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

MEMORANDUM

Amended
Agenda Item No. 8(M)(1)

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

DATE: December 2, 2014

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

SUBJECT: Resolution authorizing the acceptance of nine (9) Environmentally Endangered Lands Covenants in Miami-Dade County, Florida

Resolution No. R-1057-14

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Daniella Levine Cava, Commissioner Dennis C. Moss and Commissioner Xavier L. Suarez.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 2014

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

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Acceptance of Nine (9) Environmentally Endangered Lands Covenants 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 nine (9) covenants running with the land for the preservation and maintenance of environmentally endangered lands listed below and attached hereto.

Scope

These covenants are for properties located in Commission District 7 (Commissioner Xavier L. Suarez), District 8 (Commissioner Daniella Levine Cava) and District 9 (Commissioner Dennis Moss).

Fiscal Impact/Funding Source

In accordance with Sec. 193.501(3)(a) of the Florida Statutes and Chapter 25B of the Miami-Dade County Code, originally adopted in 1979, these properties will receive preferential tax treatment through reductions in their assessed values from the Miami-Dade County Property Appraiser upon execution of the covenants 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, will monitor these covenants.

Background

Chapter 25B (Article II) of the Miami-Dade County Code was approved by the Board under Ordinance No. 79-105 on December 4, 1979. This ordinance allows qualifying owners in Miami-Dade County 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 who voluntarily choose to manage their environmentally endangered lands in a natural state and thereby maintain the land's natural resources. Renewals of existing covenants for additional 10-year periods are also available to willing property owners.

Upon approval by the Board and execution of the covenants, 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 designation not been granted) plus state-mandated interest penalties on the back taxes.

Under Chapter 25B of the Code, the Department of Regulatory and Economic Resources 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 87 properties with environmentally endangered lands covenants in Miami-Dade County, comprising a total of 421.2 acres. Many of the existing covenanted properties include pine rocklands.

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 nine (9) environmentally endangered lands covenants for the following properties.

New Covenants

a) Raul & Adele M. Moas (0.52 acres of pine rockland)
Folio 20-5012-004-0580 at 6200 SW 106 St, Miami-Dade County
b) Blue Capital Partners LLC (3.04 acres of pine rockland)
Folio 30-7802-000-0321 near SW 292 St & SW 194 Avenue, Miami-Dade County
c) Blue Capital Partners LLC (1.00 acre of rockland hammock)
Folio 30-7802-000-0323 near SW 293 St & SW 194 Court, Miami-Dade County

Renewal Covenants

d) Bruce A. Schaffer & Pamela A. Moon (3.20 acres of pine rockland)
Folio 30-6835-000-0185 at 19040 SW 264 St, Miami-Dade County
e) John C. Bolash IV (0.40 acres of pine rockland)
Folio 30-6913-000-1181 near SW 230 St and SW 119 Ave, Miami-Dade County
f) The Church of Jesus Christ, Inc. (3.59 acres of pine rockland)
Folios 30-6924-000-0920 & 30-6924-000-1050 near SW 240 St & SW 127 Ave, Miami-Dade County
g) Paul & Judith Radice (1.78 acres of pine rockland)
Folio 30-6929-000-0170 at 16375 SW 256 St, Miami-Dade County
h) Jeffrey K. & Cynthia Stone (1.51 acres of transitional pine rockland/ hardwood hammock)
Folio 30-6931-000-0110 at 17200 SW 264 St, Miami-Dade County
i) Jason C. & Kristina D. Putnam (3.35 acres of pine rockland)
Folio 30-6932-000-0011 at 15825 SW 268 St, Miami-Dade County

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: December 2, 2014

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

Amended

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 _____

Amended
Agenda Item No. 8(M)(1)

RESOLUTION NO. R-1057-14

RESOLUTION AUTHORIZING THE ACCEPTANCE OF NINE (9) ENVIRONMENTALLY ENDANGERED LANDS COVENANTS 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 nine (9) covenants, covering properties identified as folio 20-5012-004-0580 located at 6200 SW 106 Street (0.52 acre pine rockland); folio 30-7802-000-0321 located in the vicinity of SW 293 Street & SW 194 Court (3.04 acres of pine rockland); folio 30-7802-000-0323 located in the vicinity of SW 293 Street & SW 194 Court (1.00 acre of rockland hammock); folio 30-6835-000-0185 located at 19040 SW 264 Street (3.20 acres of pine rockland); folio 30-6913-000-1181 located in the vicinity of SW 230 Street and SW 119 Avenue (0.4 acre pine rockland); folios 30-6924-000-0920 & 30-6924-000-1050 located in the vicinity of SW 240 Street & SW 127 Avenue (3.59 acres of pine rockland); folio 30-6929-000-0170 located at 16375 SW 256 Street (1.78 acres of pine rockland); folio 30-6931-000-0110 located at 17200 SW 264 Street (1.51 acres of transitional pine rockland/hardwood hammock); and folio 30-6932-000-0011 located at 15825 SW 268 Street (3.35 acres of pine rockland) have 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 covenants have been executed and are 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 covenants meet 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 covenants and, pursuant to Resolution No. R-974-09, hereby directs the Mayor or the Mayor's designee to record the aforementioned covenants accepted herein and applicable joinders by mortgagees in the Public Records of Miami-Dade County, Florida; and to provide recorded copies of the covenants accepted herein and applicable joinders to the Clerk of the Board within thirty (30) days of acceptance of the covenants and applicable joinders; directs the Clerk of the Board to attach and permanently store recorded copies of the covenants and applicable joinders 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 **Daniella Levine Cava**, who moved its adoption. The motion was seconded by Commissioner **Audrey Edmonson** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 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

ATTACHMENT A

THIS INSTRUMENT PREPARED BY:
Raul and Adele M. Moas
Mailing address:
6200 SW 106th St
Miami, Fl, 33156

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 6200 SW 106 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 20-5012-004-0580

WHEREAS, the undersigned Owners, Raul and Adele M. Moas, 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 26TH day of SEPTEMBER, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Marta Gonzalez

sign _____

print Jocelina Conrado.

sign _____

print Jazmin Chow

sign _____

print ANA MOAS

OWNER(S):

sign _____

print RAUL MOAS

Address 6200 SW 106 St MIAMI FL 33156

sign _____

print ADELE MOAS

Address 6200 SW 106 St MIAMI FL 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26 day of September, 2014, by Raul Moas / Adele Moas, who is personally known to me or who has produced _____ as identification and who did take an oath.

JAZMIN CHOW
MY COMMISSION # FF 034187
EXPIRES: April 3, 2017
Bonded Thru Budget Notary Services

NOTARY PUBLIC:

Sign _____

Print Jazmin Chow

State of Florida at Large (Seal)
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	20-5012-004-0580
Property Address:	6200 SW 106 ST
Legal description:	LOT 7, BLOCK 6, OF HELMS COUNTRY ESTATES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51 AT PAGE 64, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

EXHIBIT B: EEL boundaries on Raul & Adele Moas property
Folio #: 20-5012-004-0580

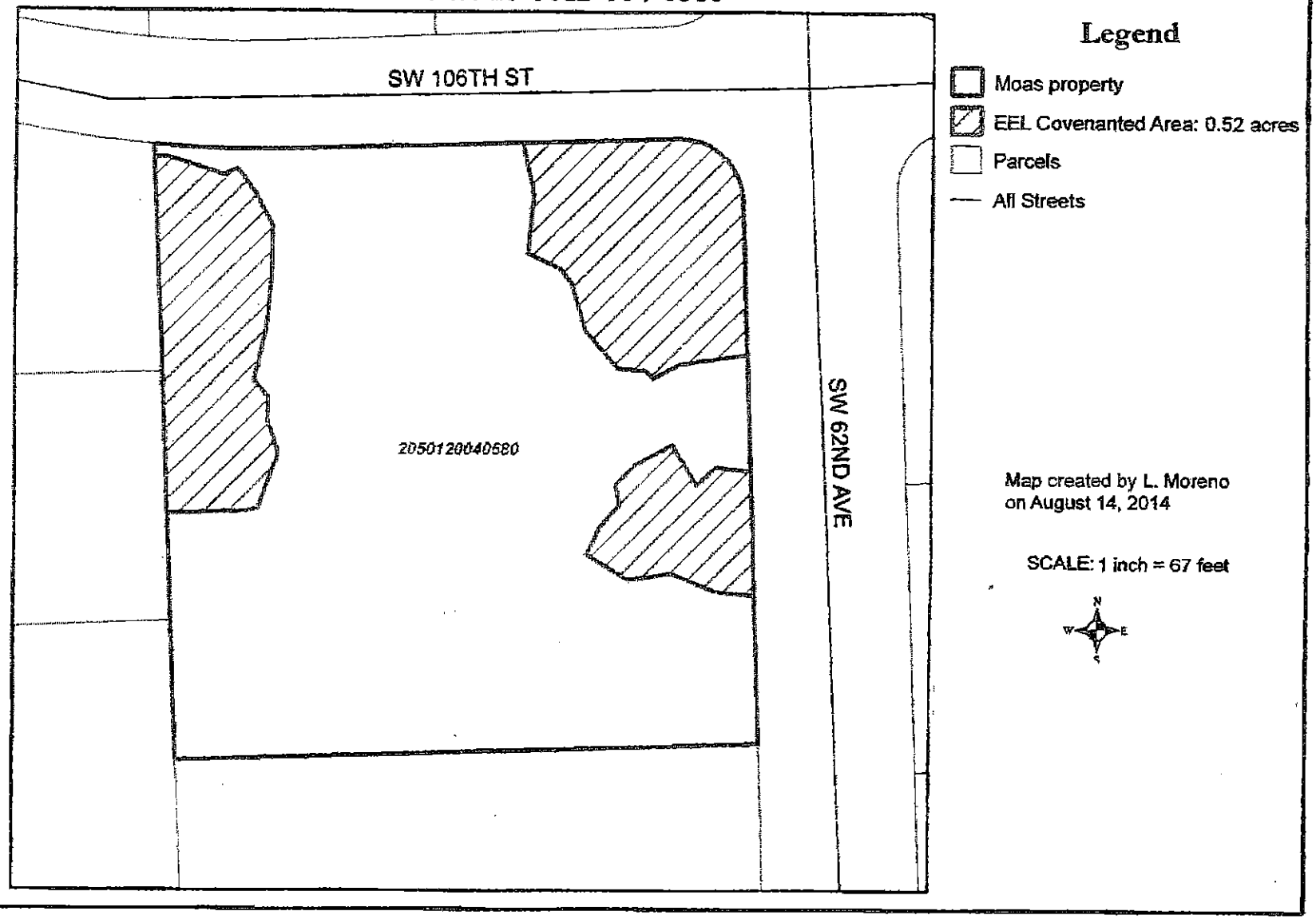

Exhibit C
Pine Rockland Management Plan
for Raul and Adele M. Moas

Location: 6200 SW 106 Street, Miami-Dade County, Florida.

Size: 2.23 acre parcel
0.52 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 20-5012-004-0580

Forest Type: Pine rockland

Location

The property is located at 6200 SW 106 St and lies in Section 12 of Township 55, Range 40.

Distance from nearest EEL/county-owned site: ~5,200 feet R. Hardy Matheson Preserve
Distance from nearest EEL covenant site: ~8,000 feet from 9979 SW 52 Avenue
Distance from nearest county-designated Natural Forest Community (NFC): ~5,200 feet R. Hardy Matheson Preserve

Property Information

The property is located within the City of Pinecrest, in the Helms Country Estates subdivision. The site is a developed residential lot located inside the urban development boundary (UDB) and is surrounded on all sides by single family homes. The property owner over the past 21 years began planting a pine rockland in the front yard which reflects the historic plant community in this part of Pinecrest. Some pine rockland plants were existing but a fair portion of the plant biodiversity found on site comes from supplemental plantings.

The natural plant community is typical of a pine rockland with an open herbaceous layer. The understory consists of many typical pine rockland plant species. These include, but are not limited to, crenulate lead plant (*Amorpha crenulata*), white indigoberry (*Randia aculeata*), Havana skullcap (*Scutellaria havanensis*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*). Slash pines (*Pinus elliotti* var *densa*) can be found within the designated preservation areas as well as a central portion of the lawn that didn't qualify due to mowing activities. Overall the site scored a high amount of plant diversity including a number of endemic and listed species.

Present Condition

The current biological condition of the site can be classified as good. The site lacks intact substrate but exhibits high species biodiversity. The main threat to the quality of the site is the invasion of exotic plants from nearby seed sources. The site has been maintained in

good condition due to the native plantings and exotic plant control efforts of the property owner despite any legal requirement to maintain the property. One standout note of the property is DERM staff's observation of a rather large population of Atala butterflies which are thought to have been on the brink of extinction 30 years ago but have since enjoyed a rebound of populations through out its Florida range.

Conclusion

The inclusion of this property into the EEL covenant program represents an opportunity to continue the preservation of a remnant piece of pine rockland in Pinecrest. It is noted that the site is an important part of a wildlife corridor in the considerably fragmented surrounding area. The site especially serves as a corridor for birds which can easily traverse the few miles between natural areas. It should also be noted that this site contains the federally endangered crenulate lead plant which is naturally occurring on two sites, one of which is Coral Pines park located nearby the subject property.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain the present extent of the pine rockland preservation area.
2. Remove exotics from the southeastern preservation area.
3. Encourage and maintain a diverse understory and preserve rare pine rockland species.
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.

Management Goals

1. Eliminate exotic plant species from southeastern portion of the preservation area to achieve 3% or less exotic plant species cover.
2. Maintain 3% or less exotic plant species cover in all portions of the preservation area.
3. Remove pine duff accumulation to benefit the herbaceous understory.
4. Control reproduction of exotic seeds within the site.

DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools)

Year 1-2: Initial hand removal of excess pine duff and other accumulated organics. Continue the eradication of exotic plant species that encroach into the preservation areas, focusing on reducing cover in the southeastern preservation area to achieve 3% or less exotic plant cover.

Year 3-5: Continue to eradicate exotic plants and retreat any re-sprouting or re-colonizing exotic plants to maintain goal of 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff. Monitor native plant recruitment and wildlife. Monitor exotic plant species in southeastern preservation area and perform follow up treatment as needed. Plant additional appropriate pine rockland plants if needed.

Year 6-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Plant additional appropriate pine rockland plants if needed.

