

**MEMORANDUM**

Agenda Item No. 8(I)(2)

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

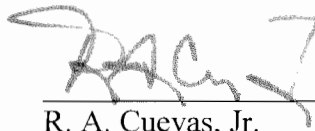
**DATE:** December 6, 2011

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

**SUBJECT:** Resolution authorizing the acceptance of eleven (11) environmentally endangered lands covenants and the amendment of one (1) existing Environmentally Endangered Lands Covenant in Miami-Dade County, Florida

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The accompanying resolution was prepared by the Permitting, Environment & Regulatory Affairs and placed on the agenda at the request of Co-Prime Sponsors Commissioner Dennis C. Moss and Commissioner Lynda Bell.



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R. A. Cuevas, Jr.  
County Attorney


RAC/cp

# Memorandum



**Date:** December 6, 2011

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Authorizing the Acceptance of Eleven (11) Environmentally Endangered Lands Covenants and the Amendment of One (1) Existing Environmentally Endangered Lands Covenant in Miami-Dade County

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## **Recommendation**

It is recommended that the Board approve the attached resolution authorizing the acceptance of eleven (11) covenants and the amendment of one (1) covenant 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 Districts 8 & 9.

## **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 Natural Resources Planning Section Manager within the Department of Permitting, Environment and Regulatory Affairs (PERA) will monitor these covenants.

## **Background**

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

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

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

There are currently 88 properties with EEL covenants in Miami-Dade County, comprising a total of 285 acres. Many of the existing covenanted properties include pine rocklands. Pine rocklands, interspersed with tropical hardwood hammocks, once covered 185,000 acres of Miami-Dade County but have now been

officially designated as a globally imperiled habitat. Over 225 native plants occur in pine rocklands with more than 20% of those species being endemic and five species being federally listed as threatened or endangered.

Once a site has been determined to qualify as environmentally endangered, the application and covenant are submitted to the Board for approval. The sites listed below meet the criteria for environmentally endangered lands. Therefore, the Director of PERA is recommending approval for acceptance of eleven EEL covenants and amendment of one covenant running with the land for these properties. The amendment of the one covenant has been requested by the property owner in order to increase the size of the covenanted area from 2.6 acres to 3.6 acres on his property.

#### **New Covenant**

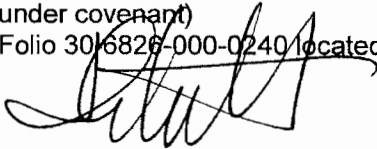
- A) L. Alice Warren (4.30 acres of pine rockland)  
Folio 30-6921-000-0092 located at 23905 Kingman Road, Miami-Dade County, Florida.

#### **Renewal Covenants**

- B) Arthur Aye Ballard & Kathleen Ballard (1.57 acres of hardwood hammock)  
Folio 30-6916-001-0530 located at 22150 SW 154 Avenue, Miami-Dade County, Florida.
- C) Gerald C. Case (3.77 acres of hardwood hammock)  
Folio 30-6916-001-0671 located at 14925 SW 232 Street, Miami-Dade County, Florida.
- D) Janet M. Case & Kimberly M. Chalker (3.72 acres of hardwood hammock)  
Folio 30-6916-001-0670 located at 14910 SW 228 Street, Miami-Dade County, Florida.
- E) Larry W. Dunagan & Gloria B. Dunagan (3.8 acres of hardwood hammock)  
Folio 30-6916-001-0680 located at 14975 SW 232 Street, Miami-Dade County, Florida.
- F) Larry W. Dunagan (5.0 acres of hardwood hammock)  
Folio 30-6916-001-0681 located in the vicinity of SW 228 Street & 149 Avenue, Miami-Dade County, Florida.
- G) Jack & Rosemary Erdozain (1.8 acres of hardwood hammock/pine rockland)  
Folio 30-6931-000-0560 at 17290 SW 264 Street, Miami-Dade County, Florida.
- H) G. Donald Gann & Joyce W. Gann (2.3 acres of hardwood hammock)  
Folio 30-6916-001-0461 located at 22145 SW 154 Avenue, Miami-Dade County, Florida.
- I) William T. Grant (2.0 acres of transitional hardwood hammock/pine rockland)  
Folio 30-6921-000-0093 located at 14900 SW 240 Street, Miami-Dade County, Florida.
- J) Steven H. Hurst & Ethel K. Hurst (4.21 acres of pine rockland)  
Folio 30-6811-000-0180 located at 21355 SW 192 Avenue, Miami-Dade County, Florida.
- K) Eugene Scott & Gwladys Eliot (1.23 acres of hardwood hammock)  
Folio 33-5034-000-0173 located at 17010 SW 77 Avenue, Miami-Dade County, Florida.

#### **Amended Covenant**

- L) Ricardo F. & Virginia Arnaldo (3.6 acres of pine rockland amended from 2.6 acres previously under covenant)  
Folio 30-6826-000-0240 located at 25005 SW 197 Avenue, Miami-Dade County, Florida.

  
\_\_\_\_\_  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** December 6, 2011

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

**SUBJECT:** Agenda Item No. 8(I)(2)

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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(I)(2)  
12-6-11

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE ACCEPTANCE OF ELEVEN (11) ENVIRONMENTALLY ENDANGERED LANDS COVENANTS AND THE AMENDMENT OF ONE (1) EXISTING ENVIRONMENTALLY ENDANGERED LANDS COVENANT IN MIAMI-DADE COUNTY, FLORIDA

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

**WHEREAS**, the attached twelve (12) covenants, identified as folio 30-6921-000-0092 located at 23905 Kingman Road (4.30 acres of pine rockland); folio 30-6916-001-0530 at 22150 SW 154 Avenue (1.57 acres of hardwood hammock); folio 30-6916-001-0671 at 14925 SW 232 Street (3.77 acres of hardwood hammock); folio 30-6916-001-0670 at 14910 SW 228 Street (3.72 acres of hardwood hammock); folio 30-6916-001-0680 at 14975 SW 232 Street (3.8 acres of hardwood hammock); folio 30-6916-001-0681 located in the vicinity of SW 228 Street & 149 Avenue (5.0 acres of hardwood hammock); folio 30-6931-000-0560 at 17290 SW 264 Street (1.8 acres of hardwood hammock/pine rockland); folio 30-6916-001-0461 located at 22145 SW 154 Avenue (2.3 acres of hardwood hammock); folio 30-6921-000-0093 located at 14900 SW 240 Street (2.0 acres of transitional hardwood hammock/pine rockland); folio 30-6811-000-0180 located at 21355 SW 192 Avenue (4.21 acres of pine rockland); folio 33-5034-000-0173 located at 17010 SW 77 Avenue (1.23 acres of hardwood hammock); and folio 30-6826-000-0240 located at 25005 SW 197 Avenue (3.6 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 Mayor's memorandum, a copy of which is attached hereto and incorporated herein by reference; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby accepts the attached covenants and, pursuant to Resolution No. R-974-09, hereby directs the Mayor or the Mayor's designee to 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:

- |                                     |                      |
|-------------------------------------|----------------------|
| Joe A. Martinez, Chairman           |                      |
| Audrey M. Edmonson, Vice Chairwoman |                      |
| Bruno A. Barreiro                   | Lynda Bell           |
| Esteban L. Bovo, Jr.                | Jose "Pepe" Diaz     |
| Sally A. Heyman                     | Barbara J. Jordan    |
| Jean Monestime                      | Dennis C. Moss       |
| Rebeca Sosa                         | Sen. Javier D. Souto |
| Xavier L. Suarez                    |                      |

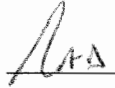
The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of December, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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 L ALICE WARREN IN FAVOR  
OF THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 23905 SW 152  
AVENUE, MIAMI-DADE COUNTY,  
FLORIDA 33032, FOLIO 30-6921-000-  
0092.

The undersigned, L. Alice Warren, 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 23905 SW 152 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6921-000-0092, (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 18<sup>th</sup> day of SEPTEMBER, 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Isabel Rodriguez  
sign [Signature]  
print Gery Rodriguez

OWNER(S):

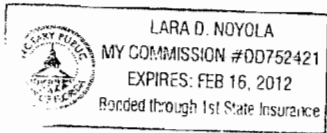
sign [Signature]  
print L. ANICE WARREN  
Address 23905 SW 152 AVE HOMESTEAD FL 33032

sign \_\_\_\_\_  
print \_\_\_\_\_  
sign \_\_\_\_\_  
print \_\_\_\_\_

sign \_\_\_\_\_  
print \_\_\_\_\_  
Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18 day of September, 2011, by L. ANICE WARREN, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.



NOTARY PUBLIC:

sign [Signature]  
print LARA D NOYOLA  
State of Florida at Large (Seal)  
My Commission Expires: 02/16/12

THIS INSTRUMENT PREPARED BY:

Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6921-000-0092

**Property Address:** 23905 SW 152 Avenue

**Legal description:** 21 56 39 5 AC W1/2 OF S1/2 OF S1/2 OF SW1/4 OF  
NE1/4 SUBJECT TO NFC REST ON 3.68 AC COC  
24780-4019 06 2006 1 OR 27636-1440 0211 01

**Exhibit B**  
**Pine Rockland Management Plan**  
**for L. Alice Warren**

**Location:** 23905 SW 152 Avenue, Miami-Dade County, Florida.  
**Size:** 5.0-acre parcel  
4.30 acres qualify for Environmentally Endangered Lands (EEL) covenant  
**Folio #:** 30-6921-000-0092  
**Forest Type:** Pine Rockland

**Location**

The property is located on the east side of SW 152<sup>nd</sup> Avenue (Kingman Road) and on the north side of SW 240<sup>th</sup> Street. The site is a developed residential lot outside the urban development boundary (UDB). There is agriculture on the south of the parcel (avocado groves) and an equestrian center to the north. The two parcels directly east, 14950 SW 239 Street (Folio: 30-6912-000-0094) and 14900 SW 239 Street (Folio: 30-6921-000-0093), also contain county-designated Natural Forest Community (NFC), the easternmost of which is covenanted by the current owner, and one parcel to the northeast has NFC but is not covenanted by that owner. The parcel on the west side of SW 152<sup>nd</sup> Avenue, to the southwest of the subject is a Buddhist temple, and parcels to the northwest are residential-agricultural. The property can be accessed through a chain link gate via SW 240<sup>th</sup> Street from the first driveway east of SW 152<sup>nd</sup> Avenue.

Distance from nearest EEL/county-owned site:

~2,100 feet from Silver Palm Groves Pineland

Distance from nearest EEL covenant site:

~185 feet from NFC 14900 SW 239 St (Folio: 30-6912-000-0093)

Distance from nearest county-designated Natural Forest Community (NFC):

~0 feet from NFC 14950 SW 239 St (Folio: 30-6912-000-0094)

**Property Information**

The property consists of 4.30 acres of pine rockland which qualify for an EEL covenant. The property is located on the Miami rock ridge. 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 34, T56 R39 S21, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high

elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine rockland canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, shrubs and wildflowers of temperate and tropical origin, many of which are listed as endangered or threatened. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several rare and unique plant species. Pine rocklands are South Florida's most floristically diverse plant community and contain several endemic species that are found nowhere else in the world. For this reason, the Florida Natural Areas Inventory (FNAI) classifies pine rocklands as globally imperiled. The implementation of this management plan helps reduce exotic plant infestations and also maintains and re-establishes federally and State listed plant species within Miami-Dade County, both of which are stated as objectives in CON-8 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

### **Present Condition**

The site is in good overall biological condition currently. The west, north, east, and south perimeters have edge effect impacts, including substrate disturbance and exotic plant infestation. The eastern edge of the property abuts an adjacent privately-owned NFC pine rockland that is not currently under consideration for an EEL covenant. More than fifty (50) native plant species have been documented on the site of which eight (8) are State-listed. It is likely that more native species occur on the site. Lack of fire has allowed native hardwood cover to increase, and physical control and/or prescribed burning is needed to maintain and restore the site's biodiversity and rare plants. Agricultural practices on adjacent and nearby properties may be influencing the suite of invading non-native species and need to be monitored. There may be an issue of conflicting county zoning with respect to right-of-way (ROW) designation on the southern NFC edge that requires resolution in favor of the NFC. This site is designated NFC and contains high quality imperiled habitat which therefore takes precedents and should usurp zoning right-of-way, especially given the existing +50 foot mowed swale south of centerline that is available for this purpose.

### **Conclusion**

To ensure the preservation of this globally-imperiled pine rockland, active management is required. The execution of an EEL covenant will provide property owners with an incentive to perform the work necessary to maintain the biological integrity of the site. While the site does show signs of impacts typical to pine rockland that has been fragmented, it continues to harbor many rare and endangered species. Preservation of the site through active management provides a benefit to the county in the form of wildlife habitat and natural area corridor connection.



### **Ecological Goals**

1. Eradicate and control exotic plant species.
2. Maintain and increase native plant species biodiversity and cover.
3. Increase slash pine cover with varied age classes.
4. Provide wildlife habitat.

### **Management Goals**

1. Remove and prevent re-growth of non-native species on perimeter of site.
2. Remove and prevent re-growth of non-native species in interior of site.
3. Reduce hardwood cover and overall fuel load on site.
4. Maintain open canopy and understory to promote herbaceous plant diversity.
5. Execute a prescribed burn of the entire site.

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, i.e. chainsaw, hand tools, etc.). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-2:** Establish and maintain a 15-foot firebreak 'edge' within covenanted area around edges and pockets of remaining exotic vegetation to be delimited. Remove non-natives from interior of site and follow up with appropriate herbicide control. Plant slash pine tublings in areas where natural recruitment is insufficient. Perform prescribed burn if determined feasible by FL Division of Forestry (DOF).

**Year 3-5:** Continue interior non-native control and herbicide follow up. Less than 2% cover of non-native plants is to be achieved by the end of year 5. Control exotic vegetation along perimeter. Perform prescribed burn if not yet achieved. Monitor survival of slash pine plantings.

**Year 6-7:** Continue interior non-native control efforts. Maintain less than 2% exotic plant cover. Increase non-native control efforts on perimeter. Perform prescribed burn if not yet achieved. Monitor survival of slash pine plantings.

**Year 8-10:** Continue interior non-native control efforts. Complete non-native control efforts on perimeter achieving less than 5% exotic plant cover. Perform prescribed burn if not yet achieved. Monitor survival of slash pine plantings.

## PLANT SPECIES LIST\*

23905 KINGMAN RD (SW 152 AVE.)

(Folio: 30-6921-000-0092)

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

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

### **GRAMINOIDS (Grasses, Sedges and Rushes)**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Melinis repens</i>	rose natalgrass	E / EPPC (I)
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)

### **FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland golden trumpet	N / FL threatened
<i>Aster adnatus</i>	Scaeleaf aster	N
<i>Ayenia euphrasiifolia</i>	eyebright ayenia	N
<i>Bidens alba</i>	beggarticks	N
<i>Bidens pilosa</i>	Spanish needles	E
<i>Chamaecrista fasciculata</i>	partridge pea	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Croton linearis</i>	pineland croton	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Nephrolepis exalta</i>	sword fern	N
<i>Phyllanthus pentaphyllus</i>	fivepetal leafflower	N
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Phytolacca Americana</i>	American pokeweed	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy bracken	N
<i>Solidago stricta</i>	Goldenrod	N
<i>Stachytarpheta jamaicensis</i>	blue porter weed	N
<i>Tradescantia spathacea</i>	Oyster plant	E/EPPC (II)
<i>Tragia saxicola</i>	Florida Keys noseburn	N / FL threatened
<i>Zamia floridana</i>	coontie	N

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	snowberry	N
<i>Cassytha filiformis</i>	love vine	N
<i>Cissus verticillata</i>	possum grape	N
<i>Echites umbellate</i>	Devil's potato	N
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Momordica charantia</i>	balsampear	E
<i>Monstera deliciosa</i>	split-leaf philodendron	E
<i>Morinda royoc</i>	cheese shrub	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	corkystem passionflower	N
<i>Rhynchosia minima</i>	Least Snoutbean	N
<i>Smilax</i> spp.	greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N
<i>Vitis rotundifolia</i>	muscadine	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Beaucarnea recurvata</i>	ponytail palm	E
<i>Bucida busera</i>	black olive	E
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locust berry	N / FL threatened
<i>Callicarpa americana</i>	American beautyberry	N
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Coccoloba uvifera</i>	sea grape	N
<i>Dalbergia sisso</i>	Indian rosewood	E/ EPPC (II)
<i>Dyopsis lutescens</i>	areca palm	E
<i>Ficus aurea</i>	strangler fig	N
<i>Flacourtia indica</i>	governor's plum	E / EPPC (II)
<i>Forestiera segregate</i>	Florida privet	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Ilex krugiana</i>	Krugg's holly	N/ FL threatened
<i>Koanophyllon villosum</i>	shrub eupatorium	N/ FL threatened
<i>Juniperus virginiana</i>	red cedar	N
<i>Lantana camara</i>	shrub verbena	E / EPPC (I)
<i>Lantana involucrata</i>	button sage	N
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Mangifera indica</i>	mango	E
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrsine cubana</i>	myrsine	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N

<i>Psidium quajava</i>	guava	E/ EPPC (I)
<i>Psychotria nervosa</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rapanea punctata</i>	myrsine	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Sterlitzia nicolai</i>	Bird of Paradise tree	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N / FL threatened
<i>Tetrazygia bicolor</i>	Florida clover ash	N / FL threatened
<i>Trema micrantha</i>	nettletree	N

#### EPIPHYTES

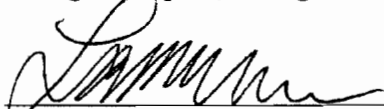
<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Phlebodium aureum</i>	golden polypody	N
<i>Pleopeltis polypodioides</i> var. <i>michauxiana</i>	resurrection fern	N
<i>Psilotum nudum</i>	whisk fern	N
<i>Tillandsia fasciculata</i>	airplant	N

