

Memorandum



Date: December 1, 2009

To: Honorable Chairman Dennis C. Moss and Members,
Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No.8(D)(1)(C)

Subject: Resolution Authorizing the Acceptance of Seven (7) Environmentally Endangered Lands Covenants in Miami-Dade County

Recommendation

It is recommended that the Board approve the attached resolution authorizing the acceptance of seven (7) covenants running with the land for the preservation and maintenance of environmentally endangered lands (EEL) listed below and attached hereto.

Scope

These covenants are for properties located in Commission District 8 (Comm. Sorenson).

Fiscal Impact/Funding Source

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

Track Record/Monitor

The Director of the Department of Environmental Resources Management (DERM) will monitor these covenants as allowed by Chapter 25B (Article II) of the Miami-Dade County Code.

Background

Chapter 25B (Article II) of the Miami-Dade County Code was approved by the Board of County Commissioners pursuant to 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 of environmentally endangered lands, such as hammocks and pinelands, to manage their land; thereby maintaining the land's natural resource values. This is particularly significant in the rural areas of Miami-Dade County where many property owners have an economic incentive to clear forested lands and replace them with fruit groves or vegetable crops in order to qualify for an agricultural tax exemption.

Upon execution of the covenants and approval by the Board, the properties will receive preferential tax treatment by receiving a substantial reduction in their assessed value from the Miami-Dade County Property appraiser in accordance with the criteria in Section 193.501 (3)(a), Florida Statutes. This will result in tax savings to the property owners.

In the event that a property owner breaches any portion of the covenant, the property owner is then liable for all back taxes (i.e. taxes that would have been required had the endangered land assessment not been obtained) plus state-mandated interest penalties on the back taxes.

The Department of Environmental Resources Management (DERM) is responsible for the evaluation of all applications for environmentally endangered lands tax exemptions. Factors considered by DERM in reviewing applications include ecological significance, site integrity, farming suitability, agricultural tax exemption and the likelihood of further subdivision of the site. Existing zoning for each application is also considered by DERM.

Once a site has been determined to meet the minimum threshold for ecological significance and integrity, the application and covenant are submitted to the Board for approval.

The subject sites, listed below, meet the above-mentioned criteria for environmentally endangered lands. Therefore, the Director of DERM is recommending approval for acceptance of seven (7) EEL covenants for these properties.

New Covenants

- 1) Rick E. and Gael L. Torcise (1.61 acres of pine rockland)
Folio #30-7801-000-0433 located in the vicinity of SW 288th Street and SW 182nd Avenue, Miami-Dade County, Florida.
- 2) Elena Lopez De Mesa (1.82 acres of pine rockland)
Folio #30-6826-000-0480 located at 26055 SW 197th Avenue, Miami-Dade County, Florida.
- 3) Patch of Heaven, LLC, c/o of Bruce Chesney (5.10 acres of tropical hardwood hammock)
Folio #30-6917-000-0010 located at 21900 SW 157th Avenue, Miami-Dade County, Florida.
- 4) Patch of Heaven, LLC, c/o of Bruce Chesney, (3.53 acres of tropical hardwood hammock)
Folio #30-6917-000-0011 located at 21900 SW 157th Avenue, Miami-Dade County, Florida.
- 5) Kristin M. and John P. Whelan (3.86 acres of pine rockland)
Folio #30-6916-001-0771 located at 23051 SW 153rd Court, Miami-Dade County, Florida.
- 6) Raymond and Nubia Eckert (1.07 acres of pine rockland/transitional pine rockland)
Folio #30-6933-000-0341 located in the vicinity of SW 270th Street and SW 152nd Avenue, Miami-Dade County, Florida.
- 7) Alexander and Maria Mendez (0.21 acres of pine rockland)
Folio #30-5010-007-0312 located at 8499 SW 114th Street, Miami-Dade County, Florida.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: December 1, 2009

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

SUBJECT: Agenda Item No. 8(D)(1)(C)

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 Manager'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

Agenda Item No. 8(D)(1)(C)

Veto _____

12-1-09

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF
SEVEN (7) 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 seven (7) Covenants, identified as folio 30-7801-000-0433 in the vicinity of SW 288th Street and SW 182nd Avenue (1.61 acres of pine rockland); folio 30-6826-000-0480 located at 26055 SW 197th Avenue (1.82 acres of pine rockland); folio 30-6917-000-0010 located at 21900 SW 157th Avenue (5.10 acres of tropical hardwood hammock); folio 30-6917-000-0011 located at 21900 SW 157th Avenue (3.53 acres of tropical hardwood hammock); folio 30-6916-001-0771 located at 23051 SW 153rd Court (3.86 acres of pine rockland); folio 30-6933-000-0341 located in the vicinity of SW 270th Street and SW 152nd Avenue (1.07 acres of pine rockland/transitional pine rockland); and folio 30-5010-007-0312 located at 8499 SW 114th Street (0.21 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 Ordinance and Statute 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 Manager'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,

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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 provide recorded copies of the aforementioned covenants and applicable joinders by mortgagees to the Clerk of the Board within thirty (30) days of execution of the acceptance by the Mayor or the Mayor's designee and directs the Clerk of the Board to attach and permanently store recorded copies of the aforementioned covenants together with this Resolution; and directs the Mayor or the Mayor's designee to forward a certified copy of same to the Property Appraiser.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of December, 2009. 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency 
Robert A. Duvall



ATTACHMENT A

COVENANT RUNNING WITH THE LAND OF RICK E TORCISE AND GAEL L TORCISE IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF 18000 SW 288TH STREET, MIAMI-DADE COUNTY, FLORIDA 33030-1837, FOLIO 30-7801-000-0433.

The undersigned, Rick E. Torcise and Gael L. Torcise, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located in the vicinity of 18000 SW 288th Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-7801-000-0433, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.
4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.
5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

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covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 30 day of SEPT., 2009.

INDIVIDUAL

WITNESSES:

sign [Signature]
print Frank Corral
sign [Signature]
print David Torcise

OWNER(S):

sign [Signature]
print Rick Torcise
Address 18000 SW 288 ST
Homestead FL 33030

WITNESSES:

sign [Signature]
print Frank Corral
sign [Signature]
print David Torcise

OWNER(S):

sign [Signature]
print Goel Torcise
Address 18000 SW 288 ST
Homestead, FL 33030

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of SEPT., 2009, by RICK & GOEL TORCISE, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature] [Signature]
print Vickie J. Pennell Goel Torcise
State of Florida at Large (Seal)
My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-7801-000-0433

Property Address: Vicinity of 18000 SW 288th Street
Miami-Dade County, Florida.

Legal description: 1 57 38 1.61 AC M/L
W1/2 OF E1/2 OF NW1/4 OF NW1/4
OF SE1/4 LESS S200FT & LESS
N35FT FOR RD
OR 18770-3964 0899 1
OR 18770-3964 0899 00

Exhibit B
Pine Rockland Management Plan
for Rick E. and Gael L. Torcise

Location: Directly west of 18000 SW 288th Street, Miami-Dade County, Florida.

Size: 1.61 acre parcel
1.61 acres of pine rockland/transitional pine rockland qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-7801-000-0433

Forest Type: Pine rockland / transitional pine rockland

Location:

The property is located approximately 350 feet east of SW 182nd Avenue on the south side of SW 288th Street. The site is a vacant lot inside the urban development boundary (UDB) and it is bordered by residential single-family homes on all sides. The property can be accessed via SW 288th Street.

Distance from nearest EEL/County-owned site: ~1 ¼ miles from Ingram Pineland
Distance from nearest EEL Covenanted site: ~0.00 feet from Blakley
Distance from nearest county-designated Natural Forest Community (NFC): ~ ¾ mile.

Property Information:

The property consists of 1.61 acres of remnant pine rockland/transitional pine rockland which qualify for an EEL Covenant. The property is located on the west-central Miami rock ridge. Historically a pine rockland, the site currently contains a moderately diverse understory due to an overgrowth of native hardwoods and fire suppression. The property was designated as a natural forest community (NFC) 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 S01, parcel A.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres on 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. Pine rockland canopy is dominated exclusively by slash pines. Beneath this canopy lies a rich understory composed of grasses, sedges, palms, vines, shrubs and herbs of temperate and tropical origin. The pine rockland community is classified as a Globally Imperiled ecosystem by the Florida Natural Areas Inventory (FNAI) and it is considered South

Florida's most floristically diverse plant community which includes many endemic species found only in this community. A sub-climatic ecosystem, pine rocklands depend 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 plant species.

Present Condition:

The property maintains a good diversity of native plants associated pine rockland forest communities. There is also a significant presence of native hardwoods, mostly live oak and mahogany as well as some non-native ornamental species; planted by the previous owner and/or pioneering from neighboring residential properties. Exotic invasive species were observed but represented less than 5% of the sites plant species. Several newly planted pine tublings were observed. The extreme southwest corner of the site contains a mowed understory with a mix of native and non-native trees. Firebreaks exist and should be maintained. The Miami limestone substrate in the central portion of the site is in good condition with moderate disturbance observed on the perimeters.

Conclusion

Overall, within the property we find a good diversity of native plants that represent pine rocklands. This is likely due to active management by the current property owner. The substrate through out most of the property is in good condition. Future management of this property will center on eliminating the existing invasive exotics through out the site and removing pioneering hardwoods. Under natural conditions fire would naturally thin out hardwoods and promote the growth a rich shrub and herb layer. Prescribed burns are usually recommended but this may be unattainable due to limiting factors, including but not limited to, the size of the site and it's proximity to residential properties.

Ecological Goals:

1. Eliminate invasive exotic species from property.
2. Maintain open understory to promote / preserve herbaceous pine rockland plants.
3. Promote pine rockland species regeneration.
4. Provide suitable habitat for native wildlife.
5. Maintain integrity of Miami Limestone substrate.

Management Goals:

1. Eliminate exotic plant species in all areas (less than 5% cover is desired).
2. Eradicate all invasive exotic plant species and prevent recolonization.
3. Eliminate pioneering hardwoods from the pine rockland area.
4. Monitor and control excessive native and exotic vine cover throughout property.
5. DERM will periodically inspect property to ensure management goals are achieved.

Management Techniques and Schedule for pine rockland:

(No heavy machinery is allowed within the site. All work must be done by hand)

- Year 1-3:**
- Removal and herbicide treatment of all invasive species and exotics, including but not limited to: Brazilian pepper, Burma reed, woman's tongue, jasmine vines, rosary pea, and Queensland umbrella.
 - Selective hand removal of exotic and native hardwood trees.
 - Plant appropriate native species, including slash pines
 - Maintain firebreaks.
- Year 3-6:**
- Continue to eradicate invasive exotic plants and control vines in all areas.
 - Retreat any resprouting or recolonizing invasive exotic plants in all areas.
 - Thin out any hardwoods shading out shrubs and groundcover in the pine rockland.
 - Plant appropriate native plants where needed.
 - Maintain firebreaks.
- Year 6-7:**
- Continue to eradicate invasive exotic plants and vines.
 - Plant natives as needed.
 - Maintain open understory and firebreaks.
- Year 8-10:**
- Continue exotic and invasive eradication.
 - Monitor new plantings.
 - Maintain firebreaks.

