

Exhibit K

Land Management Review Reports

- 2010 LMR (Performed while BRP was under the Management of Babcock Ranch Management)
- 2014 LMR (Performed while BRP was under the Management of Babcock Ranch Management)

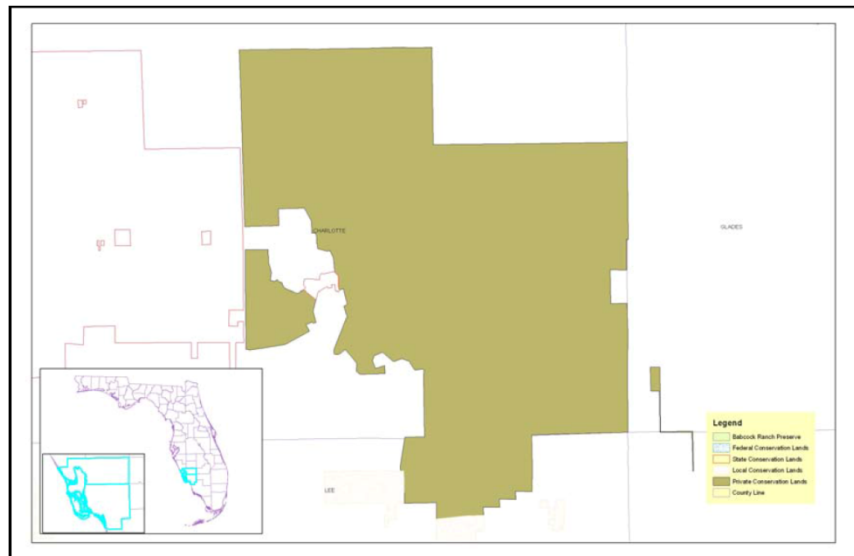
Name of Site: Babcock Ranch Preserve

County: Charlotte and Lee Counties

Managed by: Babcock Ranch Management

Acres: 73,239.17 Acres

Review Date: 06/7-10/10



Review Team Determination

Managed in accordance with
acquisition purpose? Yes =8, No = 0



Management practices, including public access,
in compliance with the management plan? Yes =8, No = 0



Categories	Management Plan Review	Field Review
Natural Communities	1.00	4.53
Listed Species	1.00	4.49
Natural Resource Survey	0.77	3.30
Cultural Resources	0.25	2.64
Prescribed Fire	0.96	4.92
Restoration	0.63	4.00
Ranch Operations	1.00	3.85
Exotic Species	0.90	3.41
Hydrology	1.00	4.19
Groundwater Monitoring	1.00	4.63
Surface Water Monitoring	1.00	4.50
Resource Protection	0.88	4.63
Adjacent Property Concerns	0.75	2.00
Public Access & Education	0.96	3.70
Management Resources	N/A	4.38
Managed Area Uses	1.00	N/A
Buildings, Equipment, Staff & Funding	N/A	3.28

Consensus Commendations to the Managing Agency

The following commendations resulted from discussion and vote of the review team members.

1. The team commends the Babcock Ranch Management staff for their ability to balance revenue and management while operating and working a ranch. (VOTE: 8+, 0-)
★★★★★★★★
2. The team commends the Babcock Ranch Management on their exemplary prescribed fire practices that continues to consistently and efficiently achieve a 3 year fire rotation on the property. (VOTE: 8+, 0-)
★★★★★★★★
3. The team commends the manager and the local and regional FWC and DOF staff on their partnership and exceptional level of cooperation in management of the ranch. (VOTE: 8+, 0-)
★★★★★★★★
4. The team commends the manager on the control efforts for Brazilian pepper, melaleuca and old world climbing fern using grant and in-house resources. (VOTE: 8+, 0-)
★★★★★★★★

Consensus Recommendations to the Managing Agency

The following recommendations resulted from a discussion and vote of review team members. The management plan must include responses to the recommendations identified below.

1. The team recommends that a dedicated funding source be secured for ongoing treatment of all invasive plants; priority should be placed on survey and treatment of cogongrass and old world climbing fern in Telegraph Swamp. (VOTE: 8+, 0-)
★★★★★★★★
Managing Agency Response: We agree that a dedicated funding source should be secured for ongoing treatment of invasives. We will actively pursue such opportunities, to the extent that we are aware of them. We will also, where appropriate, work with the various agencies and others toward this end.
2. The team recommends that the manager work with FWC, DOF and other partners to identify protocol and responsibilities to monitoring priority listed species. (VOTE: 8+, 0-)
★★★★★★★★
Managing Agency Response: We will be happy to work with FWC, DOF and other partners to identify protocol and responsibilities to monitoring priority listed species, recognizing the lack of funding and financial constraint that we are faced with.
3. The team recommends that farming, logging, hunting restrictions on the property be revisited in order to allow sufficient revenue generation and to be more consistent with the working ranch model, or that state funding be provided for loss of revenues associated with these historical uses. (VOTE: 8+, 0-)
★★★★★★★★
Managing Agency Response: We agree with the recommendation that farming and other restrictions be revisited. This will require some modification to both the Management Plan and the Management Agreement.

Checklist Findings

The following items received high scores on the review team checklist, which indicates that management actions exceeded expectations.

- Natural Communities, specifically wet/mesic/scrubby flatwoods, dry prairie, strand swamp and slough, basin/depression marsh, wet prairie, hydric hammock, mesic hammock and dome swamp.
- Listed Species, specifically animal inventory, RCW, Florida panther, gopher tortoise and plant inventory.
- Natural Resources Survey, specifically listed species or habitat monitoring, other non-game species or habitat monitoring, fire effects monitoring and invasive species survey/monitoring.
- Resource Management, specifically area being burned, frequency and quality.
- Restoration of Ruderal Areas, specifically SR31 Flatwoods Restoration.
- Ranch Operations, specifically cattle, forestry, row crops, apiary, turfgrass, tourism, and hunting/recreation.
- Non-Native, Invasive & Problem Species, specifically prevention and control of plants, animals, and pests/pathogens.
- Hydrologic/Geologic Function, specifically roads/culverts, ditches, hydro-period alteration, water level alteration, dams/reservoirs or other impoundments.
- Ground/Surface Water Monitoring, specifically ground and surface water quality and quantity.
- Resource Protection, specifically boundary survey, gates/fencing, signage and law enforcement presence.
- Adjacent Property Concerns, specifically expanding development.
- Public Access & Education, specifically roads, parking, wildlife, invasive species, habitat management activities, interpretive facilities and signs, recreational opportunities and management of visitor impacts.
- Managed Area Uses, specifically hiking, biking, horseback riding, camping, wildlife watching and hunting.

