MEMORANDUM

Agenda Item No. 8(M)(2)

TO:	Honorable Vice Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners	**DATE:**	December 4, 2012
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing the acceptance of eight (8) Environmentally Endangered Lands Covenants

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Lynda Bell and Commissioner Dennis C. Moss.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2012

To: Honorable Vice Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Acceptance of Eight (8) Environmentally Endangered Lands Covenants in Miami-Dade County

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Recommendation
It is recommended that the Board approve the attached resolution authorizing the acceptance of eight (8) covenants running with the land for the preservation and maintenance of environmentally endangered lands listed below and attached hereto.

Scope
These covenants are for properties located in Commissioner Bell's District 8 and in Commissioner Moss' District 9.

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

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

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

There are currently 82 properties with environmentally endangered lands covenants in Miami-Dade County, comprising a total of 250 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 attached resolution is recommended for approval of the eight (8) environmentally endangered lands covenants for the following properties.

New Covenants

A) Jose & Lidia Carbonell (2.69 acres of pine rockland)
Folio 30-6812-000-0140 located at 20500 SW 177 Ave., Miami-Dade County.

B) Everglades Alligator Farms, Inc. (175 acres of freshwater wetland prairie)
Folio 30-8814-000-0021 located in the vicinity of SW 424 St. & SW 192 Ave., Miami-Dade County.

C) Eric Beneby & Mary Nall (2.45 acres of pine rockland and hardwood hammock)
Folio 30-6916-001-0080 located at 22000 SW 147 Ave., Miami-Dade County.

D) Anne Gorden Vega (0.56 acres of pine rockland and hardwood hammock)
Folio 30-6826-000-0550 located at 19505 SW 264 St., Miami-Dade County.

Renewal Covenants

E) John Bolash IV Trust (0.83 acres of pine rockland)
Folio 30-6924-000-0890 located in the vicinity of SW 236 St. & SW 125 Ave., Miami-Dade County.

F) John Bolash IV Trust (0.99 acres of pine rockland)
Folio 30-6924-000-0891 located in the vicinity of SW 236 St. & SW 125 Ave., Miami-Dade County.

G) Shirley & Richard Medlock (2.96 acres of pine rockland)
Folio 30-6915-000-0340 located at 14305 SW 222 St., Miami-Dade County.

H) Elly Trout (2.5 acres of pine rockland)
Folio 30-6924-000-1040 located in the vicinity of SW 237 St. & SW 125 Ave., Miami-Dade County.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Vice Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

DATE: December 4, 2012

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

SUBJECT: Agenda Item No. 8(M)(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(M)(2)
12-4-12

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ACCEPTANCE OF EIGHT (8) ENVIRONMENTALLY ENDANGERED LANDS COVENANTS IN MIAMI-DADE COUNTY, FLORIDA

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

WHEREAS, the attached eight (8) covenants, covering properties identified as folio 30-6812-000-0140 and located at 20500 SW 177 Ave. (2.69 acres of pine rockland); folio 30-8814-000-0021 and located in the vicinity of SW 424 St. & SW 192 Ave. (175 acres of freshwater wetland prairie); folio 30-6916-001-0080 and located at 22000 SW 147 Ave. (2.45 acres of pine rockland and hardwood hammock); folio 30-6826-000-0550 and located at 19505 SW 264 St. (0.56 acres of pine rockland and hardwood hammock); folio 30-6924-000-0890 and located in the vicinity of SW 236 St. & SW 125 Ave. (0.83 acres pine rockland); folio 30-6924-000-0891 and located in the vicinity of SW 236 St. & SW 125 Ave. (0.99 acres of pine rockland); folio 30-6915-000-0340 and located at 14305 SW 222 St. (2.96 acres of pine rockland); and folio 30-6924-000-1040 and located in the vicinity of SW 237 St. & SW 125 Ave. (2.5 acres of pine rockland) have been submitted pursuant to Chapter 25B of the Code of Miami-Dade County, and Section 193.501, Florida Statutes, which both provide for beneficial ad valorem tax classifications for outdoor recreational or parkland and environmentally endangered lands; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby accepts the attached covenants and, pursuant to Resolution No. R-974-09, hereby directs the Mayor or the Mayor's designee to record the aforementioned covenants accepted herein and applicable joinders by mortgagees in the Public Records of Miami-Dade County, Florida; and to provide recorded copies of the covenants accepted herein and applicable joinders to the Clerk of the Board within thirty (30) days of acceptance of the covenants and applicable joinders; directs the Clerk of the Board to attach and permanently store recorded copies of the covenants and applicable joinders together with this Resolution; and directs the Mayor or the Mayor's designee to forward certified copies of same to the Property Appraiser.

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

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	Juan C. Zapata

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2012. 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.

Abbie Schwaderer-Raurell

Attachment A

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 20500 SW 177 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6812-000-0140

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this _____ day of _____, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print _____

sign _____

print _____

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print Lidia Carbonell

Address 550 SW 123 Ave, Miami, FL 33184

sign _____

print Jose Carbonell

Address 550 SW 123 Ave, Miami, FL 33184

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of September, 2012, by Lidia & Jose L. Carbonell, who is personally known to me or who has produced FL Drivers Lic as identification and who did take an oath.

NOTARY PUBLIC:

Sign _____

Print Porfirio Leiva

State of Florida at Large (Seal)

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Porfirio Leiva
Commission #DD875050
Expires: MAR. 26, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6812-000-0140
Property Address:	20500 SW 177 Ave.
Legal description:	12 56 38 9.62 AC N1/2 OF NE1/4 OF SE1/4 OF NE1/4 LESS E50FT FOR R/W & S1/2 OF NW1/4 OF SE1/4 OF NE1/4 SUBJECT TO NFC REST ON 2.430 AC OR 16876-1175 0895 2(2)