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

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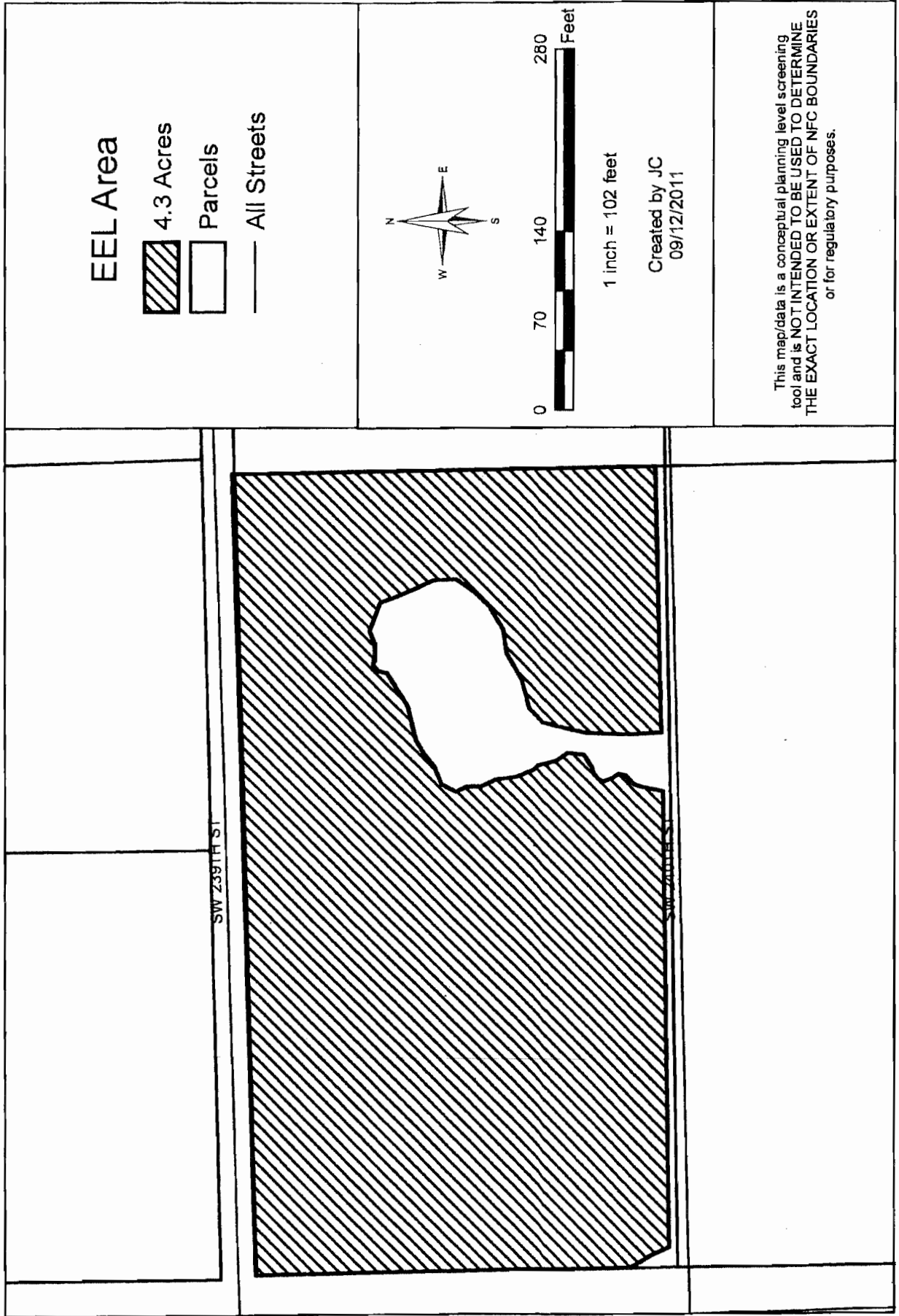
### MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

  
 \_\_\_\_\_  
 SIGNATURE

18 SEPTEMBER 2011  
 \_\_\_\_\_  
 DATE

# 30-6921-000-0092 Alice Warren



**JOINDER/CORPORATE LIENHOLDER**

NAME OF PROPERTY OWNER(S):  
**L ALICE WARREN**

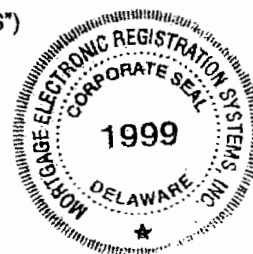
ADDRESS OF PROPERTY:  
**23905 SW 152 AVENUE, HOMESTEAD, FL 33032**

NAME OF INTEREST-HOLDER MORTGAGEE:  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**

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:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

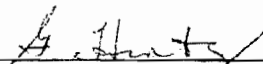
  
Rachel Ragsdale, Assistant Secretary



STATE OF IOWA                    )  
  )        ss:  
COUNTY OF BLACK HAWK    )

On September 28, 2011, before me, G Hintz, Notary public in and for the said county, personally appeared Rachel Ragsdale known to me to be a(n) Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), the Corporation that executed the within instrument and also known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, on behalf of the Corporation herein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and notarial seal.

  
G Hintz - Notary Public  
My Commission Expires: 07/11/2012



**Attachment B**

COVENANT RUNNING WITH THE  
LAND OF ARTHUR AYE BALLARD &  
KATHLEEN BALLARD IN FAVOR OF  
THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 22150 SW 154  
AVENUE, MIAMI-DADE COUNTY,  
FLORIDA 33170, FOLIO 30-6916-001-  
0530.

The undersigned, Arthur Aye Ballard & Kathleen Ballard, 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 22150 SW 154 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0530, (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.

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Arthur and Kathleen Ballard**

**Location:** 22150 SW 154 Avenue

**Size:** 6.31 acre parcel  
1.57 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6916-001-0530

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located west of SW 154 Avenue and south of SW 216 Street. The site contains a single-family home and orchard located outside of the urban development boundary (UDB). The property is bordered by residential properties and abuts Castellow Hammock to the west.

Distance from nearest EEL/county-owned site: 0 feet from Castellow Hammock  
Distance from nearest EEL covenant site: 0 feet  
Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of 1.57 acres of tropical hardwood hammock which qualify for an EEL covenant. A portion of this property, along with the surrounding properties are 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 S16, parcels C & D. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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 also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

### **Present Condition**

The property has a mixed use of residential and agriculture. There is a single family home, pool, and driveway, as well as sheds and an agricultural field. The property is bordered on the south and west by tropical hardwood hammock. The majority of the hammock is biodiverse and of high quality, with little to no substrate disturbance. Ornamental plants are more prevalent bordering the hammock towards the northwest property line. This property has notable geological formations including several solution holes of various sizes. The stable and humid environment in these formations allows for several fern species to exist here, including the state threatened broad halberd fern (*Tectaria heracleifolia*). The canopy of this property is dominated by native species such as Wild Tamarind (*Lysiloma latisiliguum*), Gumbo Limbo (*Bursera simaruba*), and Live Oak (*Quercus virginiana*). The understory and subcanopy layers of the site are dominated by natives such as Wild Coffee (*Psychotria nervosa*) and Paradise Tree (*Simarouba glauca*). State listed threatened species such as Krug's holly (*Ilex krugiana*), West Indian Cherry (*Prunus myrtifolia*), Florida Silver Palm (*Coccothrinax argentata*), West Indian Lilac (*Tetragia bicolor*), and Mexican alvaradoa (*Alvaradoa amorphoides*) are also present. See below plant list.

Areas of the site are undergoing management by the property owner, as per the original management plan adopted under a covenant signed by the same property owner ten years ago. Very few exotic species remain.

### **Conclusion**

Overall, the covenanted area is in excellent condition and will continue to improve with future management efforts encouraged and supported by the EEL covenant. The property is bordered by a preserved County hammock and several other properties containing environmentally sensitive land, which allow for an exchange of seeds and wildlife between the areas. Future management of this property will center on eliminating invasive exotics and vine control.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover. Control of ornamentals and exotics along the northwestern portion of property from spreading into the good quality hammock areas.

2. Increase biodiversity with appropriate native plant species.
3. Allow natural regeneration of native plants.

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

**Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-3:** Hand removal and herbicide treatment of all invasive exotic plant species, and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. Focus on the removal of ornamentals and exotics located along the west/northwest covenanted area. All exotic and native hardwood seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. 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 4-7:** Continue invasive exotic and ruderal plant/ vine control. Retreat any resprouting or recolonizing invasive exotic plants. Interior exotics should be treated first and work extended out to the perimeters. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health. Monitor the good quality hammock areas to ensure less than 1% exotic coverage.

**Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to ensure less than 1% exotic coverage at the site. Monitor herbaceous understory regeneration and health. Plant appropriate native hammock vegetation in the treated covenanted areas if native species have not recolonized.

**PLANT SPECIES LIST\***

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

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

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	snowberry	N
<i>Dioscorea bulbifera</i>	air-potato	E / EPPC (I)
<i>Epipremnum pinnatum</i> cv. 'Aureum'	pothos	E / EPPC (II)
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N
<i>Vitis rotundifolia</i>	muscadine grapevine	N

## FORBS AND WOODY GROUNDCOVERS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Zamia pumila</i>	coontie	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/ FL endangered
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Casuarina equisetifolia</i>	Australian pine	E / EPPC (I)
<i>Coccoloba diversifolia</i>	pidgeon plum	N
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Guettarda glabra</i>	rough velvet seed	N
<i>Hamelia patens</i>	firebush	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Mangifera indica</i>	mango	E
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Nephrolepis exalta</i>	sword fern	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Prunus myrtifolia</i>	West Indian cherry	N / FL threatened
<i>Psychotria nervosa</i>	shiney leaf wild coffee	N
<i>Psychotria sulzneri</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Rhus copallina</i>	southern sumac	N

<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow busic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Syngonium spp.</i>	syngonium	E
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened

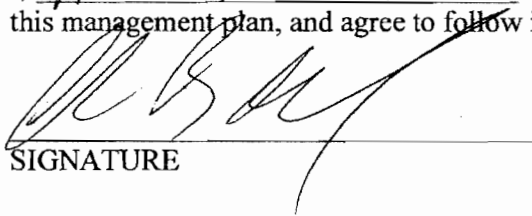
**EPIPHYTES**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin</u>
<i>Adiantum tenerum</i>	maidenhair fern	N
<i>Tectaria spp.</i>	halberd fern	N

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

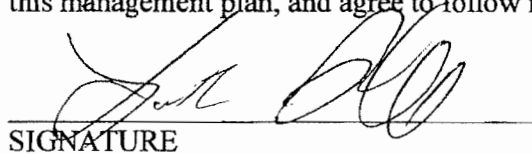
**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

9-20-11  
DATE

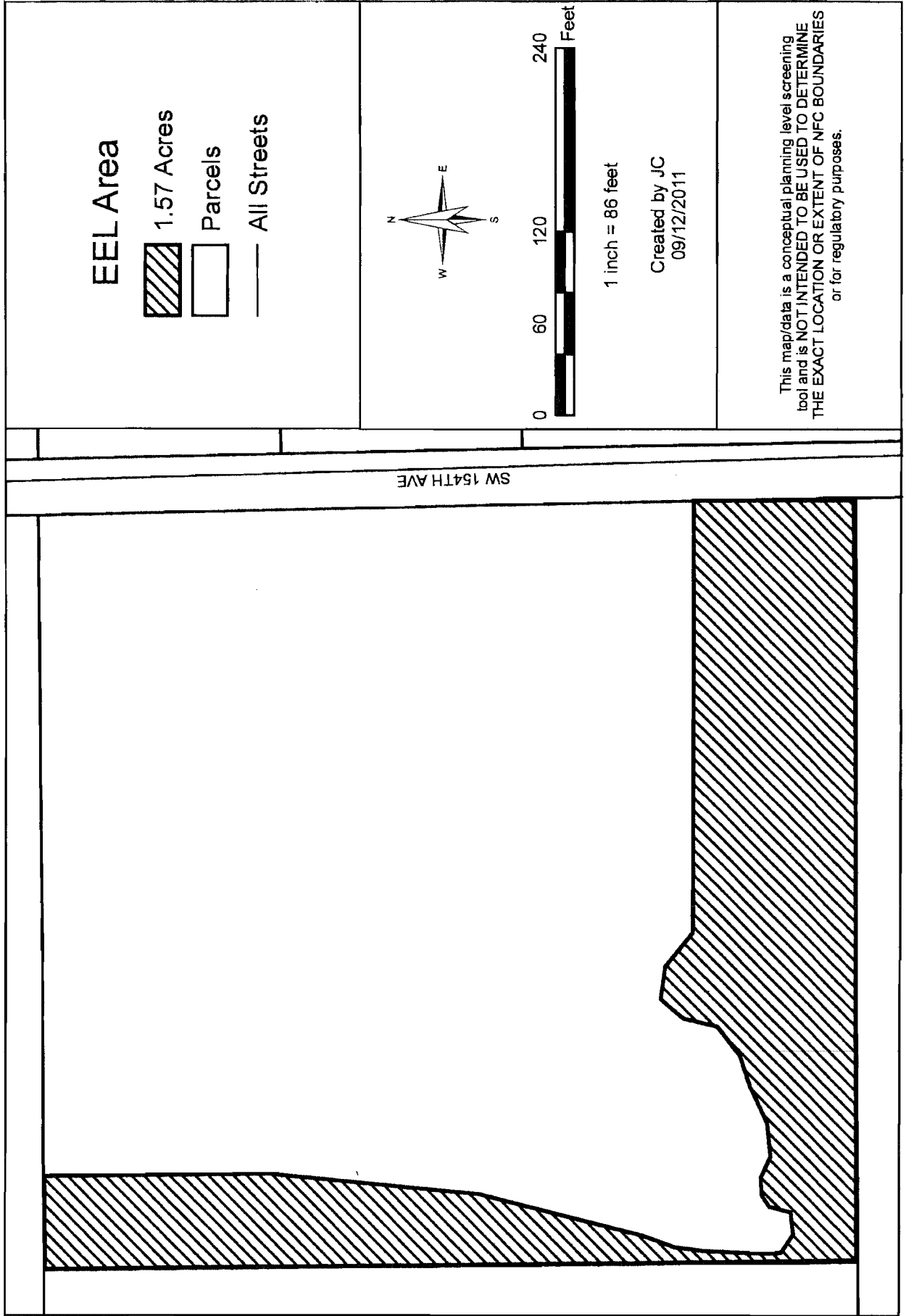
I, KATHLEEN BALLARD hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

  
SIGNATURE

9-20-11  
DATE



# 30-6916-001-0530 Ballard



IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 20 day of Sept, 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print GARY P WILKINS  
sign [Signature]  
print Brittany Tai

sign [Signature]  
print Alyse D. Avins  
sign Dorothy E Lewis  
print Dorothy E. Lewis

OWNER(S):

sign [Signature]  
print Kathleen Ballard  
Address 22150 SW 154 Ave  
Miami FL 33170

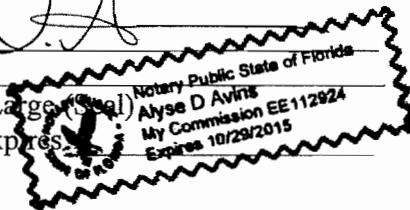
sign [Signature]  
print ART BALLARD  
Address 22150 SW 154 Ave  
MIAMI, FL 33170

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20 day of September, 2011, by Kathleen and Arthur Ballard, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

sign [Signature]  
print \_\_\_\_\_  
State of Florida at Large (Seal)  
My Commission Expires \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:

Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0530

**Property Address:** 22150 SW 154 Avenue

**Legal description:** 16 56 39 6.313 AC REDLAND CITRUS ORCHARDS PB  
5-31 LOT 66 LESS S130FT & LESS W141FT & LOT 67  
LESS W141FT SUBJ TO EEL COVENANT ON 1.243  
AC PER R1401-91 SUBJECT TO NFC REST ON 2.66  
AC

**Attachment C**

COVENANT RUNNING WITH THE  
LAND OF GERALD C. CASE TRS  
GERALD C. CASE IN FAVOR OF THE  
BOARD OF COUNTY COMMISSIONERS  
OF MIAMI-DADE COUNTY, FLORIDA,  
CONCERNING ENVIRONMENTALLY  
ENDANGERED LAND LOCATED AT  
14925 SW 232 STREET, MIAMI-DADE  
COUNTY, FLORIDA 33170, FOLIO 30-  
6916-001-0671.

Handwritten note in a diamond shape: "Second Copy"

The undersigned, Gerald C. Case TRS, 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 14925 SW 232 Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0671, (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 19<sup>th</sup> day of September, 2011.

INDIVIDUAL

WITNESSES:

sign Larry Dunagan  
print LARRY DUNAGAN  
sign Mark Dunagan  
print Mark Dunagan

OWNER(S):

sign Bernard C. Case  
print BERNARD C. CASE  
Address 14925 SW 232<sup>nd</sup> ST

sign Larry Dunagan  
print LARRY DUNAGAN  
sign Mark Dunagan  
print Mark Dunagan

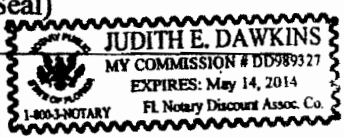
sign Janet M Case  
print Janet M Case  
Address 14925 SW 232<sup>nd</sup> ST

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19 day of September, 2011, by Gerald & Janet Case, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign Judith E. Dawkins  
print Judith E. DAWKINS  
State of Florida at Large (Seal)  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0671

**Property Address:** 14925 SW 232 Street

**Legal description:** 16-56-39 4.61 AC M/L REDLAND CITRUS ORCHARDS  
SUB S1/2 OF LOT 53A LESS S25FT & E13.5FT FOR  
R/W SUBJ TO NFC REST ON 3.20 AC SUBJ TO EEL  
COVENANT ON 4 AC

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Gerald C. Case**

**Location:** 14925 SW 232 Street

**Size:** 4.61 acre parcel  
3.77 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6916-001-0671

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located on the north side of SW 232 Street, west of SW 147 Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. This property, as well as the surrounding properties to the north and west, are county-designated Natural Forest Communities (NFCs). The property can be accessed via SW 232 Street.