The following items received low scores on the review team checklist, which indicates that management actions noted during the Field Review (FR) were not considered sufficient (less than 2.5 score on average), or that the text noted in the Management Plan Review (PR) does not sufficiently address this issue (less than .5 score on average.). The management plan must include responses to the checklist items identified below:

1. Discussion in the management plan regarding Cultural Resources, specifically Cultural Resource Survey, Protection and Preservation. (PR)

Managing Agency Response: As further described below, there have been numerous efforts over the years related to archeological and cultural studies. Limited funding has precluded further efforts.

An archeological and cultural study was conducted by Kimley-Horn and Associates (KHA) in 2005 as a part of the due diligence study for the acquisition of the Babcock Ranch (Ranch). The process included an interview with several long-term employees. No archeological sites were found.

In addition, Dr. William Marquart, Professor at the Florida State Museum, University of Florida Professor–Archeology and Director of the Randell Research Center at Pineland in Lee County, reviewed State and local records for the Ranch and found no sites identified in the records.

A professionally contracted archeological study was conducted in the BRP farm field (panther mitigation project) restoration project adjacent to Curry Lake and State Road 31 prior to the beginning of the restoration project as an element of the permit requirement.

Kitson & Partners hired Steve Tutko, founder and implementer for Fred Babcock's eco-tour program and who worked with Mr. Babcock to review all the boxed documents in storage at the Ranch and in West Palm Beach searching for logging records, historic documents of significance, deeds, and other relevant legal or business documents to gain a historic perspective and to shed light on any past management practices, timbering, cattle and other related operations.

The State Management Review Team suggested that BRM and possibly BRI request that the Division of Historical Resources (DHR) conduct an archeological site and cultural study, with particular attention

focused on the potential of archeological sites near Jacks Branch and Telegraph Swamp/Creek. In addition, DHR will be requested to identify and evaluate historical structures and features to insure protection from inadvertent demolition.

In addition to the Kimley-Horn inventory of cultural structures, locations, and history recognized in the Management Plan as significant resources, BRM in collaboration with Kitson & Partners Babcock Ranch Community planning team, are searching for and identifying remnant elements such as logging winches, windmills and other artifacts used in the Ranch past activities that should be preserved, restored. Based upon guidance from DHR, these artifacts could be restored and made a part of the BRP historic story interpretive exhibit planned for the Discovery Center in the Town Center and/or for use at key interpretive BRP locations in future exhibits and venues.

2. Discussion in the management plan regarding Adjacent Property Concerns, specifically Inholdings/Additions. (PR, FR)

Managing Agency Response: There are no inholdings on BRP. Additional property concerns that were discussed during the land review were:

a) Neighbor at the south end (Jim English) requesting the Telegraph Cypress Water Management District modify the weir procedures for the district; and

b) In the past, Evans' property to the north had applied for a wastewater management dumping site. The application was denied by the Charlotte County Board of County Commissioners.

We are not aware of any other adjacent property owners.

APPENDIX A:

[illegible]

Turfgrass	III.D.5	1	1	1	1	1	1	1	1	1.00
Tourism	III.D.6	1	1	1	1	1	1	1	1	1.00
Hunting/Recreation	III.D.7	1	1	1	1	1	1	1	1	1.00
Non-Native, Invasive & Problem Species (III.E)										
Prevention										
prevention - plants	III.E.1.a	1	0	0	1	1	1	1	1	0.75
prevention - animals	III.E.1.b	1	1	1	1	1	1	1	1	1.00
prevention - pests/pathogens	III.E.1.c		0	1	1	0	1	1	1	0.71
Control										
control - plants	III.E.2.a	1	0	1	1	0	1	1	1	0.75
control - animals	III.E.2.b	1	1	1	1	0	1	1	1	0.88
control - pest/pathogens	III.E.2.c		0	1	1	0	1	1	1	0.71
Hydrologic/Geologic function Hydro-Alteration (III.F.1)										
Roads/culverts	III.F.1.a	1	1	1	1	1	1	1	1	1.00
Ditches	III.F.1.b	1	1	1	1	1	1	1	1	1.00
Hydro-period Alteration	III.F.1.c	1	1	1	1	1	1	1	1	1.00
Water Level Alteration	III.F.1.d	1	1	1	1	1	1	1	1	1.00
Dams, Reservoirs or other impoundments	III.F.1.e	1	1	1	1	1	1	1	1	1.00
Ground Water Monitoring (III.F.2)										
Ground water quality	III.F.2.a	1	1	1	1	1	1	1	1	1.00
Ground water quantity	III.F.2.b	1	1	1	1	1	1	1	1	1.00
Surface Water Monitoring (III.F.3)										
Surface water quality	III.F.3.a	1	1	1	1	1	1	1	1	1.00
Surface water quantity	III.F.3.b	1	1	1	1	1	1	1	1	1.00
Resource Protection (III.G)										
Boundary survey	III.G.1	1	1	1	1	1	1	1	1	1.00
Gates & fencing	III.G.2	1	1	1	1	0	1	1	1	0.88
Signage	III.G.3	1	0	1	1	0	1	1	1	0.75
Law enforcement presence	III.G.4	1	1	1	1	0	1	1	1	0.88
Adjacent Property Concerns (III.H)										
Land Use										
Expanding development	III.H.1.a	1	1	1	1	1	1	1	1	1.00
Inholdings/additions	III.H.2	0	0	1	0	1	0	1	1	0.50
Public Access & Education										
Public Access										
Roads	IV.1.a	1		1	1	1	1	1	1	1.00
Parking	IV.1.b	1		1	1	1	1	1	1	1.00
Environmental Education & Outreach										
Wildlife	IV.2.a	1		1	1	1	1	1	1	1.00
Invasive Species	IV.2.b	1		0	1	1	1	1	1	0.86
Habitat Management Activities	IV.2.c	1		1	1	1	1	1	1	1.00