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 an endangered 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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Aeschynomne viscidula	sticky joint vetch	N
Amorpha crenulata	crenulate lead plant	N /US endangered
Andropogon virginicus	broomsedge	N
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Argythamnia blodgettii	Blodget's wild mercury	N/ FL endangered
Aristida purpurescens	arrowfeather threeawn	N
Asclepias tuberosa	butterflyweed	N
Asclepias viridis	green antelope horn	N
Ayenia euphrasiifolia	eyebright ayenia	N
Bidens alba	Spanish needles	N
Bourreria cassinifolia	pineland strongback	N/ FL endangered
Byrsonima lucida	locustberry	N / FL threatened
Callicarpa Americana	beauty berry	N
Centrosema virginianum	spurred butterfly pea	N
Chamaecrista deeringiana	Deering partridge pea	N
Chamaecrista nictitans	sensitive pea	N
Chamaesyce hypercifolia	eyebane	N
Chaptalia albicans	white sunbonnets	N / FL threatened
Chioccoca parvifolia	pineland snowberry	N
Chromoleana odorata	jack-in-the-bush	N
Chrysophyllum oliviforme	satinleaf	N / FL threatened
Cirsium horridulum	purple thistle	N
Clematis baldwinii	pine hyacinth	N / Endemic
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Commelina erecta	whitemouth dayflower	N
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Crotalaria rotundifolia	rabbit bells	N
Crotalaria spectabilis	showy rattlebox	E
Croton glandulosus	vente conmigo	N
Croton linearis	pineland croton	N

Cynanchum blodgettii	Blodgett's swallowwort	N / FL threatened
Dicanthelium aciculare	needleleaf witchgrass	N
Dicanthelium ovale	eggleaf witchgrass	N
Dodonea viscosa	varnishleaf	N
Dychoriste oblongifloia	common twinflower	N
Echites umbellata	devil's potato	N
Eragostis elliottii	Elliott's lovegrass	N
Erythrina herbacea	coralbean	N
Eustachys petraea	common fingergrass	N
Evolvulus sericeus	silver dwarf morning glory	N
Forestiera segregata	pineland privet	N
Galactia volubilis	downy milkpea	N
Gaura angustifolia	southern beeblossom	N
Gladularia maritima	beach verbena	N/ FL endangered
Guettarda scabra	rough velvetseed	N
Heliotropium polyphyllum	pineland heliotrope	N
Indigofera miniata var *florida*	Florida coastal indigo	N
Ipomea microdactyla	man-in-the-ground	N/ FL endangered
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jacquemontia pentanthos	skyblue clustervine	N
Jatropha multifida	coral bush	E
Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Lasiacis divaricate	Florida tibisee	N
Licania michauxii	gopher apple	N
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Merremia dissecta	baby woodrose	E
Metopium toxiferum	poisonwood	N
Mikania scandens	Climbing hemp weed	N
Morinda royoc	cheese shrub	N
Myrsine floridana	myrsine	N
Neptunia pubescens	tropical puff	N
Oeceoclades maculata	African monk orchid	E
Opuntia humifusa	prickly pear	N
Paspalum caespitosum	blue paspalum	N
Passiflora suberosa	corkystem passionflower	N
Phyllanthus pentaphyllus var. *floridanus*	five-petalled leafflower	N / Endemic
Physalis walteri	Walter's groundcherry	N
Polygala grandiflora	showy milkwort	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Piriqueta caroliniana	pitted stripseed	N
Pityopsis graminifolia	narrow-leaf silk grass	N
Polygala violacea	candyweed	N
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus pumila	running oak	N
Quercus minima	dwarf live oak	N

Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchospora floridensis	white top sedge	N
Sabal palmetto	cabbage palm	N
Schizachyrium gracile	wire bluestem	N
Schizachyrium rhizomatum	rhizomatous blue stem	N
Schizachyrium sanguineum	crimson bluestem	N
Scutellaria havanensis	Havana skullcap	N/ FL endangered
Senna ligustrina	privet senna	N
Senna mexicana var *chapmanii*	Bahama senna	N/ FL threatened
Serenoa repens	saw palmetto	N
Sida ciliaris	bracted fanpetals	N
Sida elliottii	Elliott's fanpetals	N
Sisyrinchium angustifolium	narrowleaf blue eyed grass	N
Smilax havanensis	Havana greenbrier	N/ FL threatened
Solidago odora var *chapmanii*	Chapman's goldenrod	N
Solidago stricta	goldenrod	N
Sorghastrum secundum	lopsided Indian grass	N
Stachytarpheta jamaicensis	blue porterweed	N
Stylosanthes hamata	cheesytoes	N
Symphyotrichum adnatum	scale leaf aster	N
Symphyotrichum concolor	Eastern silver aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Tephrosia florida	Florida hoarypea	N
Tephrosia corralicola	coral hoarypea	N / FL endangered
Tradescantia spathacea	oyster plant	E / EPPC (II)
Trichostema dichotomum	forked bluecurls	N
Tripsacum dactyloides	Eastern gamagrass	N
Tripsacum floridanum	Florida gamagrass	N/ FL threatened
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Trema micranthum	nettletree	N
Vachellia farnesiana var *pinetorum*	pineland acacia	N / Endemic
Vernonia blodgettii	Florida ironweed	N
Waltheria indica	early morning	N
Zamia integrifolia	coontie	N

***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 property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Raul Moas
SIGNATURE

8-23-14
DATE

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

Adele Moas
SIGNATURE

8-23-14
DATE

ATTACHMENT B

THIS INSTRUMENT PREPARED BY:
Pedro F De Los Muros
Ignacio Guerrero
Mauricio Armando
Mailing address:
1221 Brickell Ave Ste 1590
Miami, Fl, 33131

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF THEORETICAL SW 194 CT AND THEORETICAL SW 292 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-7802-000-0321

WHEREAS, the undersigned Owner, Blue Capital Partners LLC, 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 3 day of October, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Felipe Robledo

sign _____

print Patricia Royo

sign _____

print Francisco Lopez Bay

sign _____

print Ana Guerrero

sign _____

print Maria Quiroga

sign Fortunato Fdal

print _____

OWNER(S):

sign Ignacio Guerrero

print Ignacio Guerrero For ~~Blue Capital~~ 86 Blue Capital Partners LLC Partner

Address 1221 Brickell Ave. Suite 1590 Miami FL.

sign _____

print Pedro Fernandez For Blue Capital Partners LLC

Address 1221 Brickell Ave Suite 1590

sign _____ for Blue Capital Partners.

print Mauricio Armando

Address 1221 Brickell Ave Suite 1590.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 03 day of October, 2014, by Ignacio Guerrero, who is personally known to me or who has produced _____ as identification and who did take an oath.

L. NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 03 day of October 2014 by **PEDRO FERNANDEZ DE LOS MUROS,** who is personally known to me or who have presented the following ID: _____.

L NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 03 day of October, 2014 by **MAURICIO ARMANDO**, who is personally known to me or who have presented the following ID: _____.

L NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 03 day of October 2014 by **IGNACIO GUERRERO**, who is personally known to me or who have presented the following ID: _____.

L NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-7802-000-0321
Property Address:	IN THE VICINITY OF THEORETICAL SW 292 ST AND THEORETICAL SW 194 CT
Legal description:	THE NORTH ½ OF THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B: EEL/NFC boundary on Blue Capital Partner LLC property
Folio #: 30-7802-000-0321

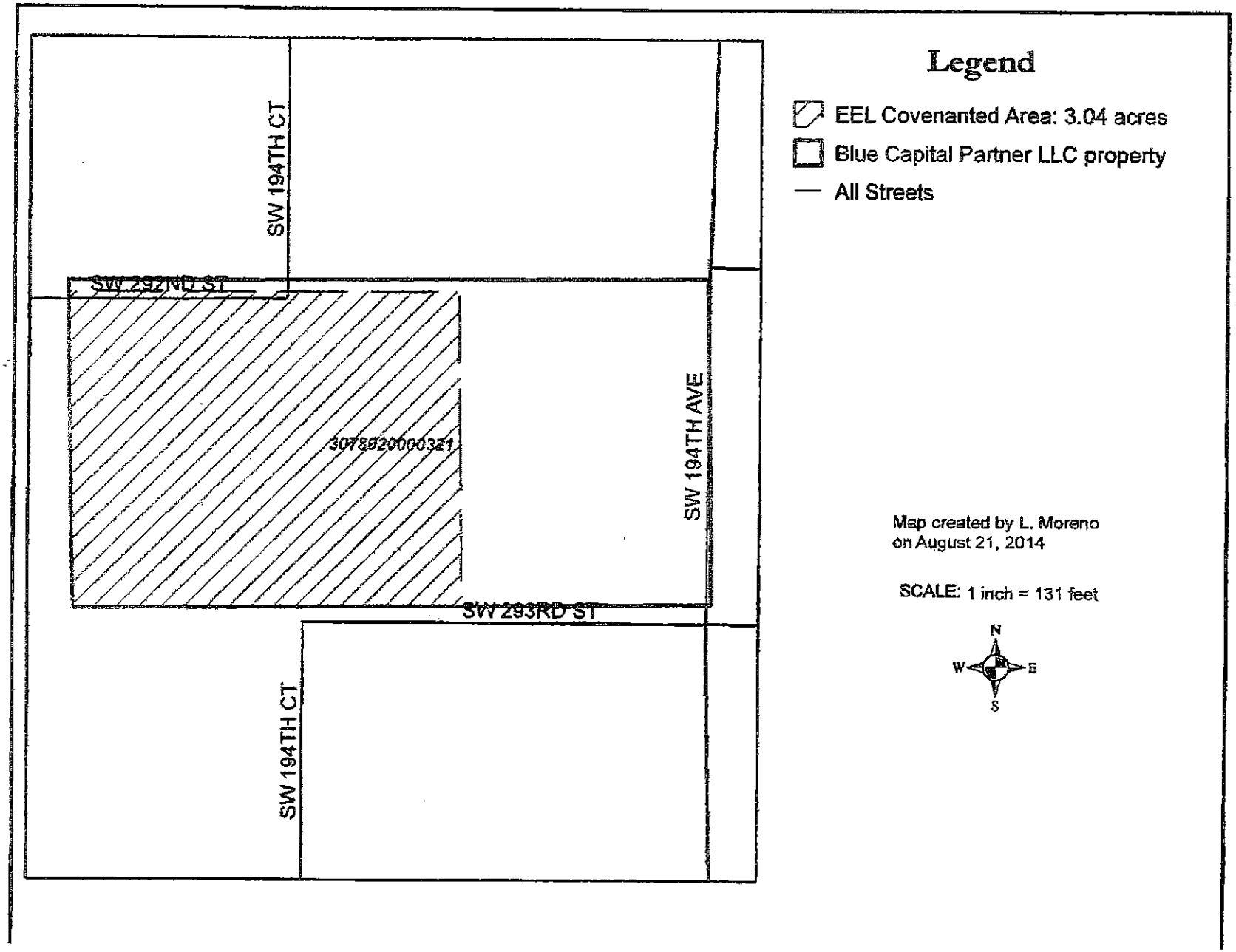

Exhibit C
Pine Rockland Management Plan
for Blue Capital Partners, LLC

Location: Vicinity of SW 292 St and SW 194 Ave, Miami-Dade County, Florida.

Size: 5 acre parcel
3.04 acre qualifies for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-7802-000-0321

Forest Type: Pine Rockland

Location

The property is located in the vicinity of SW 292 St and SW 194 Ave and lies in Section 02 of Township 57, Range 38.

Distance from nearest EEL site: ~2,000 ft from West Biscayne Pineland.
Distance from nearest EEL covenant site: ~1800 feet to 19733 SW 300 St
Distance from nearest county-designated Natural Forest Community (NFC): ~45 feet to 19550 SW 292 St.

Property Information

The property consists of a rectangular-shaped parcel with undeveloped pineland on the western portion of the property and a private residence on the eastern portion of the parcel. This property is surrounded by residential land use and is located within the urban develepmont boundary. Additionally 3.04 acres of the subject site are designated as NFC (Pine Rockland) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 38, T57 R38 S02, parcel A. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from

transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a pine rockland with an open herbaceous layer. The understory consists of many typical pine rockland plant species. These include, but are not limited to, saw palmetto (*Serenoa repens*), running oak (*Quercus pumila*), dwarf live oak (*Quercus minima*), West Indian lilac (*Tetrazygia bicolor*), white indigoberry (*Rhandia aculeata*), poisonwood (*Metopium toxiferum*) and coontie (*Zamia pumila*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area and exhibit numerous age classes. The northern and southwestern portions of the site are being encroached upon by a woody hardwood, wild tamarind (*Lysiloma latisiliquum*). Overall the site scored a high amount of plant diversity which included a endemic and listed species.

Some exotic and invasive species are found on site. These include woman's tongue (*Albizia lebbeck*), shrubverbena (*Lantana camara*), Burma reed (*Neyraudia reynaudiana*), and Brazilian pepper (*Schinus terebinthifolius*). The property owner has begun engaging in restoration efforts on the site but needs follow up. The natural area contains approximately 10% cover of exotic species. The portion of the property that qualifies for an EEL covenant is in good condition but needs exotic plant species management.

Conclusion

In conclusion the subject site is an important piece of a handful pine rocklands in the vicinity of this area. Managed fragmented pieces help ensure continuity and connectivity in the developed landscape. Managed areas close to this site include the West Biscayne pineland and Fuchs hammock as well as a number of EEL covenanted properties.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for development of pine rockland herbaceous understory.
2. Promote a diverse and open herbaceous layer.
3. Provide suitable habitat for native wildlife.
4. Eliminate non-native and control invasive plant species found on the site.

Management Goals

1. Eliminate thickets of exotic plant species from the interior of the site to achieve 3% or less exotic plant cover.
2. Remove organic material such as pine duff as a fire substitute.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Year 1: Remove by hand all exotic plants and native hardwoods to achieve 3% or less exotic plant and native hardwood cover. Perform follow up treatment with herbicide as appropriate. Perform a prescribed burn in coordination with Florida Forest Service (FFS) if feasible. If a burn is not feasible continue control of hardwoods and removal of organics to ensure that the pine rockland maintains a native herbaceous layer.