Distance from nearest EEL/county-owned site: ~700 feet from Silver Palm Hammock

Distance from nearest EEL covenant site: 0 feet

Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of a single-family home and driveway centered within 3.77 acres of tropical hardwood hammock which qualify for an EEL covenant. The property is adjacent to other environmentally sensitive properties. 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 S16, parcel G. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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 also serve as habitat for a wide array of animal species.

### **Present Condition**

The property maintains a good diversity of native plants associated with tropical hardwood hammock communities. Portions of hammock to the north of the house and east of the driveway are in excellent condition with minimal exotic species. A trail exists through the northern hammock area to the adjacent NFC property to the north. The canopy is dominated by native species such as Wild Tamarind (*Lysiloma latisilguum*), Gumbo Limbo (*Bursera simaruba*), Live Oak (*Quercus virginia*), and Strangler Fig (*Ficus aurea*). The understory and subcanopy layers of the site are dominated by natives such as Wild Coffee (*Psychotria nervosa*), Willow Busic (*Sideroxylon salicifolium*), Myrsine (*Myrsine floridana*), and Sabal Palms (*Sabal palmetto*). Several State listed threatened species such as Shrub eupatorium (*Koanophyllon villosum*), Florida silver palm (*Coccothrinax argentata*), Krug's holly (*Ilex krugiana*), and West Indian lilac (*Tetrazygia bicolor*) are also present. See below for a more complete plant list.

Ornamentals can be found planted around the residence and driveway. The majority of the site contains good quality and diversity, with most exotics concentrated around the disturbed areas adjacent to the residence. Portions of the site are currently under going management by the property owner. The removal of non-native tree species and extensive active vine control is ongoing. Such work is evident immediately east of the house, and on the southwest property corner, where work has recently been conducted to remove Air Potato vine (*Dioscorea bulbifera*) and Brazilian Pepper (*Schinus terebinthifolius*).

### **Conclusion**

Overall, the site is in very good condition and will continue to improve with future management efforts encouraged and supported by the EEL covenant. Within the property we find a fair diversity of native plants representative of hardwood hammocks (see species list). Future management of this property will center on eliminating the existing invasive exotics and vines, concentrating on areas surrounding the house and driveway.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover.
2. Increase biodiversity by planting appropriate native plant species.
3. Control native ruderal plants and vines.
4. Allow natural regeneration of native plants.

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

### **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-2:** Hand removal and herbicide treatment of all invasive exotic plant species and vines (non-native and native woody) is required by DERM. All exotic seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant. The covenanted area adjacent to the east side of the house and at the southwest corner of the property, where extensive exotic removal work has recently been performed, should be monitored for desired native hardwood and herbaceous understory regeneration and health as well as for the return of invasive exotic species. Replanting of native hammock vegetation may be required in areas where exotic removal has occurred and native regeneration is insufficient.

**Year 3-7:** Continue invasive exotic and ruderal plant/ vine control. Efforts should be concentrated to remove exotics, particularly Brazilian Pepper, Air Potato, Jasmine Vine and Umbrella trees in the hammock areas surrounding the house. Monitor the good quality hammock areas east of the driveway and north of the house to achieve less than 1% exotic coverage. Retreat any resprouting or recolonizing invasive exotic plants. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health. Plant native hammock vegetation in the treated covenanted areas if native species have not recolonized during years 1-2.

**Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to ensure less than 1% exotic coverage at the site. Monitor plantings and hardwood and herbaceous understory regeneration and health.

**PLANT SPECIES LIST\***

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

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

**FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Nephrolepis biserrata</i>	sword fern	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N
<i>Zamia furfuracea</i>	cardboard palm	E

**VINES AND SCANDENT SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	Co. Snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Dioscorea bulbifera</i>	Air-potato	E / EPPC (I)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Koanophyllon villosum</i>	Shrub eupatorium	N/ FL endangered
<i>Mamordica</i> spp.	Balsam pear/bitter melon	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	corksystem passionflower	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Vitis rotundifolia</i>	muscadine grapevine	N

**TREES AND SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Delonix regia</i>	royal poinciana	E

<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrsine floridana</i>	myrsine	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Persea Americana</i>	avocado	E
<i>Pinus elliotii var. densa</i>	South Florida slash pine	N
<i>Psidium guajava</i>	guava	E / EPPC (I)
<i>Psychotria nervosa</i>	Shiny leaf wild coffee	N
<i>Psychotria sulzneri</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC (I)
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened

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

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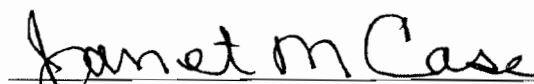
**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

9-19-11  
DATE

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

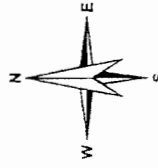
  
SIGNATURE

9-19-11  
DATE

# 30-6916-001-0671 Gerald C. Case

NFC / EEL Area

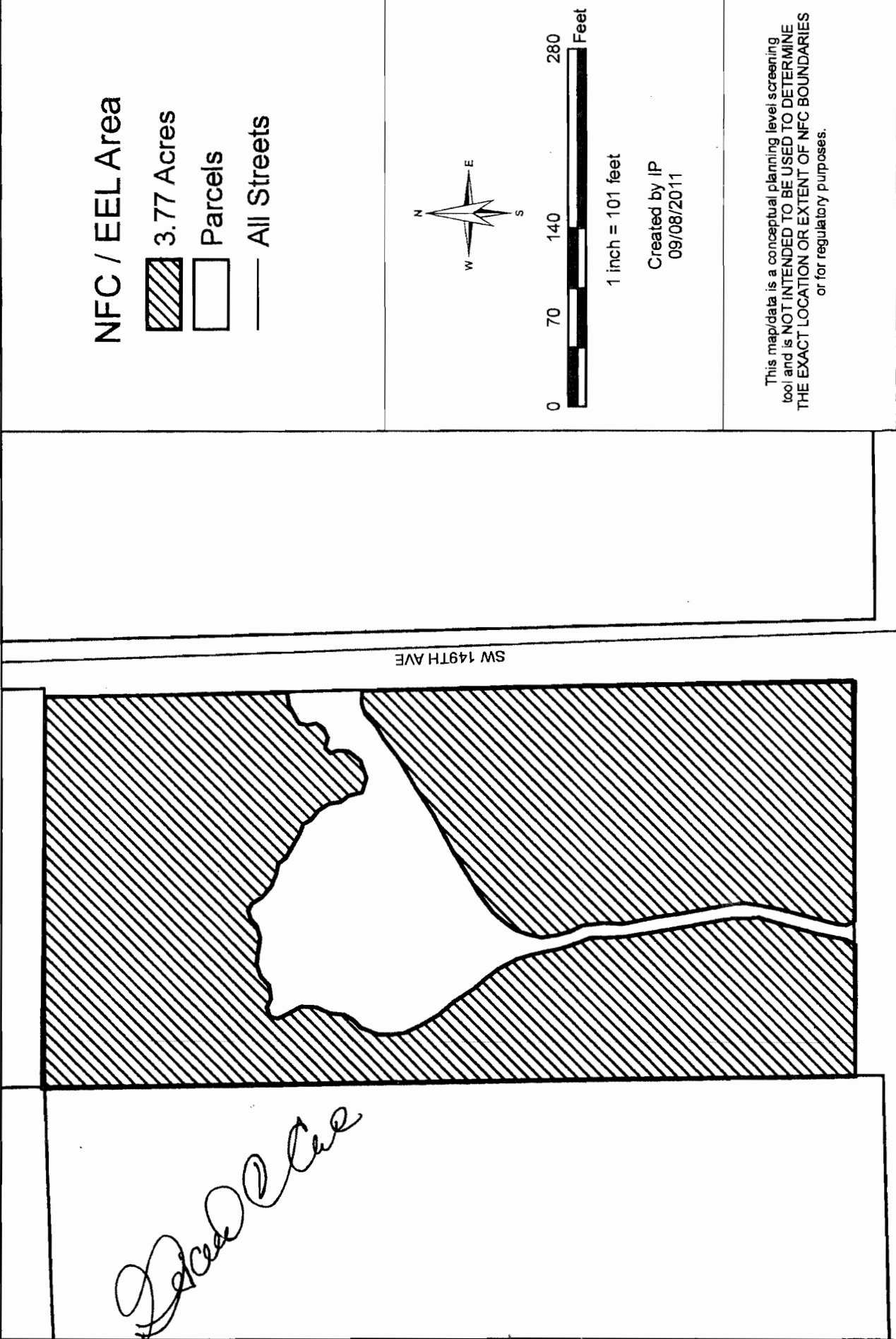
-  3.77 Acres
-  Parcels
-  All Streets



1 inch = 101 feet

Created by IP  
09/08/2011

This map/data is a conceptual planning level screening tool and is NOT INTENDED TO BE USED TO DETERMINE THE EXACT LOCATION OR EXTENT OF NFC BOUNDARIES or for regulatory purposes.





**Attachment D**

COVENANT RUNNING WITH THE  
LAND OF JANET M. CASE &  
KIMBERLY M. CHALKER IN FAVOR  
OF THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 14910 SW 228  
STREET, MIAMI-DADE COUNTY,  
FLORIDA 33170, FOLIO 30-6916-001-  
0670.

The undersigned, Janet M. Case & Kimberly M. Chalker, 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 14910 SW 228 Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0670, (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 19<sup>th</sup> day of September, 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print LARRY DUNAGAN  
sign [Signature]  
print Mark Dunagan

OWNER(S):

sign [Signature]  
print JANET M. CASE  
Address 14925 SW 232nd St

sign [Signature]  
print LARRY DUNAGAN  
sign [Signature]  
print Mark Dunagan

sign [Signature]  
print Kimberly M. Chalker  
Address 14910 SW 228th St

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19 day of September, 2011, by ~~Janet Case & Kim~~ <sup>Janet Case & Kim</sup> ~~Janet Case & Kim~~ <sup>Janet Case & Kim</sup> who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]  
print Judith E. Dawkins  
State of Florida at Large (Seal)  
My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0670

**Property Address:** 14910 SW 228 Street

**Legal description:** 16 56 39 5 AC PB 5-31 REDLAND CITRUS ORCHARDS  
SUB LOT 53A LESS S1/2 THEREOF SUBJ SUBJECT  
TO NFC REST ON 4.42 AC SUBJ TO EEL COVENANT  
ON 4.42 AC OR 20803-0785 112002 4

55

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Janet M. Case & Kimberly M. Chalker**

**Location:** 14910 SW 228 Street

**Size:** 5.0 acre parcel  
3.72 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6916-001-0670

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located on the south side of SW 228 Street, east of SW 152 Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. This property, as well as the surrounding properties to the north and west, are county-designated Natural Forest Communities (NFCs). The property can be accessed via SW 228 Street.

Distance from nearest EEL/county-owned site: ~<50 feet from Silver Palm Hammock  
Distance from nearest EEL covenant site: 0 feet  
Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of a single-family home, with a pool and driveway centered within 3.72 acres of tropical hardwood hammock which qualify for an EEL covenant. The property is adjacent to several other environmentally sensitive properties. 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 S16, parcel G. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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 also serve as habitat for a wide array of animal species.



### **Present Condition**

The property maintains a good diversity of native plants associated with tropical hardwood hammock communities. A trail leads from the southern hammock area to the adjacent property to the south. Portions of the property, particularly the buffer areas between the developed lot and the covenanted area, are disturbed and contain exotics. Ornamentals can be found planted around the residence and driveway; most exotics such as Air Potato vine (*Dioscorea bulbifera*) and Jasmine vine (*Jasminum spp*) are concentrated around these areas. Beds of Oyster Plant (*Tradescantia spathacea*) are visible in the hammock northwest of the residence. Once beyond the disturbed buffer, the canopy of this property is dominated by native species such as Wild Tamarind (*Lysiloma latisiliguum*), Gumbo Limbo (*Bursera simaruba*), Live Oak (*Quercus virginia*), and Strangler Fig (*Ficus aurea*). The understory and subcanopy layers of the site are dominated by natives such as Wild Coffee (*Psychotria nervosa*), Willow Busic (*Sideroxylon salicifolium*), Myrsine (*Myrsine floridana*), and Sabal Palms (*Sabal palmetto*). Several State listed threatened and endangered species such as West Indian Cherry (*Prunus myrtifolia*), Krug's holly (*Ilex krugiana*), Locustberry (*Byrsonima lucida*), West Indian lilac (*Tetrazygia bicolor*), and Brittle Thatch Palm (*Thrinax morrisii*) are also present. See below for a more complete plant list.

### **Conclusion**

Overall, the site is in fair condition and will continue to improve with future management efforts encouraged and supported by the EEL covenant. Within the property we find a fair diversity of native plants that represent hardwood hammocks (see species list). Future management of this property will center on eliminating the existing invasive exotics and vines, particularly concentrating on areas surrounding the house and driveway.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover.
2. Increase biodiversity with appropriate native plant species.
3. Control native ruderal plants and vines.
4. Allow natural regeneration of native plants.

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

### **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

- Year 1-3:** Hand removal and herbicide treatment of all invasive exotic plant species and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. Efforts should be concentrated on the removal of Oyster Plant beds from within the covenanted area and towards restoring disturbed covenanted areas bordering the lawn. All exotic and native hardwood seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant. Replanting of native hammock vegetation may be required in these areas.
- Year 4-7:** Continue invasive exotic and ruderal plant/ vine control. Monitor the good quality hammock areas to achieve less than 1% exotic coverage. Retreat any resprouting or recolonizing invasive exotic plants. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health. Plant native hammock vegetation in the treated covenanted areas if native species have not recolonized during years 1-2.
- Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to ensure less than 1% exotic coverage at the site. Monitor plantings and hardwood and herbaceous understory regeneration and health.

### **PLANT SPECIES LIST\***

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

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

## FORBS AND WOODY GROUNDCOVERS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Anemia adiantifolia</i>	pine fern	N
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Phyllanthus pentaphyllus</i> var. <i>floridanus</i>	five petalled leaf flower	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N
<i>Rhynchospora</i> spp.	white top sedge	N
<i>Tradescantia spathacea</i>	oyster plant	E / EPPC (II)
<i>Zamia pumila</i>	coontie	N

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Byrsonima lucida</i>	locustberry	N/ FL threatened
<i>Chiococca alba</i>	Co. Snowberry	N
<i>Dioscorea bulbifera</i>	Air-potato	E / EPPC (I)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Vitis rotundifolia</i>	muscadine grapevine	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Delonix regia</i>	royal poinciana	E
<i>Eugenia axillaris</i>	white stopper	N
<i>Ficus aurea</i>	strangler fig	N
<i>Forestiera segregata</i>	Florida privet	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrsine floridana</i>	myrsine	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Pinus elliotii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Prunus myrtifolia</i>	West Indian cherry	N / FL threatened
<i>Psidium guajava</i>	guava	E / EPPC (I)
<i>Psychotria nervosa</i>	Shiny leaf wild coffee	N

<i>Psychotria sulzneri</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bastic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Thrinax morrisii</i>	brittle thatch palm	N / FL endangered

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

---

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

Kimberly M. Chalke  
SIGNATURE

9-18-11  
DATE

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

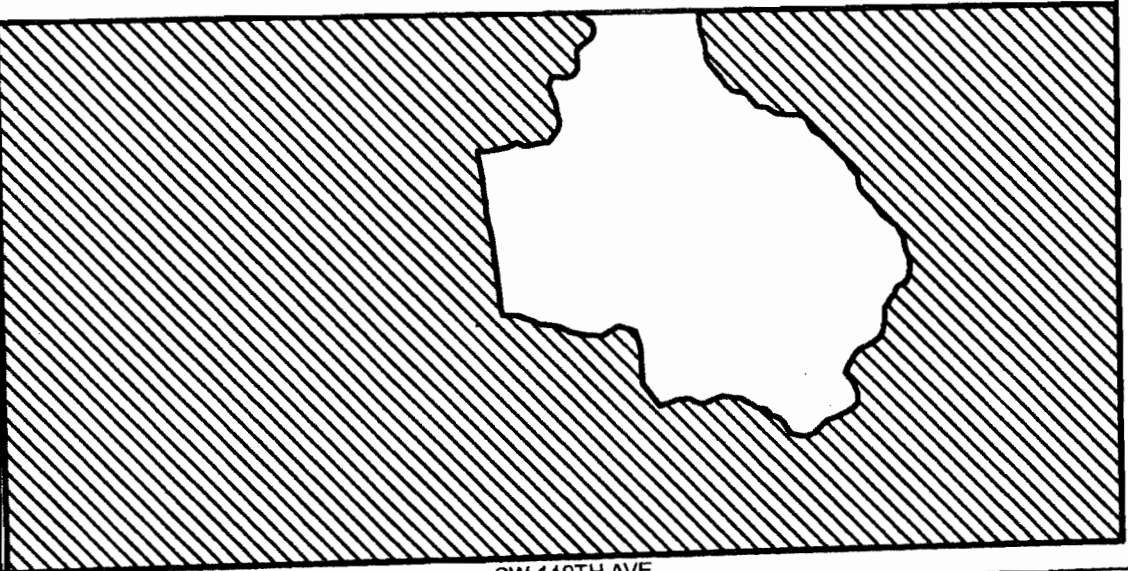
James M. Case  
SIGNATURE

9-18-11  
DATE

# 30-6916-001-0670 Janet M. Case


*Janet M. Case*


SW 228TH ST



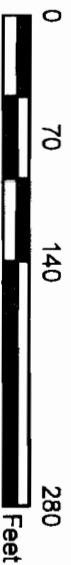
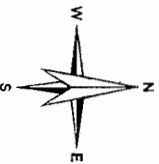
SW 149TH AVE

**EEL Area**

 3.72 Acres

 Parcels

 All Streets



1 inch = 104 feet

Created by JC  
09/12/2011

This map/data is a conceptual planning level screening tool and is NOT INTENDED TO BE USED TO DETERMINE THE EXACT LOCATION OR EXTENT OF NFC BOUNDARIES or for regulatory purposes.