[illegible]

SR 31 Flatwoods Restoration (80 acres)	III.B.1	4	4	5	4	4	4	4	3	4.00
Ranch Operations (III.D)										
Cattle	III.D.1	5	5	5	5	4	4	5	4	4.63
Forestry	III.D.2	5	4	5	3	5	4	4	4	4.25
Row Crops	III.D.3	3	4	5	5	2	4	2	4	3.63
Apiary	III.D.4	X	4	5		2	4	4	4	3.83
Turfgrass	III.D.5	4	4	5	5	3	4	4	4	4.13
Tourism	III.D.6	4	4	3	4	4	4	2	2	3.38
Hunting/Recreation	III.D.7	3	3	3	4	4	4	2	2	3.13
Non-Native, Invasive & Problem Species (III.E)										
Prevention										
prevention - plants	III.E.1.a	4	2	3	4	2	4	3	2	3.00
prevention - animals	III.E.1.b	4	3	4	4	4	4	3	4	3.75
prevention - pests/pathogens	III.E.1.c	X	3	4	4	3	4	4	X	3.67
Control										
control - plants	III.E.2.a	3	2	3	4	2	4	3	2	2.88
control - animals	III.E.2.b	4	3	4	4	2	4	3	4	3.50
control - pest/pathogens	III.E.2.c	X	3	4	4	4	4	3	X	3.67
Hydrologic/Geologic function Hydro-Alteration (III.E.1)										
Roads/culverts	III.F.1.a	4	4	5	4	5	4	4	4	4.25
Ditches	III.F.1.b	4	4	5	4	4	4	4	4	4.13
Hydro-period Alteration	III.F.1.c	4	4	5	X	4		4	4	4.17
Water Level Alteration	III.F.1.d	4	4	5	4	4		4	4	4.14
Dams, Reservoirs or other impoundments	III.F.1.e	4	4	5	4	5		4	4	4.29
Ground Water Monitoring (III.F.2)										
Ground water quality	III.F.2.a	4	5	5	5	5	4	5	4	4.63
Ground water quantity	III.F.2.b	4	5	5	5	5	4	5	4	4.63
Surface Water Monitoring (III.F.3)										
Surface water quality	III.F.3.a	4	4	5	5	5	4	5	4	4.50
Surface water quantity	III.F.3.b	4	4	5	5	5	4	5	4	4.50
Resource Protection (III.G)										
Boundary survey	III.G.1	5	4	5	5	5	5	5	4	4.75
Gates & fencing	III.G.2	4	5	5	5	5	5	5	4	4.75
Signage	III.G.3	5	3	5	5	5	5	4	4	4.50
Law enforcement presence	III.G.4	4	4	5	5	4	5	5	4	4.50
Adjacent Property Concerns (III.H)										
Land Use										
Expanding development	III.H.1.a	4	4	5	4	4	4	4	3	4.00
Inholdings/additions	III.H.2	0					X			0.00
Public Access & Education										
Public Access										
Roads	IV.1.a	4	4	5	4	4	4	4	4	4.13
Parking	IV.1.b	4	4	0	4	5	4	5	4	3.75

Environmental Education & Outreach										
Wildlife	IV.2.a	4	3	5	4	5	5	2	4	4.00
Invasive Species	IV.2.b	3	3	3	4	4	5	2	4	3.50
Habitat Management Activities	IV.2.c	3	3	5	4	4	5	2	4	3.75
Interpretive facilities and signs	IV.3	3	3	4	X	4	X	2	1	2.83
Recreational Opportunities	IV.4	3	3	4	5	4	5	2	2	3.50
Management of Visitor Impacts	IV.5	4	3	4	4	5	5	5	3	4.13
Management Resources										
Maintenance										
Waste disposal	V.1.a	4	4	5	4	4	5	5	4	4.38
Sanitary facilities	V.1.b	4	4	5	4	4	5	5	4	4.38
Infrastructure										
Buildings	V.2.a	4	4	4	4	4	3	3	5	3.88
Equipment	V.2.b	5	4	4	4	4	3	4	4	4.00
Staff	V.3	2	3	5	3	3	2	2	4	3.00
Funding	V.4	2	2	3	4	2	1	2	2	2.25

APPENDIX B:

I.A. Natural Communities

- The management plan needs to be updated with results of the 2008 FNAI natural community mapping and descriptions – as well as plant lists for each habitat type. Most of mesic flatwoods and dry prairie observed appeared to be in good condition with long history of cool, winter prescribed fires. Good recent efforts of early spring burning in the longleaf pine flatwoods in the northeast section of the ranch. There are a few areas of flatwoods that may require mechanical treatments to reduce heavy palmetto, however more frequent early spring burning may be effective in reducing these palmetto levels. Dry prairies all looked like they'd been receiving routine burning and appeared to be in excellent condition. Other than the large curry lake marsh – all the marshes imbedded in the flatwoods were in excellent condition. Cypress domes all looked good with fire-maintained ecotones with few ditches or hydrological impacts.
- Cogon Grass has become & must remain a high control priority & old world climbing fern.
- I believe the overall management and diversity across the property meets many goals for this unique situation. Special note: in which a plan is in action to address the cogon grass.
- The ranch does a great job at getting fire on the ground with available resources and keeping up with the 3yr burning rotation.
- Burn frequency – Babcock does a great job, however, natural condition (dry) prohibit increasing the frequency. Cogon grass a problem – FWC to help w/a plan TBD. Lygodium in cypress domes – manager is treating areas currently and in the future.
- Reduce palmetto in flatwoods but leave thick patches. Curry lake not in maint. mode.
- Conditions in pine flatwoods are good. The mosaic of older and younger flatwoods is good for panthers. Leaving some overgrown areas would further benefit panthers. Cogon grass is a concern for the maintenance of uplands. Climbing fern affects maintenance of cypress swamp. Depression Marsh – Curry Lake is not in maintenance, but the majority of the other depression marshes are in excellent condition.