Years 2-4: Continue to treat exotics and native hardwoods to maintain 3% or less exotic cover. Monitor native plant recruitment. Perform a prescribed burn in coordination with Florida Forest Service (FFS) if not performed in year one, if feasible. Follow-up control of exotics with an herbicide treatment three months after the burn.

Years 5-10: Continue to control exotics and hardwoods (3% or less) and monitor native plants, especially rare and listed species. Coordinate with FFS to perform a controlled burn.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Angadenia berteroi	pineland allamanda	N / FL threatened
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Ardisia escallonioides	marlberry	N
Ayenia euphrasifolia	eyebright ayenia	N
Baccharis halimifolia	salt bush	N
Berlandiera subacaulis	Florida green eyes	N / Endemic
Bidens alba	Spanish needles	N
Buchnera americana	American bluehearts	N
Byrsonima lucida	locustberry	N / FL threatened
Callicarpa americana	beauty berry	N
Cassytha filiformis	lovevine	N
Centrosema virginianum	spurred butterfly pea	N
Chamaecrista nicitans var *aspera*	hairy partridge pea	N
Chamaesyce hypercifolia	graceful sandmat	N
Chamaesyce pergamena	rockland sandmat	N / FL threatened
Chioccoca alba	common snowberry	N
Chioccoca parvifolia	pineland snowberry	N
Cirsium horridulum	purple thistle	N
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Crotalaria spectabilis	showy rattlebox	N
Croton linearis	pineland croton	N
Cynanchum blodgettii	Blodgett's swallowwort	N / FL threatened
Desmodium incanum	beggar's ticks	N

Dychoriste oblongifloia	common twinflower	N
Echites umbellatus	devil's potato	N
Eragostris elliottii	Elliott's lovegrass	N
Euphorbia pinetorum	pineland poinsettia	N/ FL endangered
Eustachys petraea	pineland fingergrass	N
Evolvulus sericeus	silver dwarf morningglory	N
Flaveria linearis	narrowleaf yellow top	N
Forestiera segregata	pineland privet	N
Galium hispidulum	coastal bedstraw	N
Guettarda scabra	rough velvetseed	N
Hyparrhenia rufa	jaragua grass	E/ EPPC (II)
Imperata brasiliensis	Brazilian satintail	N
Ipomea microdactyla	man-in-the-ground	N/ FL endangered
Jacquemontia curtisii	pineland clustervine	N/ FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Lantana depressa	pineland lantana	N/ FL endangered
Lantana involucrata	wild sage	N
Licania michauxii	gopher apple	N
Lysiloma latisiliquum	wild tamarind	N
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Melinis repens	rose natal grass	E/ EPPC (I)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E/ EPPC (I)
Passiflora suberosa	corkystem passionflower	N
Parthenocissus quinquefolia	Virginia creeper	N
Phyllanthus pentaphyllus var. *floridanus*	five-petalled leafflower	N / Endemic
Physalis walterii	Walter's ground cherry	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Piriqueta caroliana	pitted stripeseed	N
Polygala violacea	candyweed	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Pterocaulon pycnostachyum	blackroot	N
Quercus pumila	running oak	N
Quercus virginiana	live oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Rhynchosia reniformis	dollar weed	N
Rhynchospora floridensis	Florida whitetop	N
Sachsia polycephala	Bahama sachsia	N / FL threatened
Schinus terebinthifolius	Brazilian pepper	E/ EPPC (I)
Schizachyrium gracile	wire bluestem	N
Schizachyrium sanguineum	crimson bluestem	N
Scutellaria havanensis	Havana skullcap	N/ FL endangered
Serenoa repens	saw palmetto	N

Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Solidago stricta	narrow leafed goldenrod	N
Spermacoce prostrata	prostrate false buttonweed	N
Stachytarpheta jamaicensis	blue porterweed	N
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema lamarckianum	West Indian trema	N/ FL endangered
Trema micrantha	Florida trema	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Tripsacum floridanum	Florida gama grass	N/ FL threatened
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE 10/03/14
DATE

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

SIGNATURE 10/3/14
DATE

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

SIGNATURE 10/3/14
DATE

THIS INSTRUMENT PREPARED BY:
Pedro F De Los Muros
Ignacio Guerrero
Mauricio Armando
Mailing address:
1221 Brickell Ave, Ste 1590
Miami, Fl 33131

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF THEORETICAL SW 194 CT AND THEORETICAL SW 293 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-7802-000-0323

WHEREAS, the undersigned Owner, Blue Capital Partners LLC, 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 privilèges 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 3 day of October, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Felipe Robledo

sign _____

print Patricia Rayo

sign _____

print Francisco Lopera

sign Ana Guerrero

print Ana Guerrero

sign _____

print Maria Quiroga

sign _____

print _____

OWNER(S):

sign _____

print Ignacio Guerrero For Blue Capital Partners LLC partner

Address 1221 Brickell Ave. Suite 1590 Miami, FL 33131

sign _____ FOR BLUE CAPITAL

print PEDRO FERNANDEZ PARTNERS LLC

Address 1221 BRICKELL AVE SUITE 1590, MIAMI FL 33131

sign _____ for Blue Capital Partners

print MARCO ARONDE

Address 1221 Brickell Ave Suite 1590 Miami FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 03 day of October, 2014, by Ignacio Guerrero, who is ~~personally known~~ to me or who has produced _____ as identification and who did take an oath.

L. NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 03 day of October, 2014 by **PEDRO FERNANDEZ DE LOS MUROS,** who is personally known to me or who have presented the following ID: _____.

L. NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3 day of October, 2014 by **MAURICIO ARMANDO,** who is personally known to me or who have presented the following ID: _____.

L. NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 03 day of October, 2014 by **IGNACIO GUERRERO,** who is personally known to me or who have presented the following ID: _____.

L. NICOLE ARMIJO
MY COMMISSION # EE 157100
EXPIRES: February 13, 2016
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-7802-000-0323
Property Address:	IN THE VICINITY OF THEORETICAL SW 194 CT AND THEORETICAL SW 293 ST
Legal description:	THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B: EEL/NFC boundary on Blue Capital Partner LLC property
Folio #: 30-7802-000-0323

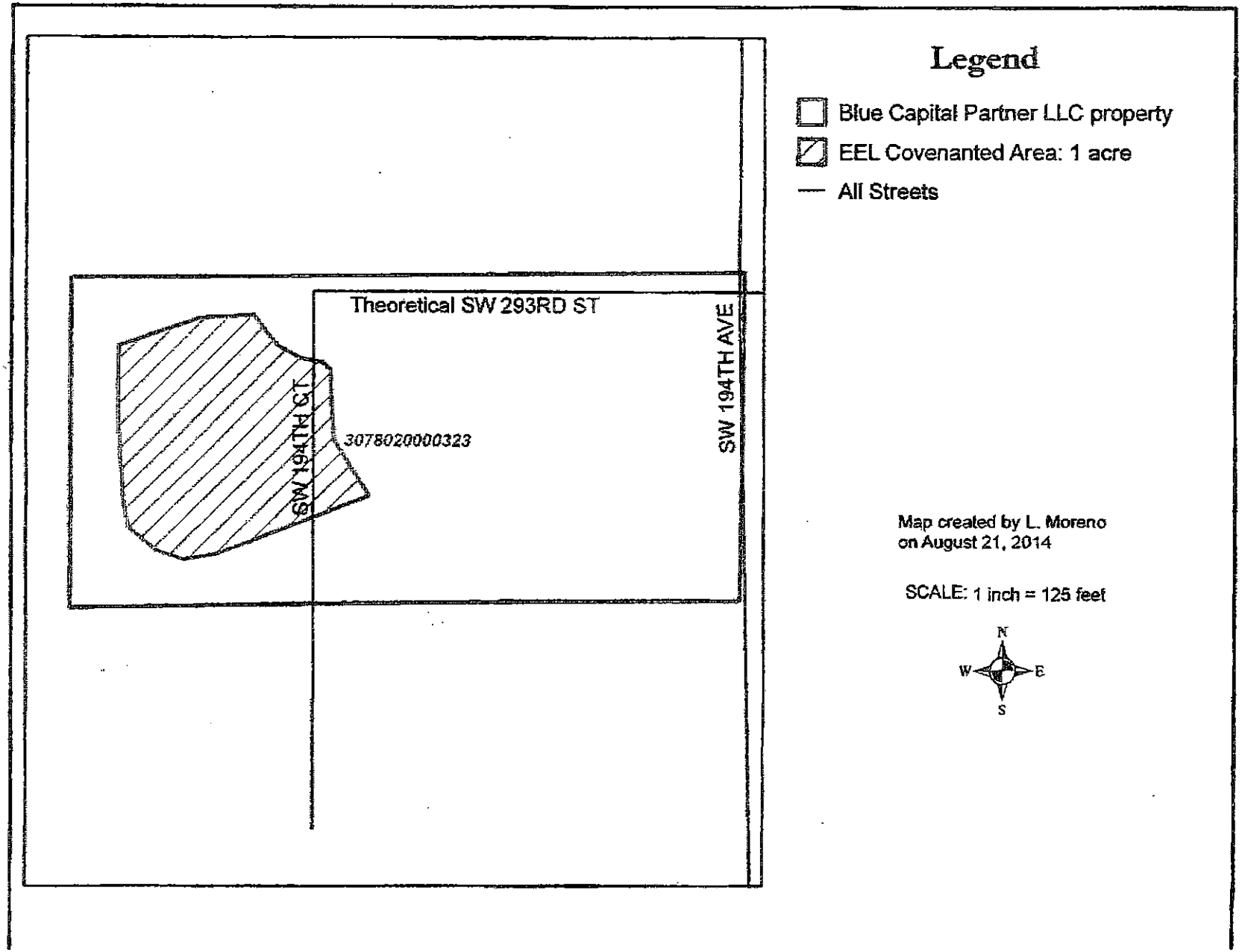

Exhibit C
Rockland Hammock Management Plan
for Blue Capital Partners, LLC

Location: Vicinity of SW 292 St and SW 194 Ave, Miami-Dade County, Florida.

Size: 5 acre parcel
1.00 acre qualifies for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-7802-000-0323

Forest Type: Transitional pine rockland/ hardwood hammock

Location

The property is located in the vicinity of SW 292 St and SW 194 Ave and lies in Section 02 of Township 57, Range 38.

Distance from nearest EEL/county-owned site: ~2400 feet Fuchs Hammock
Distance from nearest EEL covenant site: ~1400 feet to 19733 SW 300 St
Distance from nearest county-designated Natural Forest Community (NFC): ~45 feet to 19550 SW 292 St.

Property Information

The property is a 5 acre lot zoned residential located inside the urban development boundary (UDB) and is surrounded on all sides by estate zoned properties. The property contains a 1.00 acre rockland hammock preserved by an NFC covenant on the western portion of the property. The rest of the property is being used as pasture land.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species

that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The current biological condition of the site can be classified as transitional. The site has become dominated with tree species typical of a rockland hammock such as *Lysiloma latisiliquum*, *Ocotea coriacea*, and *Sideroxylon salicifolium*. Canopy is beginning to close and the preserve is completing the transition to rockland hammock. The plant biodiversity can be characterized as somewhat diverse including few pine rockland plants stressed by the closed canopy and an increasing dominance of hammock understory. Plant biodiversity includes, but is not limited to, common snowberry (*Chioccoca alba*), pullback vine (*Pisonia aculeata*), white indigoberry (*Randia aculeata*), West Indian lilac (*Tetrazygia bicolor*) and coontie (*Zamia integrifolia*). Overall the site contains numerous exotic species through out at approximately 30% cover. The main threat to the quality of the site is the invasion of exotic plants and dominance of vines but with active management of exotic plants and vines a diverse rockland hammock can be maintained.

Conclusion

In conclusion the subject site is important as a piece of a handful of managed preservation areas in the vicinity of this site. Managed fragmented pieces help ensure continuity and connectivity in the developed landscape. Managed areas close to this site include the West Biscayne pineland and Fuchs hammock as well as a number of EEL covenanted properties.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for a transitional pine rockland into a rockland hammock.
2. Promote regeneration and growth of woody species to achieve closed canopy.
3. Provide suitable habitat for native wildlife.
4. Eliminate non-native and control invasive plant species found on the site.

Management Goals

1. Eliminate exotic plant species from the site to achieve less than 3% or less exotic plant cover.
2. Ensure that agricultural and other activities aren't encroaching into the 1.00 acre preserve.
3. Allow natural regeneration of rockland hammock plant species within preservation area.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Year 1: Remove by hand all exotic plants to achieve 3% or less exotic cover. Small seedlings can be pulled by hand while larger plants should be treated with herbicide. Perform follow up treatment with herbicide as appropriate. Control vine growth. Planting DERM approved plantsin gaps created by the removal of exotic plants.

Years 2-4: Continue eradication of exotic plant species, being wary of opening up the canopy to help prevent colonization of invasive plant species. Continue to control growth of vines. Maintain site at 3% or less exotic cover.

Years 5-10: Continue to monitor areas for exotic plant species and maintain the site at 3% or less exotic cover through the use of herbicides and pulling by hand as needed.