**Attachment E**

COVENANT RUNNING WITH THE  
LAND OF LARRY W. DUNAGAN IN  
FAVOR OF THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED IN THE VICINITY OF  
SW 228 STREET AND 149 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA  
33170, FOLIO 30-6916-001-0681.

The undersigned, Larry W. Dunagan, 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 228 Street & 149 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0681, (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 28 day of September, 2011.

INDIVIDUAL

WITNESSES:

sign Gloria Dunagan

print Gloria Dunagan

sign Billie Kay Kunz

print Billie Kay Kunz

sign \_\_\_\_\_

print \_\_\_\_\_

sign \_\_\_\_\_

print \_\_\_\_\_

OWNER(S)

sign Larry Dunagan

print LARRY DUNAGAN

Address 14975 SW 232 St. Goulds, FL 33170

sign \_\_\_\_\_

print \_\_\_\_\_

Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of September, 2011, by Larry Dunagan, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

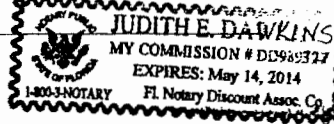
NOTARY PUBLIC:

sign Judith E. Dawkins

print JUDITH E. DAWKINS

State of Florida at Large (Seal)

My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:

Elaine Johnson, Biologist II

Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0681

**Property Address:** vicinity of SW 228 St. & 149 Ave.

**Legal description:** 16 56 39 5 AC REDLAND CITRUS ORCHARD SUB PB  
5-31 N1/2 LOT 54-A SUBJ TO NFC REST ON 4.00 AC  
73R-51625

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Larry Dunagan**

**Location:** vicinity of SW 228 St. & 149 Ave.

**Size:** 5.0 acre parcel  
5.0 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6916-001-0681

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located on the south side of SW 228 Street, west of SW 149<sup>th</sup> Avenue. The site is a vacant (undeveloped) lot outside of the urban development boundary (UDB) and it is bordered by agriculture and residential properties. 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 S16, parcel G. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Distance from nearest EEL/county-owned site: ~370 feet from Silver Palm Hammock  
Distance from nearest EEL covenant site: 0 feet  
Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of 5.0 acres of tropical hardwood hammock which qualify for an EEL covenant. The site was impacted by Hurricane Andrew and has transitioned to a hardwood hammock from a pineland.

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 also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

## **Present Condition**

Although some areas (mainly western edge) of the property contain exotics such as Brazilian Pepper (*Schinus terebinthifolius*), Jasmine vines (*Jasminum sp.*), Shoebutton Ardisia (*Ardisia elliptica*), Castorbean (*Ricinus communis*), Air Potato vine (*Dioscorea bulbifera*), and Cane grass (*Neyraudia reynaudiana*), the interior of the site still maintains quality and diversity. The majority of the exotic invasive plant species are located around the edges of the property; additionally, approximately one third of the western portion of the property is dominated by Brazilian Pepper.

The canopy of this property is dominated by native species such as Wild Tamarind (*Lysiloma latisiliquum*). The understory and subcanopy layers of the site are dominated by natives such as Wild Coffee (*Psychotria nervosa*), Willow Busic (*Sideroxylon salicifolium*) and Myrsine (*Myrsine floridana*). Several State listed threatened species such as Florida silver palm (*Coccothrinax argentata*), Krug's holly (*Ilex krugiana*), West Indian lilac (*Tetrazygia bicolor*), and satinleaf (*Chrysophyllum oliviforme*) are also present. See below for a more complete plant list.

## **Conclusion**

Overall, within the property we find a fair diversity of native plants that represent hardwood hammocks (see species list). Future management of this property will center on eliminating the existing invasive exotics, particularly concentrating on the western third of the property. Under natural conditions fire would naturally thin out hardwoods. However, this may be unattainable. Although a good diversity of native plants is present at the property it is imperative that treatment of invasive exotics is continued.

## **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.

## **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 3% exotic cover. Control of exotic species on the western third and northern perimeter of the property.
2. Increase biodiversity with appropriate native plant species.
3. Remove and control exotic plants and vines on the entire site, particularly concentrating on the western third and northern perimeter of the property.
4. Allow natural regeneration of native plants.

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

### **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

- Year 1-2:** Hand removal and herbicide treatments of all invasive species and exotics including: Brazilian Pepper, Castorbean, Cane grass, Jasmine vines, Shoebuttan Ardisia and Air Potato Vine. Exotics located along the northern edge and within the western third of the hammock should be treated first. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed.
- Year 3-7:** Continue invasive exotic and ruderal plant/ vine control. Efforts should be concentrated to remove exotics, particularly Brazilian Pepper, within the western third of the hammock. Retreat any resprouting or recolonizing invasive exotic plants. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health.
- Year 8-10:** Continue invasive exotic and ruderal plant/ vine control in order to achieve less than 3% coverage. If native hardwood and herbaceous understory have not regenerated in the western area of the hammock, the planting and monitoring of native hardwood species is will be required. All new plantings shall be approved by DERM prior to installation.

### **PLANT SPECIES LIST\***

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

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

## GRAMINOIDS (Grasses, Sedges and Rushes)

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)

## FORBS AND WOODY GROUNDCOVERS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Tradescantia spathacea</i>	oyster plant	E / EPPC (II)
<i>Zamia pumila</i>	coontie	N

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	Co. Snowberry	N
<i>Dioscorea bulbifera</i>	Air-potato	E / EPPC (I)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Morinda royoc</i>	cheese shrub	N
<i>Pueraria montana</i>	kudzu	E / EPPC (I)
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Vitis rotundifolia</i>	muscadine	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Ardisia elliptica</i>	shoebutton	E / EPPC (I)
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Chrysophyllum oliviforme</i>	satinleaf	N / FL threatened
<i>Dalbergia sissoo</i>	Indian rosewood	E / EPPC (II)
<i>Exothea paniculata</i>	inkwood	N
<i>Forestiera segregata</i>	Florida privet	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Mangifera indica</i>	mango	E
<i>Metopium toxiferum</i>	poisonwood	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Rapanea punctata</i>	myrsine	N
<i>Ricinus communis</i>	castorbean	E / EPPC (II)
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Sideroxylon salicifolium</i>	willow bustic	N



*Simarouba glauca*  
*Tetrazygia bicolor*

paradise tree  
West Indian lilac

N  
N / FL threatened

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

---

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

Larry Dunagan  
SIGNATURE

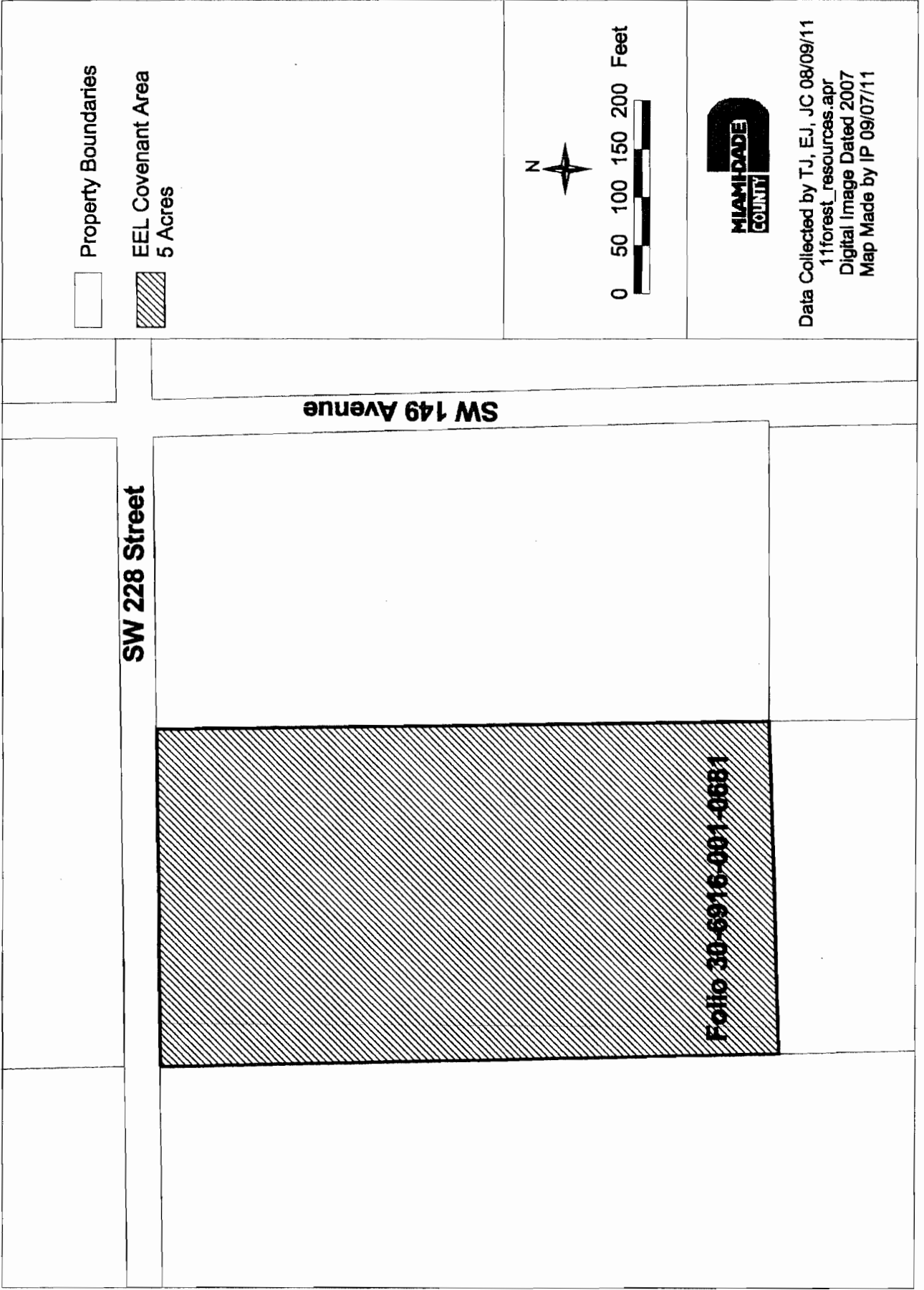
9/28/2011  
DATE

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# 30-6916-001-0681 Dunagan EEL COV MAP



74

**Attachment F**

75

COVENANT RUNNING WITH THE  
LAND OF LARRY W. DUNAGAN &  
GLORIA B. DUNAGAN IN FAVOR OF  
THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 14975 SW 232  
STREET, MIAMI-DADE COUNTY,  
FLORIDA 33170, FOLIO 30-6916-001-  
0680.

The undersigned, Larry W. Dunagan & Gloria B. Dunagan, 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 14975 SW 232 Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0680, (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 28 day of September, 2011.

INDIVIDUAL

WITNESSES:

sign Claudia Rodriguez  
print Claudia Rodriguez  
sign Billie Kay Kunz  
print Billie Kay Kunz

OWNER(S):  
sign Larry Dunagan  
print LARRY DUNAGAN  
Address 14975 SW 232 St. Goulds, FL 33170

sign Claudia Rodriguez  
print Claudia Rodriguez  
sign Billie Kay Kunz  
print Billie Kay Kunz

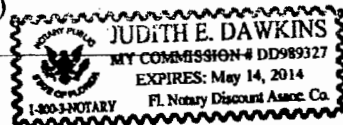
sign Gloria B Dunagan  
print Gloria B Dunagan  
Address 14975 SW 232 St  
Goulds, FL 33170

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of September, 2011, by Larry & Gloria Dunagan, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign Judith E. Dawkins  
print Judith E. DAWKINS  
State of Florida at Large (Seal)  
My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:

Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136



**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0680

**Property Address:** 14975 SW 232 Street

**Legal description:** 16 56 39 5 AC REDLAND CITRUS ORCHARD SUB PB  
5-31 S 1/2 LOT 54-A SUBJECT TO NFC REST ON 3.20  
AC SUBJ TO EEL COVENANT ON 4 AC PER R-1404-  
91 EXP. 10/15/11

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Larry W. & Gloria B. Dunagan**

**Location:** 14975 SW 232 St., Goulds, FL 33170

**Size:** 5.0 acre parcel  
3.8 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6916-001-0680

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located on the north side of SW 232<sup>nd</sup> Street, west of SW 147<sup>th</sup> Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. 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 S16, parcel G. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Distance from nearest EEL/county-owned site: ~750 feet from Silver Palm Hammock

Distance from nearest EEL covenant site: 0 feet

Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The site contains a house and driveway. The property consists of 3.8 acres of tropical hardwood hammock which qualify for an EEL covenant. The surrounding properties to the north and east are NFC's which are currently being managed.

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 also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

### **Present Condition**

The current biological condition of the site can be classified as fair to good. The main reason being the invasion of the site by invasive exotic plants, which are predominantly exotic vines and Brazilian Pepper trees. Evidence of exotic management and Brazilian Pepper removal is visible, particularly along the vegetated area west of the drive way, east of the house, and along the southern edge of the hammock area on the north side of the property. The property owner is currently doing management on site as part of a previous ten year EEL covenant management plan.

The covenanted area to the north of the residence has good native biodiversity and connects to the adjacent hammock to the north (also owned by the same property owner). A dense wall of Brazilian Pepper exists on the south end of this hammock area adjacent to the lawn. Once beyond the Brazilian Pepper, the hammock opens up to native canopy species such as Wild Tamarind and Gumbo Limbo. The property owner recently cleared an approximately 20-30 foot wide strip of this Brazilian Pepper, however ruderal and exotic plant species, such as Spanish Needle, have begun recolonizing the substrate.

The covenanted area south of the driveway is in fair condition. Similar to the other natural areas, this portion is bordered by exotics such as Brazilian Pepper, Bishopwood, Jasmine Vine, Shoe Button Ardisia, and Cardboard Palm. The covenanted area to the west of the driveway is open and diverse on the south end. This area was once a thick wall of Brazilian Pepper, which the property owner has since worked to remove. Plants in this area include Wild Tamarind, Silver Palm, Saw Palmetto and Gumbo Limbos. The northern half of this area is far more overgrown and suffers from thick Brazilian Pepper infested edges.

### **Conclusion**

In order to improve the condition of the hammock and increase biodiversity, extensive invasive exotic control efforts are necessary. Bulldozing and mowing or any other non-selective control methods have to cease in order to increase the quality of the site. Future management of this property will center on continuing to control and eliminate the existing invasive exotics from the remaining covenanted natural areas.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.
4. Remove and control exotic plants on the entire site.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover.
2. Increase biodiversity with appropriate native plant species.
3. Control native ruderal plants and vines.
4. Allow natural regeneration of native hardwood hammock plants.

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 (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-3:** Hand removal and herbicide treatment of all invasive exotic plant species and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. All exotic and native hardwood seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant. Removal of exotic and ruderal plants species and replanting of native hammock vegetation on the recently cleared southern edge of the hammock area located north of the residence.

**Year 4-7:** Continue invasive exotic and ruderal plant/ vine control. Focus on perimeter areas infested with exotics, particularly Brazilian Pepper, once interior areas have been eliminated of exotics. Monitor the good quality hammock areas to achieve less than 1% exotic coverage. Retreat any resprouting or recolonizing invasive exotic plants. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health.

**Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to ensure less than 1% exotic coverage at the site. Monitor plantings and hardwood and herbaceous understory regeneration and health.