I.B. Listed Species

- Excellent baseline surveys by FNAI of listed plants and animals on the property. Additional RCW monitoring through individual banding is recommended in the future.
- Increase monitoring efforts for listed plants and animals, particularly RCW banding.
- RCW banding – FGCU interns should be contacted to band. G, b, c – addressed thru land management practices – improving habitat which they are doing an excellent job.
- Recommend management for Florida Bonetted Bat.
- Habitat management for these animal species is sufficient, and in the case of the RCW more than sufficient, but the lack of routine population monitoring is a concern. There is a huge opportunity to contribute to the body of knowledge for many imperiled animal species that is not being utilized. Ranch management and land management is working well within the hybrid private and state cooperation model, but species monitoring is severely lacking.

I.C. Natural Resources Survey

- Excellent baseline survey data on a multitude of listed flora & fauna, however efforts are needed to identify appropriate monitoring.
- Invasive plants are the singular biggest issue for natural resources management on the ranch.
- In my opinion there is some confusion on who is responsible for what here. Normal ranching operational activities being taken care of but extra monitoring a little confusion.
- Increase mapping treatment efforts for invasive plant species.
- Listed Species – FWC stated manager is held to federal standards. Federal Standards requires banding. FWC needs to help develop plans w/the manager plans to monitor the important species, if needed.
- Non-game species need monitoring plan and protocol.
- Overall, monitoring is lacking. There is little quantification of invasive species or fire effects. The responsibility of listed and non-game species is unclear. Ranch management is effective but the needs of the area as public lands don't seem to be met by the resources generated through ranch management operations.

II.A.B. Cultural Resources

- Suggest DHIR work with manager to identify and document cultural sites associated with ranching and other historical use of the property and record on the state master site file. DHIR should provide guidelines for protection and monitoring of those historical buildings and sites.
- More effort is needed to address appropriate documentation.
- Historic/cultural recording/documentation is needed. FL DHR should take more active role in this effort.
- Ranch manager has excellent recall of history of ranching, operation and historical site that somehow should be captured.
- Increased efforts to get DHR involved and acquainted with historic sites on property since it is their responsibility to catalog and protect them.
- Management Plan states to coordinate with DOS.
- Need more info about cultural resources.

III.A. Resource Management

- Excellent burning accomplishments with annual prescribed fire on nearly one-third of the burnable acres each year. Good.
- Prescribed fire is the best, long-term, management activity on the ranch – done at low cost – over 100 years.
- Excellent burning abilities to cover acreage do to condition and labor force.
- Obviously work hard on prescribed fire and doing a great job with it.

III.B. Restoration

- Balance between working ranch production and ecological restoration is tricky.
- That is a dangerous area to restore for panthers and it will be a long time before that area will provide cover.

III.E. Ranch Operations

- Challenges related to phase out of row crop.
- Good recent efforts to promote and increase wilderness tour visitation. Very professional efforts at cattle ranching silvicultural plans and actual timber harvesting practices all appeared to be well executed. Encourage additional survey/data be collected on pine recruitment to determine zones of adequate regeneration. Allowable cut should take into account merchantable in –growth from regeneration stands.
- Overall ranch operations is well done. Cooperation of private manager, FWC and DOF staff is exceptional. Reductions in operating revenue due to public purchase needs to be addressed.
- Row cropping, apiary, turfgrass operations will not be preserved under management plan.
- Due to economy, maybe extend the row crops to be extended to help with the ranch operations.
- Doesn't appear that ranch management alone can provide tourism and hunting/recreation opportunities independently to meet requirements in the management plan.

III.E. Non-Native, Invasive & Problem Species

- Cogon & lygodium challenge
- Greater efforts are needed to treat extensive small pockets of cogon grass throughout the mesic flatwoods. Excellent work by the ranch staff to treat 300 acres of melaleuca in a section of wet prairie. Also ranch staff completed an excellent project of Brazilian pepper removal over several hundred acres. Additional survey and treatment is needed for climbing fern in the core area of Telegraph Swamp.
- Budget/funding limitations reduce effectiveness.
- Prevention of cogon grass. I believe management is doing what is economically feasible to operate as ranching operation.
- Increased effort to prevent and control spread of cogon grass. Increased funding to treat invasive plant infestation.
- Manager is limited by manpower for treating areas and working the farm. Recommend more revenue generating activities to help meet the requirements. Would Babcock consider accepting funds for exotic treatment.
- Cogon grass.

III.F. Hydrologic/Geologic Function

- Good access roads for management purposes.
- Good efforts at maintaining roads and culverts throughout the property. Good work to monitor and hold water in the Telegraph Swamp through general spillways.
- Continues within South Florida Water Management District requirements – all in compliance. Babcock ranch community settlement agreement will result in advanced modeling effort. Excellent water quality.
- Appears to be in normal maintenance and operational to sustain access and water levels.
- Recommend that a SFWMD rep be invited to the management plan review. Would be beneficial for water/stormwater info and permit requirements. Piezometers installed. DEP TMDL

III.G. Resource Protection

- Ongoing, high priority issue – well done.
- Has funding for trespassing enforcement.

III.H. Adjacent Property Concerns

- Addressed adjacent site (Evans Ranch) regional solid waste landfill proposal. Concern of settlement agreement surface water.
- Pending development is a concern but it is clear that the ranch manager is involved and addressing concerns.

IV. Public Access & Education

- Move to next tier hunting for revenue.
- Access for hunters is good on the 19000 acres footprint trail seems appropriate for limited number of visitors desiring trail access to the property. Encourage assessment of visitation at this site before additional recreation improvements are pursued.
- Will better develop over time. Further offerings that provide additional ranch revenue should be higher priority.
- Need to quantify visitor usage of Preserve.
- Education/outreach through ecotourism is okay but there is likely more opportunity with more revenue from ranch management.

V. Infrastructure/Management Resources

- Need for additional funding for exotic removal next tier hunt would fund additional habitat and species monitoring.
- Additional funds or revenue sources are needed to support planned recreation improvements, invasive plant control, biological monitoring etc. Legislative funds are needed to accomplish resource management and recreation improvements given the loss of farm revenues from hunt leases, wetland logging and farming.
- Difficult to fund all demands with reduced revenue. Staff is very efficient, but additional would improve management and timeliness of work. Example: 2.5 men burn crew for entire site – amazing. Funding must be addressed and is inadequate. Process for funding requests must be clear and supported by all layers and agencies.
- Funding is appropriate to maintain. If extra is expected, outside sources of funding will need to be expected. A recommendation that I may suggest for funding would be to revisit old revenue generating sources. Note: farming, hunting and logging operations. This may be done through an educational opportunity to public to show the importance of these type operations to the sustainability of such a unique situation.
- They have repaired some buildings but chose to redo exotic removal and will repair buildings this year.
- Revenue generated by ranch activities is sufficient for land management needs but doesn't seem to be sufficient to meet needs of the area as public lands without generating revenue from hunting or farming.