Exhibit B Carbonell 30-6812-000-0140

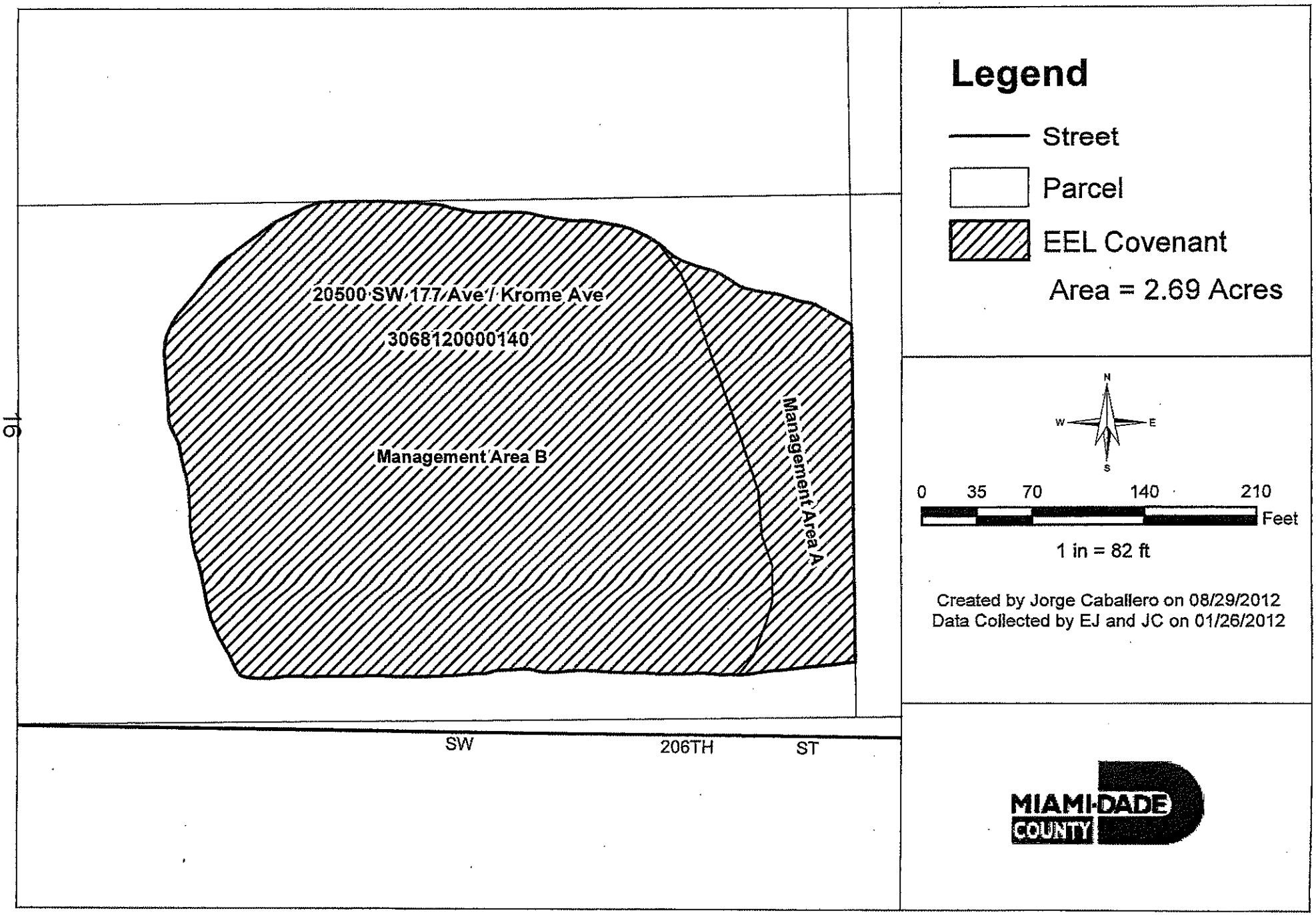

Exhibit C
Pine Rockland Management Plan
for Jose & Lidia Carbonell

Location: 20500 SW 177 Ave., Miami-Dade County, Florida.

Size: 9.62 acre parcel
2.69 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folios #: 30-6812-000-0140

Forest Type: Pine Rockland

Location

The property is located on the north side of SW 208th Street, west of SW 177th Avenue. The site is an agricultural property (nursery) outside the urban development boundary (UDB) and it is bordered by agriculture on all sides. This property is a county-designated Natural Forest Community (NFC). The property can be accessed via SW 177th Avenue.

Distance from nearest EEL/county-owned site: ~2 miles from Castellow Hammock
Distance from nearest EEL covenant site: ~1 mile
Distance from nearest county-designated Natural Forest Community (NFC): ~1,000 feet

Property Information

The property consists of 2.69 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 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 S12, 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 current biological condition of Management Area B can be classified as poor to average with relatively low diversity. This can be attributed mostly to perimeter impacts to the site resulting in exotics such as Cane Grass (*Neyraudia reynaudiana*) and ruderal species such as Spanish Needles (*Bidens alba var. radiate*), which the property owners have been attempting to control over several years. The interior of the site contains the best biodiversity, including the Florida listed threatened species West Indian Lilac (*Tetrazygia bicolor*).

Management Area A was planted with Slash Pine (*Pinus elliottii* var. *densa*) and Live Oak (*Quercus virginiana*) trees in an effort to restore the eastern edge of the natural area. However, this area has been periodically mowed to suppress exotic growth and lacks a healthy native understory. Mowing activities in this area will need to gradually cease, and the area planted with native pine rockland plants and grasses such as, but limited to, Coontie (*Zamia pumila*), Saw Palmetto (*Serenoa repens*), Sabal Palms (*Sabal palmetto*), Florida Silver Palms (*Coccothrinax argentata*), Pineland Snowberry (*Chiococca parvifolia*), Lopsided Indian Grass (*Sorghastrum secundum*), and Elliot's Love Grass (*Eragrostis elliottii*).

Conclusion

Overall, the site is in average 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, as well as the replanting of native pine rockland species. Continued selective hardwood control is also needed if prescribed burning this area is not feasible.

Ecological Goals

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

Management Goals

1. Eliminate invasive exotic plants to ensure less than 5% exotic coverage within the EEL 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.

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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. 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. Prescribe burn the covenanted area. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER). Gradually cease mowing activities within Management Area A and monitor for recolonization by native pine rockland species. Plant native understory as needed to make up for insufficient native plant recolonization (as determined by RER).

Year 3-6: 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 (RER approved plants only) may be required within the previously mowed open areas (Management Area A). Prescribe burn the covenanted area if not achieved in years 1-2.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 5% exotic coverage within the EEL covenanted area. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor plantings and herbaceous understory regeneration and health. Planting of native pine rockland species may be required if native recolonization is low. Prescribe burn the covenanted area if not yet achieved in the previous 1-6 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 a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Abrus precatorius	rosary pea	E / EPPC (I)
Albizia lebbeck	woman's tongue	E / EPPC (I)
Angadenia berteroi	pineland allamanda	N / FL threatened
Ardisia elliptica	shoebutton	E / EPPC (I)
Ayenia euphrasiifolia	eyebright ayenia	N
Bidens alba var. radiata	Spanish needles	N
Bursera simaruba	gumbo limbo	N
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca parvifolia	pineland snowberry	N
Crotalaria pumila	low rattlebox	N
Flacourtia indica	governor's plum	E / EPPC (II)
Galactia smallii	Small's milkpea	N/ FL endangered
Galium hispidulum	coastal bedstraw	N
Lantana camara	shrub verbena	E / EPPC (I)
Lantana involucrata	buttonsage	N
Leucaena leucocephala	leadtree	E / EPPC (II)
Mangifera indica	mango	E
Melinis repens	rose natalgrass	E / EPPC (I)
Morinda royoc	cheese shrub	N
Myrsine floridana	myrsine	N
Nephrolepis exaltata	boston fern	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Passiflora suberosa	corky stem passionflower	N
Pennisetum purpureum	napier grass	E / EPPC (I)
Phyllanthus pentaphyllus	fivepetal leafflower	N
Pinus elliottii var. *densa*	South Florida slash pine	N
Poinsettia cyathophora	painted leaf	N
Psidium guajava	guava	E / EPPC (I)
Quercus pumila	running oak	N
Quercus virginiana	live oak	N
Rhus copallinum	winged sumac	N

