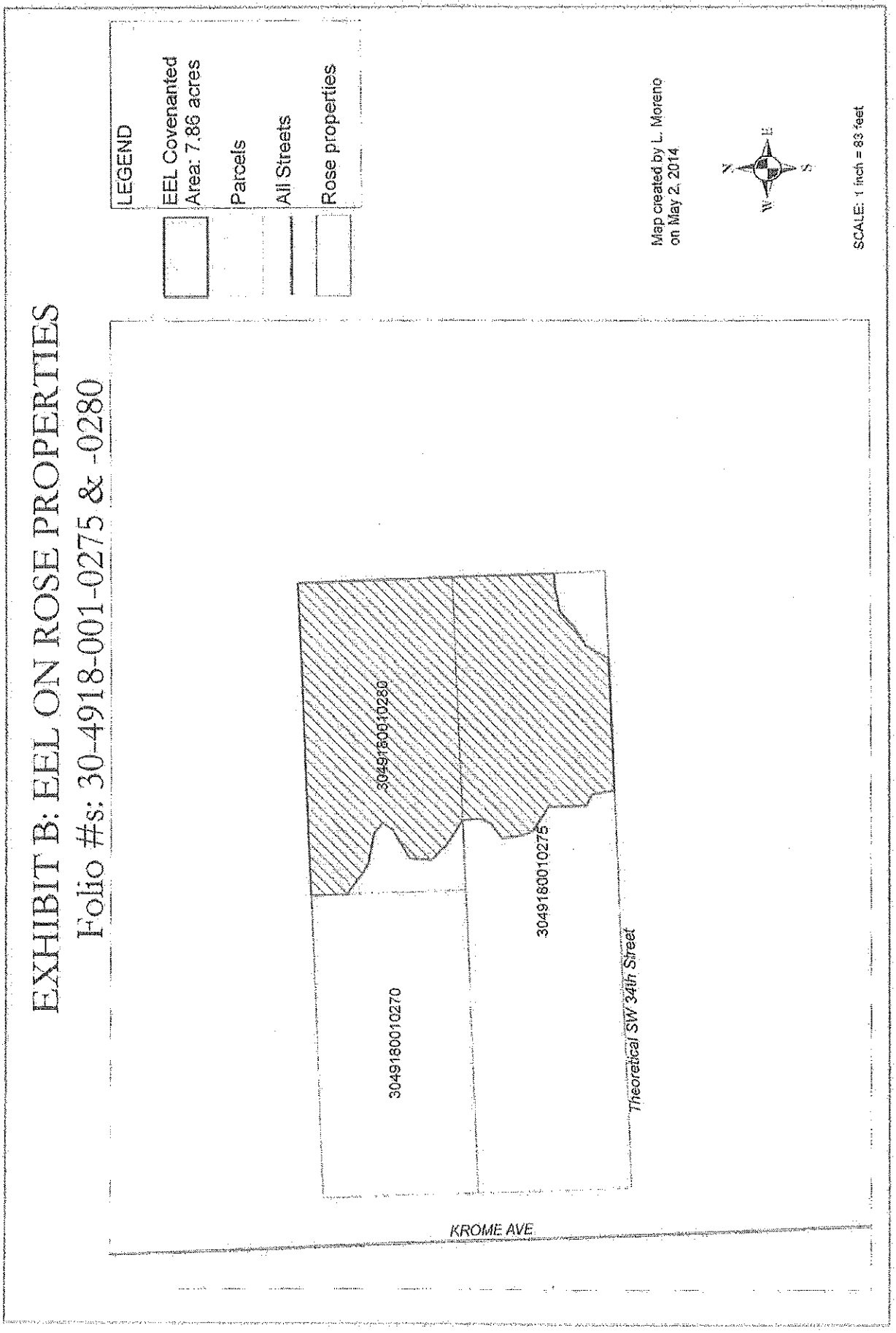
EXHIBIT B: EEL ON ROSE PROPERTIES
Folio #s: 30-4918-001-0275 & -0280
LEGEND
EEL Covenanted Area: 7.86 acres
Parcels
All Streets
Rose properties
Map created by L. Moreno on May 2, 2014
N
E
S
W
SCALE: 1 inch = 83 feet
3049180010270
3049180010275
3049180010280
Theoretical SW 34th Street
KROME AVE

Exhibit C
Wetlands Management Plan
for Jacqueline Ann Rose Properties,
Folios 30-4918-001-0275 and 30-4918-001-0280

Location: In tracts 25 and 26 of section 18, township 54, range 39 of Miami-Dade County, Florida.