**PLANT SPECIES LIST\***

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

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

**GRAMINOIDS (Grasses, Sedges and Rushes)**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)

**FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Bidens pilosa</i>	Spanish needles	E
<i>Nephrolepis exalta</i>	sword fern	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N
<i>Tradescantia spathacea</i>	oyster plant	E / EPPC (II)
<i>Zamia furfuracea</i>	cardboard palm	E
<i>Zamia pumila</i>	coontie	N

**VINES AND SCANDENT SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	Co. Snowberry	N
<i>Dioscorea bulbifera</i>	Air-potato	E / EPPC (I)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Smila auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N

**TREES AND SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Albizia lebeck</i>	woman's tongue	E / EPPC (I)
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N

<i>Bischofia javanica</i>	bishopwood	E / EPPC (I)
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Coccolthrinax argentea</i>	Florida silver palm	N / FL threatened
<i>Delonix regia</i>	royal poinciana	E
<i>Ficus aurea</i>	strangler fig	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Mangifera indica</i>	mango	E
<i>Ocotea coriacea</i>	lancewood	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Psidium guajava</i>	guava	E / EPPC (I)
<i>Psychotria nervosa</i>	wild coffee	N
<i>Rapanea punctata</i>	myrsine	N
<i>Quercus virginiana</i>	live oak	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened

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

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

Larry Dunagan  
SIGNATURE

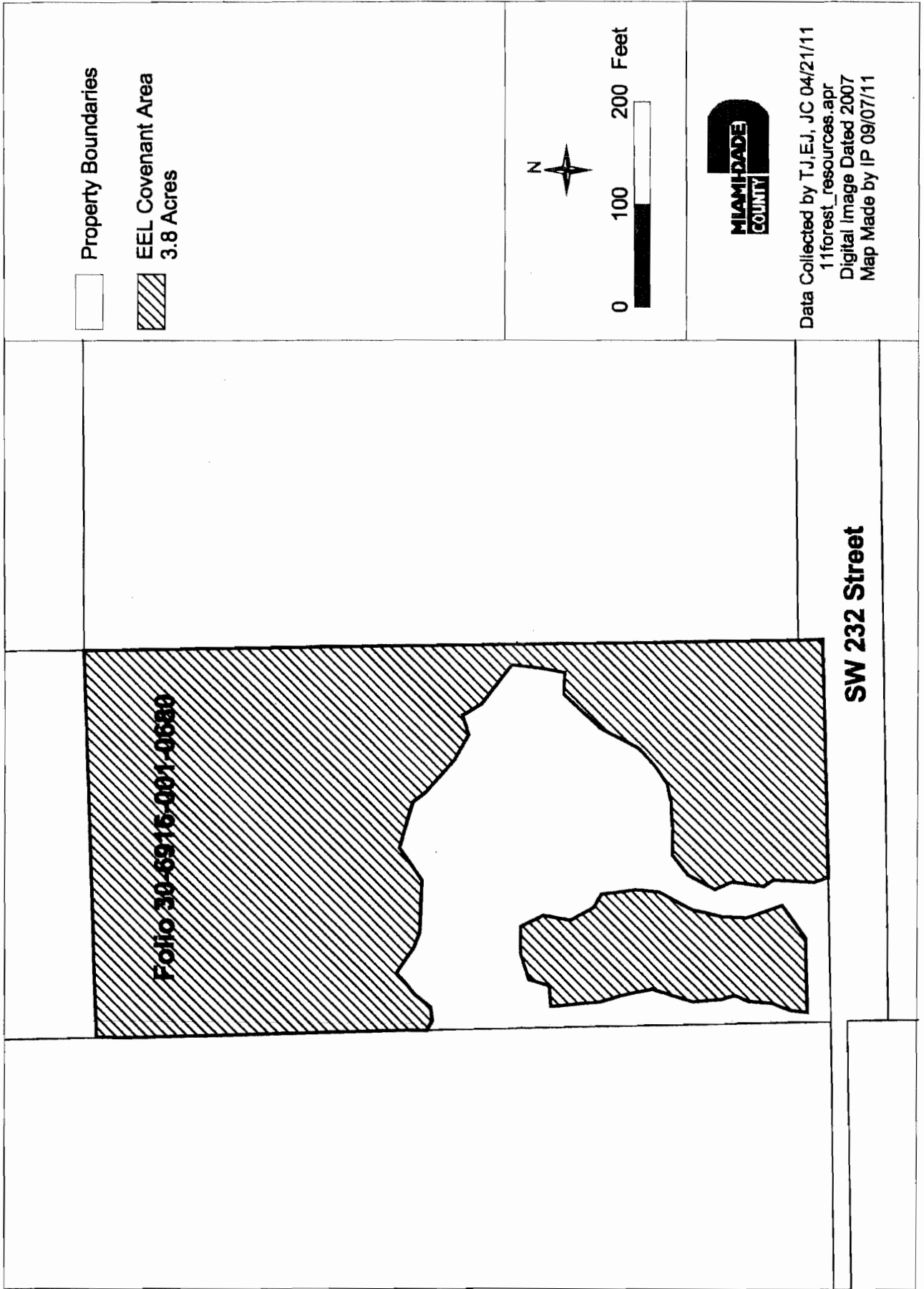
09/28/2011  
DATE

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

Gloria B Dunagan  
SIGNATURE

9-28-2011  
DATE

# 30-6916-001-0680 Dunagan EEL COV MAP



**Attachment G**



COVENANT RUNNING WITH THE  
LAND OF JACK ERDOZAIN &  
ROSEMARY ERDOZAIN IN FAVOR OF  
THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 17290 SW 264  
STREET, MIAMI-DADE COUNTY,  
FLORIDA 33031, FOLIO 30-6931-000-  
0560.

The undersigned, Jack & Rosemary Erdozain, 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 17290 SW 264 Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6931-000-0560, (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 23 day of SEPT, 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Angel C. Alvarez Jr.  
sign [Signature]  
print Antonio Alonso

OWNER(S):

sign [Signature]  
print J. Fernandez  
Address \_\_\_\_\_

sign [Signature]  
print Angel C. Alvarez Jr.  
sign [Signature]  
print Antonio Alonso

sign [Signature]  
print Rosemary Erdorain  
Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of September, 2011, by Jack + Rosemary Erdorain, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC-STATE OF FLORIDA  
Cathy Hernandez  
Commission # DD799894  
Expires: JUNE 23, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC:

sign [Signature]  
print Cathy Hernandez  
State of Florida at Large (Seal)  
My Commission Expires: 6/23/12

THIS INSTRUMENT PREPARED BY:

Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6931-000-0560

**Property Address:** 17290 SW 264 St.

**Legal description:** 31 56 39 2.46 AC  
NW1/4 OF NE1/4 OF NE1/4 OF NW1/4 LESS N40FT  
FOR R/W SUBJ TO EEL COV ON 2.1 AC PER R-1408-  
91 OR 13299-3270 0587 1

**Exhibit B**  
**Pine Rockland and Tropical Hardwood Hammock Management Plan**  
**for Jack & Rosemary Erdozain**

**Location:** 17290 SW 264 St., Miami-Dade County, Florida.

**Size:** 2.46 acre parcel  
1.8 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6931-000-0560

**Forest Type:** Pine Rockland and Tropical Hardwood Hammock

**Location**

The property is located on the south side of SW 264<sup>th</sup> Street, east of SW 174<sup>th</sup> Place. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. The property directly to the north, Camp Owaissa Bauer, is a large County owned pineland containing county-designated Natural Forest Community (NFC). The property can be accessed via SW 264<sup>th</sup> Street.

Distance from nearest EEL/county-owned site: ~90 feet from Camp Owaissa Bauer

Distance from nearest EEL covenant site: ~0 feet

Distance from nearest county-designated Natural Forest Community (NFC): ~90 feet

**Property Information**

The site contains a house, driveway, pool, and a small shed. The property consists of 1.8 acres of transitioning pine rockland and tropical hardwood hammock which qualify for an EEL covenant.

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

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

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 also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

### **Present Condition**

The property is currently a mix of native hardwood plant species on the western half and pine rockland species on the eastern half and has good native biodiversity. The hardwood hammock portion of the property is in good condition with natives dominating the canopy and understory. The dominating tree species in this area are Live Oak (*Quercus virginiana*), Gumbo Limbo (*Bursera simaruba*), Mexican Alvaradoa (*Alvaradoa amorphoides*) and Wild Tamarind (*Lysiloma latisiliquum*). Common natives found in the understory are Wild Coffee (*Psychotria nervosa*) and Cabbage Palm (*Sabal palmetto*). The hammock portions of the site are undergoing management by the current property owner, as per the original management plan adopted under a covenant signed by the same property owner ten years ago.

The pine rockland area located on the eastern portion of the property is open and diverse. The previous management plan for the site, which was part of the previous EEL covenant approved for the site, recommended for the containment of the Wild Tamarind population and it is recommended that native hardwoods be scaled back in this area. Pine rockland species documented include Pineland Allamanda (*Angadenia berteroi*), and several State listed threatened species such as Quailberry (*Crossopetalum ilicifolium*), Florida Keys Noseburn (*Tragia saxicola*), Mexican Alvaradoa (*Alvaradoa amorphoides*), West Indian Lilac (*Tetrazygia bicolor*), and Silver Palm (*Coccothrinax argentata*).

Exotic plant species cover is low (5%). Exotic plant species such as Woman's Tongue (*Albizia lebbek*), Jasmine Vine (*Jasminum spp.*), Brazilian Pepper (*Schinus terebinthifolia*), and Queensland Umbrella Tree (*Schefflera actinophylla*) are predominantly located within the hardwood hammock area.



## **Conclusion**

In order to increase the biodiversity in both the hammock and pine rockland areas the site will need selective exotic plant species control. Planting of slash pine tublings and selectively removing exotic species on the eastern half will help improve the pine rockland habitat. Selective hardwood control may also be needed if prescribed burning this area is not feasible.

## **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase pine rockland plant species on the east.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

## **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover.
2. Increase biodiversity with appropriate native plant species.
3. Control hardwoods in the pine rockland habitat on the east.
4. Control native ruderal plants and vines.
5. Allow natural regeneration of native plants.

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

## **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-2:** Hand removal and herbicide treatment of all invasive species, exotics, and vines (non-native or native woody) including Brazilian Pepper, Queensland Umbrella, is required by DERM.

**Year 3-5:** Continue invasive exotic and ruderal plant/ vine control. Removal of Wild Tamarind seedlings in small increments. Selective control of hardwoods located within the pine rockland area.

**Year 6-7:** Continue invasive exotic and ruderal plant/ vine control. Plant slash pine tubplings if natural recruitment is insufficient.

**Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to achieve less than 1% exotic coverage. Selective control of hardwoods located within the pine rockland area and allow for pine proliferation.

**PLANT SPECIES LIST\***

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

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

**FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Tragia saxicola</i>	Florida Keys noseburn	N / FL threatened
<i>Zamia pumila</i>	coontie	N

**VINES AND SCANDENT SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Koanophyllon villosum</i>	Shrub eupatorium	N/ FL endangered
<i>Morinda royoc</i>	cheese shrub	N
<i>Toxicodendron radicans</i>	poision ivy	N

**TREES AND SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/ FL endangered
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened

<i>Guettarda scabra</i>	rough velvetseed	N
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrsine floridana</i>	myrsine	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Rhus copallinum</i>	southern sumac	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC (I)
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bastic	N
<i>Syagrus romanzoffiana</i>	queen palm	E / EPPC (I)
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Trema micrantha</i>	nettletree	N

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

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

J. Erdozain  
SIGNATURE

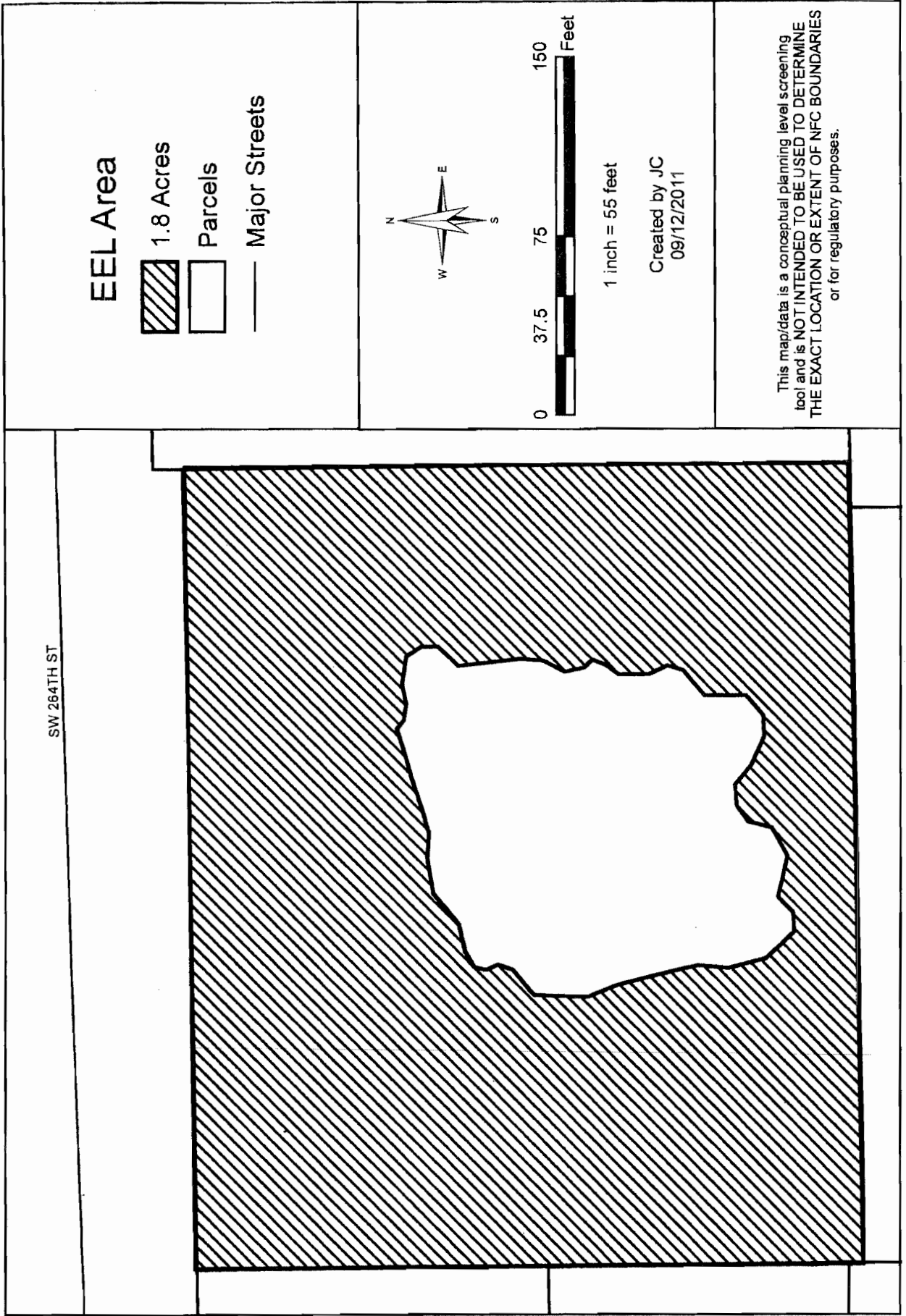
9/23/11  
DATE

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

Rosemary Erdozain  
SIGNATURE

9/23/11  
DATE

# 30-6931-000-0560 Jack & Rosemary Erdozain



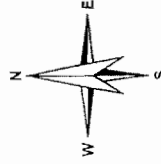
SW 264TH ST

EEL Area

1.8 Acres

Parcels

Major Streets



1 inch = 55 feet

Created by JC  
09/12/2011

This map/data is a conceptual planning level screening tool and is NOT INTENDED TO BE USED TO DETERMINE THE EXACT LOCATION OR EXTENT OF NFC BOUNDARIES or for regulatory purposes.

## Attachment H

COVENANT RUNNING WITH THE  
LAND OF G. DONALD GANN & JOYCE  
W. GANN IN FAVOR OF THE BOARD  
OF COUNTY COMMISSIONERS OF  
MIAMI-DADE COUNTY, FLORIDA,  
CONCERNING ENVIRONMENTALLY  
ENDANGERED LAND LOCATED AT  
22145 SW 154 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA 33170, FOLIO 30-  
6916-001-0461.

The undersigned, G. Donald Gann & Joyce W. Gann, 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 22145 SW 154 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0461, (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 Sept., 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]

print Cathy Mento

sign [Signature]

print Tania Stanewic

sign [Signature]

print Cathy Mento

sign [Signature]

print Tania Stanewic

OWNER(S):

sign Joyce Gann

print Joyce Gann

mailing Address 22601 SW 152 Ave  
Miami, FL 33170

sign [Signature]

print G DONALD GANN

Address 22601 SW 152 Ave  
MIAMI FL 33170

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29 day of Sept, 2011, by George + Joyce Gann, who is personally known to me or who has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]  
CATHY MENTO  
Notary Public, State of Florida  
Commission# 0960247  
My comm. expires Feb. 18, 2014  
State of Florida at Large (Seal)  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6916-001-0461

**Property Address:** 22145 SW 154 AVE.

**Legal description:** 16 56 39 2.5 AC REDLAND CITRUS ORCHARDS SUB  
PB 5-31 S1/2 OF LOT 54 SUBJECT TO EEL  
COVENANT 2.3 AC R-140991 EXP 10/09/11 SUBJ TO  
NFC REST ON 2.07 AC

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for G. DONALD GANN & JOYCE W. GANN**

**Location:** 22145 SW 154 Avenue

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

**Folio #:** 30-6916-001-0461

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located east of SW 154 Avenue and south of SW 216 Street. The site contains a single-family home and is located outside of the urban development boundary (UDB). The property is bordered by agriculture and residential properties.

Distance from nearest EEL/county-owned site: 0 feet from Ross Hammock

Distance from nearest EEL covenant site: 0 feet

Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of 2.3 acres of tropical hardwood hammock 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 33, T56 R39 S16, parcel C. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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 also serve as habitat for a wide array of animal species. Many of the rare plants typically harbored by this habitat are fern species found in geologically significant solution holes.

### **Present Condition**

The parcel contains a single-family home and a driveway. These are completely surrounded by the hardwood hammock, and can be accessed from SW 154 Avenue. The majority of the hammock is of high quality with little to no substrate disturbance. This property has notable geological formations including solution holes. The canopy of this property is dominated by native species such as Wild Tamarind (*Lysiloma latisiliguum*), Gumbo Limbo (*Bursera simaruba*), and Lancewood (*Ocotea coriacea*). The understory and subcanopy layers of the site are dominated by natives such as Wild Coffee (*Psychotria nervosa*) and Paradise Tree (*Simarouba glauca*). Several State listed threatened species such as Krug's holly (*Ilex krugiana*), Florida Silver Palm (*Coccothrinax argentata*), and Satinleaf (*Chrysophyllum oliveforme*) are also present. See plant list below.

Areas of the site are undergoing management by the property owner, as per the original management plan adopted under a covenant signed by the same property owner ten years ago. Extensive exotic removal has taken place on site and very few exotic species remain – these are mainly present on the property perimeter, particularly along the south property line, which is adjacent to a County owned hammock that is experiencing an invasive vine problem. The owners have treated and eradicated areas of Cane Grass (*Neyraudia reynaudiana*), however, an infestation of Jasmine Vine (*Jasminum dichotomum*) exists along the southeast corner of the property, where exotics from the adjacent lot have spread onto the property.

### **Conclusion**

Overall, the site is in 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 invasive exotics and vine control. It is important to note that the current state of the property is due to the continuous commitment of the owner to the long term maintenance of the area as a natural preserve.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plant species.
3. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover. Control of exotic species on the southern perimeter of the property from further encroaching into the interior areas of the hammock.
2. Increase biodiversity with appropriate native plant species.
3. Allow natural regeneration of native plants.