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 an endangered 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
Abrus precatorius	rosary pea	E / EPPC (I)
Albizia lebbeck	woman's tongue	E / EPPC (I)

Ardisia escallanioides	marlberry	N
Ardisia elliptica	shoebutton ardisia	E / EPPC (I)
Bidens alba	Spanish needles	N
Byrsonima lucida	locustberry	N / FL threatened
Cajanus cajan	pigeon pea	E
Carica papaya	papaya	N
Chamaecrista nicitans var *aspera*	hairy partridge pea	N
Chamaesyce hypercifolia	graceful sandmat	N
Chamaesyce hyssopifolia	hyssopleaf sandmat	N
Chiococca alba	snowberry	N
Chromolaena odorata	jack-in-the-bush	N
Crotalaria pumila	low rattlebox	N
Echites umbellata	devil's potato	N
Erythrina herbacea	coral bean	N
Euphorbia graminifolia	fiddler's spurge	N
Ficus aurea	strangler fig	N
Forestiera segregata	pineland privet	N
Jasminum dichotomum	Gold Coast jasmine	E / EPPC (I)
Jasminum fluminense	Brazilian jasmine	E / EPPC (I)
Lantana camara	shrubverbena	E / EPPC (I)
Lysiloma latisiliquum	wild tamarind	N
Manilkera zapota	sapodilla	E / EPPC (I)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Momordica charanta	balsampear	E / EPPC (II)
Myrica cerifera	wax myrtle	N
Myrsine cubana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Ocotea coriacea	lancewood	N
Passiflora suberosa	corkystem passion flower	N
Physalis walterii	Walter's groundcherry	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Rhus copallinum	winged sumac	N
Rhynchospora floridensis	Florida whitetop	N
Richardia grandiflora	Mexican clover	E / EPPC (II)
Ricinis communis	castor bean	E / EPPC (II)
Rhynchospora floridensis	white top sedge	N
Roystenea regia	royal palm	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E/ EPPC (I)
Schinus terebinthifolius	Brazilian pepper	E/ EPPC (I)
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N

Stachytarpheta jamaicensis	blue porterweed	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema lamarckianum	West Indian trema	N / FL endangered
Trema micrantha	Florida trema	N
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***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 property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE 10-3-14 DATE

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

SIGNATURE 10/3/14 DATE

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

SIGNATURE 10-3-'14 DATE

THIS INSTRUMENT PREPARED BY:
Bruce A. Schaffer & Pamela A. Moon
Mailing address:
19040 SW 264th St
Miami, Fl, 33031

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 19040 SW 264 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6835-000-0185

WHEREAS, the undersigned Owners, Bruce A. Schaffer & Pamela A. Moon, 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 26 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print ROBERT GADDA

sign Melissa Stanton

print Melissa Stanton

sign Catherine Sabines

print Catherine Sabines

sign Daksha Seal

print Dakshina Seal

OWNER(S):

sign _____

print PAMELA MOON

Address 19040 SW 264 St.

sign _____

print BRUCE SCHAFFER

Address 19040 SW 264 St.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26 day of September 2014, by Pam Moon & Bruce Schaffer, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign Maria Bernal

Print MARIA BERNAL

State of Florida at Large (Seal)
My Commission Expires:

MARIA BERNAL
MY COMMISSION # FF 064186
EXPIRES: February 18, 2018
Bonded Thru Notary Public Underwriters

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6835-000-0185
Property Address:	19040 SW 264 ST
Legal description:	THE EAST ½ OF THE WEST ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA, LESS THE NORTH 644.14, AND THE SOUTH 90 FEET THEREOF, AND A 25 FOOT WIDE INGRESS-EGRESS EASEMENT DESCRIBED AS: THE WEST 25 FEET OF THE NORTH 644.14 FEET OF THE EAST ½ OF THE WEST ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA.

EXHIBIT B: EEL boundary on Bruce A Schaffer & Pamela A Moon property
Folio #: 30-6835-000-0185

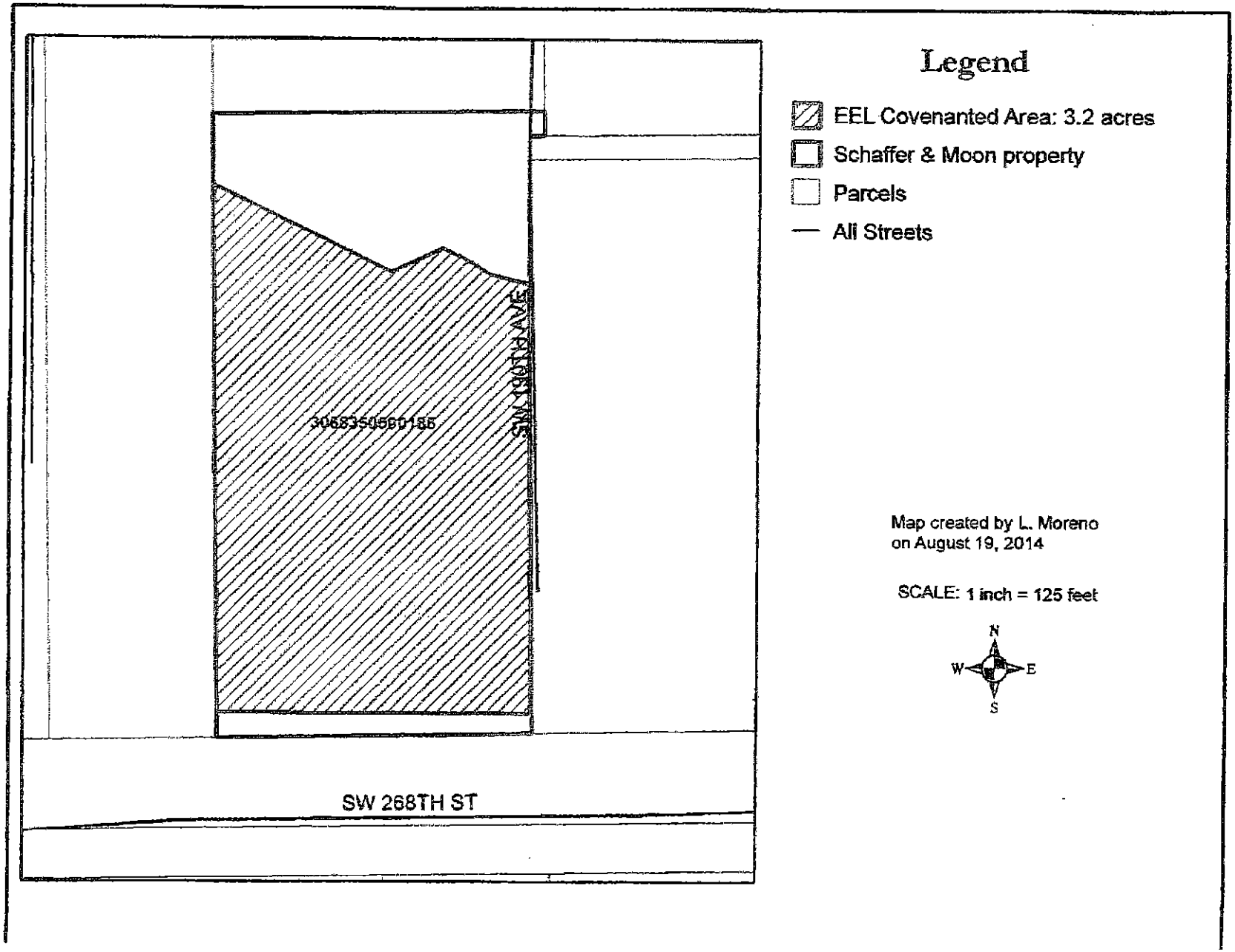

Exhibit C
Pine Rockland Management Plan
for Bruce Schaffer and Pamela Moon

Location: 19040 SW 264 St, Miami-Dade County, Florida.

Size: 4.69 acre parcel
3.2 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6835-000-0185

Forest Type: Pine Rockland

Location

The property is located at 19040 SW 264 St and lies in Section 35 of Township 56, Range 38.

Distance from nearest EEL site: ~7,400 feet from Camp Owaissa Bauer Pineland Addition #1
Distance from nearest EEL covenanted site: ~2,400 feet from 19505 SW 264th St
Distance from nearest county-designated Natural Forest Community (NFC): ~2,400 feet from 19505 SW 264th St

Property Information

The property consists of a rectangular-shaped parcel with an irregular shaped pine rockland preservation area on the southern portion of the property and a private residence on the northern portion. This property is surrounded by agricultural to the north and residential uses on the east south and west. Additionally, 3.32 acres of the subject site are designated as Natural Forest Community (NFC) Pine Rockland in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 31, T56 R38 S35, parcel C. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers

of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a pine rockland with an open herbaceous layer. The understory consists of many typical pine rockland plant species. These include, but are not limited to, man-in-the-ground (*Ipomea microdactyl*), poisonwood (*Metopium toxiferum*), running oak (*Quercus pumila*), white indigoberry (*Rhandia aculeata*), winged sumac (*Rhus copallinum*), saw palmetto (*Serenoa repens*), lopsided Indian grass (*Sorghastrum secundum*), and coontie (*Zamia integrifolia*). A sole mature slash pine (*Pinus elliotti* var *densa*) can be found within the preservation area. The site has been planted with tubelings and is beginning to develop a mature pine canopy. Overall the site scored a high amount of plant diversity which included numerous endemic and listed species.

There is very low exotic and invasive species cover throughout the preservation area except for the southwest portion which has greater exotic cover (primarily *Schinus terebinthifolius* and *Neyraudia reynaudiana*). The natural area contains less than 3% cover of exotic species. A wild fire occurred in recently and has contributed greatly to an increase of plant biodiversity. Prescribed fires on this property are difficult due to objections of neighbors. In the future this could impact the viability of the herbaceous understory. Intact pinnacle rock is found throughout the site and includes a few significant outcroppings.

The portion of the property that qualifies for an EEL Covenant is separated from the non-qualifying area into a single management area. The EEL Covenant area contains an open herbaceous layer exhibiting high plant biodiversity; it has been actively managed and contains very little nuisance vegetation.

Conclusion

The subject site is somewhat disconnected from other forest communities but acts as a conduit or oasis for connectivity to other publicly and privately owned preservation areas. The site contains significant plant biodiversity populations including numerous listed

species. Staff documentd a large population of *I microdactyla* and a parasitic ghostplant (*Voyria parasitica*), which are endangered species especially rare in regulated natural areas.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for development of pine rockland herbaceous understory.
2. Monitor regeneration of slash pines canopy.
3. Provide suitable habitat for native wildlife.
4. Eliminate and control non-native, invasive plant species found on the site.

Management Goals

1. Maintain the preservation area at 3% or less exotic plant cover.
2. Remove excess organic material such as pine duff.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Year 1-2: Continue the eradication of exotic plant species. Intensify management of southwestern portion of the preservation area to reduce exotic cover.

Year 3-5: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to achieve goal of 3% or less exotic plant cover. Monitor and if needed remove accumulated organics, including pine duff. Monitor slash pine recruitment. Thin out hardwoods and vines if needed to maintain an open understory.

Year 6-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Ambrosia artemisiifolia	common ragweed	N
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Ardisia escallanioides	marlberry	N
Berlandiera subacaulis	Florida greeneyes	N
Bidens alba	Spanish needles	N
Buchnera americana	blue hearts	N
Byrsonima lucida	locustberry	N / FL threatened
Callicarpa americana	beauty berry	N
Cassytha filiformis	love vine	N
Centrosema virginianum	butterfly pea	N
Chamaecrista deeringiana	Deering partridge pea	N
Chamaecrista nictitans var *aspera*	hairy partridge pea	N
Chioccoca alba	snowberry	N
Chioccoca parvifolia	pineland snowberry	N
Chromoleana odorata	jack-in-the-bush	N
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crossopetalum rhacoma	rhacoma	N / FL threatened
Crotalaria pumila	low rattlebox	N
Croton linearis	pineland croton	N
Cynanchum blodgettii	Blodgett's swallowwort	N / FL threatened
Dychoriste oblongifloia	common twinflower	N
Echites umbellatus	devil's potato	N
Eugenia axillaris	white stopper	N
Euphorbia cyathophora	painted leaf	N

Euphorbia pinetorum	pineland poinsettia	N/ FL endangered
Eragostis elliottii	Elliott's lovegrass	N
Ficus citrifolia	short leaf fig	N
Forestiera segregata	pineland privet	N
Galium hispidulum	coastal bedstraw	N
Galium tinctorium	stiff marsh bedstraw	N
Guettarda elliptica	Everglades velvet seed	N
Guettarda scabra	rough velvetseed	N
Hedyotis nigricans var *floridana*	Florida diamond flowers	N
Ipomea hederifolia	scarlet creeper	N
Ipomea microdactyl	man in the ground	N / FL endangered
Ipomea tenuissima	rockland morning glory	N / FL endangered
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Lantana camara	shrubverbena	E / EPPC (I)
Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Liatris spp	gayfeather	N
Licania michauxii	gopher apple	N
Melanthera nivea	Everglades squarestem	N
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Merremia tuberosa	woodrose	E / EPPC (II)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Mucuna pruriens	cow-itch	E / EPPC (II)
Myrica cerifera	wax-myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Passiflora suberosa	corkystem passionflower	N
Pectis prostrate	spreading clinchweed	N
Pentalinon luteum	wild allamanda	N
Phyllanthus pentaphyllus var. *floridanus*	five-petalled leafflower	N / Endemic
Phlebodium aureum	golden polypody	N
Phyla nodiflora	fogfruit	N
Physalis walterii	Walter's groundcherry	N
Phytolacca americana	pokeweed	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Piriqueta caroliniana	pitted stripe seed	N
Polygala grandiflora	showy milkwort	N
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Rhynchosia reniformis	dollarleaf	N

Rhynchospora floridensis	white top sedge	N
Ruellia carolinensis	Carolina wild petunia	N
Sabal palmetto	cabbage palm	N
Sarcostemma clausum	white twinevine	N
Schinus terebinthifolius	Brazilian pepper	E/ EPPC (I)
Schizachyrium gracile	wire bluestem	N
Scutellaria havanensis	Havana skullcap	N
Serenoa repens	saw palmetto	N
Sida elliottii	Elliott's fanpetals	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Solidago leavenworthii	Leavenworth's goldenrod	N
Sorghastrum secundum	lopsided Indian grass	N
Stachytarpheta jamaicensis	porterweed	N
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans ssp *radicans*	poison ivy	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Trema micrantha	Florida trema	N
Tripsacum floridanum	Florida gama grass	N/ FL threatened
Vachellia farnesiana var *pinetorum*	pineland acacia	N / Endemic
Vernonia blodgettii	Florida ironweed	N
Vitis rotundifolia	Muscadine grape	N
Voyria parasitica	parasite ghostplant	N/ FL endangered
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE _____ DATE 9-26-14

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

SIGNATURE _____ DATE 26 Sept. 2014

THIS INSTRUMENT PREPARED BY:
John C. Bolash IV
Mailing address:
23015 SW 120th Ave
Miami, Fl, 33170

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF THEORETICAL SW 230 ST AND THEORETICAL SW 119 AVE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6913-000-1181

WHEREAS, the undersigned Owner, John C. Bolash, hold 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 26th day of September, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Brenda Rabinovich

sign _____

print Meny Vivanco

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print John C. Bokash IV

Address 23015 SW 122 AVE

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of September, 2014, by John C. Bokash IV, who is personally known to me or who has produced driver license as identification and who did take an oath.