Rhynchospora colorata	white top sedge	N
Sabal palmetto	cabbage palm	N
Schinus terebinthifolia	Brazilian pepper	E / EPPC (I)
Serenoa repens	saw palmetto	N
Smilax auriculata	earleaf greenbrier	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Tradescantia spathacea	oyster plant	E / EPPC (II)
Urena lobata	Caesar's weed	E / EPPC (II)
Vitis rotundifolia	muscadine grapevine	N
Zamia pumila	coontie	N
Banana Tree		

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

Lidia Carbonell
SIGNATURE

09-27-2012
DATE

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

Jose Carbonell
SIGNATURE

09-27-2012
DATE

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S):
JOSE & LIDIA CARBONELL

ADDRESS OF PROPERTY:
20500 SW 177 AVE
MIAMI, FL. 33187

NAME OF INTEREST-HOLDER MORTGAGEE:
JERRY AND JANICE LARSON

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

Lienholder Signature
JERRY LARSON
Printed Name
9/6/12
Date

Lienholder Signature
JANICE D LARSON
Printed Name
9/6/12
Date

STATE OF FLORIDA
COUNTY OF ~~MIAMI-DADE~~ Charlotte

The foregoing instrument was acknowledged before me this 6th day of September 2012, by Jerry Larson and Janice D. Larson, who are personally known to me or who has produced _____ as identification and who did take an oat

NOTARY PUBLIC:
sign Barbara D Stewart
print Barbara D Stewart
State of Florida at Large (Seal)
My Commission Expires: 12/20/2013

BARBARA D. STEWART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0946339
Expires 12/20/2013

Attachment B

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED IN THE VICINITY OF SW 424 STREET AND SW 192 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-8814-000-0021

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 18 day of September, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print Carly Barrow

sign Kelly Kennedy

print KELLY KENNEDY

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____ President

print Charles R. Thiker President

Address 40751 SW 192 Ave, Florida City FL

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18 day of September, 2012, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign _____

Print Ronald K Keller

State of Florida at Large (Seal)

My Commission Expires:

RONALD K. KELLER
Notary Public - State of Florida
My Comm. Expires Apr 22, 2014
Commission # DD 984453
Bonded Through National Notary Assn.

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-8814-000-0021
Property Address:	vicinity of SW 424 St. & SW 192 Ave.
Legal description:	14 58 38 175.42 AC N1/2 OF S1/2 OF SW1/4 OF NE1/4 LESS E1025FT THEREOF & NW1/4 LESS N3/4 OF W1/2 OF NW1/4 & LESS N3/4 E1/2 OF NE1/4 OF NW1/4 & LESS W30FT OF S1/2 OF SW1/4 OF NW1/4

Exhibit B Everglades Alligator Farm 30-8814-000-0021

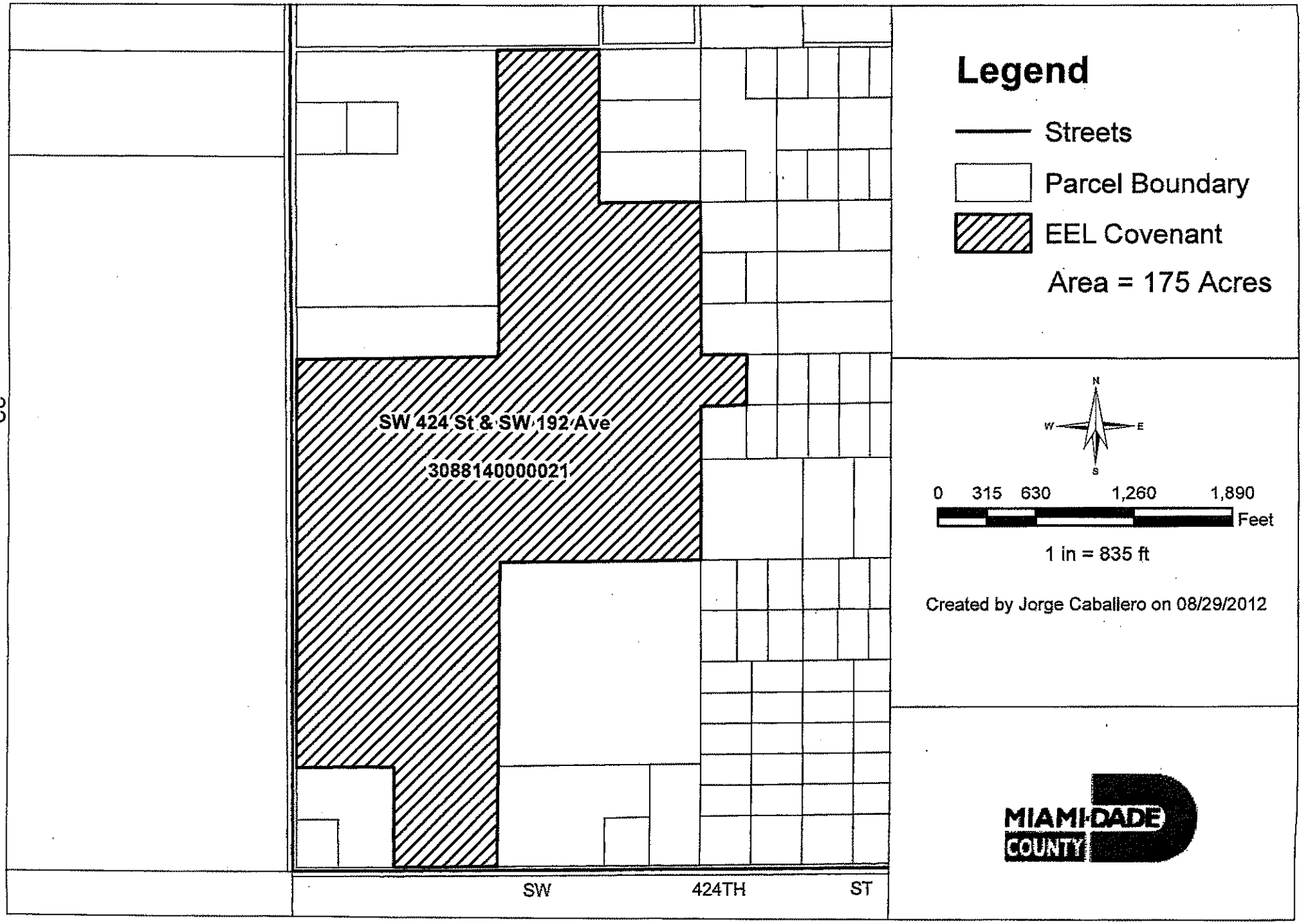

Exhibit C
Wetlands Management Plan
for Everglades Alligator Farm

Location: vicinity of SW 424 St. & SW 192 Ave., Miami-Dade County, Florida.