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

### **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

- Year 1-2:** Hand removal and herbicide treatment of all invasive exotic plant species, and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. All exotic and native hardwood seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. 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 3-7:** Continue invasive exotic and ruderal plant/ vine control. Efforts should be concentrated to remove exotics located along the southern perimeter of the property. Retreat any resprouting or recolonizing invasive exotic plants. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor hardwood and herbaceous understory regeneration and health. Monitor the good quality hammock areas to ensure <1% exotic coverage.
- Year 8-10:** Continue invasive exotic and ruderal plant/ vine control to achieve less than 1% exotic coverage. Monitor herbaceous understory regeneration and health. Plant appropriate native hammock vegetation in the treated covenanted areas if native species have not recolonized.

**PLANT SPECIES LIST\***

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

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

**GRAMINOIDS (Grasses, Sedges and Rushes)**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Neyraudia reynaudiana</i>	cane grass	E / EPPC (I)

**VINES AND SCANDENT SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	snowberry	N
<i>Dioscorea bulbifera</i>	air-potato	E / EPPC (I)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Passiflora suberosa</i>	corkstem passionflower	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N

**TREES AND SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bursera simaruba</i>	gumbo limbo	N
(Fu) <del><i>Coccothrinax argentata</i></del>	Florida silver palm	N / FL threatened
<i>Chrysophyllum oliviforme</i>	satinleaf	N / FL threatened
<i>Delonix regia</i>	royal poinciana	E
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Psidium guajava</i>	guava	E
<i>Psychotria nervosa</i>	shiney leaf wild coffee	N

<i>Psychotria sulzneri</i>	wild coffee	N
<i>Ricinus communis</i>	castorbean	E / EPPC (II)
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bastic	N
<i>Sideroxylon foetidissimum</i>	false mastic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Syngonium spp.</i>	syngonium	E
<i>Trema micrantha</i>	nettletree	N

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

---

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

Joyce Gann  
SIGNATURE

9/29/11  
DATE

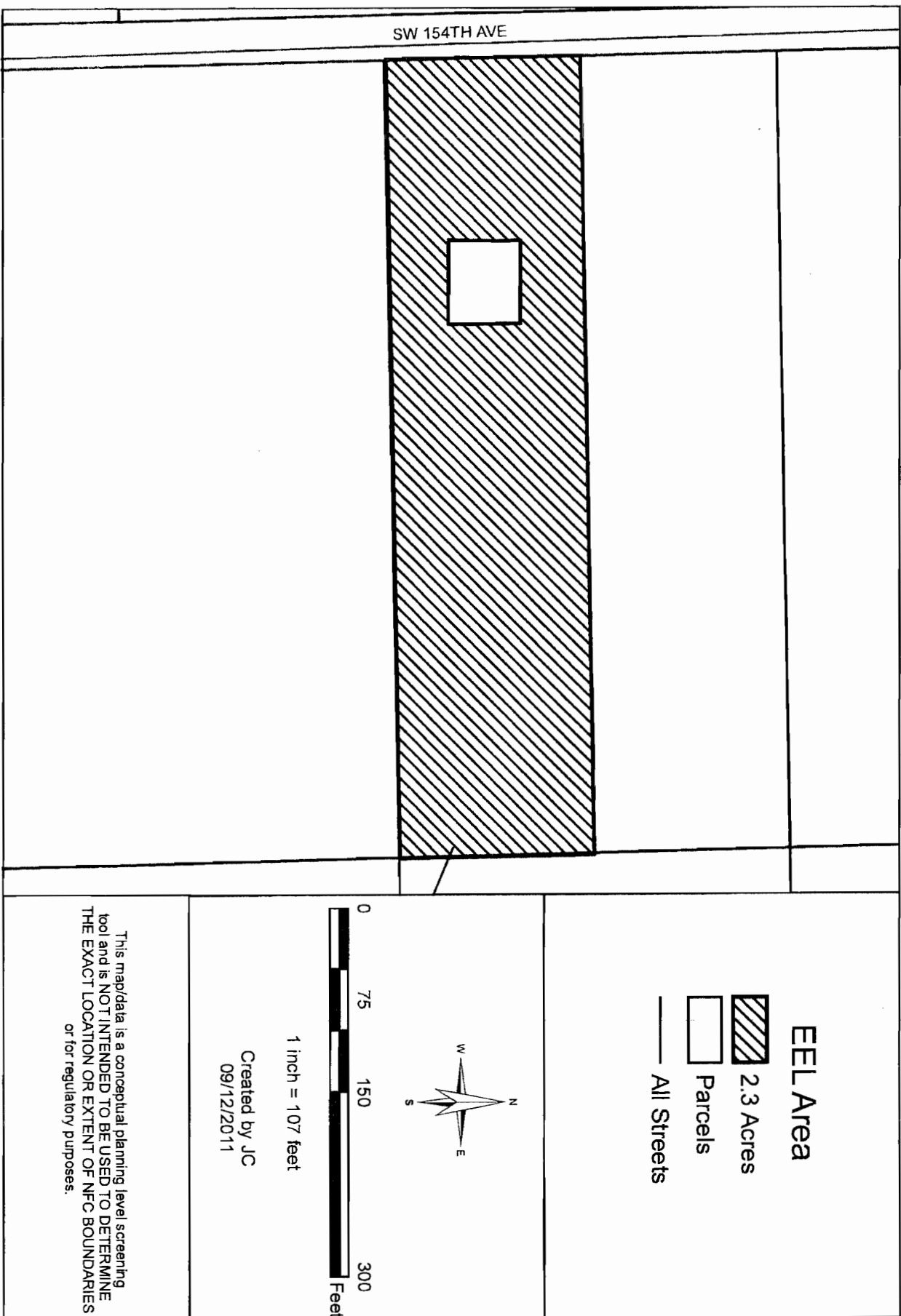
I, Donald Gann hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

Donald Gann  
SIGNATURE

9/29/11  
DATE



# 30-6916-001-0461 Donald & Joyce W Gann



This map/data is a conceptual planning level screening tool and is NOT INTENDED TO BE USED TO DETERMINE THE EXACT LOCATION OR EXTENT OF NFC BOUNDARIES or for regulatory purposes.

Created by JC  
09/12/2011

## Attachment I

COVENANT RUNNING WITH THE  
LAND OF WILLIAM T. GRANT IN  
FAVOR OF THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE  
COUNTY, FLORIDA, CONCERNING  
ENVIRONMENTALLY ENDANGERED  
LAND LOCATED AT 14900 SW 240  
STREET, MIAMI-DADE COUNTY,  
FLORIDA 33032, FOLIO 30-6921-000-  
0093.

The undersigned, William T. Grant, 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 14900 SW 240 Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6921-000-0093, (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 19 day of September, 2011.

INDIVIDUAL

WITNESSES:

sign Phyllis G. Scott  
print Phyllis G. Scott  
sign Claudia Ordonez  
print Claudia Ordonez

OWNER(S):

sign William T. Grant  
print WILLIAM T. GRANT  
Address 14900 SW 240 St  
HOMESTEAD, FL 33032

sign \_\_\_\_\_  
print \_\_\_\_\_  
sign \_\_\_\_\_  
print \_\_\_\_\_

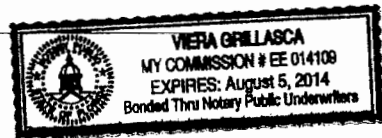
sign \_\_\_\_\_  
print \_\_\_\_\_  
Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19th day of Sept., 2011, by William Grant, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign Vera Grimalosa  
print Vera Grimalosa  
State of Florida at Large (Seal)  
My Commission Expires: \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Folio Number:** 30-6921-000-0093

**Property Address:** 14900 SW 240 Street

**Legal description:** 21 56 39 2.5 AC SE1/4 OF SE1/4 OF SW1/4 OF NE1/4  
SUBJECT TO NFC REST ON 1.60 AC SUBJ TO EEL  
COVENANT ON 2 AC OR 1318-90 EXP. 9/29/11 OR  
13014-873 0986 4



**Exhibit B**  
**Pine Rockland Management Plan**  
**for William T. Grant**

**Location:** 14900 SW 240 Street, Miami-Dade County, Florida.

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

**Folio #:** 30-6921-000-0093

**Forest Type:** Pine Rockland

**Location**

The property is located on the north side of SW 240<sup>th</sup> Street, east of SW 152<sup>nd</sup> Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. This property, as well as the surrounding properties to the north, east, and west, are county-designated Natural Forest Communities (NFCs). The property can be accessed via SW 240<sup>th</sup> Street.

Distance from nearest EEL/county-owned site: ~4,700 feet from Silver Palm Grove

Distance from nearest EEL covenant site: 0 feet

Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of a single-family home with driveway centered within 2.0 acres of pine rockland which qualify for an EEL covenant. There are maintenance access trails leading through the natural area. 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 34, T56 R39 S21, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

### **Present Condition**

The property is currently a mix of native hardwood and pine rockland plant species, and has good native biodiversity. Portions of pine rockland to the north of the house are transitioning to hardwood species. The property owner is actively removing established hardwoods and allowing rare native pine rockland plant species to re-establish. The site is dominated by native species, including several State listed threatened species such as Pineland Clustervine (*Jacquemontia curtisii*), Florida Keys Noseburn (*Tragia saxicola*), Small's Milkpea (*Galactia smallii*), Florida Silver Palm (*Coccothrinax argentata*), Man-in-the-Ground (*Ipomea microdactyla*) and West Indian Lilac (*Tetrazygia bicolor*). The dominant canopy trees are Slash Pine (*Pinus elliottii* var. *densa*) and Wild Tamarind (*Lysiloma latisiliquum*), which is a native hardwood. See below for a more complete plant list.

In order to maintain the pine rockland, the previous management plan, that was part of the previous EEL covenant approved for the site, recommended the containment of the Wild Tamarind population. The property owner has recently removed large Wild Tamarind trees and has used the resulting wood chippings to mulch the trails within the natural area. The owner has indicated that these mulched trails make the area more accessible to workers managing the site and that they are also being monitored and managed for exotic removal. Several irrigation lines and sprinkler heads are present in the natural area and are to only be used for fire suppression.

Exotic plant species cover is low (<1%). The site has been undergoing management by the current property owner, as per the original management plan adopted under a covenant signed by the same property owner ten years ago. Jasmine Vine (*Jasminum spp.*) was documented onsite, however, the disturbance is minor.

## **Conclusion**

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 property 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 in 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 invasive exotics and vine control. Continued selective hardwood control is also needed if prescribed burning this area is not feasible.

## **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase pine rockland plant species, particularly in the area north of the residence.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

## **Management Goals**

1. Eliminate invasive exotic plants. Maintain mulched trails free of exotic species and maintain fruit trees from spreading into the covenanted area.
2. Increase biodiversity with appropriate native plant species.
3. Control hardwoods in the pine rockland.
4. Control native ruderal plants and vines.
5. Allow natural regeneration of native plants.

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

## **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-2:** Hand removal and herbicide treatment of all invasive exotic plant species, and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. All

exotic and native hardwood seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant. Monitor and maintain mulched trails free of exotic species and the spread of fruit trees from the covenanted area. Prescribe burn the covenanted area if feasible.

**Year 3-5:** Continue invasive exotic, vine and hardwood control. Monitor and maintain mulched trails free of exotic species and the spread of fruit trees into the covenanted area. Prescribe burn the covenanted area if not achieved in years 1-2.

**Year 6-10:** Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of native pine rockland species may be required if native recolonization is low. Monitor and maintain mulched trails free of exotic species and the spread of fruit trees from the covenanted area. Prescribe burn the covenanted area if not yet achieved in the previous 3-5 years.

#### PLANT SPECIES LIST\*

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

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

#### **FORBS AND WOODY GROWDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Jacquemontia curtisii</i>	pineland clustervine	N Threatened-FL
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N / FL threatened
<i>Zamia pumila</i>	coontie	N

#### **VINES AND SCANDENT SHRUBS**

<b>Scientific Name</b>	<b>Common Name</b>	<b>Origin/Status</b>
<i>Centrosema virginianum</i>	spurred butterfly pea	N
<i>Galactia smallii</i>	small's milkpea	N/ FL endangered
<i>Ipomea microdactyla</i>	man-in-the-ground	N/ FL endangered
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Vitis rotundifolia</i>	muscadine	N

### TREES AND SHRUBS


<b>Scientific Name</b>	<b>Common Name</b>	<b>Origin/Status</b>
<i>Agave sisalana</i>	sisal hemp	E / EPPC (II)
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa americana</i>	American beautyberry	N
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Chrysobalanus icaco</i>	cocoplum	N
<i>Ficus aurea</i>	strangler fig	N
<i>Ficus citrifolia</i>	short-leaf fig	N
<i>Forestiera segregata</i>	Florida privet	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Hamelia patens</i>	firebush	N
<i>Jacquinia keyensis</i>	joewood	N / FL threatened
<i>Lantana involucrata</i>	buttonsage	N
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Persea borbonia</i>	red bay	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	southern sumac	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sophora tomentosa</i> var. <i>truncata</i>	necklace pod	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N / FL threatened
<i>Tabebuia</i> spp.	tabebuia	E
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Zamia furfuracea</i>	cardboard palm	E

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

---

**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

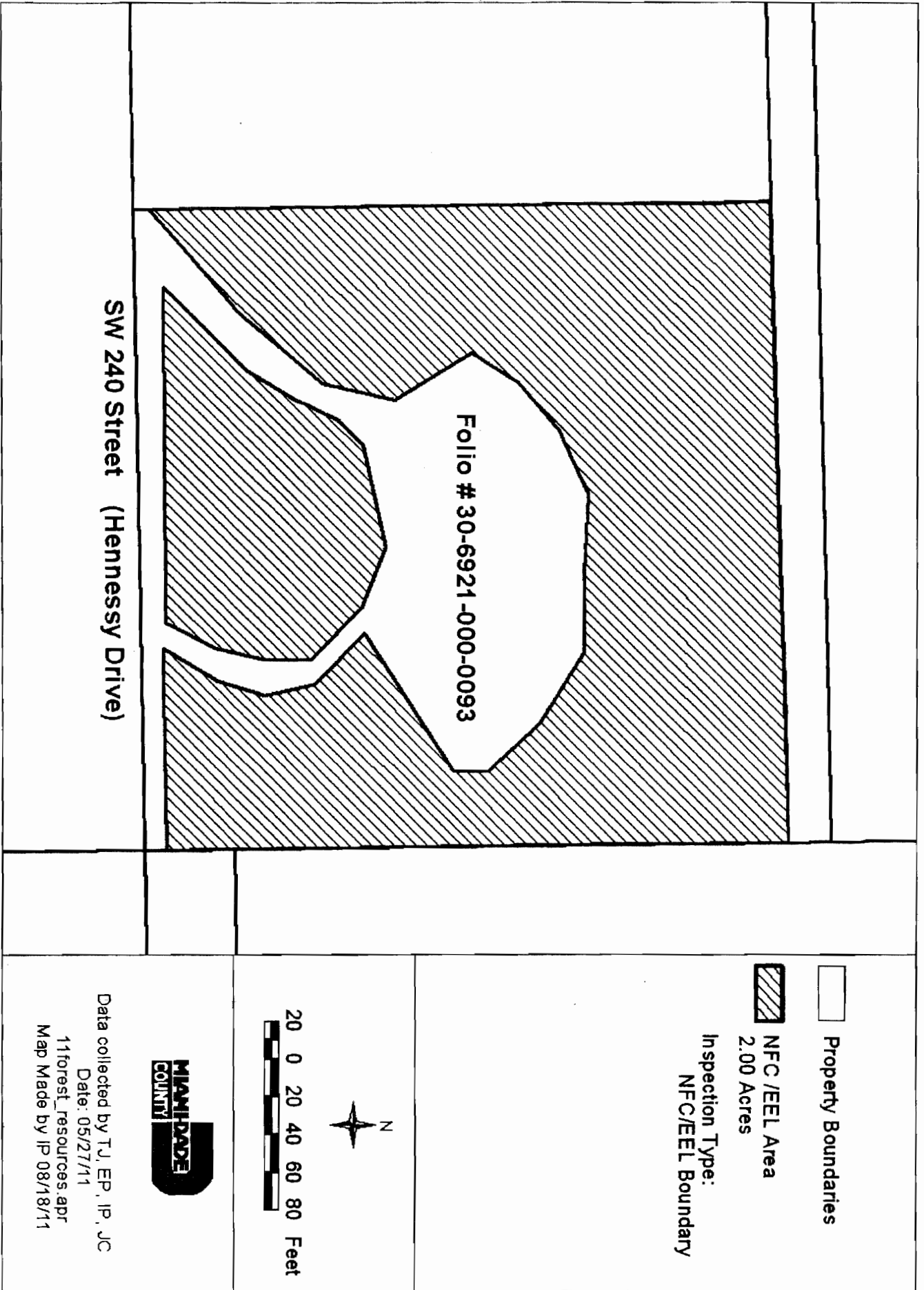
9/19/11  
DATE

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

# 30-6921-000-0093 Grant NFC/EEL MAP



SW 240 Street (Hennessy Drive)

Folio # 30-6921-000-0093

Property Boundaries

NFC/EEL Area  
2.00 Acres

Inspection Type:  
NFC/EEL Boundary



20 0 20 40 60 80 Feet



Data collected by T.J. EP, JP, JC  
Date: 05/27/11  
11forest\_resources.apr  
Map Made by IP 08/18/11

127

**Attachment J**



COVENANT RUNNING WITH THE  
LAND OF STEVEN H. & ETHEL K.  
HURST IN FAVOR OF THE BOARD OF  
COUNTY COMMISSIONERS OF MIAMI-  
DADE COUNTY, FLORIDA,  
CONCERNING ENVIRONMENTALLY  
ENDANGERED LAND LOCATED AT  
21355 SW 192 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA 33187, FOLIO 30-  
6811-000-0180.

The undersigned, Steven H. Hurst & Ethel K. Hurst, 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 21355 SW 192 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6811-000-0180, (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 20 day of September, 2011.