Size: Approximately 15 acres total size of both parcels
7.86 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #s: 30-4918-001-0275 and 30-4918-001-0280

Habitat: Freshwater wet prairie

Location

The properties are located within the Bird Drive Everglades basin, a thirteen (13) square mile area of wetlands bound by the west by Krome Ave. The site is accessible via the terminus of the canal right of way just east of Krome Ave. The site consists of undeveloped parcels outside the urban development boundary (UDB). It is bordered by freshwater wetlands on all but the western side.

Distance from nearest EEL/county-owned site: ~ 2.6 miles from Tree Island Park
Distance from nearest EEL covenant site: 10 miles
Distance from nearest county-designated Natural Forest Community (NFC): ~6 miles from Camp Matecumbe

Property Information

The properties contain 7.86 acres of undeveloped freshwater wet prairie which qualify for an EEL covenant. The properties are located within the Bird Drive Everglades basin and adjacent to properties owned and managed by the South Florida Water Management District.

The implementation of this management plan helps to reduce exotic plant infestations and continued disturbance of wetlands by recreational all terrain vehicles (ATV).

Present Condition

The EEL qualifying site is currently a wet prairie, dotted with areas of higher elevation dominated by *Melaleuca quinquenervia.* The interior contains areas of heavy ATV use, that have created mud pits and have scarred the site. The ATV use has altered the grade and hydrology of the wetland. Despite stands of invasive cover, native wetland plant species are found within the EEL qualifying site. Examples include, but are not limited to, *Cladium jamaicense* (sawgrass), *Eleocharis interstincta* (spike rush), *Muhlenbergia capillaris* (muhly grass) and *Rhynchospora colorata* (narrowfruit beaked sedge). A more complete plant list is included. The EEL qualifying site is benefiting from active management of properties to the south.

There are numerous exotic plants present at the properties including *M. quinquenervia* (melaleuca), *Casuarina equisetifolia* (Australian pine), *Lygodium microphyllum* (old world tree climbing fern), *Panicum repens* (torpedo grass) and *Schinus terebinthifolius* (Brazilian pepper). *M. quinquenervia* (melaleuca) was documented to be dominating numerous areas within the properties, including areas of higher elevation which may have historically been tree islands.

Conclusion

Overall, the EEL qualifying site is in average condition, but it will degrade without future management efforts, which are required pursuant to this Management Plan. Future management of the EEL qualifying site shall center on eliminating invasive exotic vegetation and controling further environmental degradation, particularly impacts from ATV use and other recreational disturbances.

Ecological Goals

1. Maintain and increase native wetland plant species.
2. Remove and control exotic plants on the entire EEL qualifying site.
3. Reduce further disturbance of the wet prairie substrate caused by vehicles including but not limited to ATV traffic and any other non-compatible use.

Management Goals

1. Eliminate invasive exotic plants to achieve 3% exotic cover or less.
2. Discourage/control ATV use via methods such as posting signage along the north and south property boundaries in the locations of past ATV use, in accordance with F.S Statue Section 810.011(5)(a)(1).

RER or successor department will periodically inspect the properties to ensure that management goals are achieved.

Management Techniques and Schedule

All exotic plant eradication work must be done by hand (i.e. chainsaw, hand tools). Alternative exotic plant eradication methods may be allowed upon prior written approval from the department. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the properties that is covered under this covenant without prior written approval from the department. Removal of the exotics shall be conducted in a manner that does not negatively impact the EEL covenanted area. Any activities including, but not limited to, ATV or recreational uses, that violate Section 24-48 of the Code of Miami-Dade County are prohibited. This management plan and associated covenant does not grant or authorize any permissions that may be needed for the treatment, removal and disposal of exotic plants.

Year 1-3: Herbicide treatment and control of all invasive exotic plants is required unless prior written approval for an alternative treatment technique is granted by the department. All exotic plant seedlings should be hand-pulled if possible. Use of appropriate herbicides to control exotics is required. Herbicides shall be selected and applied in accordance with all applicable local, State and Federal regulations. Multiple follow-up herbicide treatments may be needed for cut stumps (large trees may be treated with herbicide and left in place). Employ techniques to discourage/control ATV use.