Size: 175 acre parcel
175 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-8814-000-0021

Forest Type: Freshwater wet prairie

Location

The property is located in the vicinity of SW 424 Street and SW 192 Avenue. The site is an undeveloped parcel outside the urban development boundary (UDB). It is bordered by freshwater wetlands on all sides and can be accessed via airboat.

Distance from nearest EEL/county-owned site: 0 feet
Distance from nearest EEL covenant site: ~ 5 miles
Distance from nearest county-designated Natural Forest Community (NFC): ~1 mile from Holiday Hammock

Property Information

The property contains of 175 acres of undeveloped freshwater wet prairie with tree islands which qualify for an EEL covenant The property is within the South Dade wetlands and adjacent to properties owned and managed by Miami-Dade County and the South Florida Water Management District.

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-7 of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Present Condition

The property is currently a vast wet prairie, dotted with areas of higher elevation forming tree islands comprised of hardwoods. The dominant plant species are *Cladium jamaicense* (Sawgrass), *Eleocharis interstincta* (Spikerush), *Annona glabra* (Pond Apple), and scattered tree islands with native vegetation such as *Taxodium ascendens*

(Cypress), *Salix caroliniana* (Coastal Plain Willow), *Chrysobalanus icaco* (Cocoplum), and *Persea borbonia* (Red Bay). These tree islands provide food and shelter for wading birds, deer, alligators, and even panthers, which according to the property owner, have been spotted onsite. The site supports the algal mat known as periphyton, which forms the basis of the food chain in this system.

There are very few exotics present at the site. *Melaleuca quinquenervia* (Melaleuca) and *Casuarina equisetifolia* (Australian Pine) were documented primarily in areas of higher elevation such as the tree islands, and along berms and ditches created by old access roads, or as means of water management within the area. Except for a few Melaleuca saplings, there are very few exotics within the wetland prarire. It should be noted that the property owner is actively removing the melaleuca saplings.

The property owners have historically provided public and educational access to the site via airboat tours. The Department does not object to this use, provided that said tours are conducted to the greatest extent on existing trails in order to avoid impacts to vegetation and hydrology.

Conclusion

Overall, the site is in substantially 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.

Ecological Goals

1. Maintain and increase native wetland plant species.
2. Remove and control exotic plants on the entire site.
3. Provide habitat for native wildlife.

Management Goals

1. Eliminate invasive exotic plants to achieve less than 3% exotic cover.
2. Increase biodiversity with appropriate native plant species.

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

Management Techniques and Schedule

All work must be done by hand (i.e. chainsaw, hand tools). Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from the Coastal and Wetlands Resources section of RER. Removal of the exotics shall be conducted in a manner that causes minimal impact to areas not containing exotics and avoids or minimizes disturbance in the wetlands or tree islands. If hauling of materials removed from the site is to occur, disposal of the exotics shall be conducted by placement of the exotics into a fully enclosed truck, wetting the exotic vegetation to prevent seed dispersal during transportation and disposal of the exotic vegetation at an approved site. Disposal receipts shall then be submitted to the Coastal and Wetlands Resources Section of RER upon completion of the removal of invasive and exotic trees and tree cover from the subject property.

Year 1-3: Hand removal and herbicide treatment of all invasive exotic plant species is required. Tree island exotics should be treated first. All exotic and seedlings should be hand pulled if possible. Multiple follow up herbicide treatments may be needed for cut stumps (large trees may be treated with herbicide and left in place).

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

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 1% exotic coverage at the site.

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
Acrostichum danaeifolium	giant leatherfern	N
Annona glabra	pond apple	N
Blechnum serrulatum	swamp fern	N
Cassytha filiformis	lovevine	N

Casuarina equisetifolia	Australian pine	E / EPPC (I)
Cephalanthus occidentalis	common buttonbush	N
Chrysobalanus icaco	cocoplum	N
Cladium jamaicense	sawgrass	N
Conocarpus erectus	buttonwood	N
Crinum americanum	swamp lilly	N
Eleocharis interstincta	knotted spikerush	N
Melaleuca quinquenervia	melaleuca	E / EPPC (I)
Muhlenbergia capillaris	muhlygrass	N
Myrica cerifera	wax myrtle	N
Osmunda regalis var. *spectabilis*	royal fern	N
Persea borbonia	red bay	N
Pluchea baccharis	rosy camphorweed	N
Pontederia cordata	pickerelweed	N
Rhynchospora divergens	spreading beaksedge	N
Sabatia spp.	coastal rosegentian	N
Sagittaria lancifolia	bulltongue arrowhead	N
Salix caroliniana	coastal plain willow	N
Taxodium ascendens	pond cypress	N
Typha latifolia	cattail	N
Utricularia purpurea	eastern purple bladderwort	N
Vitis rotundifolia	muscadine grapevine	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, Charles R. Thabet, President hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

Charles R. Thabet, President
SIGNATURE

September 18, 2012
DATE

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

_____
SIGNATURE

_____
DATE

Attachment C

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 22000 SW 147 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6916-001-0080

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 29 day of AUGUST, 2012.

INDIVIDUAL

WITNESSES:

sign Maria Salgado

print MARIA SALGADO

sign William Nall

print William NALL

sign _____

print _____

sign _____

print _____

OWNER(S):

sign Mary Virginia Nall

print MARY VIRGINIA (GINI) NALL

Address 22000 SW 147 AV. MIAMI, FL

sign Eric Michael Beneby

print ERIC MICHAEL BENEBY

Address 22000 SW 147 AV. MIAMI, FL.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2012, by Mary V. Nall, ERIC M. Beneby, who is personally known to me or who has produced FL DRIVER'S LICENSE as identification and who did take an oath.

PAMELA BERMUDEZ
MY COMMISSION # EE33071
EXPIRES: October 07, 2014
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

NOTARY PUBLIC:

Sign _____

Print Pamela Bermudez

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

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6916-001-0080
Property Address:	22000 SW 147 Ave.
Legal description:	16 56 39 5 AC REDLAND CITRUS ORCHARDS LOT 8 PB 5-31 LOT SIZE IRREGULAR OR 20494-2382 062002 4 OR 20494-2382 0602 01