INDIVIDUAL

WITNESSES:

sign [Signature]

print Michael S. Burchell

sign [Signature]

print Robert L. Hughes

OWNER(S):

sign [Signature]

print Steven Hurst

Address 21355 SW 192 AVE

sign [Signature]

print Michael S. Burchell

sign [Signature]

print Robert L. Hughes

sign [Signature]

print Ethel Hurst

Address [Signature]  
21355 SW 192 AVE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20 day of September, 2011, by Steven Hurst & Ethel Hurst, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]  
print Leanna Stacy  
State of Florida at Large (Seal)  
My Commission Expires: May 04 2012



THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Folio Number:** 30-6811-000-0180

**Property Address:** 21355 SW 192 Avenue

**Legal description:** 11 56 38 7.23 AC W1/2 OF W1/2 OF SW1/4 OF SE1/4  
LESS S35FT FOR RD & LESS N1/4 SUBJECT TO NFC  
ON 4.21 AC & SUBJ TO EEL COVENANT ON 4.21 AC  
R-1411-91

**Exhibit B**  
**Pine Rockland Management Plan**  
**for Steven & Ethel Hurst**

**Location:** 21355 SW 192 Avenue, Miami-Dade County, Florida.

**Size:** 7.23 acre parcel  
4.21 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 30-6811-000-0180

**Forest Type:** Pine Rockland

**Location**

The property is located on the north side of SW 216<sup>th</sup> Street, east of SW 192<sup>nd</sup> Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. This property, as well as the property to the north, are county-designated Natural Forest Communities (NFCs). The property can be accessed via SW 216<sup>th</sup> Street.

Distance from nearest EEL/county-owned site: ~3 miles from Castellow Hammock  
Distance from nearest EEL covenant site: ~2 miles  
Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

**Property Information**

The property consists of a single-family home with driveway surrounded by 4.21 acres of pine rockland which qualify for an EEL covenant. The portion of property south of the covenanted area is being used for agriculture. 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 30, T56 R38 S11, parcel A. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

### **Present Condition**

The property is currently a mix of native hardwood and pine rockland plant species. The outer edges of the covenanted area are moderately disturbed by exotics such as Jasmine Vine (*Jasminum spp.*), Brazilian Pepper (*Schinus terebinthifolia*), Shoebuttan Ardisia (*Ardisia elliptica*), Cane Grass (*Neyraudia reynaudiana*), Woman's Tongue (*Albizia lebeck*), and Umbrella Tree (*Schefflera actinophylla*). The interior of the pine rockland is of better quality, with fewer exotic species. The majority of the Slash Pine (*Pinus elliotii* var. *densa*) was planted by the current property owner after Hurricane Andrew and have grown to greater than 30 feet in height. State listed threatened species such as West Indian Lilac (*Tetrazygia bicolor*) and Silver Palm (*Coccothrinax argentata*) are present. In order to maintain the pine rockland, the previous management plan, that was part of the previous EEL covenant approved for the site, recommended the thinning of native hardwoods. The pine rockland has not recently burned and is therefore less open and becoming overgrown with hardwoods and exotics.

### **Conclusion**

The pine rockland on this property is in fair condition and work focusing on the edges of the covenanted area is needed. Future management of this property will center on opening up the natural area (i.e. thinning of native hardwoods and removal of overgrown native and exotic vegetation) and maintaining it free of invasive exotics. A prescribed burn should be performed. Otherwise, hand removal of invasive species and pioneering hardwoods will be necessary in order to maintain the existing plant community. The site can improve with future management efforts encouraged and supported by the EEL covenant. Future management of this property must center on eliminating exotic plant species and controlling vines and hardwood plant species.



### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase pine rockland plant species; thin native hardwood species.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to less than 5% exotic cover.
2. Increase biodiversity with appropriate native pine rockland plant species.
3. Control hardwoods and native ruderal plants and vines in the pine rockland.
4. Allow natural regeneration of native pine rockland plants.

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

### **Management Techniques and Schedule**

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-3:** Hand removal and herbicide treatment of all invasive exotic plant species and vines (non-native and native woody) is required by DERM. Interior exotics should be treated first and work extended out to the perimeters. Once the interior exotics have been treated, work to control exotics on the edges of the covenanted area shall be conducted. Selectively thin the canopy and understory of the pineland and control pioneering hardwoods to promote and preserve herbaceous pine rockland plant species. All exotic seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant. Prescribe burn the covenanted area if feasible. If it is not feasible to burn the entire covenanted area attempts should be made to burn smaller sections at a time.

**Year 4-5:** Continue invasive exotic, vine and hardwood control. Prescribe burn the covenanted area if not achieved in years 1-3, or burn an area not previously burned in years 1-3. Monitor areas previously treated and burned for native recolonization and retreat any resprouting or recolonizing invasive exotic plants. Manual thinning of slash pines may be needed if prescribed burn is not performed.

**Year 6-10:** Continue invasive exotic, vine and hardwood control to achieve less than 5% exotic cover. Prescribe burn the entire covenanted area if not yet achieved in years 1-5.

**PLANT SPECIES LIST\***

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

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

**GRAMINOIDS (Grasses, Sedges and Rushes)**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)

**FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Nephrolepis spp.</i>	wild Boston fern	E/N?
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N

**VINES AND SCANDENT SHRUBS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Flacourtia indica</i>	governor's plum	E / EPPC (II)
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Monstera spp.</i>	monsterio	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N
<i>Vitis rotundifolia</i>	muscadine	N

**TREES AND SHRUBS**

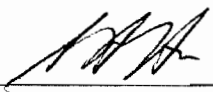
<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
------------------------	--------------------	----------------------

<i>Albizia lebbbeck</i>	woman's tongue	E / EPPC (I)
<i>Ardisia elliptica</i>	shoebuttan ardisia	E / EPPC (I)
<i>Coccoloba uvifera</i>	seagrape	N
<i>Coccothrinax argentata</i>	Florida silver palm	N / FL threatened
<i>Merremia tuberosa</i>	woodrose	E / EPPC (II)
<i>Metopium toxiferum</i>	poisonwood	N
<i>Myrsine floridana</i>	myrsine	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Quercus virginiana</i>	live oak	N
<i>Rhus copallinum</i>	southern sumac	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC (I)
<i>Schinus terebinthifolia</i>	Brazilian pepper	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Trema micrantha</i>	nettletree	N

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

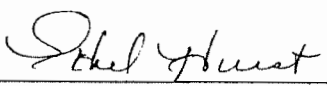
**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

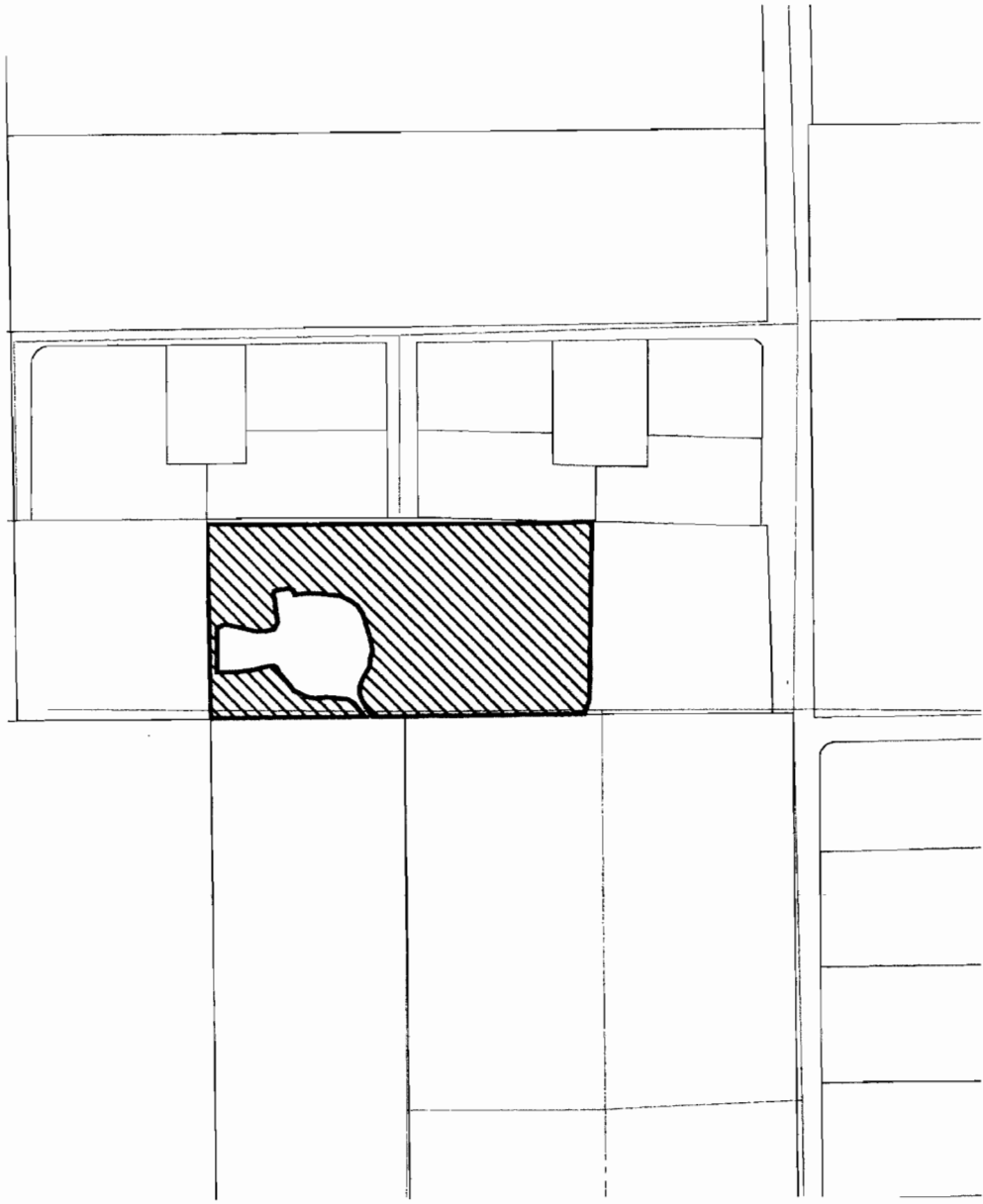
9/20/11  
DATE

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

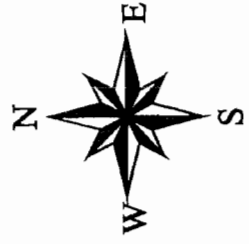
  
SIGNATURE

9/20/11  
DATE

# 30-6811-000-0180 Hurst EEL Cov map 9/08/11



 4.21 Acres  
 All Streets  
 Parcels



0.2 Miles

0.1

0

0.1

140 -

**Attachment K**

COVENANT RUNNING WITH THE  
LAND OF EUGENE SCOTT &  
GWLADYS ELIOT IN FAVOR OF THE  
BOARD OF COUNTY COMMISSIONERS  
OF MIAMI-DADE COUNTY, FLORIDA,  
CONCERNING ENVIRONMENTALLY  
ENDANGERED LAND LOCATED AT  
17010 SW 77 AVENUE, MIAMI-DADE  
COUNTY, FLORIDA 33157, FOLIO 33-  
5034-000-0173.

The undersigned, Eugene Scott & Gwladys Eliot, 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 17010 SW 77 Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 33-5034-000-0173, (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 16<sup>TH</sup> day of SEPTEMBER, 2011.

INDIVIDUAL

WITNESSES:

sign Nathalie Bourraine

print Nathalie Bourraine

sign Sonia Morales

print Sonia Morales

sign Nathalie Bourraine

print Nathalie Bourraine

sign Sonia Morales

print Sonia Morales

OWNER(S):

sign Eugene Scott

print EUGENE SCOTT

Address 17010 SW 77 AVE, 33157

sign Gwladys E. Scott

print GWLADYS ELIOT SCOTT

Address 17010 SW 77 AVE.  
MIAMI FL 33157

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of SEPTEMBER, 2011, by GWLADYS & EUGENE SCOTT, who is personally known to me or who has produced FLORIDA DRIVERS LICENSES as identification and who did take an oath.



NOTARY PUBLIC:

sign [Signature]  
print DANIEL GONZALEZ

State of Florida at Large (Seal)  
My Commission Expires: 4/26/2013

THIS INSTRUMENT PREPARED BY:  
Elaine Johnson, Biologist II  
Miami-Dade County Department of Environmental Resources Management  
701 NW 1<sup>st</sup> Court,  
Miami, Florida 33136

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**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 33-5034-000-0173

**Property Address:** 17010 SW 77 AVE.

**Legal description:** 34 55 40 1.64 AC M/L BEG 40FTW OF NE COR OF  
SE1/4 OF NE1/4 OF NE1/4 TH W295.87FT S240.93FT  
E295.67FT N240.01FT TO POB SUBV TO EEL COV ON  
1.23 AC PER R-1414-91 LOTSIZE IRREGULAR

**Exhibit B**  
**Tropical Hardwood Hammock Management Plan**  
**for Eugene Scott & Gwladys Eliot**

**Location:** 17010 SW 77 Ave.

**Size:** 1.64 acre parcel  
1.23 acres qualify for an Environmentally Endangered Lands (EEL) covenant

**Folio #:** 33-5034-000-0173

**Forest Type:** Tropical Hardwood Hammock

**Location**

The property is located east of SW 77<sup>th</sup> Avenue and south of 170<sup>th</sup> street. The site is a developed residential lot inside of the urban development boundary (UDB) and it is bordered by residential properties to the east and a water management canal to the west. The property is located on the Miami rock ridge.

Distance from nearest EEL/county-owned site: ~1000 feet  
Distance from nearest EEL covenant site: ~2400 feet  
Distance from nearest county-designated Natural Forest Community (NFC): ~1000 feet

**Property Information**

The property consists of 1.23 acres of tropical hardwood hammock which qualify for an EEL covenant. Photos taken by the property owner indicate this site was devastated by Hurricane Andrew in 1992.

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 also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are fern species found in geologically significant solution holes.

**Present Condition**

The parcel contains a single-family home and driveway that are completely surrounded by the hardwood hammock. The hammock portions of the site are undergoing management by the current property owner, as per the original management plan adopted under a covenant signed by the same property owner ten years ago. The majority of the

hammock is high quality with little to no substrate disturbance. This property has notable geological formations and large outcroppings of oolitic limestone.

The canopy and understory of this hammock are dominated by native species. The plant list is biodiverse and contains species such as White Stopper (*Eugenia axillaris*), Wild Tamarind (*Lysiloma latisiliguum*), Green Buttonwood (*Conocarpus erectus*), Gumbo Limbo (*Bursera simaruba*), Wild Coffee (*Psychotria nervosa*), Strangler Fig (*Ficus aurea*), and even an area of Slash Pine (*Pinus elliottii* var. *densa*) located on the southeast corner of the hammock. See below for a more complete plant list.

There are very few exotic species within the hammock. An infestation of Jasmine vine (*Jasminum dichotomum*) is present primarily in the northern portion of the hammock; Other exotic species such as Shoebutt ardisia (*Ardisia elliptica*) and Bishopwood (*Bischofia javanica*) were also found in other areas of the hammock however, the majority of the exotic species are concentrated towards the north side of the property.

### **Conclusion**

Overall, within the property we find a fair diversity of native plants that represent hardwood hammocks (see species list). Future management of this property will center on eliminating the existing invasive exotics, particularly concentrating on the northern portion of the hammock. Under natural conditions fire would naturally thin out hardwoods. However, this may be unattainable. Although a good diversity of native plants is present at the property it is imperative that treatment of invasive exotics is continued.

### **Ecological Goals**

1. Increase plant biodiversity on the entire site.
2. Maintain and increase hardwood hammock plants.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

### **Management Goals**

1. Eliminate invasive exotic plants to achieve less than 1% exotic cover. Control of exotic species particularly concentrating on the northern area of the hammock
2. Increase biodiversity with appropriate native plant species.

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

### Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

**Year 1-3:** Hand removal and herbicide treatment of all invasive exotic species and vines (non-native and native woody), particularly concentrating on the Jasmine infestation in the northern portion of hammock. 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.

**Year 4-5:** Continue the process of eradicating non-natives and vines, being careful not to introduce so much light into areas that other equally invasive or ruderal species are able to establish a foothold. Monitor the northern portion of hammock for re-colonization by native plants.

**Year 6-10:** Continue the process of eradicating non-natives and vines, being careful not to introduce so much light into areas that other equally invasive or ruderal species are able to establish a foothold. Monitor the hammock for re-colonization by native plants and eliminate exotic plant species. Eliminate invasive exotic plants to achieve less than 1% exotic cover.