VI. Managed Area Uses

- Can be tough balance as working ranch.

Management Review Determination

- Babcock Ranch is a model for the future that provides significant revenue to offset management costs while retaining sound ecological values and protection of natural resources.
- Many specifics are postponed due to a lack of resources (staff and funding) however.

2014 Land Management Review Team Report for Babcock Ranch Preserve

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1. Introduction

Section 259.036, F.S. requires a periodic on-site review of conservation and recreation lands titled in the name of the Board of Trustees to determine (1) whether the lands are being managed for the purposes for which they were acquired and (2) whether they are being managed in accordance with their land management plan adopted pursuant to s. 259.032, F.S. In case where the managed areas exceed 1,000 acres in size, such a review must be scheduled at least every five years. In conducting this review, a statutorily constructed review team "shall evaluate the extent to which the existing management plan provides sufficient protection to threatened or endangered species, unique or important natural or physical features, geological or hydrological functions or archaeological features. The review shall also evaluate the extent to which the land is being managed for the purposes for which it was acquired and the degree to which actual management practices, including public access, are in compliance with the adopted management plan."

The land management review teams are coordinated by the Division of State Lands and consist of representatives from the Division of Recreation and Parks (DEP), the Florida Forest Service (DACS), the Fish and Wildlife Conservation Commission, the local government in which the property is located, the DEP District in which the parcel is located, the local soil and water conservation district, a conservation organization member, and a local private land manager.

Each Land Management Review Report is divided into three sections. Section 1 provides the details of the property being reviewed as well as the overall results of the report. Section 2 provides details of the Field Review, in which the Review Team inspects the results of management actions on the site. Section 3 provides details of the Land Management Plan Review, in which the team determines the extent to which the Management Plan provides for and documents adequate natural and recreational resource protection.

Finally, each report may also contain an Appendix that lists individual team member comments. This is a compilation of feedback, concerns or other thoughts raised by individual team members, but not necessarily indicative of the final consensus reached by the Land Management Review Team.

1.1. Property Reviewed in this Report

Name of Site: Babcock Ranch Preserve

Managed by: Babcock Ranch Management (BRM)

Acres: 73,239.17

County(ies): Charlotte/Lee County

Purpose(s) for Acquisition:

Acquisition Program(s): Florida Forever

Original Acquisition Date: 7/27/2006

Area Reviewed: Entire Property

Last Management Plan Approval Date: 7/29/2008

Review Date: 7/31/2014

Agency Manager and Key Staff Present:

- Steve Smith, Manager

Review Team Members Present (voting)

- DRP: Jonathan Meyer
- FWC: Jennifer Myers
- FFS: Bill Korn
- DEP:
- SWCD: Andy Dodd
- Local gov't:
- Conservation organization: Carolyn Moore
- Private land manager: Rick Joyce

Other Non-Team Members Present (attending)

- Keith Singleton, DEP/DSL
- Jeff McGrady, FWC
- Carl Conrath, FFS
- Jackie Smith, FWC/IPMS

1.2 Property Map



1.3. Overview of Land Management Review Results

Is the property managed in accordance with the purposes for which it was acquired?

Yes = 6, No = 0

Are the management practices, including public access, in compliance with the management plan?

Yes = 6, No = 0

Table 1 shows the average scores received for each applicable category of review. *Field Review* scores refer to the adequacy of management actions in the field, while *Management Plan Review* scores refer to adequacy of discussion of these topics in the management plan. Scores range from 1 to 5 with 5 signifying excellence. For a more detailed key to the scores, please see Appendix A.

Table 1: Results at a glance.

Major Land Management Categories	Field Review	Management Plan Review
Natural Communities / Forest Management	4.09	3.71
Prescribed Fire / Habitat Restoration	4.72	2.81
Hydrology	4.13	3.67
Imperiled Species	4.00	3.81
Exotic / Invasive Species	3.89	3.61
Cultural Resources	4.08	3.50
Public Access / Education / Law Enforcement	4.45	3.67
Infrastructure / Equipment / Staffing	3.89	N/A

Color Code (See Appendix A for detail)

Excellent	Above Average	Below Average	Poor
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1.3.1 Consensus Commendations for the Managing Agency

The following commendations resulted from discussion and vote of the review team members:

1. The team commends the Babcock Ranch Preserve (BRP) staff for their continued efforts to achieve a very high level of prescribed fire acreage (20,000 acres) every year, which is an extraordinary accomplishment. (6+, 0-)
2. The team commends the BRP staff for their increased effort to locate, map, and treat cogon grass populations throughout the ranch. (6+, 0-)
3. The team commends the BRP manager and FWC Regional Biologist for their efforts to successfully pursue a program of "Tier II" hunting leases throughout the property, which has greatly increased ranch revenues. (6+, 0-)

4. The team commends the BRP manager and staff overall efforts into increased effort and spending on exotic pest plant control. (6+, 0-)
5. The team commends the BRP manager recruitment and lease with a large scale sustainable (certified organic) fruit and vegetable farms. (6+, 0-)
6. The team commends the BRP manager on completing the major weir to increase hydroperiod of Curry Lake basin marsh and has already increase mortality of undesired wax myrtle. (6+, 0-)

1.3.2. Consensus Recommendations to the Managing Agency

The following recommendations resulted from a discussion and vote of review team members. The next management plan update should include information about how these recommendations have been addressed:

1. The team recommends that BRP continue to seek opportunities for late winter / growing season burning. (6+, 0-)

Managing Agency Response:

Recognizing the benefits of growing season burns the manager elects to burn during the dormant season due to limited staffing. Burning during dormant season allows the manager to utilize the same personnel for other ranch activities during the growing season and maintain a working ranch that is economically sustainable.

2. Field Review Details

2.1 Field Review Checklist Findings

The following items received high scores on the review team checklist, which indicates that management actions exceeded expectations.