Year 4-6: Continue invasive exotic treatment and control in all areas. Monitor areas previously treated for exotics to ensure native recolonization exceeds that of exotics. Continue to discourage/control ATV use.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure 3% or less exotic coverage at the site. Continue to discourage/control ATV use.

PLANT SPECIES LIST*

Plant taxa are listed by habit and origin. Key to Origin/Status codes:

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Aletris lutea	Colic root	N
Amphicarpum danaeifolium	Blue maiden cane	N
Andropogon glomeratus	Bluestem	N
Asclepias lanceolata	Butterfly weed	N
Baccharis glomeruliflora	Silverling	N
Bacopa caroliniana	Lemon hyssop	N
Bacopa monnieri	Water hyssop	E
Blechnum occidentale	Hammock fern	N
Bletia purpurea	Pine pink	N/FL threatened
Boehmeria cylindrical	Button hemp	N
Bulbostylis ciliatifolia	Capillary hairsedge	N
Casuarina equisetifolia	Australia pine	E / EPPC (I)
Centella asiatica	Coinwort	N
Cephalanthus occidentalis	Common buttonbush	N
Chrysobalanus icaco	Cocoplum	N
Cirsium horridulum	Purple thistle	N
Cladium jamaicense	Sawgrass	N
Coccoloba uvifera	Seagrape	N
Conoclinium coelestinum	Blue mistflower	N
Coreopsis leavenworthii	Tickweed	N
Eleocharis baldwinii	Baldwinn's spikerush	N
Eleocharis cellulose	Gulf coast spikerush	N
Eupatorium capillifolium	Dog-fennel	N
Eupatorium mikanioides	Semaphore eupatorium	N
Ficus aurea	Strangler fig	N
Ficus citrifolia	Short leaf fig	N
Flaveria linearis	Narrowleaf yellowtops	N
Fuirena scirpoidea	Southern umbrella sedge	N
Hymenocallis latifolia	Spider lily	N
Hypericum brachyphyllum	Coastalplain St. John's wort	N
Ilex cassine	Dahoon holly	N

Juncus megacephalus	Bighead rush	N
Lobelia glandulosa	Glade lobelia	N
Ludwigia peruviana	Peruvian primrose	N
Ludwigia repens	Creeping primrose	N
Lygodium microphyllum	Old world climbing fern	E / EPPC (I)
Melaleuca quinquenervia	Melaleuca	E / EPPC (I)
Muhlenbergia capillaries	Muhly grass	N
Mikania scandens	Climbing hempvine	N
Myrica cerifera	Wax myrtle	N
Myrsine cubana	Myrsine	N
Osmunda regalis	Royal fern	N
Oeceoclades maculata	African monk orchid	E
Oxypolis filiformis	Water dropwort	N
Panicum repens	Torpedo grass	E / EPPC (I)
Paspalum monostachyum	Gulfdune paspalum	N
Passiflora suberosa	Corky stem passion flower	N
Persea palustris	Swamp bay	N
Phyla nodiflora	Creeping charlie	N
Pluchea baccharis	Marsh fleabane	N
Pluchea carolinensis	Cure for all	E
Pluchea odorata	Sweet scent	N
Polygala violacea	Showy milkwort	N
Pontederia cordata	Pickerelweed	N
Rhynchospora colorata	White top	N
Rhynchospora inundata	Narrowfruit horned beaksedge	N
Sagittaria lancifolia	Giant arrowhead	N
Samolus ebracteatus	Water pimpernel	N
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Smilax laurifolia	Bamboo vine	N
Symphotrichum dumosum	Rice button aster	N
Teucrum canadense	Germander	N
Thelypteris kunthii	Shield fern	N
Vitus rotundifolia	Muscadine grapevine	N
Xanthosoma sagittifolium	Elephant's ear	E / EPPC (II)

***Please note that this is not a complete plant species list. The list includes the plants that account for the highest percentage of overall biomass within the properties.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

I, Jacqueline Ann Rose hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

Jacqueline Ann Rose
SIGNATURE

5/16/2014
DATE

I, _____ hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

_____
SIGNATURE

_____
DATE