NOTARY PUBLIC

Sign _____

Print Leslie Nunez

State of Florida at Large (Seal)

My Commission Expires: 03/07/16

LESLIE C. NUNEZ
Notary Public - State of Florida
My Comm. Expires Mar 7, 2016
Commission # EE 177134
Bonded Through National Notary Assn

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6913-000-1181
Property Address:	VICINITY OF THEORETICAL SW 230 ST AND THEORETICAL SW 119 AVE
Legal description:	THE EAST ½ OF THE NORTH 100 FEET OF THE SOUTH 565 FEET OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA, LESS THE WEST 25 FEET.

EXHIBIT B: EEL boundary on John C Bolash IV property
Folio #: 30-6913-000-1181

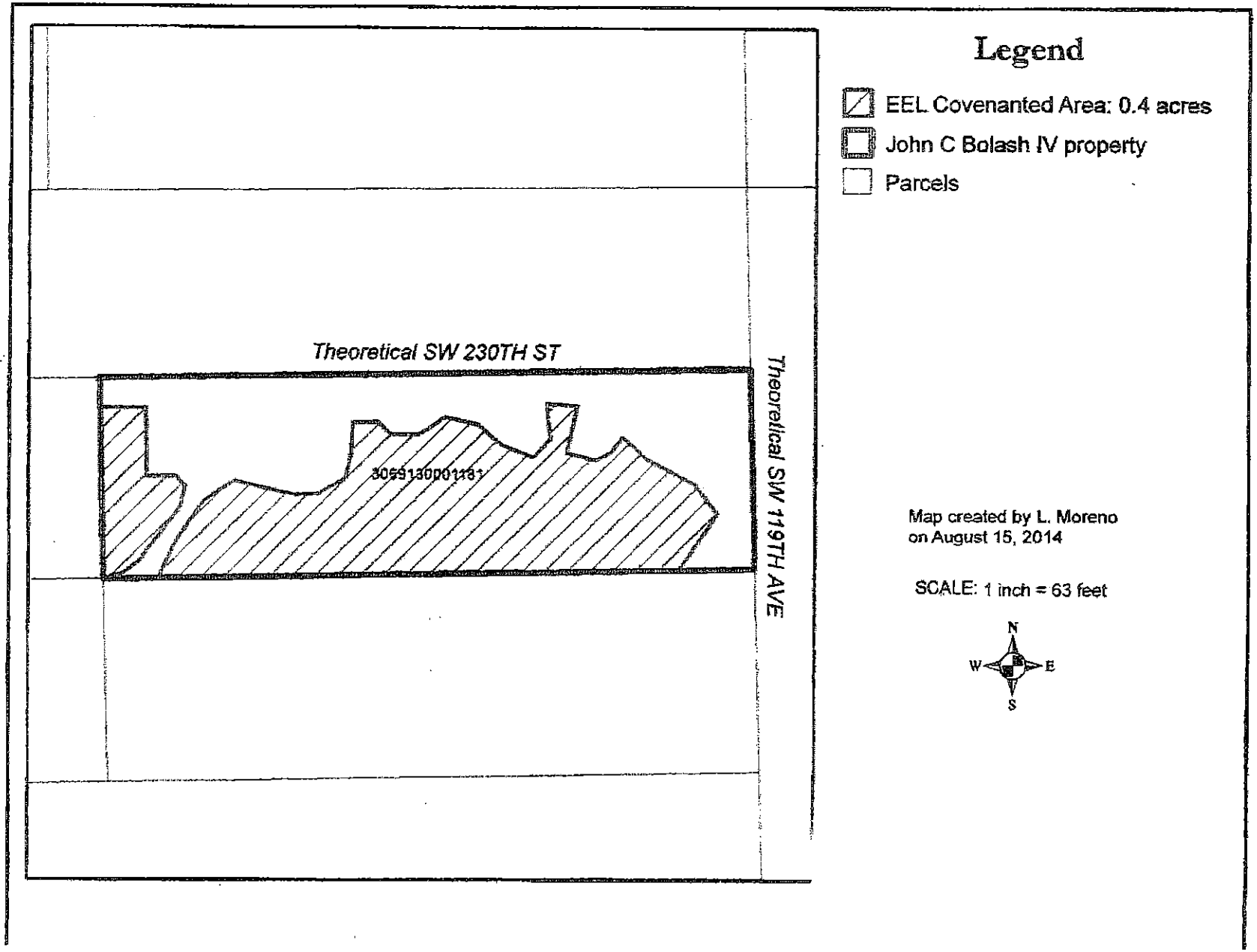

Exhibit C
Pine Rockland Management Plan
for John C. Bolash IV

Location: Vicinity of theoretical SW 230th St and theoretical SW 119th Ave, Miami-Dade County, Florida.

Size: 0.76 acre parcel
0.40 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6913-000-1181

Forest Type: Pine Rockland

Location

The property is located in the vicinity of theoretical SW 230th St and theoretical SW 119th Ave and lies in Section 13 of Township 56, Range 39.

Distance from nearest EEL site: ~400 feet from Goulds Pineland
Distance from nearest EEL covenanted site: ~3320 feet from 30-6924-000-0890
Distance from nearest county-designated Natural Forest Community (NFC): Adjacent to 30-6913-000-1060

Property Information

The property consists of a rectangular-shaped parcel with an irregular shaped preservation area on the southern portion of the property. This property is surrounded by residential, agricultural or vacant land use. Additionally 0.76 acres of the subject site were designated as a Natural Forest Community (NFC) pine rockland in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 32, T56 R39 S13, parcel H. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A

sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a pine rockland with an open herbaceous layer. The understory consists of many typical pine rockland plant species. These include, but are not limited to, maidenhair pineland fern (*Anemia adiantifolia*), poisonwood (*Metopium toxiferum*), running oak (*Quercus pumila*), white indigoberry (*Randia aculeata*), winged sumac (*Rhus copallinum*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area and are present on other portions of the site that are not included into the EEL preservation area. Hardwoods such as gumbo limbo (*Bursera simaruba*) have begun to recruit into the pineland due to lack of fire. Overall the site scored a medium amount of plant diversity which included endemic and listed species.

Exotic and invasive plant species are found within the preservation area. The natural area contains approximately 5% cover of exotic species. A significant amount of organics have accumulated within the preservation area due to lack of fire. This is impacting the viability of the herbaceous understory. Pinnacle rock is found throughout the site.

The portion of the property that qualifies for an EEL Covenant is separated from the non-qualifying area into a single management area. It is a fire depressed pine rockland but it has been actively managed and contains very little nuisance vegetation. Recommended management techniques will include restoration methods that mimic the effects of fire including removal of pine duff and organic material, thinning of hardwoods and removal of vines.

Conclusion

The subject site provides connectivity for the series of pineland preserves within the Goulds area, which contain the federally listed plant species *Chamaesyce deltoidea* ssp *adhaerans.*

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for development of pine rockland herbaceous understory.
2. Promote regeneration of slash pines (especially in the northern half of the property).
3. Provide suitable habitat for native wildlife.
4. Eliminate non-native and control invasive plant species found on the site.

Management Goals

1. Maintain the preservation area at less than 3% exotic plant cover.
2. Remove organic material such as pine duff as a fire substitute.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.
Prescribed bruns within the pine rockland are recommended at 3 to 5 year intevals in order to achive the optimal helath and biodiversity of the site. Prescribed burning must be coordinated with the Florida Forest Service (FFS).

Year 1-: Initial hand removal of pine duff and other accumulated organics. Continue the eradication of exotic plants maintaining the site at 3% or less exotic plant cover.

Year 2-10: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Angadenia berteroi	pineland allamanda	N / FL threatened
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Baccharis halimifolia	salt bush	N
Bursera simaruba	gumbo limbo	N
Bourreria cassinifolia	pineland strongback	N / FL endangered
Byrsonima lucida	locustberry	N / FL threatened
Callicarpa americana	beauty berry	N
Chamaecrista deeringiana	Deering partridge pea	N
Chamaesyce mendezii	Mendez's sandmat	N
Chioccoca parvifolia	pineland snowberry	N
Chromoleana odorata	jack-in-the-bush	N
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Croton linearis	pineland croton	N
Dychoriste oblongifloia	common twinflower	N
Eragostris elliottii	Elliott's lovegrass	N
Euphorbia cyathophora	painted leaf	N
Euphorbia pinetorum	pineland poinsettia	N/ FL endangered
Forestiera segregata	pineland privet	N
Galium hispidulum	coastal bedstraw	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Koanophyllon villosum	shrub eupatorium	N/ FL endangered

Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Melanthera angustifolia	prairie blackanthers	N
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Passiflora suberosa	corkystem passionflower	N
Parthenocissus quinquefolia	Virginia creeper	N
Pectis linearifolia	Florida cinchweed	N
Phlebodium aureum	golden polypody	N
Phyllanthus pentaphyllus var. *floridanus*	five-petalled leafflower	N / Endemic
Physalis walterii	Walter's ground cherry	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Rhynchosia reniformis	dollar weed	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchospora floridensis	white top sedge	N
Sabal palmetto	cabbage palm	N
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Schizachyrium gracile	wire bluestem	N
Senna mexicana var *chapmanii*	Bahama senna	N
Serenoa repens	saw palmetto	N
Sida acuta	common fanpetals	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Solidago stricta	narrow leafed goldenrod	N
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Thrinax radiata	green thatch palm	N / FL endangered
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema micrantha	Florida trema	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Tripsacum floridanum	Florida gama grass	N/ FL threatened
Waltheria indica	sleepy morning	N
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

I, John C Bolash IV hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

John C Bolash IV
SIGNATURE

9-26-2014
DATE

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

_____
SIGNATURE

_____
DATE

THIS INSTRUMENT PREPARED BY:
Kevin Tasmin on behalf of The Church of Jesus Christ
Mailing address:
5517 Berry Hill Rd
Holiday, FL 34690

* See attached resolution

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF SW 240 ST AND SW 127 AVE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO #s 30-6924-000-1050 AND 30-6924-000-0920

WHEREAS, the undersigned Owner, Church of Jesus Christ Incorporated, 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 1st day of October, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Nicholas DeBellis

sign _____

print Jeff Fisher

sign _____

print _____

sign _____

print _____

OWNER(S): The Church of Jesus Christ

sign _____ * See attached resolution

print Kevin Jasmin

Address 5517 Berry Hill Rd Holiday, FL 34690

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of October, 2014, by Kevin Jasmin, who is personally known to me or who has produced _____ as identification and who did take an oath.

NELLY BADILLO
MY COMMISSION # FF 063808
EXPIRES: October 16, 2017
Bonded Thru Budget Notary Services

NOTARY PUBLIC:

Sign _____

Print Nelly Badillo

State of Florida at Large (Seal)

My Commission Expires: 10.16.17

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6924-000-0920
Property Address:	IN THE VICINITY OF SW 240 ST AND SW 127 AVE
Legal description:	THE WEST ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF THE NW ¼, LESS THE WEST 35 FEET OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
Folio Number:	30-6924-000-1050
Property Address:	IN THE VICINITY OF SW 240 ST AND SW 127 AVE
Legal description:	THE WEST ½ OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼ OF THE NW ¼, LESS THE WEST 35 FEET OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B: EEL boundary on The Church of Jesus Christ properties
Folios #: 30-6924-000-0920 & 30-6924-000-1050

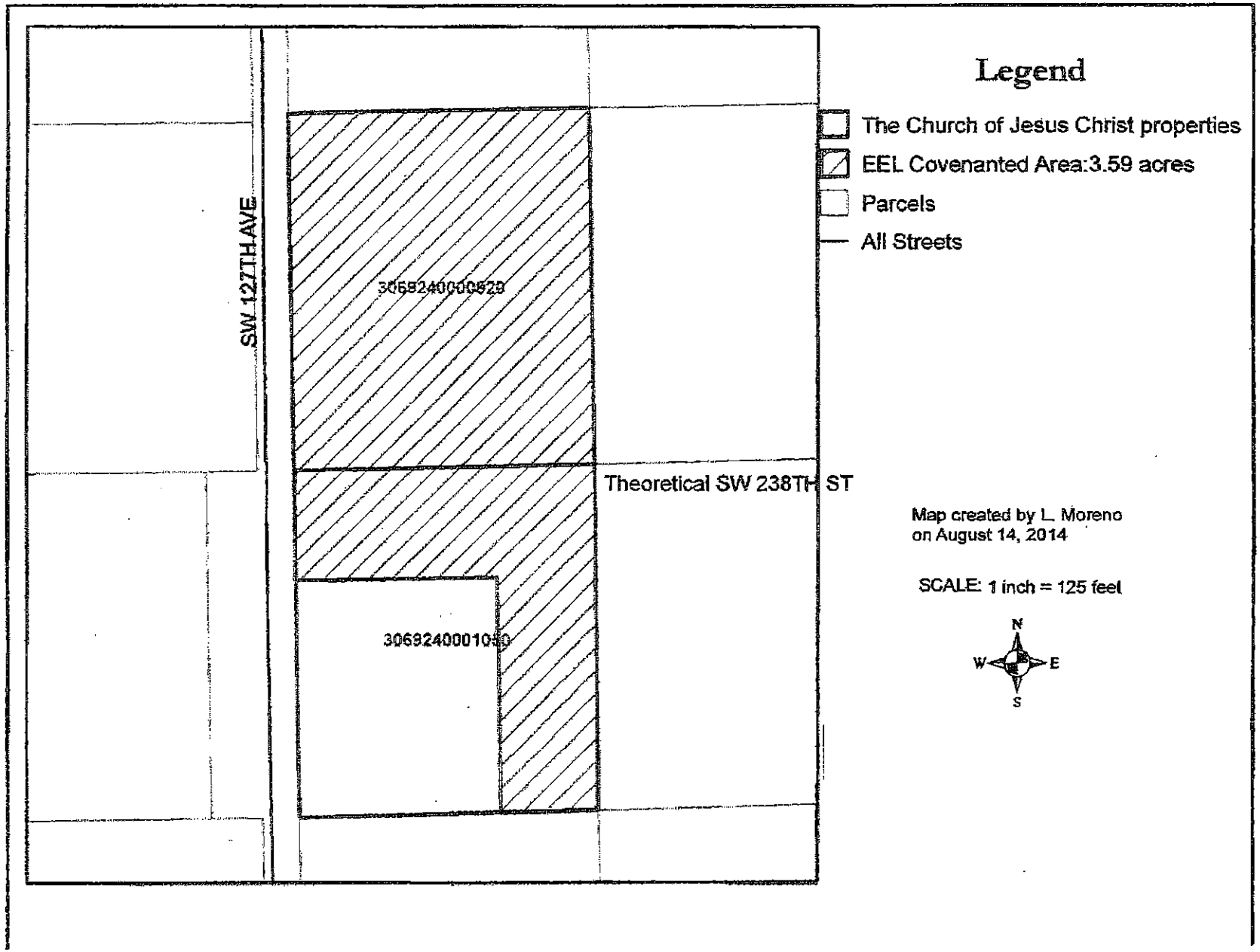

Exhibit C
Pine Rockland Management Plan
for The Church of Jesus Christ, Inc

Location: Properties located in the vicinity of SW 240th St and SW 127th Ave, Miami-Dade County, Florida.