1. **Natural Communities, specifically wet, mesic, scrubby flatwoods, dry prairie, strand swamp and slough, basin and depression marsh, wet prairie, hydric hammock, mesic hammock and dome swamp:**
2. **Listed Species Protection and Preservation, specifically animals, red-cockaded woodpecker, Florida bonneted bat and plants:**
3. **Natural Resources Survey/Monitoring Resources, specifically invasive species survey and monitoring:**
4. **Cultural Resources, specifically protection and preservation:**

5. Resource Management, Prescribed Fire, specifically area being burned, frequency and quality:
6. Restoration, specifically SR 31 flatwoods restoration:
7. Ranch Operations, specifically cattle, forestry, row crops, apiary, tourism and hunting/recreation:
8. Non-Native, Invasive & Problem Species, specifically control of plants and animals:
9. Ground Water Monitoring, specifically water quality and quantity:
10. Surface Water Monitoring, specifically water quality and quantity:
11. Resource Protection, specifically boundary survey, gates & fencing, signage and law enforcement presence:
12. Public Access, specifically roads and parking:
13. Environmental Education & Outreach, specifically wildlife, invasive species, habitat management activities, interpretive facilities and signs, recreational opportunities and management of visitor impacts:
14. Management Resources, specifically waste disposal, sanitary facilities and buildings:

2.2. Items Requiring Improvement Actions in the Field

The following items received low scores on the review team checklist, which indicates that management actions noted during the Field Review were not considered sufficient (less than 3.0 score on average). Please note that overall good scores do not preclude specific recommendations by the review team requiring remediation. **The management plan update should include information on how these items have been addressed:**

1. Forest Management, specifically timber inventory, received a below average score. The review team is asked to evaluate, based on information provided by the managing agency, whether forest management is sufficient.

Managing Agency Response:

The manager has relied on the Florida Forest Services inventory and does not have funding for a more detailed inventory.

2.3. Field Review Checklist and Scores

Field Review Item	Reference #	Anonymous Team Members								Average
		1	2	3	4	5	6	7	8	
Natural Communities (I.A)										
Wet, Mesic, Scrubby Flatwoods	I.A.1	5	5	5	5	5	5			5.00
Dry Prairie	I.A.2	5	5	5	5	5	5			5.00
Strand Swamp and Slough	I.A.3	5	5	4	5	5	5			4.83
Basin and Depression Marsh	I.A.4	5	5	5	5	5	5			5.00
Wet Prairie	I.A.5	4	5	4	5	5	5			4.67

Hydric Hammock	I.A.6	5	5	5	5	5	5			5.00
Mesic Hammock	I.A.7	5	5	5	5	5	5			5.00
Dome Swamp	I.A.8	5	5	5	5	5	5			5.00
Natural Communities Average Score										4.94
Listed species:Protection & Preservation (I.B)										
Animals	I.B.1	4	4	4	3		5			4.00
Red-cockaded Woodpecker	I.B.1.a	4	4	5	3		5			4.20
Florida Panther	I.B.1.b	4	4	4	3		4			3.80
Gopher Tortoise	I.B.1.c	4	4	4	3		3			3.60
Florida Bonneted Bat	I.B.1.d	4	3	5	3		5			4.17
Plants	I.B.2	4	4	4			5			4.25
Listed Species Average Score										4.00
Natural Resources Survey/Management Resources (I.C)										
Listed species or their habitat monitoring	I.C.2	4	4	4	2	4	4			3.67
Fire effects monitoring	I.C.4	3	4	4	3	4	5			3.83
Invasive species survey / monitoring	I.C.6	4	5	5	4	5	4			4.50
Cultural Resources (Archeological & Historic sites) (II.A, II.B)										
Cultural Res. Survey	II.A	3	4	5	3	5	3			3.83
Protection and preservation	II.B	4	5	5	4	5	3			4.33
Cultural Resources Average Score										4.08
Resource Management, Prescribed Fire (III.A)										
Area Being Burned (no. acres)	III.A.1	5	5	5	5	5	5			5.00
Frequency	III.A.2	5	5	5	5	5	5			5.00
Quality	III.A.3	5	5	5	4	5	5			4.83
Resource Management, Prescribed Fire Average Score										4.94
Restoration (III.B)										
SR 31 Flatwoods Restoration (80 acres)	III.B.1	4	5	4	4	5	5			4.50
Restoration Average Score										4.50
Forest Management (III.C)										
Timber Inventory	III.C.1	2	3	2	2	5	2			2.67
Timber Harvesting	III.C.2	5	5	4	3	4	2			3.83
Forest Management Average Score										3.25
Ranch Operations (III.D)										
Cattle	III.D.1	5	5	4	4	5				4.60
Forestry	III.D.2	5	5	4	3	5				4.40
Row Crops	III.D.3	5	5	4	3	5	5			4.50
Apiary	III.D.4	5	5	4	3	5	5			4.50
Tourism	III.D.6	5	5	5	5	5	4			4.83
Hunting/Recreation	III.D.7	5	5	5	5	5	5			5.00
Non-Native, Invasive & Problem Species (III.D)										
Prevention										
prevention - plants	III.D.1.a	3	5	3	4	4	2			3.50