Exhibit B Nall 30-6916-001-0080

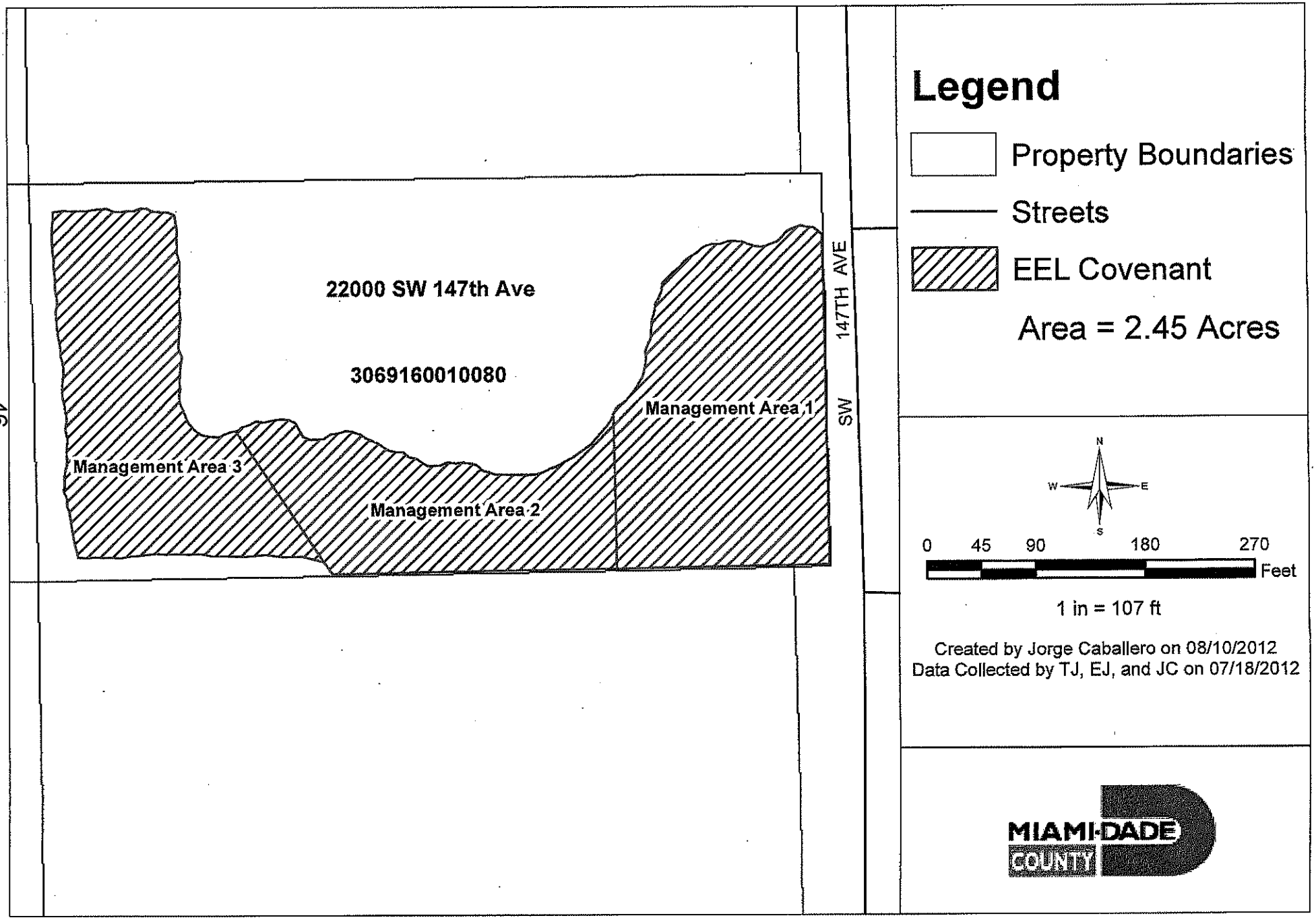

Exhibit C
Management Plan
for Eric Beneby & Gini Nall

Location: 22000 SW 147 Ave., Miami-Dade County, Florida.

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

Folio #: 30-6916-001-0080

Forest Type: Pine Rockland/Transitional Hardwood Hammock

Location

The property is located on the west side of SW 147 Avenue and south of SW 216 Street. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. The property can be accessed via SW 147 Avenue.

Distance from nearest EEL/county-owned site: ~1,650 feet from Silver Palm Grove
Distance from nearest EEL covenant site: ~1,700 feet
Distance from nearest county-designated Natural Forest Community (NFC): ~1,300 feet

Property Information

The property consists of a single-family home with driveway bordered by 2.45 acres of remnant pine rockland and hardwood hammock on the south, east and west, which qualifies for an EEL covenant. This is a pineland/hammock fragment surrounded by agriculture.

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 EEL Covenant qualifying portion of the property can be separated into three management areas (see Exhibit B).

The first management area is east/southeast of the residence and driveway can be classified as a remnant pine rockland that is transitioning to hardwood hammock. Some portions of this area are more characteristic of a hardwood hammock. This area is currently a mix of native hardwood and pine rockland plant species, and has good native biodiversity. State listed endangered species such as Pineland Clustervine (*Jacquemontia curtisii*) and Shrub Eupatorium (*Koanophyllon villosum*), and State listed threatened species such as Satinleaf (*Chrysophyllum oliviforme*), Krug's Holly (*Ilex krugiana*), West Indian Lilac (*Tetrazygia bicolor*), and West Indian Mahogany (*Swietenia mahagoni*) are present in this area. The property owner is currently performing exotic plant removal work in this area, removing exotics such as Rosary Pea (*Abrus precatorius*), Burma Reed (*Neyraudia reynaudiana*), and Jasmine Vine (*Jasminum dichotomum* & *Jasminum fluminense*).

The second management area contains a large sinkhole which is located immediately southwest of the residence. This sinkhole currently contains exotics such as the tuberous Sword Fern (*Nephrolepis cordifolia*) and Air Potato (*Dioscorea bulbifera*), which will be removed and replanted with appropriate native vegetation as part of this management plan. The rest of the second management area consists of large native trees with an understory of comprised of native and exotic plants as well as mowed lawn. This area will require exotic plant removal as well some native understory planting.

The third management area is located on the southwest/west side of the property and is a created pine rockland habitat. The owner planted Slash Pines (*Pinus elliottii* var. *densa*) in this area approximately 15 years ago and again this year. The understory in this area contains mostly native grasses and ruderal native plants. The property owner has conducted exotic removal within the southernmost part of this area. In addition to the Slash Pines, the property owners have planted Saw Palmettos (*Serenoa repens)* and Coontie (*Zamia pumila*) in this area. These previously and newly planted areas will be managed and restored under the guidance of this management plan.

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 average to 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, vine control, and supplemental native plantings.

Ecological Goals

1. Increase plant biodiversity on the entire site.
2. Maintain and increase native pine rockland and hardwood hammock plant species, focusing on rare and listed 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 ensure less than 3% exotic coverage within the EEL covenanted areas.
2. Increase biodiversity of appropriate native plant species.
3. Manage the transitional pine rockland areas to maintain rare and listed plant species.
4. Restore the sinkhole and surrounding areas by removing exotic plant species and planting appropriate native species.
5. Enhance the created pine rockland areas by planting more pines and appropriate native pine rockland understory plants.
6. Control hardwoods in the pine rockland area.
7. Control native ruderal plants and vines.
8. Allow natural regeneration of native plants.