Size: 4.48 acres total (2 parcels at 2.24 acres each)
3.59 acres of pine rockland natural forest community to be placed under Environmentally Endangered Lands Covenant. Break down between parcels is as follows: 2.24 acres will be covenanted on 30-6924-000-0920 and 1.35 acres on 30-6924-000-1050.

Folio #s: 30-6924-000-0920 and 30-6924-000-1050

Forest Type: Pine Rockland

Location

The properties are located on the east side of SW 127th Ave, between SW 236th Street and SW 240th Street, and lie within Section 24 of Township 56, Range 39.

Distance from nearest EEL site: ~2,300 ft from the Andrew Dodge Pineland.
Distance from nearest EEL covenant site: Adjacent to properties with EEL covenants to the north and east; folio numbers 30-6924-000-0910 and 30-6924-000-1040 respectively.
Distance from nearest county-designated Natural Forest Community (NFC): Adjacent to folios: 30-6924-000-0910 and 30-6924-000-1040.

Property Information

The properties are undeveloped pinelands of rectangular shape. They are surrounded by agricultural or vacant land use. Additionally, 4.48 acres of the subject site were designated as NFC (Pine Rockland) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84, and may be found on Miami-Dade County Natural Forest Community Map 35, T55 R39 S32, parcel L. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers

of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a pine rockland that has begun transitioning to hardwood hammock. The understory consists of many typical pine rockland plant species. These include, but are not limited to, Deering's partridge pea (*Chamaecrista deeringiana*), running oak (*Quercus pumila*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), white indigoberry (*Randia aculeata*), poisonwood (*Metopium toxiferum*) and coontie (*Zamia pumila*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area but are distributed at a relatively low density. A few transitional rockland hammock plants were present including cocoplum (*Chrysobalanus icaco*) and gumbo limbo (*Bursera simaruba*). Overall the site scored a high amount of plant diversity which included endemic and listed species.

Some exotic and invasive species are found on site. These include rosary pea (*Abrus precatorius*), woman's tongue (*Albizia lebbeck*), shrubverbena (*Lantana camara*), Burma reed (*Neyraudia reynaudiana*), Queensland umbrella tree (*Schefflera actinophylla*) and Brazilian pepper (*Schinus terebinthifolius*). The property owner has performed intermittent restoration efforts on the site. The natural area contains approximately 15% cover of exotic species. The portion of the site that the property owner requested to be placed under an EEL Covenant is in a moderate natural condition due to impacts from exotic plant species' encroachment and encroachment of hardwoods due to lack of fire management.

Invasive species that are encroaching into the natural area need removal. The northern property needs more extensive management to reduce its existing seed load from exotic plant species. The site contains thickets of Burma reed and Brazilian pepper which are the main management issues.

Conclusion

The subject site is an important forest resource as a cluster of remnant pine rocklands between the Gould's pineland to the north and Andrew Dodge pineland to the south. Five

parcels in close proximity to the subject site are under EEL covenants. Also in the vivinity is a 2.5-acre parcel which is owned and actively managed by the Institution for Regional Conservation. Restoration activities will create an area that connects a number of actively managed pine rocklands. The challenge with the subject site will be reversing its otherwise slow transition to rockland hammock.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Reverse transition to hardwood hammock.
2. Promote regeneration of slash pines.
3. Provide suitable habitat for native wildlife.
4. Eliminate non-native and control invasive plant species found on the site.

Management Goals

1. Eliminate exotic plant species from the site to achieve less than 3% or less exotic plant cover.
2. Thin hardwoods and vines manually or perform a prescribed burn to discourage transition to hardwood hammock.
3. Eradicate seed sources from the perimeter to prevent recolonization.
4. Allow natural regeneration of native plants and plant Dade county slash pines if seedling recruitment doesn't occur.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Years 1-2: Remove by hand non-native plant species including but not limited to Burma reed, Queensland umbrella tree, woman's tongue, and Brazilian pepper to achive 3% or less exotic plant cover.. Perform a follow up treatment with herbicide. Initiate thinning of hardwoods to prepare the property for a prescribed burn ror to mimic fire management. Perfom a prescribed burn if feasible and in coordination with Florida Forest Service.

Years 3-5: Perform a prescribed burn, if feasible, in coordination with Florida Forest Service if not achived in years 1 to 2.Continue thinning out of hardwoods

and initiate the removal of organic material such as pine duff from the properties. Monitor populations of exotic plant species and follow-up with herbicide treatment as needed. Maintain site at 3% or less exotic cover.

Years 6-10: Perfom a prescribed burn if appropriate and feasible. Control exotic plant species 3% or less coverage.. Should pine seedlings fail to recruit into the preservation area, despite active management creating favorable conditions, plant DERM approved Florida slash pine tubelings to restore pine canopy.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Andropogon virginicus	broomsedge	N
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Ardisia elliptica	shoebutton ardisia	E / EPPC (I)
Ayenia euphrasiifolia	eyebright ayenia	N
Bidens alba	Spanish needles	N
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locustberry	N
Callicarpa Americana	beauty berry	N
Carica papaya	papaya	N
Chamaecrista deeringiana	Deering partridge pea	N
Chioccoca alba	snowberry	N
Chromoleana odorata	jack-in-the-bush	N
Chrysobalanus icaco	cocoplum	N
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Commelina erecta	whitemouth dayflower	N
Crossopetalum ilicifolium	quailberry	N / FL threatened

Crotalaria pumila	low rattlebox	N
Crotalaria spectabilis	showy rattlebox	E
Croton linearis	pineland croton	N
Dychoriste oblongifolia	common twinflower	N
Eugenia axillaris	white stopper	N
Euphorbia pinetorum	pineland poinsettia	N/ FL endangered
Forestiera segregata	pineland privet	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine.	N
Lantana camara	shrubverbena	E / EPPC (I)
Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Leucaena leucocephala	lead tree	E / EPPC (II)
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Merremia tuberosa	woodrose	E / EPPC (II)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Passiflora suberosa	corkystem passionflower	N
Parthenocissus quinquefolia	Virginia creeper	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Psidium guajava	guava	E / EPPC (I)
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Pteris bahamensis	Bahama ladder brake	N / FL threatened
Quercus virginiana	live oak	N
Quercus minima	dwarf live oak	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchospora floridensis	white top sedge	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E / EPPC (I)
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Schizachyrium gracile	wire bluestem	N
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Smilax havanensis	Havana greenbrier	N / FL threatened
Sorghastrum secundum	lopsided Indian grass	N
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans ssp *radicans*	poison ivy	N

Trema micrantha	Florida trema	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE _____ DATE 10/1/2014

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

SIGNATURE _____ DATE _____

* On behalf of The Church of Jesus Christ
Authorization per attached resolution

THE CHURCH OF Jesus Christ

IN THE UNITED STATES OF AMERICA

GENERAL CHURCH BOARD OF TRUSTEES

WORLD HEADQUARTERS
525 Sixth Street
Monongahela, PA 15063
PHONE: (724) 258-3066
FAX: (724) 292-9045

SECRETARY
Mario G. Zaccagnini
31035 Broderick Drive
Chesterfield, MI 48051-1801
PHONE: (586) 749-4545
E-MAIL: mariozaccagnini@comcast.net

September 8, 2014

RESOLUTION OF THE CHURCH OF JESUS CHRIST

This is to certify that the following resolution was duly made and executed at a regular meeting of the General Church Board of Trustees of The Church of Jesus Christ, the governing body of such organization, that a quorum was present.

BE IT RESOLVED, that The Church of Jesus Christ, through its President or Executive Secretary or Designee appointed by the President be authorized to sign all contracts and documents on behalf of The Church of Jesus Christ to endorse the Environmentally Endangered Lands (EEL) covenant for the properties located in the vicinity of SW 127 Avenue and SW 240 Street, Miami-Dade County, Florida (Folios #: 30-6924-000-1050 & 30-6924-000-0920), which is owned by The Church.

That said, President Paul Palmieri or Executive Secretary Carl Frammolino or Designee Kevin Jasmin shall be specifically authorized, empowered and directed to make, enter, execute and deliver all such necessary instruments in writing, including agreements and contracts that may be necessary and proper to endorse the said EEL covenant and related document(s).

The foregoing resolution is certified by the undersigned, the duly elected Secretary of the General Church Board of Trustees.

THE CHURCH OF JESUS CHRIST

Mario G. Zaccagnini
Secretary, General Church Board of Trustees

THIS INSTRUMENT PREPARED BY:
Paul & Judith Radice
Mailing address:
16375 SW 256th St
Homestead, Fl, 33031

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 16375 SW 256 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6929-000-0170

WHEREAS, the undersigned Owners, Paul & Judith Radice, hold 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 26 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign Lydia Olvera
print Lydia Olvera
sign
print Maria Ocello
sign
print Maria Ocello
sign Lydia Olvera
print Lydia Olvera

OWNER(S):

sign Paul Radice
print Paul Radice
Address 16375 SW 256 St. Homestead, Fla. 33031
sign Judith J. Radice
print JUDITH JO RADICE
Address 16375 SW 256 St. HOMESTEAD, FL 33031

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26 day of September 2014, by Paul + Judith Radice, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
Sign Nancy L. Kermode
Print Nancy L. Kermode
State of Florida at Large (Seal)
My Commission Expires: Jan 7, 2016

NANCY L. KERMODE
Notary Public - State of Florida
My Comm. Expires Jan 7, 2016
Commission # EE 140447

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6929-000-0170
Property Address:	16375 SW 256 ST
Legal description:	THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ LESS THE SOUTH 35 FEET FOR RIGHT OF WAY, SECTION 29, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA; FIVE (5) ACRES MORE OR LESS

EXHIBIT B: EEL boundary on Paul & Judith Radice property
Folio #: 30-6929-000-0170

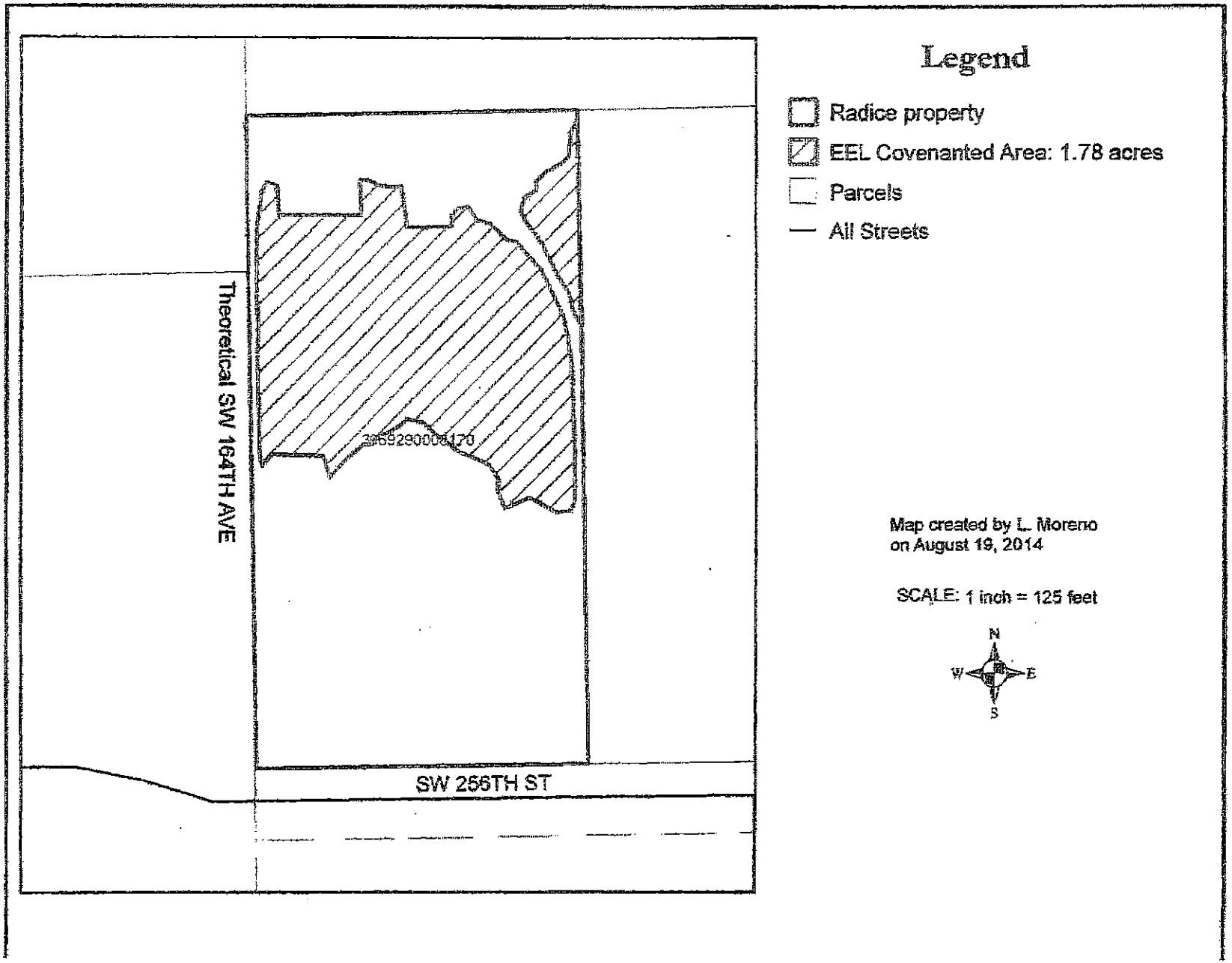

Exhibit C
Pine Rockland Management Plan
for Paul and Judith Radice

Location: 16375 SW 256 St, Miami-Dade County, Florida.