prevention - animals	III.D.1.b	4	4	5	4	4	2			3.83
prevention - pests/pathogens	III.D.1.c	4	4	4	3	4	2			3.50
Control										
control - plants	III.D.2.a	5	4	5	5	4	2			4.17
control - animals	III.D.2.b	5	4	5	4	5	4			4.50
control - pest/pathogens	III.D.2.c	4	4	4	3	4	4			3.83
Non-Native, Invasive & Problem Species Average Score										3.89
Hydrologic/Geologic function Hydro-Alteration (III.E.1)										
Roads/culverts	III.E.1.a	3	5	4	3	5	4			4.00
Ditches	III.E.1.b	3	5	4	4	5	4			4.17
Hydro-period Alteration	III.E.1.c	5	5	4	4	5	4			4.50
Hydrologic/Geologic function, Hydro-Alteration Average Score										4.22
Ground Water Monitoring (III.E.2)										
Ground water quality	III.E.2.a	5	5	4	3	4	3			4.00
Ground water quantity	III.E.2.b	5	5	4	3	4	3			4.00
Ground Water Monitoring Average Score										4.00
Surface Water Monitoring (III.E.3)										
Surface water quality	III.E.3.a	5	5	4	3	4	4			4.17
Surface water quantity	III.F.3.b	5	5	4	3	4	4			4.17
Surface Water Monitoring Average Score										4.17
Resource Protection (III.F)										
Boundary survey	III.F.1	5	5	5	4	5	5			4.83
Gates & fencing	III.F.2	5	5	5	4	4	5			4.67
Signage	III.F.3	4	5	5	4	4	5			4.50
Law enforcement presence	III.F.4	4	5	3	5	4	5			4.33
Resource Protection Average Score										4.58
Adjacent Property Concerns (III.G)										
Land Use										
Inholdings/additions	III.G.2	2		3	3	3	4			3.00
Public Access & Education (IV.1, IV.2, IV.3, IV.4, IV.5)										
Public Access										
Roads	IV.1.a	4	4	5	4	5	4			4.33
Parking	IV.1.b	4	4	5	4	4	4			4.17
Environmental Education & Outreach										
Wildlife	IV.2.a	5	4	5	4	4	4			4.33
Invasive Species	IV.2.b	5	4	5	4	4	3			4.17
Habitat Management Activities	IV.2.c	5	4	5	4	4	4			4.33
Interpretive facilities and signs	IV.3	4	4	4	4	4	4			4.00
Recreational Opportunities	IV.4	4	4	5	4	5	5			4.50
Management of Visitor Impacts	IV.5	5	4	5	4	5	5			4.67
Public Access & Education Average Score										4.31
Management Resources (V.1, V.2, V.3, V.4)										
Maintenance										
Waste disposal	V.1.a	3	4	5	4	5	4			4.17

Sanitary facilities	V.1.b	3	4	5	4	5	4			4.17
Infrastructure										
Buildings	V.2.a	3	5	4	5	4	4			4.17
Equipment	V.2.b	3	4	4	4	4	4			3.83
Staff	V.3	3	4	4	3	3	5			3.67
Funding	V.4	3	4	4	4	3	2			3.33
Management Resources Average Score										3.89
Color Code:		Excellent	Above Average		Below Average		Poor		See Appendix A for detail	
			Missing Vote		Insufficient Information					

3. Land Management Plan Review Details

3.1 Items Requiring Improvements in the Management Plan

The following items received low scores on the review team checklist, which indicates that the text noted in the Management Plan Review does not sufficiently address this issue (less than 3.0 score on average.). Please note that overall good scores do not preclude specific recommendations by the review team requiring remediation. The next management plan update should address the checklist items identified below:

1. Restoration, specifically SR 31 flatwoods restoration, received a below average score. This is an indication that the management plan does not sufficiently address restoration.

Managing Agency Response: *The manager is aware of the current efforts to revise the management plan. The Manager agrees the SR 31 flatwoods restoration is not sufficiently addressed in the current management agreement and will continue to work with the Florida Forest Service and any other applicable agency during the revision process to address this issue.*

2. Adjacent Property Concerns, specifically discussion of potential surplus land determination, received a below average score. This is an indication that the management plan does not sufficiently address surplus lands.

Managing Agency Response: *The manager is aware of the current efforts to revise the management plan. The Manager agrees the current management agreement does not sufficiently address adjacent property concerns and surplus land and as an interested party will continue to work with the Florida Forest Service and any other applicable agency during the revision process to address this issue.*

3.2 Management Plan Review Checklist and Scores

Plan Review Item	Reference	Anonymous Team Members	Average
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		#									
			1	2	3	4	5	6	7	8	
Natural Communities (I.A)											
Wet, Mesic, Scrubby Flatwoods	I.A.1	3	5	4	3	5	5				4.17
Dry Prairie	I.A.2	3	5	4	3	5	5				4.17
Strand Swamp and Slough	I.A.3	3	5	4	3	5	5				4.17
Basin and Depression Marsh	I.A.4	3	5	4	3	5	5				4.17
Wet Prairie	I.A.5	3	5	4	3	5	5				4.17
Hydric Hammock	I.A.6	3	5	4	3	5	5				4.17
Mesic Hammock	I.A.7	3	5	4	3	5	5				4.17
Dome Swamp	I.A.8	3	5	4	3	5	5				4.17
Natural Communities Average Score											4.17
Listed species: Protection & Preservation (I.B)											
Animals	I.B.1	4	4	5	2	5	5				4.17
Red-cockaded Woodpecker	I.B.1.a	3	4	4	2	5	5				3.83
Florida Panther	I.B.1.b	4	4	5	2	5	5				4.17
Gopher Tortoise	I.B.1.c	4	4	5	2	5	5				4.17
Florida Bonneted Bat	I.B.1.d	3	3	4	1	4	5				3.33
Plants	I.B.2	3	3	3	2	5					3.20
Listed Species Average Score											3.81
Natural Resources Survey/Management Resources (I.C)											
Listed species or their habitat monitoring	I.C.2	4	4	3	2	4	4				3.50
Fire effects monitoring	I.C.4	3	3	3	2	4	5				3.33
Invasive species survey / monitoring	I.C.6	3	4	4	3	5	4				3.83
Cultural Resources (Archeological & Historic sites) (II.A,II.B)											
Cultural Res. Survey	II.A	3	4	3	3	5	3				3.50
Protection and preservation	II.B	3	4	3	3	5	3				3.50
Cultural Resources Average Score											3.50
Resource Management, Prescribed Fire (III.A)											
Area Being Burned (no. acres)	III.A.1	2	3	3	1	5	5				3.17
Frequency	III.A.2	2	3	3	1	5	5				3.17
Quality	III.A.3	2	3	2	1	5	5				3.00
Resource Management, Prescribed Fire Average Score											3.11
Restoration (III.B)											
SR 31 Flatwoods Restoration (80 acres)	III.B.1	2	2	1	1	4	5				2.50
Restoration Average Score											2.50
Forest Management (III.C)											
Timber Inventory	III.C.1	2	4	3	3	5	2				3.17
Timber Harvesting	III.C.2	3	4	3	3	5	2				3.33
Forest Management Average Score											3.25
Ranch Operations (III.D)											
Cattle	III.D.1	3	4	3	4	5	4				3.83