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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 within the covenanted areas is prohibited.

Year 1: Hand removal and herbicide treatment of all exotic plant species, and vines (non-native and native woody) is required within the EEL Covenanted areas. Interior exotics should be treated first and work extended out to the perimeters. All exotic 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 without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER).

Management areas 2 and 3 require enhancement planting (please see attached planting lists). The required planting shall begin in year one and continue until adequate native plant cover is achieved. It is recommended that new plantings occur in the rainy season to help ensure survival. **All new plant material must be approved by RER prior to installation.**

The Black Olive trees located along the southern property line should be treated with herbicide and left in-place to provide nesting habitat for birds, insects, and other wildlife (any dead trees that pose a safety hazard may be removed at the property owner's discretion).

Mowing should gradually be phased out of all EEL Covenanted. Excess pine needle duff from the existing Slash Pine areas should be spread over the grassy areas in an effort to control exotics and begin establishing native pine rockland plant species.

Years 2-5 Continue exotic plant and vine control. Monitor areas previously treated for exotics to ensure successful eradication. Monitor native recolonization. Continue planting native species if native recolonization is low. Thinning out of some of Slash Pine in management area 3 may be necessary, as determined by RER.

Years 6-10: Continue exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage within all EEL covenanted areas. Continue to selectively control hardwoods located within management area 3 and allow for pine proliferation. Plant additional native species if needed (within all management areas).

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
Abrus precatorius	rosary pea	E / EPPC (I)
Albizia lebbeck	woman's tongue	E / EPPC (I)
Anemia adiantifolia	maidenhair pineland fern	N
Ardisia elliptica	shoebutton	E / EPPC (I)
Bidens alba	Spanish needles	N
Bucida buceras	black olive	E
Bursera simaruba	gumbo limbo	N
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca alba	Co. snowberry	N
Chrysophyllum oliviforme	satinleaf	N / FL threatened
Crotalaria pumila	low rattlebox	N
Delonix regia	royal poinciana	E
Dioscorea bulbifera	air potato	E / EPPC (I)
Ficus aurea	strangler fig	N
Flacourtia indica	governor's plum	E/ EPPC (II)
Galium hispidulum	bedstraw	N
Guettarda scabra	rough velvetseed	N
Ilex krugiana	Krug's holly	N / FL threatened
Jacquemontia curtisii	Pineland clustervine	N/ FL endangered
Jasminum dichotomum	gold coast jasmine	E / EPPC (I)
Jasminum fluminense	Brazilian jasmine	E / EPPC (I)
Koanophyllon villosum	Shrub eupatorium	N/ FL endangered
Lantana camara	shrub verbena	E / EPPC (I)
Lysiloma latisiliquum	Wild tamarind	N
Melinis repens	rose natalgrass	E / EPPC (I)
Monstera deliciosa	Swiss cheese plant	E
Morinda royoc	cheese shrub	N
Myrsine floridana	myrsine	N
Nephrolepis cordifolia	tuberous sword fern	E / EPPC (I)
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Phyllanthus pentaphyllus	fivepetal leafflower	N

Pinus elliottii var. *densa*	South Florida slash pine	N
Piriqueta caroliniana	pitted stripeseed	N
Plumeria spp.	frangipani	E
Poinsettia cyathophora	painted leaf	N
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Rhus copallinum	winged sumac	N
Sabal palmetto	cabbage palm	N
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Simarouba glauca	paradise tree	N
Smilax auriculata	earleaf greenbrier	N
Sophora tomentosa	necklacepod	N
Swietenia mahagoni	West Indian mahogany	N / FL threatened
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Trema micranthum	nettletree	N
Zamia furfuracea	cardboard palm	E
Zamia pumila	coontie	N
Ginger		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, MARY VIRGINIA (GINI) NALL hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

Gini Nall
SIGNATURE

8/29/12
DATE

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

Eric Beneby
SIGNATURE

8/29/12
DATE

Nall EEL Covenant Planting List

Location: 22000 SW 147 Ave., Miami-Dade County, Florida
Folio: 30-6916-001-0080

The number of species planted in each area shall be maximized to the greatest extent possible, depending on plant material availability. Additional plant species not on this list may be planted with RER approval.

Management area #2

Scientific Name	Common Name
Bursera simaruba	gumbo limbo
Callicarpa americana	American beautyberry
Calyptranthes pallens	spicewood
Chrysophyllum oliviforme	satinleaf
Coccoloba diversifolia	pigeon plum
Erythrina herbacea	coralbean
Eugenia axillaris	white stopper
Eugenia foetida	Spanish stopper
Eugenia rhombea	red stopper
Ficus aurea	strangler fig
Guettarda scabra	rough velvetseed
Hamelia patens	firebush
Ilex krugiana	Krug's holly
Mycianthres fragrans	Simpson stopper
Myrsine floridana	myrsine
Ocotea coriacea	lancewood
Peperomia obtusifolia	Florida peperomia
Prunus myrtifolia	West Indian Cherry
Psychotria nervosa	wild coffee
Quercus virginiana	live oak
Rivina humilis	rougeplant
Sideroxylon foetidissimum	wild mastic
Simarouba glauca	paradise tree

Management area #3

Scientific Name	Common Name
Angadenia berteroi	Pineland-allamanda
Aristida purpurascens	Arrowfeather threeawn
Aster adnatus	Clasping aster
Byrsonima lucida	Locustberry
Centrosema virginianum	Spurred butterfly-pea
Chamaecrista deeringiana	Deering partridge pea
Chiococca parvifolia	Pineland snowberry
Coccothrinax argentata	Florida silver palm
Crossopetalum ilicifolium	Quailberry
Crotalaria pumila	Low rattlebox
Crotalaria rotundifolia	Rabbitbells

Croton linearis	Pineland croton
Echites umbellata	Devil's-potato, Rubbervine
Eragrostis elliottii	Elliott's love grass
Ipomoea microdactyla	Man-in-the-ground
Lantana depressa	Pineland lantana
Liatris gracilis	Slender gayfeather
Licania michauxii	Gopher-apple
Melanthera parvifolia	Pineland blackanthers
Passiflora suberosa	Corkystem passionflower
Pinus elliottii var. *densa*	South Florida slash pine
Pityopsis graminifolia	Narrowleaf silkgrass
Psidium longipes	Longstalked-stopper
Quercus pumila	Running oak
Ruellia succulenta	Thickleaf wild petunia
Schizachyrium gracile	Wire bluestem
Schizachyrium rhizomatum	Rhizomatous bluestem
Schizachyrium sanguineum	Crimson bluestem
Scutellaria havanensis	Havana skullcap
Senna ligustrina	Privet senna
Serenoa repens	Saw palmetto
Solidago odora var. *chapmanii*	Chapman's goldenrod
Sorghastrum secundum	Lopsided Indian grass
Tetrazygia bicolor	West Indian-lilac
Zamia integrifolia	Coontie

Attachment D

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 19505 SW 264 STREET, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6826-000-0550

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28 day of AUGUST, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print Jessica Reyes

sign _____

print Ingrid Rosario

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print Anne Gorden-Vega

Address 19505 SW 264 ST

sign N/A

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 2012, by Anne Gorden Vega, who is personally known to me or who has produced Florida Driver License as identification and who did take an oath.