Size: 4.86 acre parcel
1.78 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6929-000-0170

Forest Type: Pine Rockland

Location

The property is located at 16375 SW 256 St and lies in Section 29 of Township 56, Range 39.

Distance from nearest EEL site: ~3,000 feet from Camp Owaissa Bauer
Distance from nearest EEL covenanted site: ~400 feet from 16290 SW 256th St
Distance from nearest county-designated Natural Forest Community (NFC): ~400 feet from 16290 SW 256th St.

Property Information

The property consists of a rectangular-shaped parcel with an irregular shaped preservation area on the northern portion of the property and a private residence in the center of the parcel. This property is surrounded by agricultural or vacant land use. Additionally 1.83 acres of the subject site were designated as a Natural Forest Community (NFC) pine rockland in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56 R39 S29, parcel A. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from

transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a pine rockland with an open herbaceous layer. The understory consists of many typical pine rockland plant species. These include, but are not limited to, pineland strongback (*Bourreria cassinifolia*), poisonwood (*Metopium toxiferum*), running oak (*Quercus pumila*), white indigoberry (*Rhandia aculeata*), winged sumac (*Rhus copallinum*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area and are present on other portions of the site that are not included into the EEL preservation area. Overall the site scored a high amount of plant diversity which included endemic and listed species.

Very few exotic and invasive species are found within the preservation area. The natural area contains less than 3% cover of exotic species. A significant amount of organics have accumulated within the preservation area due to lack of fire. This is impacting the viability of the herbaceous understory. Intact pinnacle rock is found throughout the site and includes a few significant outcroppings.

The portion of the property that qualifies for an EEL Covenant is separated from the non-qualifying area into a single management area. It is a fire depressed pine rockland but it has been actively managed and contains very little nuisance vegetation. Recommended management techniques will include restoration methods that mimic the effects of fire including removal of pine duff and organic material, thinning of hardwoods and removal of vines.

Conclusion

The subject site provides connectivity for another EEL covenant property down the road and acts as a satellite forest to Camp Owaissa Bauer, which contains some of the most significant forest resources in the county. The site contains a number of especially rare plant species such as *Bourreria cassinifolia* and *Thrinax radiata* (planted).

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and

biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for development of pine rockland herbaceous understory.
2. Promote regeneration of slash pines (especially in the northern half of the property).
3. Provide suitable habitat for native wildlife.
4. Eliminate non-native and control invasive plant species found on the site.

Management Goals

1. Maintain the preservation area at less than 3% exotic plant cover.
2. Remove organic material such as pine duff as a fire substitute.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Year 1-2: Initial hand removal of pine duff and other accumulated organics. Continue the eradication of exotic plants maintaining the site at less than 3% exotic plant cover.

Year 3-5: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

Year 6-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Angadenia berteroi	pineland allamanda	N / FL threatened
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Baccharis halimifolia	salt bush	N
Bursera simaruba	gumbo limbo	N
Bourreria cassinifolia	pineland strongback	N / FL endangered
Byrsonima lucida	locustberry	N / FL threatened
Callicarpa americana	beauty berry	N
Chamaecrista deeringiana	Deering partridge pea	N
Chamaesyce mendezii	Mendez's sandmat	N
Chioccoca parvifolia	pineland snowberry	N
Chromoleana odorata	jack-in-the-bush	N
Cnidoscolus stimulosus	tread softly	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Croton linearis	pineland croton	N
Dychoriste oblongifloia	common twinflower	N
Eragostris elliottii	Elliott's lovegrass	N
Euphorbia cyathophora	painted leaf	N
Euphorbia pinetorum	pineland poinsettia	N/ FL endangered
Forestiera segregata	pineland privet	N
Galium hispidulum	coastal bedstraw	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Koanophyllon villosum	shrub eupatorium	N/ FL endangered

Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Melanthera angustifolia	prairie blackanthers	N
Melanthera parvifolia	pineland blackanthers	N / FL threatened
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Passiflora suberosa	corkystem passionflower	N
Parthenocissus quinquefolia	Virginia creeper	N
Pectis linearifolia	Florida cinchweed	N
Phlebodium aureum	golden polypody	N
Phyllanthus pentaphyllus var. *floridanus*	five-petalled leafflower	N / Endemic
Physalis walterii	Walter's ground cherry	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Rhynchosia reniformis	dollar weed	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchospora floridensis	white top sedge	N
Sabal palmetto	cabbage palm	N
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Schizachyrium gracile	wire bluestem	N
Senna mexicana var *chapmanii*	Bahama senna	N
Serenoa repens	saw palmetto	N
Sida acuta	common fanpetals	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Solidago stricta	narrow leafed goldenrod	N
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Thrinax radiata	green thatch palm	N / FL endangered
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema micrantha	Florida trema	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Tripsacum floridanum	Florida gama grass	N/ FL threatened
Waltheria indica	sleepy morning	N
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Paul Radice
SIGNATURE

9/26/14
DATE

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

Judith Radice
SIGNATURE

9/26/14
DATE

THIS INSTRUMENT PREPARED BY:
Jeffrey K. And Cynthia M. Stone
Mailing address:
17200 SW 264th St
Miami, Fl, 33031

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 17200 SW 264 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6931-000-0110

WHEREAS, the undersigned Owners, Jeffrey K. And Cynthia M. Stone, 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 2nd day of October, 2014.

INDIVIDUAL

WITNESSES:

X sign [signature]

X print Rebecca Lucas

X sign [signature]

X print Paul Underwood

X sign [signature]

X print Paul Underwood

X sign [signature]

X print Rebecca Lucas

OWNER(S):

sign Jeffrey K. Stone

print Jeffrey K. Stone

Address 17200 SW 264 St. Homestead FL. 33031

sign Cynthia S. Stone

print Cynthia S. Stone

Address 17200 SW 264 St. Homestead, FL. 33031

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of October, 2014, by Jeffrey K Stone & Cynthia S Stone, who is personally known to me or who has produced FLDL S930451672000 as identification and who did take an oath.
FLDL S930412585550 CLS

NOTARY PUBLIC:

Sign [signature]

Print

State of Florida at Large (Seal)

My Commission Expires

MARIA P. QUIGLEY
Commission # EE 860827
Expires February 2, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6931-000-0110
Property Address:	17200 SW 264 St
Legal description:	THE NE ¼ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B: EEL boundary on Jeffrey K and Cynthia S Stone property
Folio #: 30-6931-000-0110

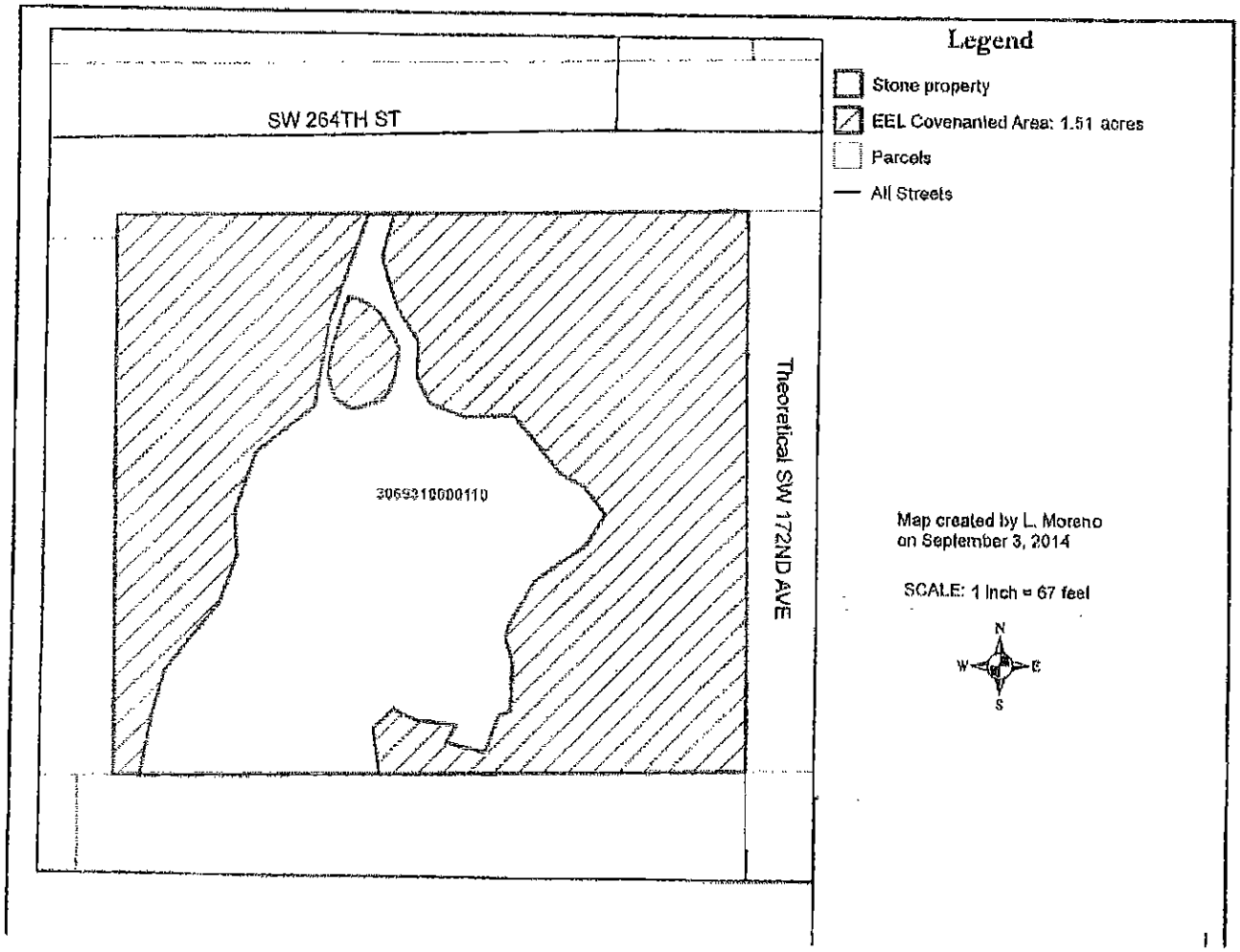

Exhibit C
Pine Rockland Management Plan
for Jeffrey K. And Cynthia M. Stone

Location: 17200 SW 264 Street, Miami-Dade County, Florida.

Size: 2.5 acre parcel
1.51 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6931-000-0110

Forest Type: Transitional pine rockland/ hardwood hammock

Location

The property is located at 17200 SW 264 St and lies in Section 31 of Township 56, Range 39.

Distance from nearest EEL/county-owned site: ~50 feet Camp Owaissa Bauer
Distance from nearest EEL covenant site: Adjacent to 17290 SW 264 Street
Distance from nearest county-designated Natural Forest Community (NFC): ~50 feet Camp Owaissa Bauer

Property Information

The property is located on the south side of SW 264 St across from the county owned NFC site named Camp Owaissa Bauer. The site is a developed 2.5 acre lot located outside the urban development boundary (UDB). The property contains a single family home and is surrounded on the east, south and west by estate zoned properties which also contain single family homes. The property owner has been a participant and active land steward in the EEL covenant program since 1994.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction

or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The current biological condition of the site can be classified as good. The site has become dominated with *Lysiloma latisiliquum* trees and is completing the transition to rockland hammock. The plant biodiversity can be characterized as diverse including some pine rockland plants stressed by the closed canopy and an increasing dominance of hammock understory. Plant biodiversity includes, but is not limited to, Mexican alvaradoa (*Alvaradoa amorphoides*), common snowberry (*Chioccoca alba*), pullback vine (*Pisonia aculeata*), white indigoberry (*Randia aculeata*), Bahama senna (*Senna mexicana* var *chapmanii*), West Indian lilac (*Tetrazygia bicolor*) and coontie (*Zamia pumila*). Overall the site scored a high amount of plant diversity which included endemic and listed species. The property contains intact substrate throughout. The main threat to the quality of the site is the invasion of exotic plants from nearby seed sources (especially vines). At this time the exotic plant species have failed to get a foothold due to management activities required by the existing EEL covenant.

Conclusion

The inclusion of this property into the EEL covenant program represents an opportunity to expand the habitat value of Camp Owaissa Bauer. The subject property offers a continuity of the rockland hammock portion of the Camp Owaissa Bauer property, and as such offers the native plant populations found within the greater forested area more resiliency by increasing the area and the numbers of individuals within the residing populations.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Encourage and maintain a diverse understory and preserve rare hammock species.
2. Provide suitable habitat for native wildlife.
3. Eliminate invasive exotic species.

Management Goals

1. Eliminate exotic plant species from EEL covenanted area to achieve 3% or less exotic plant species cover.
2. Control vines to encourage plant biodiversity.
3. Control reproduction of exotic seeds within the site.

DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools)

Year 1-2: Continued management of exotic plant species and vine management, taking care to not impact sensitive native vegetation, maintaining the property at 3% or less exotic cover. Prevent the closure, if feasible, of any open canopy areas that contain pine rockland plant species.

Year 3-5: Continued management of exotic plant species and vine management, taking care to not impact sensitive native vegetation, maintaining the property at 3% or less exotic cover. Maintain open canopy areas that contain pine rockland plant species. Consider native plantings to bring in more plant biodiversity in the rockland hammock portion of the property.

Year 6-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Maintain open canopy areas that contain pine rockland plant species. Monitor native plant recruitment and wildlife. Plant additional appropriate pine rockland plants if needed.