Species list*

Scientific Name

Common Name

Trees and shrubs

<i>Ardisia escallonioides</i>	marlberry
<i>Bursera simaruba</i>	gumbo limbo
<i>Callicarpa americana</i>	American beautyberry
<i>Coccothrinax argentata</i>	silver palm
<i>Dipholis salicifolia</i>	willow bustic
<i>Forestiera segregata</i> var. <i>pinetorum</i>	pineland privet
<i>Guettarda scabra</i>	rough velvetseed
<i>Lantana involucrata</i>	wild sage
<i>Metopium toxiferum</i>	poisonwood
<i>Myrsine floridana</i>	myrsine
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine
<i>Rhus copallina</i> var. <i>leucantha</i>	southern sumac
<i>Serenoa repens</i>	saw palmetto

Tetrazygia bicolor
Trema micranthum

West Indian lilac
Florida trema

Forbs and woody groundcover

Acalypha charaefolia
Ayenia euphrasiifolia
Bidens alba
Chamaecrista deeringiana
Chamaesyce spp.
Desmodium spp.
Galium hispidulum
Hamelia patens
Heterotheca subaxillaris
Myrica cerifera var. *pumila*
Pteridium aquilinum
Stylosanthes hamata
Zamia pumila

threeseeded mercury
eyebright ayenia
Spanish-needles
Deering's partridge-pea
spurge
tick-trefoil
bedstraw
fire bush
camphorweed
dwarf wax myrtle
Southern bracken fern
cheesytoes
coontie

Vines and scandent shrubs

Chiococca alba
Parthenocissus quinquefolia
Passiflora suberosa
Smilax spp.
Toxicodendron radicans
Vitis rotundifolia

snowberry
Virginia creeper
corky-stemmed passion flower
greenbrier
poison ivy
muscadine

Epiphytes

Tillandsia spp.

wild-pine

Grasses and sedges

Native grasses present on site

Non-native / Invasive Species

Abrus precatorius
Ardisia elliptica
Eriobotrya japonica
Eucalyptus spp.
Jasminum fluminense
Ligustrum japonicum
Melinis repens
Momordica charantia
Neyraudia reynaudiana

rosary-pea
shoebuttan ardisia
loquat tree
eucalyptus
Brazilian coast jasmine
Japanese privet
rose natalgrass
wild balsam-apple
Burma reed

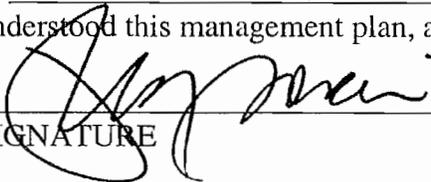
Pentas lanceolata
Phoenix roebellini
Pimenta dioica
Schinus terebinthifolius
Senna pendula
Senna surattensis
Shefflera actinophylla
Spermacoce verticillata
Swietenia mahagony
Tabebuia spp.

Egyptian starcluster
pygmy date palm
allspice
Brazilian pepper
valamuerto
glossy shower
umbrella tree
shrubby false buttonweed
West Indian mahogany
trumpet tree

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

9-28-09
DATE

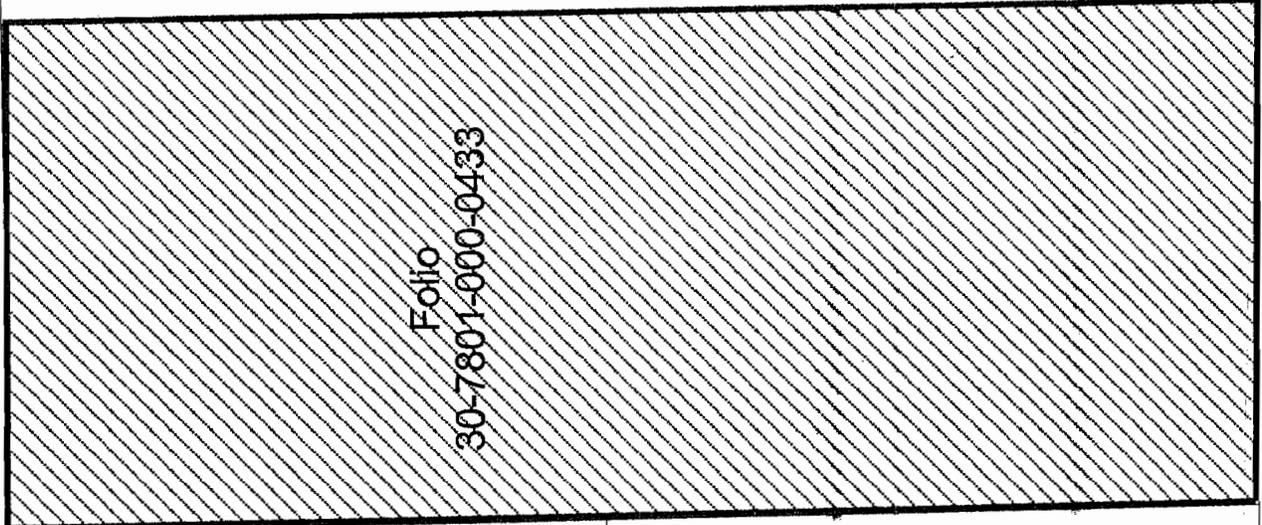
I, Gael Torise hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.


SIGNATURE

9-28-09
DATE

30-7801-000-0433 Torcise EEL Covenant

SW 288 Street



Property Boundaries

EEL Covenant Area
1.61 Acres

Inspection Type:
Boundary



Data Collected by TJ,HG 09/22/09
09forest_resources_jundec.apr
Map Made by HG 09/22/09

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Rick and Gael Torcise
18000 SW 288th Street
Homestead, Florida 33030

September 29, 2009

Ref: Folio 30-7801-000-0433
EEL Covenant

Department of Environmental Resources Management
701 NW 1st Court, 5th Floor
Miami, Florida 33136

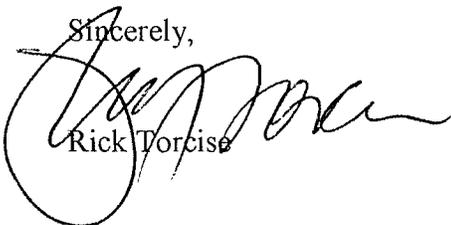
Helena Giannini, Biologist

Dear Ms. Giannini,

This will confirm that there are no outstanding loans or mortgages on the above reference property and that the property is fully owned, free and clear, by Rick and Gael Torcise. If you should need any additional information please do not hesitate to call me at 305-496-5343.

Thank you for your attention to this matter

Sincerely,


Rick Torcise

ATTACHMENT B

COVENANT RUNNING WITH THE LAND OF ELENA LOPEZ DE MESA IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 26055 SW 197TH AVENUE, MIAMI-DADE COUNTY, FLORIDA 33031-1668, FOLIO 30-6826-000-0480.

The undersigned, Elena Lopez de Mesa, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 26055 SW 197th Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6826-000-0480, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner(s)'s heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 24 day of September, 2009.

INDIVIDUAL

WITNESSES:

sign Jeremy G. Sweet
print JEREMY G. SWEET
sign Araceli Antuna
print Araceli Antuna

OWNER(S):

sign [Signature]
print Elena Lopez de Mesa
Address 26055 SW 197 Ave

WITNESSES:

sign _____
print _____
sign _____
print _____

OWNER(S):

sign _____
print _____
Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

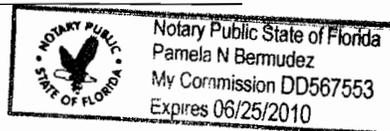
The foregoing instrument was acknowledged before me this 24th day of September, 2009, by Elena Lopez de Mesa, who is personally known to me or who has produced FL DRIVER'S LICENSE as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print P. Bermudez
State of Florida at Large (Seal)
My Commission Expires: 06/25/2010

THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136



**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-6826-000-0480

Property Address: 26055 SW 197th Avenue
Miami-Dade County, Florida, 33031-1668.

Legal description: 26 56 38 4.86 AC M/L
N1/2 OF NW1/4 OF SW1/4 OF SW1/4
LESS W35FT FOR R/W
SUBJECT TO NFC REST ON 2.00 AC
OR 20161-3769 0599 5

Exhibit B

Pine Rockland Management Plan for Elena Lopez De Mesa

Location: Located at 26055 SW 197th Avenue Miami, Florida, 33031.

Size: 4.86-acre parcel
1.82 acres of pine rockland qualify for
an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6826-000-0480

Forest Type: Pine rockland

Location:

The site is located approximately 1,000 feet north of SW 264th Street on the east side of SW 197th Avenue. The property can be accessed from SW 197th Avenue. The parcel is located outside the urban development boundary (UDB) and is bordered by developed residential properties on the north, south and west, and a fruit tree grove to the east.

Property Information:

This property consists of a 4.86-acre parcel that contains 1.82 acres of pine rockland which qualify for an EEL covenant. The property was designated as a natural forest community (NFC) 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 S26, parcel A. The remaining acreage of the site contains a single-family home built in 1952 and a newly established fruit tree grove.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in the Miami Rockridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami Rockridge 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and herbs of temperate and tropical origin. The pine rockland community is South Florida's most floristically diverse plant community and includes several endemic species. 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 plant species.

Present Condition:

The pine rockland's canopy is dominated by medium age class slash pines that have regenerated post Hurricane Andrew. With the exception the west portion of the pine rockland, the understory layer is overgrown with native and exotic hardwoods as well as exotic vines. The west portion is being managed and contains the highest diversity of native pine rockland herbs and grasses. There is a good overall diversity of native plants through out the site, including several State listed species (see plant list). Invasive exotic species, including but not limited to Brazilian pepper, Burma reed and jasmine vines, are present in moderate numbers. The substrate of the pine rockland area that qualifies for this covenant is good condition.

Conclusion

Overall the pine rockland on this property is in good condition. Future management of this property will center on promoting native biodiversity, eliminating the existing exotics, and reducing pioneering hardwoods. Under natural condition fire would naturally thin out hardwoods. However, because of fire exclusion, hand removal of hardwoods will be necessary in order to maintain the existing plant community. Although prescribed burns are usually recommended this may be unattainable due to surrounding residences.

Ecological Goals for pine rockland:

1. Maintain open canopy and understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate invasive exotic species and encroaching native hardwoods throughout.
3. Increase site's biodiversity via natural recruitment and the planting of native pine rockland herbs and shrubs, if necessary.
4. Provide suitable habitat for native wildlife.