GUADALUPE CARRO
MY COMMISSION # EE 053149
EXPIRES: January 5, 2015
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC:

Sign _____

Print Guadalupe Carro
State of Florida at Large (Seal)
My Commission Expires: 01.05.2015

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6826-000-0550
Property Address:	19505 SW 264 ST
Legal description:	26 56 38 1.04 AC E156FT OF S1/2 OF SW1/4 OF SW1/4 OR SW1/4 LESS S40FT FOR R/W SUBJECT TO NFC REST ON .54 AC COC 20914-4101 12 2002 4 OR 20914-4101 1202 01

Exhibit B Gorden-Vega 30-6826-000-0550

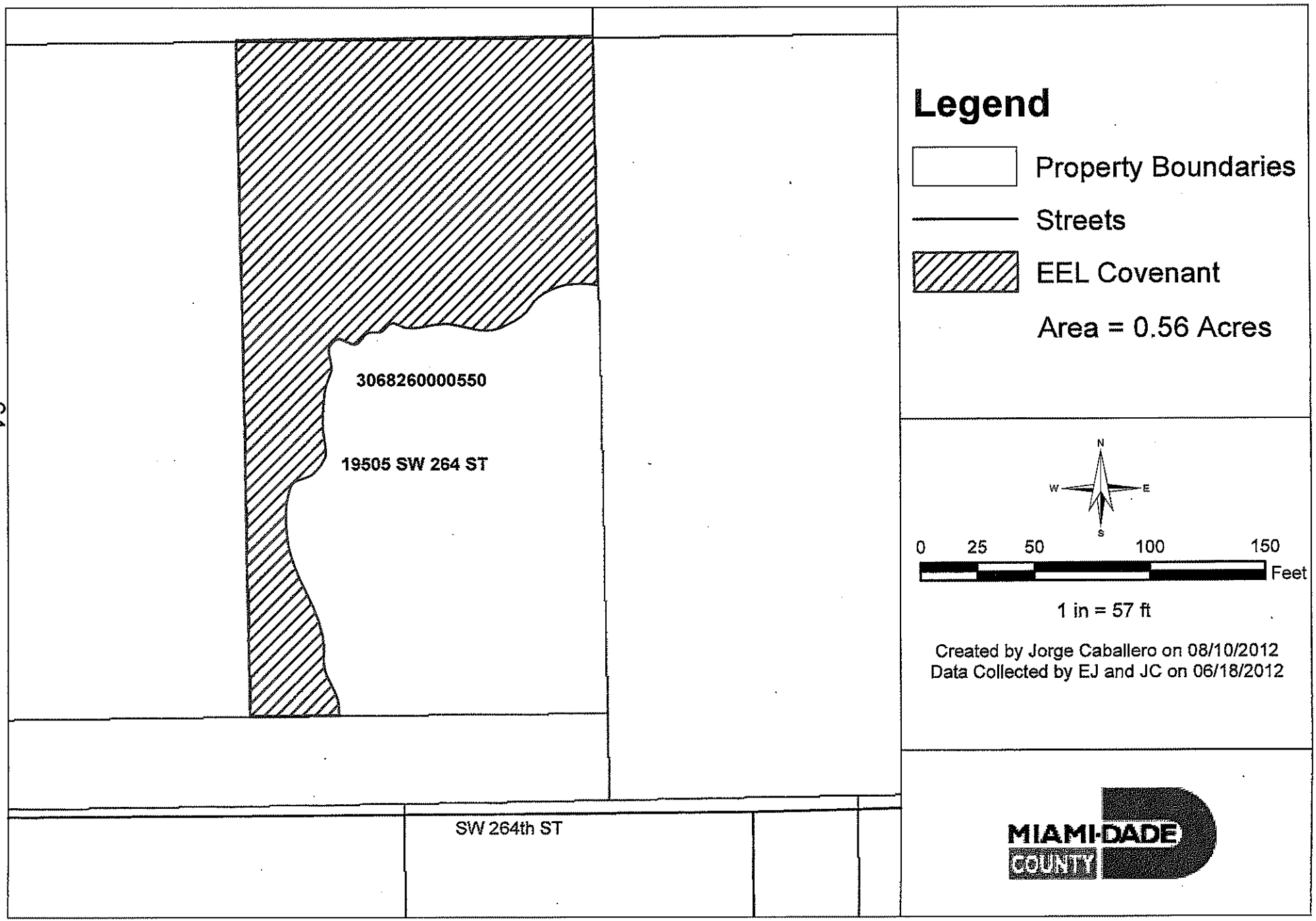

Exhibit C
Management Plan
for Anne Gorden Vega

Location: 19505 SW 264 St. Miami-Dade County, Florida.

Size: 1.04 acre parcel
0.56 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6826-000-0550

Forest Type: Pine Rockland/Hardwood Hammock

Location

The property is located on the north side of SW 264 Street, east of SW 197 Avenue. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by residential properties and agriculture. This property, as well as the property to the north, is county-designated Natural Forest Community (NFC). The property can be accessed via SW 264 Street.

Distance from nearest EEL/county-owned site: ~1.3 miles from West Biscayne Pineland
Distance from nearest EEL covenant site: ~700 feet
Distance from nearest county-designated Natural Forest Community (NFC): 0 feet

Property Information

The property consists of a single-family home and driveway that are bordered on the north and west by 0.56 acres of pine rockland and hardwood hammock which qualify for an EEL covenant. The property owner has been involved in maintaining the property for at least 20 years. The property owner planted pine trees after Hurricane Andrew and has been working to remove exotics and restore areas of the property.

The property was designated as a natural forest community (NFC) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 31, T56 R38 S26, parcel A. 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).

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 vegetation within the EEL covenanted area can be classified as pine rockland on the northernmost section of the property, and hardwood hammock, primarily located in the strip west of the residence and along to the north of the residence. Both of these areas are in average to poor condition, with the pine rockland area being in the best state due to the property owner's maintenance and exotic control measures in this area.

The pine rockland area was planted with Slash Pine (*Pinus elliottii* var. *densa)* trees after Hurricane Andrew. These trees are approximately 15 feet tall and are dropping pine needle duff that is helping to suppress the growth of exotics. State listed endangered species in this area include Silver Palm (*Coccothrinax argentata*), with State listed threatened species Satinleaf (*Chrysophyllum oliviforme)*, Joewood (*Jacquinia keyensis)*, West Indian Lilac (*Tetrazygia bicolor)*, and Florida Keys Noseburn (*Tragia saxicola)* present as well. The area does have a bit of exotic infestation, primarily Jasmine vines (*Jasminum spp.*), Rose Natal Grass (*Melinis repens*), Brazilian Pepper (*Schinus terebinthifolius*), and Rosary Pea (*Abrus precatorius*), which are encroaching from the neighboring properties. Some mowing has occurred within areas of the pine rockland, particulary along the eastern perimeter. A portion of this area is open and comprised of a mixture of grasses, ruderal natives and some rare herbaceous plants. The oolite substrate

in this area is intact. The property owner has agreed to cease mowing activities and remove the non-native grasses and other species in order to allow for the regeneration of the appropriate native plant species. The owner has also agreed to plant appropriate native species if natural regeneration is low.