### PLANT SPECIES LIST\*

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

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

### **FORBS AND WOODY GROUNDCOVERS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Solidago spp.</i>	Golden rod	N
<i>Zamia pumila</i>	coontie	N

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Chiococca alba</i>	Co. Snowberry	N
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Toxicodendron radicans</i>	poision ivy	N
<i>Vitis rotundifolia</i>	muscadine	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Ardisia elliptica</i>	shoebuttton	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bischofia javanica</i>	bishopwood	E / EPPC (I)
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Chrysobalanus icaco</i>	cocoplum	N
<i>Chrysophyllum oliviforme</i>	satinleaf	N / FL threatened
<i>Conocarpus erectus</i>	buttonwood	N
<i>Cordia sebestena</i>	orange geiger	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Hamelia patens</i>	firebush	N
<i>Ilex cassine</i>	Dahoon holly	N
<i>Lysiloma latisiliquum</i>	Wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Randia aculeate</i>	White indigoberry	N
<i>Rapanea punctata</i>	mysrine	N
<i>Rivina humilis</i>	rougeplant	N
<i>Quercus virginiana</i>	live oak	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N

**EPIPHYTES**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Pleopeltis polypodioides</i> var. <i>michauxiana</i>	resurrection fern	N

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

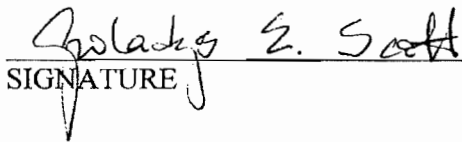
**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

09/16/11  
DATE

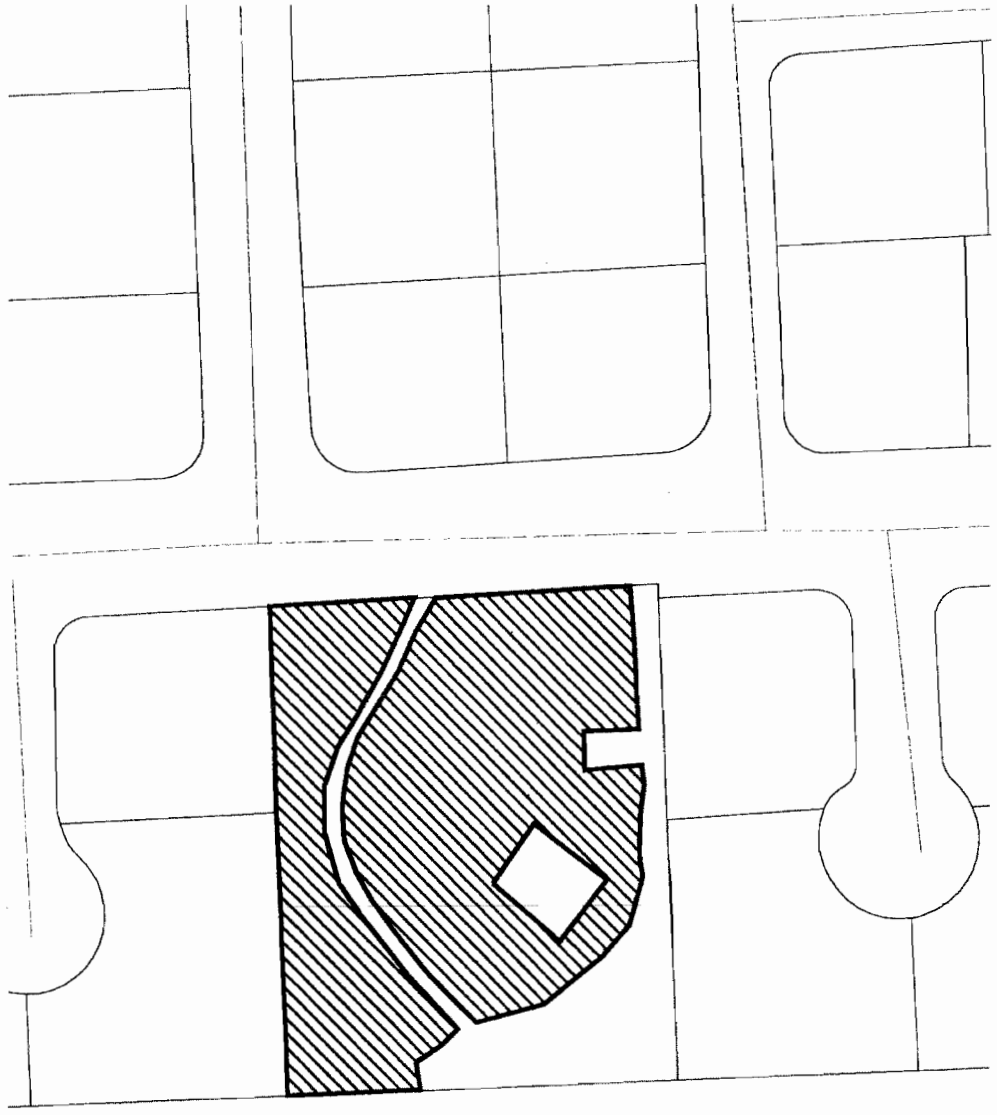
I, GWYLADYS ELIOT SCOTT hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

  
SIGNATURE

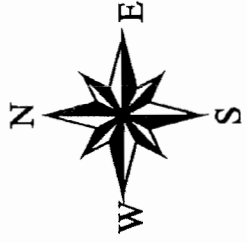
9/16/11  
DATE



# 33-5034-000-0173 Scott/Eliot EEL Cov map 9/08/11



**1.23 Acres**  
**All Streets**  
**Parcels**



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**Attachment L**

ATTACHMENT 2



CFN 2005R1224183  
OR Bk 23992 Pgs 3705 - 3721; (17pgs)  
RECORDED 11/28/2005 11:50:06  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

COVENANT RUNNING WITH THE LAND OF  
RICARDO F. ARNALDO AND VIRGINIA L.  
SWARD IN FAVOR OF THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE COUNTY,  
FLORIDA, CONCERNING ENVIRONMENTALLY  
ENDANGERED LAND LOCATED AT 25005 SW  
197 AVENUE, MIAMI-DADE COUNTY, FLORIDA

The undersigned, Ricardo F. Arnaldo and Virginia L. Sward,  
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 25005 SW 197 Avenue, Miami-Dade  
County, Florida, and furthermore identified for ad valorem  
tax purposes by all or part of Folio Numbers  
30-6826-000-0240 (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; of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall

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have the right to appeal such proposed curative action to the Board by filing a written objection with the Clerk of the Board by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. 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 Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. This covenant shall be in full force and effect for a period of ten (10) years commencing from the date of its acceptance by resolution of the Board, and shall be binding upon the undersigned, his/their heirs, legal representatives, estates, successors, grantees, and assigns.
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 Property Appraiser.
8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time

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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, 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 owner(s) of the Property nor anyone with the owner(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.
  
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.

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IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 17 day of Aug, 2005.

INDIVIDUAL

WITNESSES:  
sign [Signature]  
print [Signature]  
sign [Signature]  
print [Signature]  
sign \_\_\_\_\_  
print \_\_\_\_\_  
sign \_\_\_\_\_  
print \_\_\_\_\_

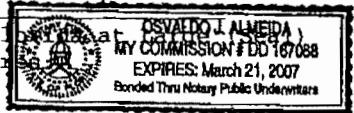
OWNER(S):  
sign [Signature]  
print SWARD  
Address 25005 SW 197 AV  
sign [Signature]  
print RICARDO F. ARNALDO  
Address 25005 SW 197 AVE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 17 day of Aug, 2005, by Ricardo F. Sward & Arivaldo, who is personally known to me or who has produced FL. DL. 1000 as identification and who did take an oath.

NOTARY PUBLIC:  
sign [Signature]  
print \_\_\_\_\_

State of Florida  
My Commission Expires \_\_\_\_\_



THIS INSTRUMENT PREPARED BY:  
[Signature]  
DERM-ENVIRONMENTAL RESOURCES MANAGEMENT  
33 S.W. 2 AVENUE  
MIAMI, FLORIDA 33130

RECEIVED

AUG 22 2005

FROM  
ENVIRONMENTAL RESOURCES MANAGEMENT

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**Exhibit B**  
**Pine Rockland Management Plan**  
**for Ricardo F. Arnaldo & Virginia L. Arnaldo**

**Location:** 25005 SW 197 Ave.

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

**Folio #:** 30-6826-000-0240

**Forest Type:** Pine Rockland

**Location**

This site is located on the west-central Miami rock ridge. This property was originally designated as Natural Forest Community (NFC) pine rockland P-108.1 in 1984. This site is adjacent to a 4.7 acre parcel to the south. This adjacent parcel currently (2005) contains 2.36 acres of pine rockland P-108.2 NFC. This property is located outside of the urban development boundary (UDB) and is surrounded by primarily agricultural as well as residential properties.

**Property Information**

At the time of purchase in April of 1995 the property contained almost no slash pine trees. A prescribed burn was done later that same year and then the property burned again in 1998 or 1999, the homeowner could not recall the exact year. Their new single family home was built on the property in the year 2000. The property currently contains several dozen young slash pine trees in the 8-15 ft. tall range; the homeowners planted these trees.

**Present Condition**

Native hardwood trees are planted along the firebreak located primarily on the south side of the property. Pigeon plum, live oak, silver buttonwood, and mahogany trees planted in this area will make the firebreak less effective as the trees get a larger crown. If the property burns again accidentally in the near future these hardwood trees will act as a bridge and cause the fire to jump the break. The NFC portion of the property is currently experiencing the encroachment of young hardwood trees throughout the property. Gumbo limbo trees in the 8-12 ft. tall range are growing throughout the NFC but primarily in the south / southeast portion of NFC. The property is currently a pine rockland and thus has to be maintained as one. Therefore, the hardwood trees, primarily gumbo limbo trees have to be selectively removed from the interior of the NFC. The northeastern corner of the property contains young to mature gumbo limbo trees, which are possibly the seed



source to the other gumbo limbo trees sprouting up throughout the property. The northeastern portion of the property containing primarily gumbo limbo trees has been cleared of exotics by the property owners and turned into what appears to be a small garden / park. This area is not located within the covenanted NFV portion of the property.

The area northeast of the residence dominated by Brazilian pepper has been cleared and restored by the property owner. This area, along with an area northwest of the residence have been replanted with slash pine tubings and has been recolonizing with native herbaceous pine rockland plant species.

### **Conclusion**

Overall the NFC pine rockland understory on this property is quite open and diverse (see attached species list) due primarily to the prescribed as well as wild fire the property has had in the past. Common native species include locust berry, West Indian lilac, coontie, and saw palmetto. The substrate throughout the entire property has been disturbed. Only a few minor patches of undisturbed substrate still exist, primarily on the northeast section of the property. The portion of NFC located on the southwestern corner of the existing single family home contains the best quality portion of NFC on the property but does not have a large amount of saw palmetto which could cause this area to burn extremely hot during a wild or accidental fire.

### **Ecological Goals**

1. Maintain open canopy to preserve herbaceous pine rockland species.
2. Promote and regenerate growth of uneven aged slash pine trees.
3. Provide suitable habitat for native wildlife.
4. Eliminate invasive exotic species and encroaching native hardwoods throughout pineland.

### **Management Goals**

1. Eliminate exotic plant species from interior of pineland to achieve less than 5% exotic sub-canopy cover within four (4) years.
2. Eradicate all invasive exotic plant species from perimeter and prevent recolonization. Ensure that no more than fifty (50) 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

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Mowing and vehicle traffic within the covenanted area is not allowed.

- Year 1-2:** Hand removal and herbicide treatment of all invasive exotic species including: Brazilian pepper, Jasmine vine, women's tongue tree, *Mimalis*, and lead tree as recommended by DERM. Interior exotics should be treated first and work extended out to the perimeters. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor pine seedlings and tree health. Maintain firebreaks.
- Year 3-5:** Continue to eradicate exotic and invasive plants. Retreat any resprouting or recolonizing invasive exotic plants. Thin out any hardwoods shading out pine seedlings / saplings. Maintain firebreaks.
- Year 6-7:** Evaluate needle duff and fuel loads for possible prescribed fire. After the fire, remove or treat all exotic and invasive plants. Monitor pine seedlings and regeneration as well as native herbaceous recolonization. Maintain firebreaks.
- Year 8-10:** Continue exotic and invasive eradication and monitor slash pine regeneration and health. Maintain firebreaks.

## PLANT SPECIES LIST\*

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

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

### **GRAMINOIDS (Grasses, Sedges and Rushes)**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Dichromena floridensis</i>	white top sedge	N
<i>Eragrostis. spp.</i>		
<i>Schizachyrium gracile</i>	wire bluestem	N
<i>Tripsacum floridanum</i>	Florida gama grass	N/ FL endangered

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## FORBS AND WOODY GROUNDCOVERS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Acalypha chamaedrifolia</i>	three-seeded mercury	N
<i>Angadenia bertoli</i>	pineland allamanda	N/ FL threatened
<i>Anemia adiantifolia</i>	pine fern	N
<i>Aster adnatus</i>	clasping aster	N
<i>Croton linearis</i>	pineland croton	N
<i>Dychoriste oblongifolia</i>	twin flower	N
<i>Melanthera angustifolia</i>	Everglades squarestem	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy braken	N
<i>Ruellia caroliniensis</i>	wild petunia	N
<i>Zamia pumila</i>	coontie	N

## VINES AND SCANDENT SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Jasminum dichotomum</i>	gold coast jasmine	E / EPPC (I)
<i>Merremia tuberosa</i>	woodrose	E / EPPC (II)
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Tragia saxicola</i>	rocklands noseburn	N / FL threatened
<i>Vitis rotundifolia</i>	muscadine grapevine	N

## TREES AND SHRUBS

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Albizia lebeck</i>	women's tongue	E / EPPC (I)
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locust berry	N / FL threatened
<i>Callicarpa americana</i>	beautyberry	N
<i>Carica papaya</i>	papaya	E
<i>Crecopia</i> spp.		E
<i>Flueggea virosa</i>	simpleleaf bushweed	E
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Lantana camara</i>	shrub verbena	E / EPPC (I)
<i>Lantana depressa</i>	ground sage	N
<i>Lantana involucrata</i>	lantana	N / FL endangered
<i>Leucaena leucocephala</i>	lead tree	E / EPPC (II)

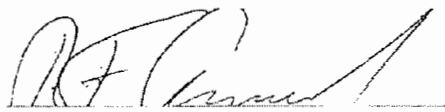
<i>Metopium toxiferum</i>	Myrsine	poisonwood	N N N E /
<i>floridana</i>	<i>Pinus elliotii</i> var.	myrsine	EPPC (II)
<i>densa</i>	<i>Pittosporum</i>	South Florida slash pine	N
<i>pentandrum</i>	<i>Quercus pumila</i>	cheesewood running	
<i>Randia aculeate</i>	<i>Rhus</i>	oak indigo berry	N
<i>copallina</i> var. <i>leucantha</i>		southern sumac cabbage	
<i>Sabal palmetto</i>	<i>Schinus</i>	palm Brazilian pepper	N
<i>terebinthifolia</i>	<i>Serenoa</i>	saw palmetto willow	N
<i>repens</i>	<i>Sideroxylon</i>	bustic West Indian lilac	E / EPPC (I)
<i>salicifolium</i>	<i>Tetrazygia</i>	Florida trema	N
<i>bicolor</i>	<i>Trema micranthum</i>		N
			N / FL threatened
			N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

Ricardo Arnaldo

hereby certify that I have read and understood



SIGNATURE

10/3/11  
DATE

this management plan, and agree to follow its management recommendations.

SIGNATURE

I, Virginia Simon

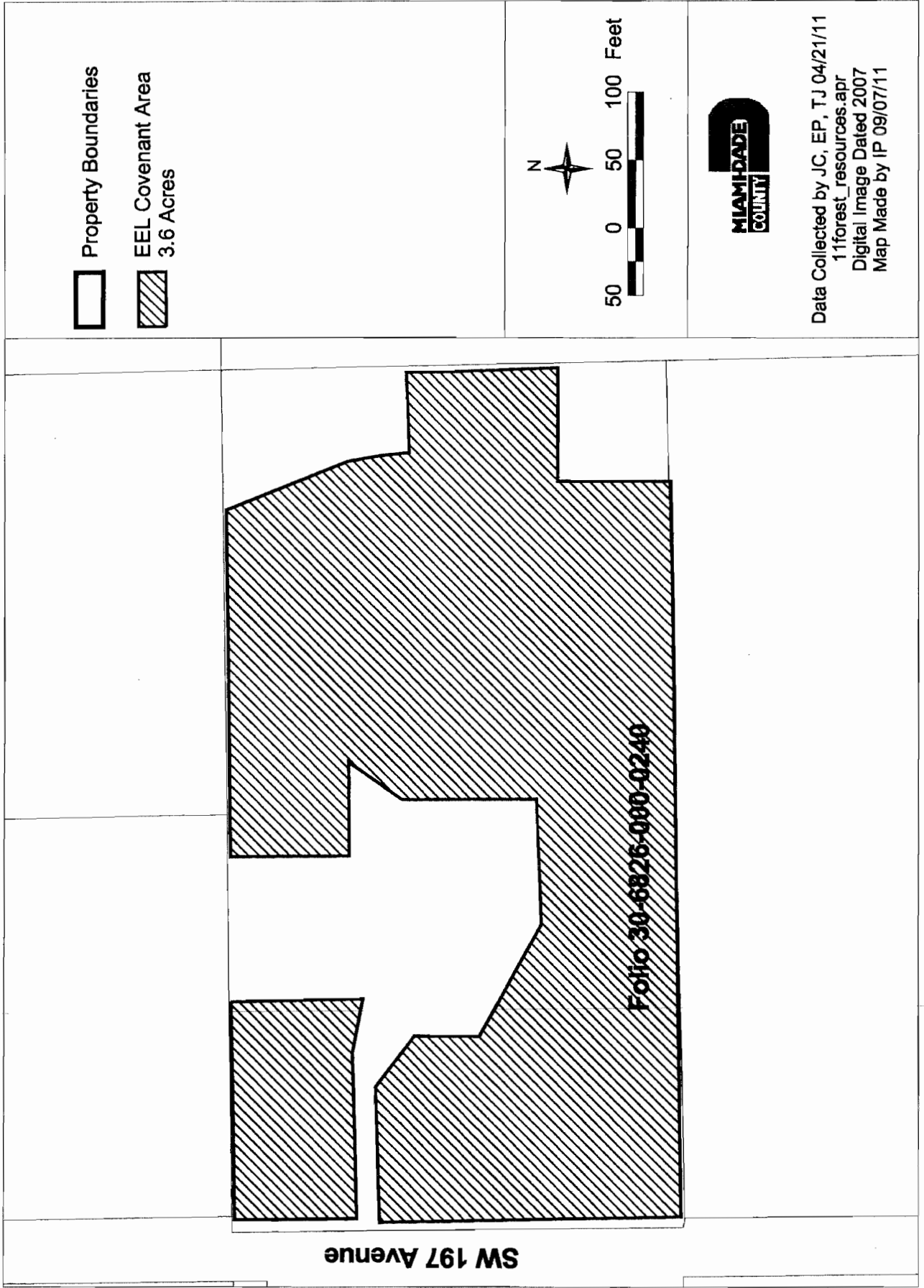
hereby certify that I have read and understood

this management plan, and agree to follow its management recommendations.



10/3/11  
DATE

# 30-6826-000-0240 SWARD EEL COV MAP



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