Management Goals for pine rockland:

1. Promote the growth of rare pine rockland shrubs and herbs.
2. Selectively thin colonizing hardwoods to promote pine rockland understory plant species.
3. Plant native pine rockland herbs and shrubs to promote biodiversity.
4. Eradicate all invasive exotic plant species and prevent re-colonization. Prevent reproduction of exotic seeds on site within five (5) years.
5. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3:

- Hand removal and herbicide treatment of all invasive species and exotic species is required by DERM, including but not limited to, Burma reed, Brazilian pepper, jasmine vines and Woman's tongue.
- All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed.
- Selective hand removal of any small hardwood trees, including but not limited to: Wild tamarind.
- Plant native shrubby and herbaceous pine rockland plant species, if natural recruitment is insufficient.
- Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant.

Year 4-5:

- Continue to eradicate exotic and invasive plant species. Retreat any re-sprouting or re-colonizing invasive exotic plants.
- Thin out any hardwoods shading out shrubs and groundcover as well as any pine seedlings / saplings.
- New native plantings should be continued as needed.
- Maintain an open canopy and a clear understory.

Year 6-7:

- Monitor for new exotic species that may have colonized, and eradicate as needed.
- Monitor recruiting and any planted native herbs and shrubs.
- Maintain an open canopy and a clear understory.
- Thin slash pines if necessary, as determined by DERM.

Year 8-10:

- Continue exotic and invasive eradication and monitor native species regeneration and health.
- Maintain an open canopy and a clear understory.

Species list*

Scientific Name

Common Name

Trees and shrubs

<i>Baccharis spp.</i>	groundsel
<i>Ficus aurea</i>	strangler fig
<i>Forestiera segregate var. pinetorum</i>	pineland privet
<i>Guettarda scabra</i>	rough velvetseed
<i>Lantana involucrata</i>	wild sage
<i>Lysiloma latisiliquum</i>	wild tamarind
<i>Metopium toxiferum</i>	poisonwood

Pinus elliottii var. *densa*
Quercus virginiana
Rhus copallina var. *leucantha*
Sabal palmetto
Serenoa repens
Tetrazygia bicolor
Trema micranthum

South Florida slash pine
live oak
southern sumac
cabbage palm
saw palmetto
West Indian lilac
Florida trema

Forbs and woody groundcover

Acalypha charaefolia
Anemia adiantifolia
Angadenia berterii
Aster adnatus
Ayenia euphrasiifolia
Bidens alba
Chamaesyce spp.
Crossopetalum ilicifolium
Crotalaria pumila
Croton linearis
Euphorbia pinetorum
Galactia smallii
Galium hispidulum
Lantana depressa
Licania michauxii
Melanthera parvifolia
Morinda royoc
Pectis glaucescens
Phyllanthus pentaphyllus
Piriqueta caroliniana
Pityopsis graminifolia var. *tracyi*
Polygala grandiflora var. *angustifolia*
Pteridium aquilinum
Rhynchosia reniformis
Scutellaria havanensis
Solidago odora var. *chapmanii*
Solidago stricta
Stachytarpheta jamaicensis
Tragia saxicola
Vernonia blodgettii
Zamia pumila

threeseeded mercury
pine fern
pineland allamanda
clasping aster
eyebright ayenia
Spanish-needles
spurge
quailberry
pineland rattlebox
pineland croton
pineland poinsettia
Small's Milkpea
bedstraw
pineland lantana
gopher-apple
small-leaved cat tongue
yellowroot
teablinkum
Five-petalled leafflower
hairy piriqueta
Tracy's silkgrass
thin-leaved candyweed
Southern bracken fern
dollar weed
Havana skullcap
Chapman's goldenrod
goldenrod
blue porterweed
pineland noseburn
Blodgett's ironweed
coontie

Vines and scandent shrubs

Centrosema virginianum
Chiococca parvifolia
Ipomoea tenuissima

butterfly-pea
pineland snowberry
rockland morning glory

Parthenocissus quinquefolia
Toxicodendron radicans
Vitis rotundifolia

Virginia creeper
poison ivy
muscadine

Grasses and sedges

Andropogon glomeratus
Aristida beyrichiana
Eragrostis campestris
Rhynchospora floridensis
Tripsacum floridanum

bushy bluestem
wiregrass
Elliot's lovegrass
Florida whitetop sedge
Florida gamagrass

Non-native / Invasive Species

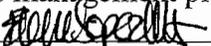
Abrus precatorius
Agave spp.
Albizia lebbek
Flacourtia indica
Jasminum dichotomum
Jasminum fluminense
Lysiloma sabicu
Melinis repens
Neyraudia reynaudiana
Psidium guajava
Schinus terebinthifolius

rosary-pea
agave / century plant
rattlepod
governor's plum
gold coast jasmine
Brazilian coast jasmine
horseflesh mahogany
rose natalgrass
Burma reed
guava
Brazilian pepper

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (to be signed by all property owners)

I, Elena Lopez de Mesa hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.


SIGNATURE

9-24-09
DATE

30-6826-000-0480 Lopez de Mesa EEL Covenant

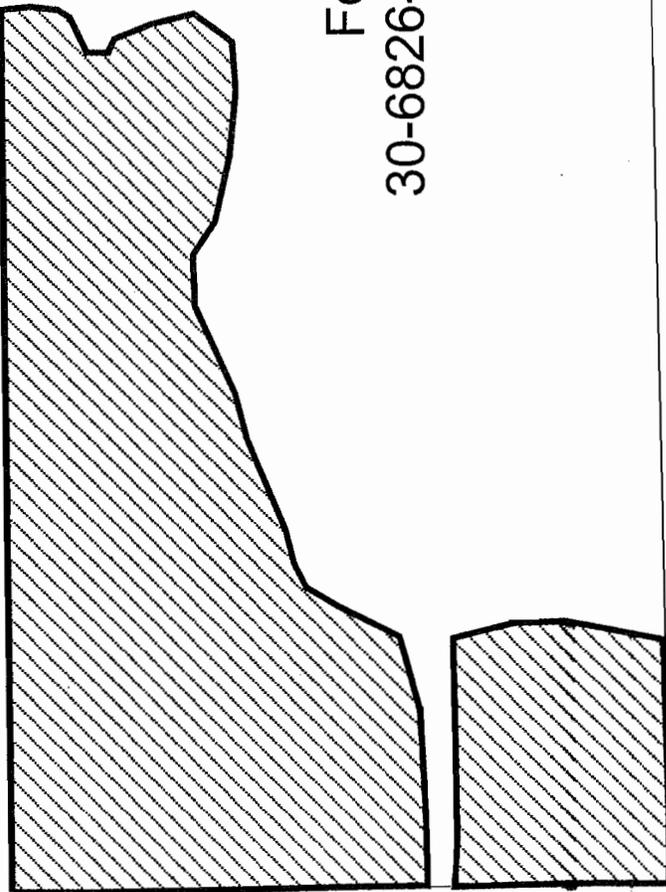
Property Boundaries

EEL Covenant Area
1.82 Acres

Inspection Type:
Boundary



Data Collected by T.J.HG 09/22/09
09forest_resources_jundec.apr
Map Made by HG 09/22/09



Folio
30-6826-000-0480

SW 197 Avenue

02

ATTACHMENT C

COVENANT RUNNING WITH THE LAND OF PATCH OF HEAVEN, LLC IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 21900 SW 157TH AVENUE, MIAMI-DADE COUNTY, FLORIDA 33156, FOLIO 30-6917-000-0010.

The undersigned, Patch of Heaven, LLC, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 21900 SW 157th Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6917-000-0010, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 24 day of SEPTEMBER, 2009.

INDIVIDUAL

WITNESSES:

sign Leslie A. Hodson

print Leslie A. Hodson

sign Francis Vasquez

print Francis F Vasquez

OWNER(S):

sign [Signature]

print BRUCE A. CHEJNEY

Address PO BOX 52-1895
MIAMI, FL 33152-1895

WITNESSES:

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print _____

Address _____

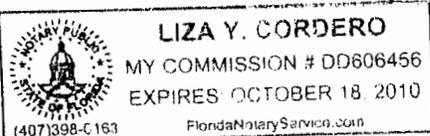
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of SEPT., 2009, by BRUCE A. CHEJNEY, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print Liza Y. Cordero

State of Florida at Large (Seal)
My Commission Expires: OCTOBER 18, 2010



THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-6917-000-0010

Property Address: 21900 SW 157th Ave.,
Miami-Dade County, Florida.

Legal description: 17 56 39 5.103 AC M/L
PORT OF S1/2 OF NE1/4 OF SEC DESC
AS BEG SE1/4 OF NE1/4 OF NE1/4 OF
SEC TH S 00 DEG E 334.89FT S 89
DEG W 660.75FT N 01 DEG W 335FT
N 89 DEG E 660.70FT TO POB SUBJ
TO NFC REST ON 2.56 AC
LOT SIZE 5.103 AC M/L
OR 21764-4038 1003 2
OR 26496-3075 0708 02

Exhibit B
Tropical Hardwood Hammock Management Plan
for Patch of Heaven, LLC

Location: 21900 SW 157th Avenue, Miami-Dade County, Florida.

Size: 5.10 acre parcel
5.10 acres qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6917-000-0010

Forest Type: Tropical hardwood hammock (currently containing 2.85 acres of County designated Natural Forest Community (NFC).

Location:

The property is located approximately 680 feet south of SW 216th Street, on the west side of SW 157th Avenue. The site is a vacant lot outside the urban development boundary (UDB) and it is bordered by property containing County-designated Natural Forest Community (NFC) to the south, residential property to the north and east and a plant nursery to the west. The property can be accessed via SW 157th Avenue.

Property Information:

The property consists of 5.10 acres of Tropical hardwood hammock which qualify for an EEL Covenant. The property is located on the Miami rock ridge and contiguous to Castellow Hammock Park. The property was designated as a natural forest community (NFC) 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 33, T56 R39 S17, parcel A.

Tropical hardwood hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in hammocks creates a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and serve also as habitat for a wide arrange of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

Present Condition:

Portions of the site are currently under going extensive restoration by the current property owner. The removal of non-native tree and understory species and the follow up planting of appropriate native hammock species is well under way and nearly complete. Extensive active vine control was also observed. While previous disturbances and exotic plant infestations are evident the ongoing restoration work and the proximity to quality high quality hammock, within the site and on adjacent properties, have helped revive the site to a high quality natural area. Abundant bird and butterfly species were observed by DERM staff. Additionally, at least one large solution hole exists within the site and was observed by DERM staff.

Conclusion

This property is a unique remnant of the Miami Rockridge hardwood hammock. The property contains several rare and state listed plant species whose existence in the continental US is limited to this area. It is important to note that the current state of the hammock is due to the continuous commitment of the owner to the long term maintenance of the area as a natural preserve.

Overall, the site is good condition and will continue to improve with future management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on eliminating any invasive exotics, aggressive vine control and additional plantings of native hardwood species.