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 an endangered 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
Abrus precatorius	rosary pea	E / EPPC (I)
Alvaradoa amorphoides	Mexican alvaradoa	N / FL endangered
Anemia adiantifolia	maidenhair pineland fern	N
Ardisia escallanioides	marlberry	N
Ardisia elliptica	shoebutton ardisia	E / EPPC (I)

Argythmania blodgetti	Blodgett's wild mercury	N / FL endangered
Bidens alba	Spanish needles	N
Bursera simaruba	gumbo limbo	N
Callicarpa Americana	beauty berry	N
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca alba	snowberry	N
Chiococca parvifolia	pineland snowberry	N
Chrysophylum oliviforme	satinleaf	N / FL endangered
Coccoloba diversifolia	pigeon plum	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Dicanthelium commutatum	variable panic grass	E
Dychoriste oblongifloia	common twinflower	N
Eragostris elliottii	Elliott's lovegrass	N
Ficus aurea	strangler fig	N
Ficus citrifolia	short leaf fig	N
Forestiera segregata	pineland privet	N
Galium hispidulum	coastal bedstraw	N
Ilex krugiana	Krug's holly	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Krugiodendron ferreum	black ironwood	N
Lantana depressa	pineland lantana	N/ FL endangered
Lantana involucrata	wild sage	N
Lysiloma latisilquum	wild tamarind	N
Merremia tuberosa	woodrose	E / EPPC (II)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Mucuna pruriens	cow-itch	E / EPPC (I)
Myrcianthes fragans	Simpson stopper	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Ocotea coriacea	lancewood	N
Parthenocissus quinquefolia	Virginia creeper	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Pisonia aculeata	pullback	N
Pittosporum pentandrum	Taiwanese cheese tree	N
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchospora floridensis	white top sedge	N

Sabal palmetto	cabbage palm	N
Schinus terebinthifolius	Brazilian pepper	E/ EPPC (I)
Schizachyrium gracile	wire bluestem	N
Senna mexicana var *chapmanii*	Bahama senna	N / FL threatened
Serenoa repens	saw palmetto	N
Sideroxylon foetidissimum	wild mastic	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Stenotaphrum secundatum	St. Augustine's grass	E
Symphyotrichum adnatum	scale leaf aster	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema micrantha	Florida trema	N
Tripsacum floridanum	Florida gamma grass	N/ FL threatened
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***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 property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Jeffrey K. Stone
SIGNATURE

10-2-14
DATE

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

Cynthia S. Stone
SIGNATURE

10-2-14
DATE

THIS INSTRUMENT PREPARED BY:
Jason C. & Kristina D. Putnam
Mailing address:
15825 SW 268th St
Homestead, Fl, 33031

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 15825 SW 268 ST, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6932-000-0011

WHEREAS, the undersigned Owners, Jason C. & Kristina D. Putnam, 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 29 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign _____

print Judith Fernandez

sign _____

print Hilda G. Davila

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print Kristina Putnam

Address 15825 SW 268 St Homestead FL 33031

sign _____

print Jason Putnam

Address 15825 SW 268th St Homestead, FL 330

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29th day of Sept., 2014, by _____, who is personally known to me or who has produced PK as identification and who did take an oath.

~~NOTARY PUBLIC:~~

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

Notary Public State of Florida
Donna Alfaro
My Commission EE 204617
Expires 06/06/2016

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6932-000-0011
Property Address:	15825 SW 268 ST
Legal description:	THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 25 FEET THEREOF FOR THE ROAD RIGHT-OF-WAY PURPOSES.

EXHIBIT B: EEL boundary on Jason C & Kristina D Putnam property
Folio #: 30-6932-000-0011

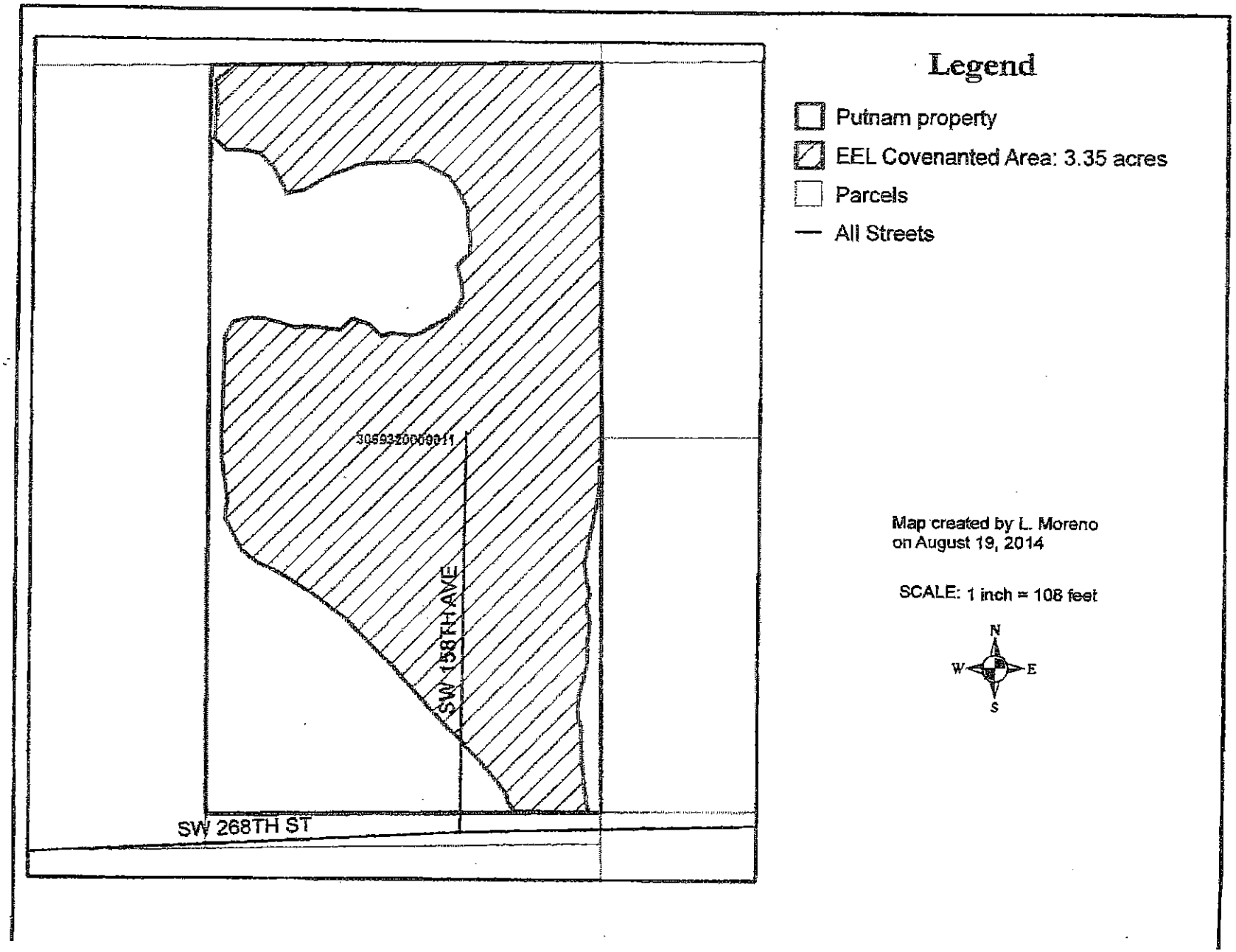

Exhibit C
Pine Rockland Management Plan
for Jason and Kristina Putnam

Location: 15825 SW 268 St, Miami-Dade County, Florida.

Size: 4.81 acre parcel
3.35 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6932-000-0011

Forest Type: Pine Rockland

Location

The property is located at 15825 SW 268 St and lies in Section 32 of Township 56, Range 39.

Distance from nearest EEL site: ~700 feet from Hattie Bauer Hammock
Distance from nearest EEL covenanted site: ~1400 feet from 19505 SW 264th St
Distance from nearest county-designated Natural Forest Community (NFC): Adjacent to 26700 SW 157th Ave (Hattie Bauer pineland)

Property Information

The property consists of a rectangular-shaped parcel with an irregular shaped preservation area in the middle, eastern and northern portions of the property. The preservation area consists of fire excluded pine rockland. The parcel contains a private residence in the northern portion of the parcel and a triangular area in agricultural use in the southwestern section. This property is surrounded by residential, agricultural, or vacant land use. Additionally 3.4 acres of the subject site were designated as a Natural Forest Community (NFC) Pine Rockland in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56 R39 S32, parcel A. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers

of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The natural plant community is typical of a fire excluded pine rockland and is in need of management to encourage the recovery of the rare pine rockland plant populations identified on site. The understory consists of a mix between pine rockland and hardwood plant species. These include, but are not limited to, locustberry (*Byrsonima lucida*), pineland croton (*Croton linearis*), strangler fig (*Ficus aurea*), poisonwood (*Metopium toxiferum*), running oak (*Quercus pumila*), white indigoberry (*Rhandia aculeata*), winged sumac (*Rhus copallinum*), sabal palmetto (*Sabal palmetto*), paradise tree (*Simaruba glauca*), and coontie (*Zamia integrifolia*). Mature slash pines (*Pinus elliotti* var *densa*) can be found within the preservation area but due to fire exclusion the site lacks a successor canopy of seedlings and saplings. Overall the site scored a high amount of plant diversity which included endemic and listed species.

There is high exotic plant species cover throughout the preservation area. The natural area contains approximately 15% cover of exotic species. The southern portion of the site is dominated by Queensland umbrella tree (*Schefflera actinophylla*) and Brazilian pepper (*Schinus terebinthifolius*). The site has had some restoration work done in the past but is in need of thinning and removal of exotic plant species. A prescribed burn, if possible, will help clear out the area and encourage the pine rockland plant populations. Intact pinnacle rock is found throughout the site.

Conclusion

The subject site is biologically connected to the Hattie Bauer hammock and part of the Hattie Bauer pineland which is not actively managed. Preservation of the site as a pine rockland would help create a seed source should the adjacent properties ever come into management as pine rocklands.

The county will benefit from the active management of the site through the inherit values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as was well as other

natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Ecological Goals

1. Maintain area to allow for development of pine rockland herbaceous understory.
2. Monitor regeneration of slash pines canopy and understory.
3. Provide suitable habitat for native wildlife.
4. Eliminate and control invasive non-native plant speciesfound on the site to achieve 3% or less exotic plant cover.
5. Control native hardwoods to allow for maintenance of pine rockland plant species.

Management Goals

1. Maintain the preservation area at 3% or less exotic plant cover.
2. Remove organic material such as pine duff should it increase due to the lack of prescribed burns and begin to suffocate native pine rockland understory plants.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing within the covenanted areas is prohibited.

Year 1-2: Remove large thickets of exotic plant species, hardwoods and vines to open up understory and to reduce exotic cover to 3% or less.

Year 3-5: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain goal of 3% or less exotic plant cover. Implement a controlled burn if possible of mimc fire techniques through selective thinning, removal of organics and vine management. Remove and control native hardwoods in absence of fire.

Year 6-10: Continue to eradicate exotic and invasive plants to maintained 3% or less exotic cover, maintain diverse understory and rare species. Monitor native plant recruitment and wildlife. Continue to thin out hardwoods and vines if needed to maintain an open understory.

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
Fed Endangered	listed as an endangered species by the Federal Goverment
Fed Threatened	listed as a threatened species by the Federal Goverment
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
Abrus precatorius	rosary pea	E / EPPC (I)
Acalypha chamaedrifolia	bastard copperleaf	N
Albizia lebbeck	woman's tongue	E / EPPC (I)
Allamanda carthatica	yellow allamanda	E
Aloe vera	aloe	E
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N
Ardisia escallanioides	marlberry	N
Ardisia elliptica	shoebutton ardisia	E / EPPC (I)
Bidens alba	Spanish needles	N
Bischofia javanica	bishop's wood	E / EPPC (II)
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locustberry	N
Callicarpa Americana	beauty berry	N
Chamaecrista deeringiana	Deering partridge pea	N
Chamaecrista nictitans var *aspera*	hairy partridge pea	N
Chiococca alba	snowberry	N
Chiococca parvifolia	pineland snowberry	N
Coccothrinax argentata	silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Crotalaria spectabllis	showy rattlebox	E
Croton linearis	pineland croton	N
Dychoriste oblongifloia	common twinflower	N
Eugenia axillaris	white stopper	N
Eragostris elliottii	Elliott's lovegrass	N
Erythrina herbacea	coral bean	N
Exothea paniculata	inkwood	N
Ficus aurea	strangler fig	N
Forestiera segregata	pineland privet	N

Galium hispidulum	coastal bedstraw	N
Guettarda elliptica	Everglades velvet seed	N
Guettarda scabra	rough velvetseed	N
Hyparrhenia rufa	jaragua	E / EPPC (II)
Ilex krugiana	Krug's holly	N / FL threatened
Jacquemontia curtisii	pineland clustervine	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	N
Jatropha integerrima	peregrine	E
Lantana camara	shrubverbena	E / EPPC (I)
Lantana depressa	pineland lantana	N/ FL endangered
Lanatana involucrata	wild sage	N
Licania michauxii	gopher apple	N
Melanthera angustifolia	prairie blackanthers	N
Melinis repens	natal grass	E / EPPC (I)
Merremia tuberosa	woodrose	E / EPPC (II)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Mucuna pruriens	cow-itch	E / EPPC (I)
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Passiflora suberosa	corkystem passionflower	N
Parthenocissus quinquefolia	Virginia creeper	N
Pinus elliottii var. *densa*	South Florida slash pine	N / Endemic
Piriqueta caroliniana	pitted stripe seed	N
Phyllanthus pentaphyllus var *floridanus*	Florida five-petal leafflower	N / Endemic
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus minima	dwarf live oak	N
Quercus pumila	running oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Ruellia carolinensis	Carolina wild petunia	N
Rhynchosia reniformis	dollarweed	N
Rhynchospora floridensis	white top sedge	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E/ EPPC (I)
Schinus terebinthifolius	Brazilian pepper	E/ EPPC (I)
Schizachyrium gracile	wire bluestem	N
Serenoa repens	saw palmetto	N
Setaria spp.	foxtail	N
Sideroxylon salicifolium	willow bustic	N
Simaruba glauca	paradise tree	N
Smilax auriculata	earleaf greenbrier	N
Smilax havanensis	Havana greenbrier	N/ FL threatened
Solidago leavenworthii	Leavenworth's goldenrod	N

Tetrazygia bicolor	West Indian lilac	N / FL threatened
Tillandsia paucifolia	potbelly airplant	N
Toxicodendron radicans ssp *radicans*	poison ivy	N
Trema micrantha	Florida trema	N
Tragia saxicola	Florida Keys noseburn	N/ FL threatened
Tripsacum floridanum	Florida gamma grass	N/ FL threatened
Vitis rotundifolia	Muscadine grape	N
Zamia integrifolia	coontie	N

***Please note that this is not a complete plant species list. The list includes the plants that were observed by staff on the date of the inspection.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Kristina Putnam
SIGNATURE

9/29/14
DATE

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

Jason Putnam
SIGNATURE

9/29/14
DATE