Forestry	III.D.2	3	4	3	3	5	4			3.67
Row Crops	III.D.3	3	4	3	3	5	5			3.83
Apiary	III.D.4	3	4	3	4	5	5			4.00
Tourism	III.D.6	3	4	3	4	5	4			3.83
Hunting/Recreation	III.D.7	3	4	3	4	5	5			4.00
Non-Native, Invasive & Problem Species (III.E)										
Prevention										
prevention - plants	III.E.1.a	2	4	4	3	4	5			3.67
prevention - animals	III.E.1.b	2	4	4	3	4	4			3.50
prevention - pests/pathogens	III.E.1.c	2	4	4	3	4	4			3.50
Control										
control - plants	III.E.2.a	3	4	4	3	4	5			3.83
control - animals	III.E.2.b	3	4	4	3	4	4			3.67
control - pest/pathogens	III.E.2.c	2	4	4	3	4	4			3.50
Non-Native, Invasive & Problem Species Average Score										3.61
Hydrologic/Geologic function, Hydro-Alteration (III.E.1)										
Roads/culverts	III.F.1.a	3	4	4	3	4	5			3.83
Ditches	III.F.1.b	3	4	4	3	4	5			3.83
Hydro-period Alteration	III.F.1.c	4	4	4	3	4	4			3.83
Hydrologic/Geologic function, Hydro-Alteration Average Score										3.83
Ground Water Monitoring (III.E.2)										
Ground water quality	III.F.2.a	4	4	3	3	4	3			3.50
Ground water quantity	III.F.2.b	4	4	3	3	4	3			3.50
Ground Water Monitoring Average Score										3.50
Surface Water Monitoring (III.E.3)										
Surface water quality	III.F.3.a	4	4	3	3	4	4			3.67
Surface water quantity	III.F.3.b	4	4	3	3	4	4			3.67
Surface Water Monitoring Average Score										3.67
Resource Protection (III.F)										
Boundary survey	III.G.1	3	4	2	3	5	5			3.67
Gates & fencing	III.G.2	3	4	2	3	5	5			3.67
Signage	III.G.3	3	4	2	3	4	5			3.50
Law enforcement presence	III.G.4	3	4	2	3	5	5			3.67
Resource Protection Average Score										3.63
Adjacent Property Concerns (III.G)										
Land Use										
Inholdings/additions	III.H.2	4	4	4	4	4	4			4.00
Discussion of Potential Surplus Land Determination	III.H.3	3	2	1	2	2	4			2.33
Surplus Lands Identified?	III.H.4	3	4	5	4	4	4			4.00
Public Access & Education (IV.1, IV.2, IV.3, IV.4, IV.5)										
Public Access										
Roads	IV.1.a	3	4	3	4	4	4			3.67
Parking	IV.1.b	3	4	3	4	4	4			3.67

Environmental Education & Outreach										
Wildlife	IV.2.a	3	4	3	4	4	4			3.67
Invasive Species	IV.2.b	3	4	3	4	4	4			3.67
Habitat Management Activities	IV.2.c	3	4	3	4	4	5			3.83
Interpretive facilities and signs	IV.3	3		3	4	4	4			3.60
Recreational Opportunities	IV.4	3		3	4	4	5			3.80
Management of Visitor Impacts	IV.5	3		3	4	4	5			3.80
Public Access & Education Average Score										3.71
Managed Area Uses (VI.A, VI.B)										
Existing Uses										
Apiary Lease	VI.A.1	5	5	5	2	5	5			4.50
Cattle Grazing	VI.A.2	5	5	4	5	5	5			4.83
Silviculture	VI.A.3	5	5	4	5	5	5			4.83
Hunting	VI.A.4	5	5	4	5	5				4.80
Hiking	VI.A.5	5	5	4	4	5				4.60
Ecoteurs	VI.A.6	5	5	4	3	5				4.40
Ag Leases	VI.A.7	5	5	4		5				4.75
Proposed Uses										

Color Code:

Excellent

Above
Average

Below
Average

Poor

See
Appendix A
for detail

Missing
Vote

Insufficient
Information

Appendix A: Scoring System Detail

Explanation of Consensus Commendations:

Often, the exceptional condition of some of the property's attributes impress review team members. In those instances, team members are encouraged to offer positive feedback to the managing agency in the form of a commendation. The teams develop commendations generally by standard consensus processes or by majority vote if they cannot obtain a true consensus.

Explanation of Consensus Recommendations:

Subsection 259.036(2), F.S., specifically states that the managing entity shall consider the findings and recommendations of the land management review. We ask team members to provide general recommendations for improving the management or public access and use of the property. The teams discuss these recommendations and develop consensus recommendations as described above. We provide these recommendations to the managing agency to consider when finalizing the required ten-year management plan update. We encourage the manager to respond directly to these recommendations and include their responses in the final report when received in a timely manner.

Explanation of Field Review Checklist and Scores, and Management Plan Review Checklist and Scores:

We provide team members with a checklist to fill out during the evaluation workshop phase of the Land Management Review. The checklist is the uniform tool used to evaluate both the management actions and condition of the managed area, and the sufficiency of the management plan elements. During the evaluation workshop, team members individually provide scores on each issue on the checklist, from their individual perspective. Team members also base their evaluations on information provided by the managing agency staff as well as other team member discussions. Staff averages these scores to evaluate the overall conditions on the ground, and how the management plan addresses the issues. Team members must score each management issue 1 to 5: 1 being the management practices are clearly insufficient, and 5 being that the management practices are excellent. Members may choose to abstain if they have inadequate expertise or information to make a cardinal numeric choice, as indicated by an "X" on the checklist scores, or they may not provide a vote for other unknown reasons, as indicated by a blank. If a majority of members failed to vote on any issue, that issue is determined to be irrelevant to management of that property or it was inadequately reviewed by the team to make an intelligent choice. In either case staff eliminated the issue from the report to the manager.

Average scores are interpreted as follows:

Scores 4.0 to 5.0 are *Excellent*

Scores 3.0 to 3.99 are *Above Average*

Scores 2.0 to 2.99 are *Below Average*

Scores 1.0 to 1.99 are considered *Poor*