Ecological Goals:

1. Maintain native canopy and understory to preserve hammock species.
2. Promote regeneration and growth of native hardwoods and herbaceous plants.
3. Provide suitable habitat for native wildlife.
4. Eliminate invasive exotic species.

Management Goals:

1. Eliminate exotic plant species from interior of hammock to achieve less than 2% exotic sub-canopy cover within two (2) years.
2. Eradicate all invasive exotic plant species from perimeter and prevent re-colonization. Ensure that no more than ten (10) square feet of any exotic cover remains.
3. Prevent reproduction of exotic seeds on site within five (5) years.
4. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for hardwood hammocks:

(No heavy machinery is allowed within the site. All work must be done by hand)

- Year 1-2:** Hand removal and herbicide treatment of all exotic plant species is required by DERM. Interior exotics should be treated first and then extended out to the perimeters. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Plant additional native hammock species as needed.
- Year 3-5:** Continue to eradicate exotic and invasive plants and vines. Retreat any re-sprouting or re-colonizing of invasive exotic plants. Plant additional native species as needed.
- Year 6-7:** Continue to eradicate exotic and invasive plants and vines. Maintain native canopy and understory. Monitor new plantings.
- Year 8-10:** Continue exotic / invasive eradication and monitor hardwood and understory regeneration and health.

Species list*

Scientific Name

Common Name

Graminoids (grasses and sedges)

Trees and Shrubs

<i>Alvaradoa amorphoides</i>	Mexican alvaradoa
<i>Ardisia escallonioides</i>	marlberry
<i>Bursera simaruba</i>	gumbo limbo
<i>Cryosophyllum oliviforme</i>	satinleaf
<i>Coccoloba diversifolia</i>	pigeon plum
<i>Dipholis salicifolia</i>	willow bustic
<i>Eugenia axillaris</i>	white stopper
<i>Exothea paniculata</i>	inkwood
<i>Ficus aurea</i>	strangler fig
<i>Hamelia patens</i>	firebush
<i>Ilex krugiana</i>	Krug's holly
<i>Lysiloma latisiliquum</i>	wild tamarind
<i>Nectandra coriacea</i>	lancewood
<i>Guettarda scabra</i>	rough velvetseed

Lantana involucrata
Mastichodenron foetidissimum
Metopium toxiferum
Myrsine floridana
Prunus myrtifolia
Psychotria nervosa
Psychotria sulzneri
Quercus virginiana
Randia aculeata
Rhus copallina
Senna ligustrina
Simaruba glauca
Tetrazygia bicolor
Trema micranthum
Zamia integrifolia
Zanthoxylum fagara

wild sage
mastic
poisonwood
myrsine
West Indian cherry
wild coffee
dull-leafed coffee
live oak
white indigo berry
southern sumac
privet cassia
paradise tree
West Indian lilac
Florida trema
coontie
wild lime

Palms, palmettos and cycads

Sabal palmetto
Serenoa repens
Coccothrinax argentata
Roystonea spp.

cabbage palm
saw palmetto
silver palm
royal palm

Groundcovers

Bidens alba
Morinda royoc
Solidago stricta
Stachytarpheta jamaicensis

Spanish needles
yellowroot
goldenrod
blue porterweed

Vines and scandent shrubs

Chiococca alba
Jacquemontia curtissii
Koanophyllon villosum
Parthenocissus quinquefolia
Smilax spp.
Toxicodendron radicans
Vitis rotundifolia

snowberry
rockland clustervine
Florida shrub thoroughwort
Virginia creeper
greenbrier
poison-ivy
muscadine grape

Ferns

Anemia adiantifolia
Pteridium aquilinum

pine fern
southern bracken fern

Non-native / Invasive Species

Neyraudia reynaudiana
Pennisetum purpureum
Albizia lebbek
Abrus precatorius
Jasminum dichotomum
Jasminum fluminense
Rhoeos spathacea
Schefflera actinophylla
Schinus terebinthifolius

Burma reed
napier grass
woman's tongue
rosary pea
gold coast jasmine
Brazilian jasmine
oyster plant
Queensland umbrella tree
Brazilian pepper

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

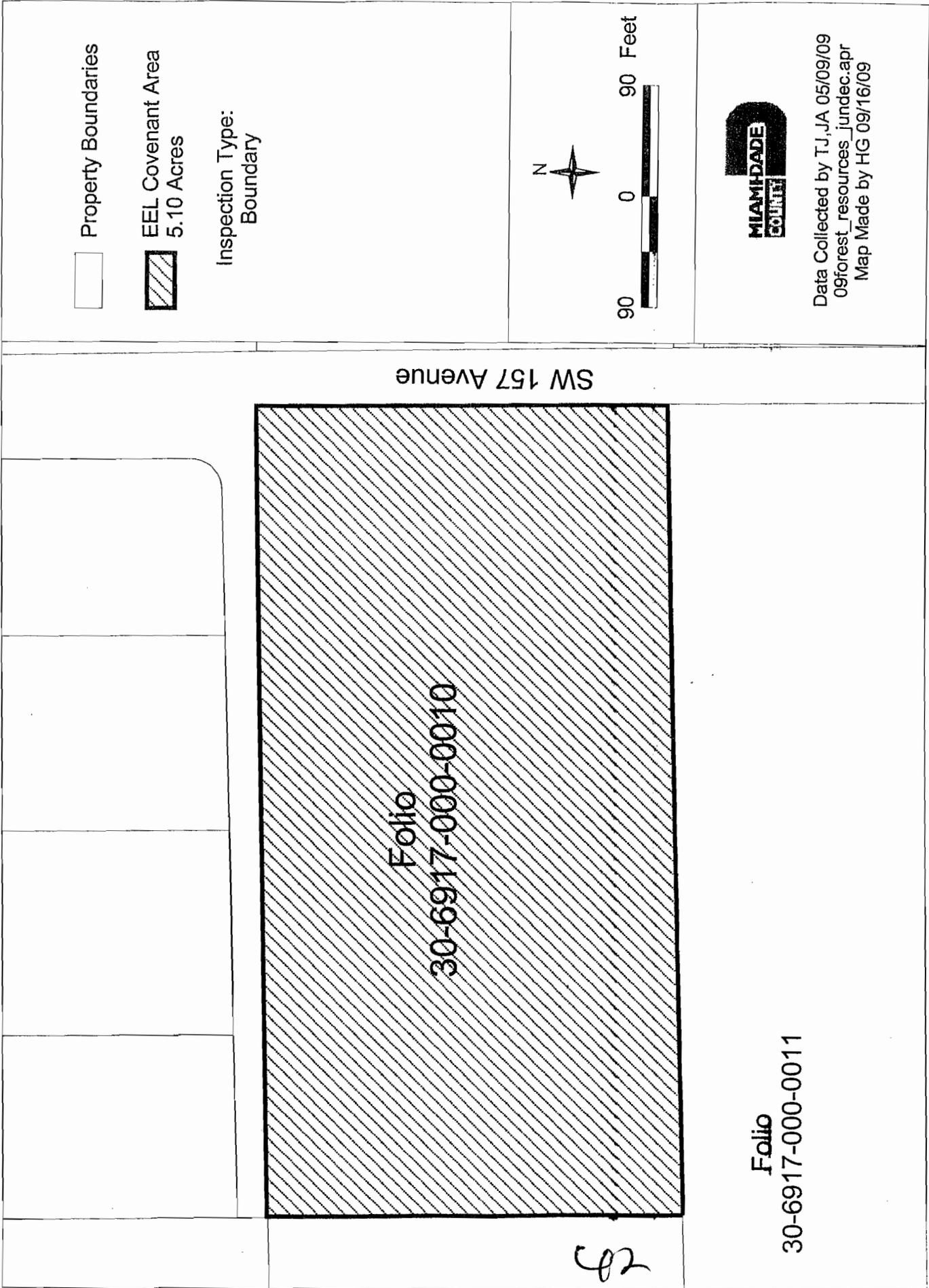
MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

9/24/09
DATE

30-6917-000-0010 Patch of Heaven, LLC EEL Covenant



Property Boundaries

EEL Covenant Area
5.10 Acres

Inspection Type:
Boundary



90 0 90 Feet



Data Collected by TJ,JA 05/09/09
09forest_resources_jundec.apr
Map Made by HG 09/16/09

Folio
30-6917-000-0011

42

10/19/2017 00:45 FAX
10/11/2009 10:47

3053726559

DERM

002
PAGE 02

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S): PATCH OF HEAVEN, LLC
C/O BRUCE A. CHEVNEY

ADDRESS OF PROPERTY: 21900 SW 157 AVE. MIAMI, FL
FOLIO 30-6917-000-0010

NAME OF INTEREST-HOLDER MORTGAGEE: JOSE A COSTA & MARIA ELENA COSTA

The undersigned mortgagee, lienholder, or holder of interest in the above-described property hereby consents to the Covenant between Miami-Dade County and the above property owner, a copy of which covenant is attached hereto:

x [Signature]
Lienholder Signature
Jose A. Costa
Printed Name
Oct 1, 2009
Date

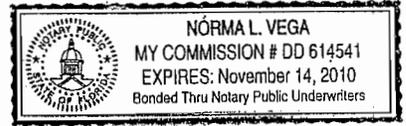
x [Signature]
Lienholder Signature
MARIA E. COSTA
Printed Name
Oct 1, 2009
Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by Jose A. Costa and Maria E. Costa, who are personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print Norma L. Vega
State of Florida at Large (Seal)
My Commission Expires: 11/14/2010



83

ATTACHMENT D

COVENANT RUNNING WITH THE LAND OF PATCH OF HEAVEN, LLC IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 21900 SW 157TH AVENUE, MIAMI-DADE COUNTY, FLORIDA 33156, FOLIO 30-6917-000-0011.

The undersigned, Patch of Heaven, LLC, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 21900 SW 157th Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6917-000-0011, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s) heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 24 day of Sept, 2009.

INDIVIDUAL

WITNESSES:

sign Leslie A. Hodson
print Leslie A. Hodson
sign Francys Vasquez
print Francys Vasquez

OWNER(S):

sign [Signature]
print BRUCE A. CHEJNEY
Address PO BOX 52-1895
MIAMI, FL 33152-1895

WITNESSES:

sign _____
print _____
sign _____
print _____

OWNER(S):

sign _____
print _____
Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of Sept, 2009, by BRUCE A. CHEJNEY, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print LIZA Y. CORDERO
State of Florida at Large (Seal)
My Commission Expires: OCTOBER 18, 2010



THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-6917-000-0011

Property Address: 21900 SW 157th Ave.,
Miami-Dade County, Florida.

Legal description: 17 56 39 5.914 AC M/L
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SEC DESC AS BEG NE COR OF SEC TH
S 00 DEG E 309.89FT S 89 DEG W
446.02ST S 00 DEG E 25FT S 89
DEG W 363.02FT N 01 DEG E
213.31FT N 00 DEG E 88.16FT N 09
DEG E 5.76FT N 48 DEG E 42.18FT
N 89 DEG E 767.10FT TO POB
SUBJ TO NFC REST ON 2.38AC

Exhibit B
Tropical Hardwood Hammock Management Plan
for Patch of Heaven, LLC

Location: 21900 SW 157th Avenue, Miami-Dade County, Florida.

Size: 5.914 acre parcel
3.53 acres qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6917-000-0011

Forest Type: Tropical hardwood hammock (currently containing 2.65 acres of County designated Natural Forest Community (NFC)).

Location:

The property is located approximately 1000 feet south of SW 216th Street, on the west side of SW 157th Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by property containing County-designated Natural Forest Community (NFC) to the north and south, residential property to the east and a plant nursery to the west. The property can be accessed via SW 157th Avenue.

Property Information:

The property consists of 3.53 acres of Tropical hardwood hammock which qualify for an EEL Covenant. The property is located on the Miami rock ridge and contiguous to Castellow Hammock Park. The property was designated as a natural forest community (NFC) 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 33, T56 R39 S17, parcel A.

Tropical hardwood hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in hammocks creates a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and serve also as habitat for a wide arrange of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

Present Condition:

The site contains four main structures which are; a large house and guest house on the west half as well as a woodframe and a brick house on the east. The woodframe and brick houses are located within the hammock. The hammock portions of the site are currently under going management by the current property owner. The removal of non-native tree and understory species and extensive active vine control is ongoing. These areas are high quality hammock with little to no substrate disturbance or exotic plant infestation. The management activities being conducted by the current owner are significant and commendable and are being performed without any requirement from Miami-Dade County. Abundant bird and butterfly species were observed by DERM staff.

Conclusion

This property is a unique remnant of the Miami rockridge hardwood hammock. The property contains several rare and state listed plant species whose existence in the continental US is limited to this area. It is important to note that the current state of the hammock is due to the continuous commitment of the owner to the long term maintenance of the area as a natural preserve.

Overall, the site is very good condition and will continue to improve with future management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on eliminating any invasive exotics, aggressive vine control.

Ecological Goals:

1. Maintain native canopy and understory to preserve hammock species.
2. Promote regeneration and growth of native hardwoods and herbaceous plants.
3. Provide suitable habitat for native wildlife.
4. Eliminate invasive exotic species.

Management Goals:

1. Eliminate exotic plant species from interior of hammock to achieve less than 2% exotic sub-canopy cover within two (2) years.
2. Eradicate all invasive exotic plant species from perimeter and prevent re-colonization. Ensure that no more than ten (10) square feet of any exotic cover remains.
3. Prevent reproduction of exotic seeds on site within five (5) years. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for hardwood hammocks:

(No heavy machinery is allowed within the site. All work must be done by hand)

- Year 1-2:** Hand removal and herbicide treatment of all exotic plant species is required by DERM. Interior exotics should be treated first and then extended out to the perimeters. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Plant additional native hammock species as needed.
- Year 3-5:** Continue to eradicate exotic and invasive plants and vines. Retreat any Re-sprouting or re-colonizing of invasive exotic plants. Plant additional native species as needed.
- Year 6-7:** Continue to eradicate exotic and invasive plants and vines. Maintain native canopy and understory. Monitor new plantings.
- Year 8-10:** Continue exotic / invasive eradication and monitor hardwood and understory regeneration and health.

Species list*

Scientific Name

Common Name

Graminoids (grasses and sedges)

Trees and Shrubs

<i>Alvaradoa amorphoides</i>	Mexican alvaradoa
<i>Ardisia escallonioides</i>	marlberry
<i>Bursera simaruba</i>	gumbo limbo
<i>Cryosophyllum oliviforme</i>	satinleaf
<i>Coccoloba diversifolia</i>	pigeon plum
<i>Dipholis salicifolia</i>	willow bustic
<i>Eugenia axillaris</i>	white stopper
<i>Exothea paniculata</i>	inkwood
<i>Ficus aurea</i>	strangler fig
<i>Hamelia patens</i>	firebush
<i>Ilex krugiana</i>	Krug's holly
<i>Lysiloma latisiliquum</i>	wild tamarind
<i>Nectandra coriacea</i>	lancewood
<i>Guettarda scabra</i>	rough velvetseed

Lantana involucrata
Mastichodenron foetidissimum
Metopium toxiferum
Myrsine floridana
Prunus myrtifolia
Psychotria nervosa
Psychotria sulzneri
Quercus virginiana
Randia aculeata
Rhus copallina
Senna ligustrina
Simaruba glauca
Tetrazygia bicolor
Trema micranthum
Zamia integrifolia
Zanthoxylum fagara

wild sage
mastic
poisonwood
myrsine
West Indian cherry
wild coffee
dull-leafed coffee
live oak
white indigo berry
southern sumac
privet cassia
paradise tree
West Indian lilac
Florida trema
coontie
wild lime

Palms, palmettos and cycads

Sabal palmetto
Serenoa repens
Coccothrinax argentata
Roystonea spp.

cabbage palm
saw palmetto
silver palm
royal palm

Groundcovers

Bidens alba
Morinda royoc
Solidago stricta
Stachytarpheta jamaicensis

Spanish needles
yellowroot
goldenrod
blue porterweed

Vines and scandent shrubs

Chiococca alba
Jacquemontia curtissii
Koanophyllon villosum
Parthenocissus quinquefolia
Smilax spp.
Toxicodendron radicans
Vitis rotundifolia

snowberry
rockland clustervine
Florida shrub thoroughwort
Virginia creeper
greenbrier
poison-ivy
muscadine grape

Ferns

Anemia adiantifolia
Pteridium aquilinum

pine fern
southern bracken fern

Non-native / Invasive Species

Neyraudia reynaudiana

Pennisetum purpureum

Albizia lebbek

Abrus precatorius

Jasminum dichotomum

Jasminum fluminense

Rhoeos spathacea

Schefflera actinophylla

Schinus terebinthifolius

Burma reed

napier grass

woman's tongue

rosary pea

gold coast jasmine

Brazilian jasmine

oyster plant

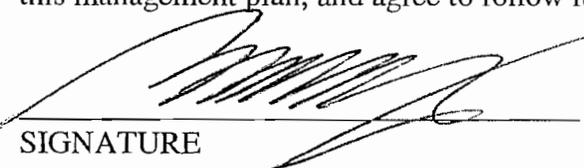
Queensland umbrella tree

Brazilian pepper

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

9/24/09
DATE

30-6917-000-0011 Patch of Heaven, LLC EEL Covenant

Property Boundaries

EEL Covenant Area
3.53 Acres

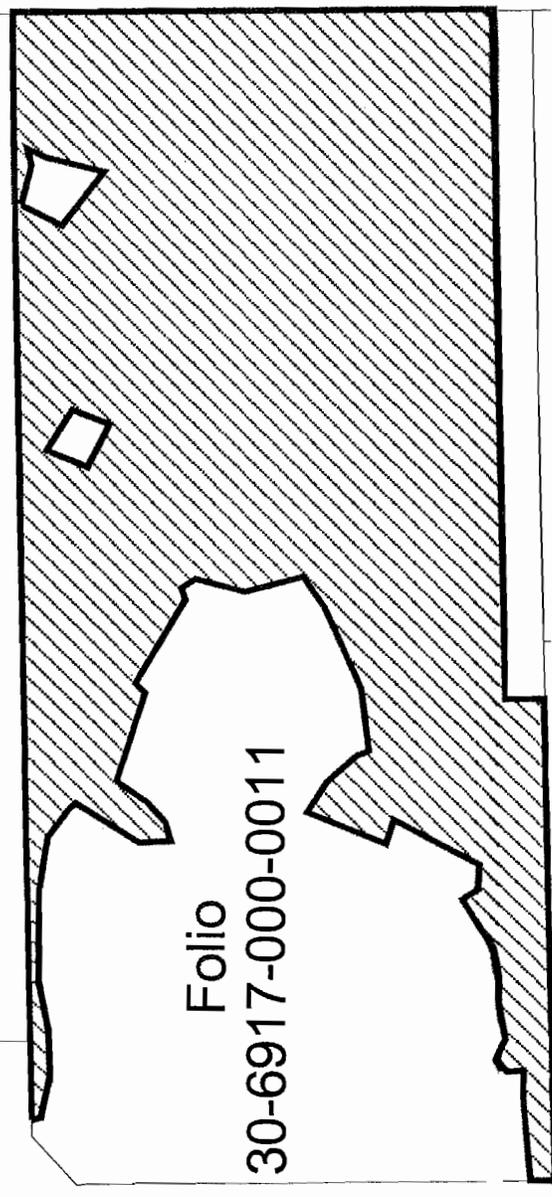
Inspection Type:
Boundary



Data Collected by TJ, JA 05/09/09
09forest_resources_jundec.apr
Map Made by HG 09/16/09

Folio
30-6917-000-0010

SW 157 Avenue



Folio
30-6917-000-0011

56

10/19/2017 00:45 FAX
10/01/2009 10:47

3053725559

DERM

002
PAGE 02

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S): PATCH OF HEAVEN, LLC
% BRUCE A. CHESNEY

ADDRESS OF PROPERTY: 21900 SW 157 AVE., MIAMI, FL.
FOBID 30-6917-000-0011

NAME OF INTEREST-HOLDER MORTGAGEE: JOSE A. COSTA & MARIA ELENA COSTA

The undersigned mortgagee, lienholder, or holder of interest in the above-described property hereby consents to the Covenant between Miami-Dade County and the above property owner, a copy of which covenant is attached hereto:

x [Signature]
Lienholder Signature
JOSE A. COSTA
Printed Name
Oct 1, 2009
Date

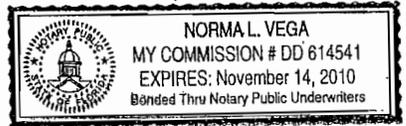
x [Signature]
Lienholder Signature
MARIA E. COSTA
Printed Name
Oct 1, 2009
Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of October, 2009, by JOSE A. COSTA and Maria E. Costa, who are personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print Norma L. Vega
State of Florida at Large (Seal)
My Commission Expires: 11/14/2010



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ATTACHMENT E

COVENANT RUNNING WITH THE
LAND OF KRISTIN M. AND JOHN P.
WHELAN IN FAVOR OF THE BOARD
OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA,
CONCERNING ENVIRONMENTALLY
ENDANGERED LAND LOCATED AT
23051 SW 153RD COURT, MIAMI-DADE
COUNTY, FOLIO 30-6916-001-0771.

The undersigned, Kristin M. and John P. Whelan, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 23051 SW 153rd Court, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0771, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.
3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in

such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary

and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 29 day of SEPTEMBER, 2009.

INDIVIDUAL

WITNESSES:

sign P. Gary Kingsbury

print P. GARY KINGSBURY

sign Sean Kingsbury

print Sean Kingsbury

OWNER(S):

sign [Signature]

print John P. Whelan

Address 23051 SW 153rd CT

WITNESSES:

sign P. Gary Kingsbury

print P. GARY KINGSBURY

sign Sean Kingsbury

print Sean Kingsbury

OWNER(S):

sign [Signature]

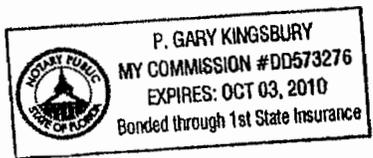
print Kristin Whelan

Address 23051 SW 153rd Ct, Miami FL 33170

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29 day of SEPTEMBER, 2009, by JOHN P. & KRISTIN W. WHELAN, who is personally known to me or who has produced COAST GUARD ID & P.D. as identification and who did take an oath.

NOTARY PUBLIC:



sign P. Gary Kingsbury

print _____

State of Florida at Large (Seal)

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

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EXHIBIT A

16 56 39 4.73 AC M/L
REDLAND CITRUS ORCHARDS SUB
S1/2 OF LOT 59-A LESS S40FT FOR R/W
SUBJECT TO NFC ON 4.00 AC
OR 20510-0725 0502 6

63

Exhibit B
Pine Rockland Management Plan
for Kristin M. and John P. Whelan

Location: Located at 23051 SW 153rd Court, Miami-Dade County, Florida, 33170

Size: 4.73-acre parcel
3.86 acres of pine rockland qualify for
an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6916-001-0771

Forest Type: Pine rockland / transitional hardwood hammock

Location:

The site is located just north of SW 232nd Street, and east of SW 153rd Court in southwest Miami-Dade County and an area formerly known as the Silver Palms Grove District. This property can be accessed from SW 232nd Street, or by driving north on SW 153rd Court and turning east on the first available road. This road leads to a clearing in the center of the property where the property owners have built their residence.

This property is outside the Urban Development Boundary (UDB). There are several nearby publicly owned parcels that contain NFC including Castellow Hammock Park (a 120-acre hammock preserve), the Silver Palm Hammock Preserve, the Silver Palm Groves Hammock Preserve, the Chernoff Hammock Preserve, and the Ross Hammock Preserve. In addition to these properties there are also several smaller private parcels nearby with EEL covenants and NFC designation.

Property Information:

The entire property is 4.73 acres, of which 4.00 acres were designated in 1984 by the County as pine rockland Natural Forest Community (NFC) on 4.00 acres, of which 3.86 acres qualify for an EEL Covenant.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in the Miami Rockridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami Rockridge 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and herbs of temperate and tropical origin. The pine rockland community is South Florida's most floristically diverse plant community and includes several endemic species. 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 plant species.

Present Condition:

The NFC quality varies throughout the property, with the highest quality areas being closer to the center of the property. Non-native invasive species such as Australian pine (*Casuarina* spp.), and Brazilian pepper (*Schinus terebinthifolius*), and native vines such as grape vine (*Vitis rotundifolia*) and non-native vines such as Jasmine vine (*Jasminum* spp) dominate the areas along the northern, eastern and southern property boundaries. It is expected that continued exotic control will improve their quality and can eventually meet the requirements of the management plan of this covenant. Property owners were issued Permit 2005-10 on June 2005 to work on exotic species control. Property owners also entered into an NFC Covenant in April of 2009.

The natural area of better quality consists of a pine rockland in an intermediate transitional step to hardwood hammock. Several pine rockland shrub and herb species are found throughout the property – common native species include locust berry, American beautyberry, West Indian lilac, coontie and saw palmetto. Hardwoods are also found throughout the site forming low continuous canopy in some areas – common species include live oak, wild tamarind, and gumbo limbo. Although no adult slash pines are present, there have been several recently planted slash pines documented throughout the site. The site is of average condition.

Conclusion

Overall the pine rockland on this property is in average condition. Future management of this property will center on eliminating existing exotic species, reducing pioneering hardwoods, and promoting native biodiversity.

The understory is overgrown and lacking diversity so a great quantity of work is needed to improve overall condition. In order to restore this property to a pineland the owner will have to work extensively in the reduction of pioneering hardwoods and non-native invasive plant species. Under natural condition fire would naturally thin out hardwoods. However, because of fire exclusion, hand removal of hardwoods will be necessary in order to maintain the existing plant community. Although prescribed burns are usually recommended this may be unattainable due to the residence on site.

A significant number of herbaceous plants still exist on site. This will facilitate natural recruitment and increased biodiversity of the pineland once the understory has been thinned. Additional planting of slash pines is recommended in order to promote an unevenly aged pine canopy typical of the South Florida pine rocklands.

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Ecological Goals for pine rockland:

1. Maintain an open canopy and understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate invasive exotic species and encroaching native hardwoods throughout.
3. Plant slash pines promote growth of uneven aged slash pines.
4. Provide suitable habitat for native wildlife.

Management Goals for pine rockland:

1. Reduce native and exotic vine cover throughout the property and thin colonizing hardwoods in the canopy and the understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate exotic plant species from interior of pineland to achieve less than 5% exotic sub-canopy cover within four (4) years.
3. Prevent reproduction of exotic seeds on site within five (5) years.
4. Eradicate all invasive exotic plant species from perimeter and prevent re-colonization. Ensure that no more than ten (10) square feet of any exotic cover remains.
5. Plant native slash pine tublings and eventually promote growth of uneven aged slash pine trees.
6. DERM will periodically inspect area to ensure management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3:

- Hand removal and herbicide treatment of all invasive species and exotic species is required by DERM, including but not limited to: Brazilian pepper tree, Queensland umbrella tree, and invasive and exotic vines.
- Selective hand removal of any small hardwood trees, such as, but not limited to: live oak, myrsine, and gumbo limbo.
- Interior exotics should be treated first and work extended out to the perimeter. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed.
- Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant.
- Plant slash pine seedlings.

Year 4-5:

- Continue to eradicate exotic and invasive plant species. Retreat any re-sprouting or re-colonizing invasive exotic plants.
- Thin out hardwoods shading out shrubs, groundcover, and pine seedlings.
- Plant slash pine seedlings.
- Maintain an open canopy and a clear understory.

Year 6-7:

- Monitor for exotic species that may colonize, and eradicate as needed.
- Monitor and ensure that native herbs and shrubs colonize cleared areas.

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- Plant slash pine seedlings.
- Maintain an open canopy and a clear understory.

Year 8-10:

- Continue exotic / invasive species eradication and monitor native species regeneration and health.
- Plant slash pine seedlings.
- Maintain an open canopy and a clear understory.

Species list*

Scientific Name

Common Name

Trees

<i>Quercus virginiana</i>	live oak
<i>Bursera simaruba</i>	gumbo-limbo
<i>Coccoloba uvifera</i>	sea grape
<i>Myrica cerifera</i>	wax myrtle
<i>Simarouba glauca</i>	paradise tree
<i>Ficus citrifolia</i>	shortleaf fig
<i>Metopium toxiferum</i>	poison wood
<i>Myrsine guanensis</i>	myrsine
<i>Mastichodendron foetidissimum</i>	wild mastic
<i>Ficus aurea</i>	strangler fig

Palms, palmettos and cycads

<i>Serenoa repens</i>	saw palmetto
<i>Sabal palmetto</i>	Sabal / cabbage palms
<i>Coccothrinax argentata</i>	silver palm

Shrubs and woody groundcover

<i>Tetrazygia bicolor</i>	West Indian lilac
<i>Rhus copallina var. leucantha</i>	southern sumac
<i>Lantana involucreta</i>	wild sage
<i>Randia aculeata</i>	white indigo berry
<i>Guettarda scabra</i>	rough-leaved velvet seed
<i>Byrsonima lucida</i>	locust berry
<i>Quercus pumila</i>	running oak
<i>Morinda royoc</i>	cheese shrub
<i>Callicarpa americana</i>	beautyberry
<i>Psychotria nervosa</i>	wild coffee
<i>Foresteria segregata var. pinetorum</i>	pineland privet
<i>Bidens alba var. radiata</i>	Spanish needles
<i>Crotolaria pumila</i>	pineland rattlebox
<i>Hamelia patens</i>	fire bush

Emilia fosbergii
Galium hispidulum
Poinsettia pinetorum
Acalypha chamaedrifolia

Florida tasselflower
coastal de straw
pineland poinsettia
bastard copperleaf

Vines

Vitis rotundifolia
Smilax auriculata
Smilax bona-nox
Passiflora subarosa
Toxicodendron radicans ssp. radicans

muscadine grape
earleaf greenbrier
saw greenbrier
corky-stemmed passion-flower
poison ivy

Terrestrial Forbs and Ferns

Croton linearis
Pteridium aquilinum var. caudatum
Anemia adiantifolia

pineland croton
bracken fern
pineland fern

Non-native / Invasive Species

Schinus terebinthifolius
Neyraudia reynaudiana
Schefflera actinophylla
Ardisia elliptica
Jasminum spp.
Abrus precatorius
Lantana camara
Momordica charantia

Brazilian pepper
Burma reed
Queensland umbrella
shoebutton ardisia
jasmine vine
rosary pea
shrub verbena
balsam pear

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (to be signed by all property owners)

I, John Wahlen hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.
[Signature] DATE 9/29/09
SIGNATURE DATE

I, Kristin Wahlen hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.
[Signature] DATE 9/29/09
SIGNATURE DATE

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30-6916-001-0771 Whelan EEL Covenant

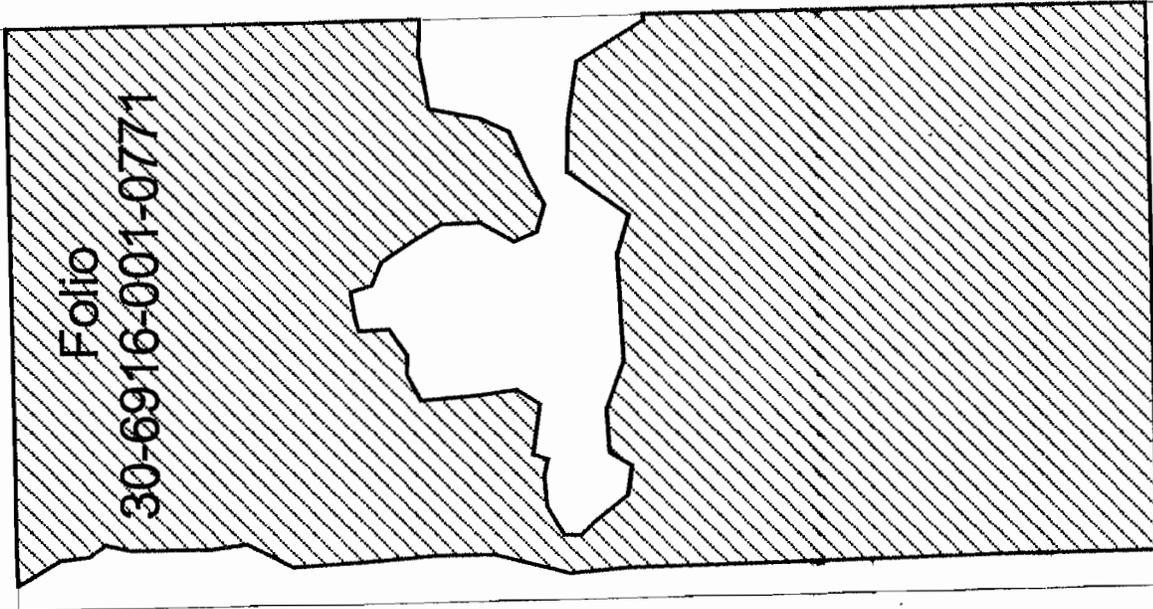
Property Boundaries

EEL Covenant Area
3.86 Acres

Inspection Type:
Boundary



Data Collected by JA, HG 03/05/09
09forest_resources_jundec.apr
Digital Image Dated 2009
Map Made by HG 09/14/09



SW 153 Court

SW 232 Street - Silver Palm Drive

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ATTACHMENT F

COVENANT RUNNING WITH THE LAND OF RAYMOND AND NUBIA ECKERT IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF SW 270th STREET AND SW 152nd AVENUE, MIAMI-DADE COUNTY, FLORIDA. FOLIO: 30-6933-000-0341.

The undersigned, Raymond and Nubia Eckert being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located in the vicinity of SW 270th Street and SW 152nd Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6933-000-0341, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

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3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

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covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28 day of September, 2009.

INDIVIDUAL

WITNESSES:

sign [Signature]
print Zojila M Alvarez
sign [Signature]
print Gladys Carmona
sign [Signature]
print Milagro Borrego
sign [Signature]
print Heather Westfall

OWNER(S):
sign [Signature]
print RAYMOND O ECKERT
Address 27451 SW 170 Ave Homestead 33031
sign [Signature]
print NUBIA ECKERT
Address 27451 SW 170 Ave Homestead 33031

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of Sept., 2009, by Raymond Eckert & Nubia Eckert, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print Maria A. Somarriva
State of Florida at Large (Seal)
My Commission Expires:

State of Florida
Notary Public
Maria A. Somarriva
Commission # DD 530999
Commission Expires
March 21, 2010

THIS INSTRUMENT PREPARED BY:

John T. Joyner, ERPS
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

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**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-6933-000-0341

Property Address: Vicinity of SW 270th Street and SW 152nd Avenue
Miami-Dade County, Florida.

Legal description: 33 56 39 1.07 AC M/L
S280FT OF N800FT OF E1/2 OF E1/4
OF SE1/4 OF NW1/4
LOT SIZE IRREGULAR
OR 23871-2571 102005 1
OR 23871-2571 1005 00

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Exhibit B
Pine Rockland Hammock Management Plan
for Raymond and Nubia Eckert

Location: The vicinity of 270st Street and 152nd Avenue, Miami-Dade County, Florida.

Size: 1.07 acre parcel
1.07 acres of pine rockland/transitional pine rockland qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6933-000-0341

Forest Type: Pine rockland / transitional pine rockland

Location:

The property is located approximately 500 feet north of SW 272nd Street and just west of theoretical SW 152nd Avenue. The site is a vacant lot inside the urban development boundary (UDB) and it is bordered by an one-acre EEL Covenant property to the south, remnant pine rockland on South Palms Memorial Park to the east, overgrown vacant land to the north and a residential property on the west. The property can be accessed via an unpaved road (SW 152nd Avenue) north of SW 272nd Street.

Distance from nearest EEL/County-owned site: ~1,900 feet from Hattie Bauer

Distance from nearest EEL Covenanted site: ~0.00 feet from Truby

Distance from nearest county-designated Natural Forest Community (NFC): ~ 1,600 feet.

Property Information:

The property consists of 1.07 acres of remnant pine rockland/transitional pine rockland which qualify for an EEL Covenant. The property is located on the west-central Miami rock ridge. Historically a pine rockland, western and northern portions of the property now shows signs of transitioning from pine rockland to tropical hardwood hammock due to fire suppression.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres on 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. Pine rockland canopy is dominated exclusively by slash pines. Beneath this canopy lies a rich understory composed of grasses, sedges, palms, vines, shrubs and herbs of temperate and tropical origin. The pine rockland community is classified as a Globally Imperiled ecosystem by the Florida Natural Areas Inventory (FNAI) and it is considered South

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Florida's most floristically diverse plant community which includes many endemic species found only in this community. A sub-climatic ecosystem, pine rocklands depend 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 plant species.

Tropical hardwood hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and serve also as habitat for a wide arrange of animal species.

The property was not designated as a natural forest community (NFC) in 1984, however, the property maintains a good diversity of native plants associated with both pine rockland and hardwood hammock forest communities. The presence of hammock plants as well as pine rockland species gives the site an added value of diversity and wildlife habitat. The southern perimeter (~15 feet) and the northeast corner of the property contain the most exotic cover with invasive exotic species such as Brazilian pepper (*Schinus terebinthifolius*) and Burma reed (*Neyraudia reynaudiana*) being the most common. The suppression of natural fires, vital for pine rocklands, has promoted the growth of hardwood hammocks plant species and has resulted in a mixed diversity of plant species associated with both communities.

Present Condition:

The eastern portion of the lot contains good quality pine rockland, which may be attributed to a fairly recent wildfire (no date available) and ongoing maintenance of a firebreak on theoretical SW 152nd Avenue. The western and northern portions of the site are transitioning into a hardwood hammock. The northeast corner of the property appears to have been disturbed and is becoming dominated by Burma reed and other exotic plant species but still contains many native species. With the exception of the northeast corner, the Miami limestone substrate is in good condition with very little disturbance observed.

Conclusion

Overall, within the property we find a good diversity of native plants that represent both pine rocklands and hardwood hammocks (see species list) though no active management by the current property owner is evident. The substrate through out most of the property is in good condition. Future management of this property will center on eliminating the existing invasive exotics through out the site and removing pioneering hardwoods from the east/southeast portion. Aggressive exotic control, concentrating on Burma reed, shall be required on the northeast corner. Under natural conditions fire would naturally thin out hardwoods and promote the growth a rich shrub and herb layer. Prescribed burns are

usually recommended but this may be unattainable due to limiting factors, including but not limited to, the size of the site and it's proximity to residential properties.

Ecological Goals:

1. Eliminate invasive exotic species from property.
2. Maintain open understory in east/southeast portion to promote and preserve herbaceous pine rockland plant species.
3. Maintain west/northwest to promote hammock species regeneration.
4. Provide suitable habitat for native wildlife.
5. Maintain integrity of Miami Limestone substrate.

Management Goals:

1. Eliminate exotic plant species in all areas (less than 5% cover is desired).
2. Eradicate all invasive exotic plant species from the perimeter and prevent recolonization.
3. Eliminate pioneering hardwoods from high quality pine rockland area.
4. Eliminate exotic plant species from hammock area.
5. Reduce native and exotic vine cover throughout the property.
6. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

(No heavy machinery is allowed within the site. All work must be done by hand)

- Year 1-3:**
- Removal and herbicide treatment of all invasive species and exotics, including but not limited to: Brazilian pepper, Burma reed, woman's tongue, jasmine vines, rosary pea, and Queensland umbrella. The northeast corner requires the most attention.
 - Selective hand removal of exotic and native hardwood trees from the pine rockland area.
 - Plant appropriate native species, especially in the northeast corner.
 - Maintain firebreaks.
- Year 3-6:**
- Continue to eradicate exotic plants and all vines in all areas.
 - Retreat any resprouting or recolonizing invasive exotic plants in all areas.
 - Thin out any hardwoods shading out shrubs and groundcover in the pine rockland.
 - Plant appropriate native plants where needed.
 - Maintain firebreaks.
- Year 6-7:**
- Continue to eradicate exotic and invasive plants and vines.
 - Plant natives as needed.

- Maintain open understory and firebreaks.

Year 8-10: - Continue exotic and invasive eradication.
-Monitor new plantings.
-Maintain firebreaks.

Species list*

Scientific Name

Common Name

Graminoids (grasses and sedges)

<i>Rhynchospora colorata</i>	White top sedge
<i>Sorghastrum secundum</i>	Lopsided Indian grass
Several other native grasses sp.	Not able to ID

Trees and Shrubs

<i>Alvaradoa amorphoides</i>	Mexican Alvaradoa
<i>Bursera simaruba</i>	Gumbo limbo
<i>Byrsonima lucida</i>	Locustberry
<i>Dipholis salicifolia</i>	Willow bustic
<i>Exothea paniculata</i>	Inkwood
<i>Ficus aurea</i>	Strangler Fig
<i>Ficus citrifolia</i>	Short-leaf Fig
<i>Forestiera segregate</i>	Pineland privet
<i>Guettarda scabra</i>	Rough Velvetseed
<i>Lantana involucrata</i>	Wild sage
<i>Lysiloma latisiliquum</i>	Wild tamarind
<i>Metopium toxiferum</i>	Poisonwood
<i>Myrsine floridana</i>	Myrsine
<i>Pinus elliotii</i>	South Florida Slash Pine
<i>Psychotria nervosa</i>	Shiney-leaved Wildcoffee
<i>Quercus virginiana</i>	Live Oak
<i>Randia aculeata</i>	White indigoberry
<i>Rhus copallina</i>	Southern Sumac
<i>Tetrazygia bicolor</i>	West Indian-lilac
<i>Trema micranthum</i>	Florida Trema
<i>Ardisia escallonioides</i>	Marlberry

Palms, palmettos and cycads

<i>Sabal palmetto</i>	Cabbage Palm
<i>Serenoa repens</i>	Saw Palmetto
<i>Coccothrinax argentata</i>	Silver Palm

Shrubs, forbes and woody groundcover

<i>Acalypha charaedrifolia</i>	Three seeded Mercury
<i>Agalinas fasciculata</i>	False Foxglove
<i>Angadenia berteroi</i>	Pineland-allamanda
<i>Bidens alba</i>	Spanish-needles
<i>Centrosema virginianum</i>	Butterfly Pea
<i>Chamaecrista spp.</i>	Partridge peas
<i>Chiococca parvifolia</i>	Pineland Snowberry
<i>Crossopetalum ilicifolium</i>	Quail berry
<i>Crotalaria pumila</i>	Pineland Rattlebox
<i>Melanthera parvifolia</i>	Pineland blackanthers
<i>Morinda royoc</i>	Yellowroot
<i>Phyllanthus pentaphyllus</i>	Fla. 5-petal Leafflower
<i>Physalis elliotii</i>	Elliott's Ground-cherry
<i>Polygala grandiflora</i>	Showy Milkwort
<i>Rhynchosia reniformis</i>	Dollar-weed
<i>Solidago stricta</i>	a Goldenrod
<i>Tragia saxicola</i>	Pineland-noseburn
<i>Zamia integrifolia</i>	Coontie

Vines and scandent shrubs

<i>Chiococca alba</i>	Co. Snowberry
<i>Jacquemontia curtissii</i>	Rockland Clustervine
<i>Koanophyllon villosum</i>	Shrub eupatorium
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Rhynchosia parvifolia</i>	Small leaf snout-bean
<i>Smilax spp.</i>	Greenbrier
<i>Toxicodendron radicans</i>	Poison-ivy
<i>Vitis rotundifolia</i>	Muscadine

Ferns

<i>Anemia adiantifolia</i>	Pine Fern
<i>Pteridium aquilinum</i>	Southern Bracken fern

Non-native / Invasive Species

<i>Neyraudia reynaudiana</i>	Burma-reed
<i>Pennisetum purpureum</i>	Napier grass
<i>Mucuna pruriens</i>	Cow itch
<i>Albizia lebbbeck</i>	Woman's tongue

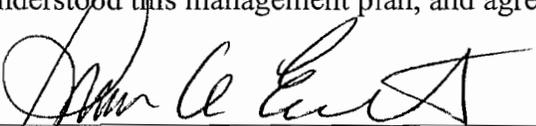
Abrus precatorius
Jasminum dichotomum
Jasminum fluminense
Schefflera actinophylla
Schinus terebinthifolius

Rosary Pea
Gold Coast Jasmine
Brazilian Jasmine
Australian umbrella tree
Brazilian-pepper

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

9/28/09
DATE

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


SIGNATURE

9/28/09
DATE

30-6933-000-0341 Eckert EEL Covenant

SW 152 Court

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Folio
30-6933-000-0341

 Property Boundaries

 EEL Covenant Area
1.07 Acres

Inspection Type:
Boundary



50 0 50 Feet




Data Collected by TJ, HG 09/10/09
09forest_resources_jundec.apr
Digital Image Dated 2009
Map Made by HG 09/14/09

ATTACHMENT G

COVENANT RUNNING WITH THE LAND OF ALEXANDER A. MENDEZ AND MARIA M. MENDEZ IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 8499 SW 114TH STREET, MIAMI-DADE COUNTY, FLORIDA 33156, FOLIO 30-5010-007-0312.

The undersigned, Alexander A. Mendez and Maria M. Mendez, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 8499 SW 114th Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-5010-007-0312, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner(s)'s heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.
2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in such present state, as set forth in the management recommendations included in Exhibit B attached hereto and incorporated herein by reference.

4. The undersigned owner(s) covenant(s) and represent(s) that the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property.

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in 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 owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefore. The owner(s) shall take such curative action within a reasonable time, provided however, the 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 therefore. The undersigned owner(s) covenant(s) and agree(s) that this

covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.
7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

9. After this Covenant is executed by the owner(s) of the Property and accepted by the Board, neither the owner(s) of the Property nor anyone with the owner('s)(s') knowledge or consent shall use the Property or modify the present state of the Property in any manner inconsistent with this Covenant without first obtaining a written release from the Board as required by Chapter 25B of the Code of Miami-Dade County, Florida.

10. The owner(s) of the Property may be released from this Covenant for the reasons and in accordance with the procedures and conditions set forth in F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 22nd day of September, 2009.

INDIVIDUAL

WITNESSES:

sign [Signature]

print Andres Marrero

sign Clara del Hierro

print Clara DelHierro

OWNER(S):

sign [Signature]

print Alexander A. Mendez

Address 8499 SW 114 ST.
Miami, FL 33156

WITNESSES:

sign [Signature]

print Rudy Forjan

sign [Signature]

print Maria ~~Mendez~~ Forjan

OWNER(S):

sign [Signature]

print Maria M. Mendez

Address 8499 SW 114 ST
Miami, FL 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of Sept., 2009, by Alexander Mendez + Maria Mendez, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:



sign [Signature]

print Priscilla Friedland

State of Florida at Large (Seal)
My Commission Expires: 08-23-2010

THIS INSTRUMENT PREPARED BY:

Helena Giannini, Biologist I
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

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**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-5010-007-0312

Property Address: 8499 SW 114th St.,
Miami-Dade County, Florida.

Legal description: 10 55 40 1.30 AC
KENDALL GREEN HOMESITES
PB 40-52
S362.51FT OF W1/2 OF LOT 17 LESS
S25FT FOR R/W
FAU 30-5010-007-0310
OR 20034-4769 112001 1
COC 22307-0222 05 2004 1
OR 22307-0222 0504 00

Exhibit B

Pine Rockland Management Plan for Alexander A. Mendez and Maria M. Mendez

Location: Located at 8499 SW 114th Street, Miami-Dade County, Florida, along the north side of SW 114th Street and east of theoretical SW 85th Avenue, Miami-Dade County, Florida.

Size: 1.30-acre parcel
0.21 acres of pine rockland qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-5010-007-0312

Forest Type: Pine rockland

Location:

The site is located along the north side of SW 114th Street, just east of theoretical 85th Avenue, just south of theoretical SW 113th Street. The property can be accessed from SW 114th Street from the east, or SW 85th Avenue from the south as both are paved roads. The parcel is located inside the urban development boundary (UDB) and is surrounded by residential properties.

Property Information:

This property consists of a 1.30-acre parcel that contains 0.21 acres of pine rockland which qualify for an EEL covenant.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in the Miami Rockridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami Rockridge 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and herbs of temperate and tropical origin. The pine rockland community is South Florida's most floristically diverse plant community and includes several endemic species. A subclimatic 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 plant species.

Present Condition:

The pineland's canopy is dominated by slash pines, and there are some oak trees throughout the natural area. The understory layer is dominated by saw palmettos. There is not a high diversity of native plants, but there is also not a significant quantity of exotic species. Several ruderal plant species are present and are mixed with pine rockland species. It is imperative that treatment of invasive exotic plants be continued. The substrate of the area that qualifies for this covenant does not show significant disturbance. The understory is very open, but covered in pine duff and oak leaves. The site is of average condition.

Conclusion

Overall the pine rockland on this property is in average condition. Future management of this property will center on promoting native biodiversity, eliminating the existing exotics, and reducing pioneering hardwoods. Under natural condition fire would naturally thin out hardwoods. However, because of fire exclusion, hand removal of hardwoods will be necessary in order to maintain the existing plant community. Although prescribed burns are usually recommended this may be unattainable due to surrounding residences.

Ecological Goals for pine rockland:

1. Maintain open canopy and understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate invasive exotic species and encroaching native hardwoods throughout pineland.
3. Increase site's biodiversity via planting of native pine rockland herbs and shrubs.
4. Provide suitable habitat for native wildlife.

Management Goals for pine rockland:

1. Periodically remove pine needles and oak leaves from understory to prevent aggressive wildfires and promote growth of rare pine rockland shrubs and herbs.
2. Selectively thin colonizing hardwoods to promote pine rockland understory plant species.
3. DERM-approved selective thinning of pine trees may be necessary – this will be assessed periodically by site visits done by DERM staff.
4. Plant native pine rockland herbs and shrubs to promote biodiversity.
5. Eradicate all invasive exotic plant species and prevent re-colonization. Prevent reproduction of exotic seeds on site within five (5) years.
6. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3:

- Hand removal and herbicide treatment of all invasive species and exotic species is required by DERM. This includes: woman’s tongue tree and mango tree, and any other invasives and exotics on site.
- All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed.
- Selective hand removal of any small hardwood trees, such as, but not limited to: live oak.
- Clear understory of excessive pine needle and oak leaves.
- Plant native shrubby and herbaceous pine rockland plant species.
- Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant.

Year 4-5:

- Continue to eradicate exotic and invasive plant species. Retreat any re-sprouting or re-colonizing invasive exotic plants.
- Thin out any hardwoods shading out shrubs and groundcover as well as any pine seedlings / saplings.
- New native plantings should be done as needed.
- Maintain an open canopy and a clear understory.

Year 6-7:

- Monitor for new exotic species that may have colonized, and eradicate as needed.
- Monitor native herbs and shrubs planted as well as well those colonizing in cleared area.
- New native plantings should be done as needed.
- Maintain an open canopy and a clear understory.

Year 8-10:

- Continue exotic and invasive eradication and monitor native species regeneration and health.
- Maintain an open canopy and a clear understory.

Species list*

Scientific Name

Common Name

Trees and Shrubs

Quercus virginiana
Pinus elliottii var. densa

live oak
slash pine

Palms, palmettos and cycads

Serenoa repens
Zamia pumila

saw palmetto
coontie

Shrubs and woody groundcover

Guettarda scabra

rough velvet seed

Vines and scandent shrubs

Vitis rotundifolia
Parthenocissus quinquefolia
Smilax spp.

muscadine grape
Virginia creeper
greenbrier

Terrestrial Forbs and Ferns

Galactia spp.
Rhynchosia reniformis

milkpea
dollarleaf

Non-native / Invasive Species

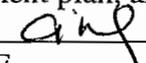
Albizia lebeck
Mangifera indica

woman's tongue tree
mango tree

***Please note that this is not a complete species list including all of the different plant species found within the property but this list does include the plants / vegetation that makes up for the highest percentage of overall biomass within the property.**

MANAGEMENT PLAN AGREEMENT (to be signed by all property owners)

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


SIGNATURE

9-21-2009
DATE

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


SIGNATURE

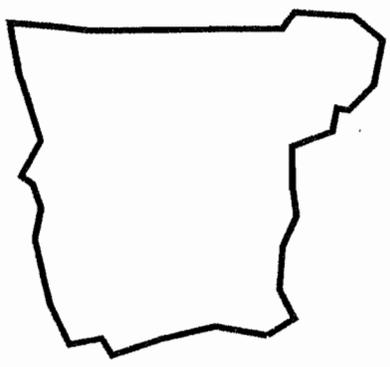
9-21-2009
DATE

30-5010-007-0312 Mendez EEL Covenant

-  Property Boundaries
-  EEL Covenant Area
0.21 Acres
- Inspection Type:
Boundary



Data Collected by: JA, HG 2/12/09
09forest_resources.apr
Digital Image Dated: 2008
Map Made by: HG 9/14/09



Folio
30-5010-007-0312

SW 85 Ave
SW 114 Street

JOINDER/CORPORATE LIENHOLDER

0032174146

NAME OF PROPERTY OWNER(S): Alexander A. Mendez

ADDRESS OF PROPERTY: 8499 SW 114st
Miami, FL 33156

NAME OF INTEREST-HOLDER MORTGAGEE:
SunTrust Mortgage, Inc.

The undersigned mortgagee, lienholder, or holder of interest in the above-described property hereby consents to the Covenant between Miami-Dade County and the above property owner, a copy of which covenant is attached hereto:

SunTrust Mortgage, Inc.

SECRETARY

CORPORATION

2-Oct-2009

DATE

Vice PRESIDENT

(AFFIX CORPORATE SEAL)