The hardwood hammock areas are comprised of native hardwoods such as Satinleaf and Oaks (*Quercus virginiana*), with an understory containing natives such as Wild Coffee (*Psychotria nervosa*) and Coontie (*Zamia integrifolia*), as well as ruderals and non-natives such as Shoebutton Ardisia (*Ardisia elliptica*) and Sword Fern (*Nephrolepis cordifolia*). Rosary Pea and Jasmine vines are also a problem in this area. Extensive exotic control will need to be conducted along the western perimeter of the property.

Conclusion

The property contains several rare and state listed plant species whose existence in the continental US is limited to this area. The property owner has expressed a strong desire to maintain the property and has been working to enhance and restore areas.

Overall, the site is in average condition and will 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, as well as the restoration of the pine rockland area and the planting of native pine rockland species. Continued selective hardwood control is also needed if prescribed burning the pine rockland area is not feasible.

Ecological Goals

1. Increase plant biodiversity on the entire site.
2. Maintain and increase pine rockland and hammock plant 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 ensure less than 3% exotic coverage within the EEL 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. Cease mowing activities within the covenanted area.
6. Restore open & mowed areas within the pine rockland by allowing native regeneration & by the planting of native pine rockland species.

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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: Hand removal and herbicide treatment of all exotic plant species and vines (non-native and native woody) is required for the entire covenanted area. Interior exotics should be treated first and work extended out to the perimeters. All exotic and native hardwood seedlings (pine area only) 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 without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER). Cease mowing activities within the covenanted area. Non-native grasses must be hand-pulled from within the covenanted area north of the residence within the first year. Monitor open areas for native plant recolonization. Removal of the trampoline from within the covenanted area is required within ninety (90) days of Miami-Dade County Board of County Commission approval of this covenant.

Year 2-6: Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor areas previously treated for exotics to ensure native recolonization and continued control of exotics. Planting of native pine rockland species (RER approved plants only) may be required within the previously mowed open areas.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage within the covenanted area. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of additional native pine rockland species (RER approved plants only) in areas of exotic removal may be required if native recolonization is low.

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
Abrus precatorius	Rosary-pea	E / EPPC (I)
Albizia lebbeck	Woman's Tongue	E / EPPC (I)
Ardisia elliptica	Shoe-button Ardisia	E / EPPC (I)
Bauhinia purpurea	Orchid Tree	E / EPPC (I)
Bidens alba var. *radiata*	Spanish-needles	N
Busera simaruba	Gumbo limbo	N
Catharanthus roseus	Periwinkle	E
Chrysophyllum oliviforme	Satinleaf	N / FL threatened
Coccothrinax argentata	Silver Palm	N / FL endangered
Ficus aurea	Strangler Fig	N
Forestiera segregata	Florida privet	N
Galactia spp.	Milk-pea	N
Hamilia patens	Firebush	N
Jacquinia keyensis	Joewood	N / FL threatened
Jasminum dichotomum	Gold Coast jasmine	E / EPPC (I)
Jasminum fluminense	Brazilian jasmine	E / EPPC (I)
Lantana camara	Shrub verbena	E
Melinis repens	rose natalgrass	E / EPPC (I)
Merremia tuberosa	Spanish arborvine	E
Monstera deliciosa	Swiss-cheese plant	E
Morinda royoc	cheese-weed	N
Myrsine cubana	myrsine	N
Nephrolepis cordifolia	sword fern	E / EPPC (I)
Pinus elliottii var. densa	Slash Pine	N
Psychotria nervosa	wild coffee	N
Pteridium aquilinum var. *caudatum*	Lacy bracken fern	N
Quercus virginiana	Live Oak	N
Randia aculeata	White indigoberry	N
Rhus copallinum	Winged sumac	N
Richardia brasiliensis	Mexican clover	E
Sabal palmetto	Sabal Palm	N
Schefflera actinophylla	Umbrella Tree	E / EPPC (I)

Schinus terebinthifolious	Brazilian pepper	E / EPPC (I)
Senna ligustrina	privet senna	N
Serenoa repens	Saw Palmetto	N
Stachytarpheta jamaicensis	Blue porterweed	N
Stenotaphrum secundatum	St. Augustine grass	E
Syngonium angustatum	Arrowhead vine	E / EPPC (I)
Tamarindus indica	Tamarind	E
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Tragia saxicola	Florida Keys	N / FL threatened
Vitis rotundifolia	Muscadine Grape	N
Zamia integrifolia	Coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

I, ANNE SOLDEN-VEGA hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

SIGNATURE _____ DATE 8/28/2012

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

SIGNATURE _____ DATE _____

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S): ANNE GORDEN - VEGA

ADDRESS OF PROPERTY: 19505 SW 264 TH ST
HOMESTEAD, FL 33031

NAME OF INTEREST-HOLDER MORTGAGEE: 1st National Bank of South Florida
1550 N. Krome Ave.
Homestead, FL 33030

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:

1st National Bank of South Florida	R. Dean Holland
Lienholder Signature	Lienholder Signature
	R. Dean Holland
Printed Name	Printed Name
	8-30-2012
Date	Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of August, 2012, by R. Dean Holland and _____, who are personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
sign _____
print Nancy Rivera
State of Florida at Large (Seal)
My Commission Expires: _____

NANCY RIVERA
Commission # DD 843051
Expires March 1, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Attachment E

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE VICINITY OF SW 236 STREET AND SW 125 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6924-000-0890

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28 day of August, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print Jose Quinones

sign _____

print Jose Quinones

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print John Bolash

Address 23015 SW 120 Ave, Miami FL

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of August, 2012, by John Bolash, who is personally known to me or who has produced FL DR LIC as identification and who did take an oath.

NELIDA ESTRADA MY COMMISSION EXPIRES July 16, 2016 #EE 207195 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

NELIDA ESTRADA
23728 S. DIXIE HWY.
HOMESTEAD, FL 33033
305-245-7300

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6924-000-0890
Property Address:	vicinity of SW 236 St. & SW 125 Ave.
Legal description:	24 56 39 .83 AC M/L N1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF NW1/4 LESS W25FT FOR RD & LESS C-102-N CANAL R/W SUBJ TO NFC REST SUBJ TO EEL 237 02 0N .83 AC LOT SIZE IRREG

Exhibit B Bolash 30-6924-000-0890

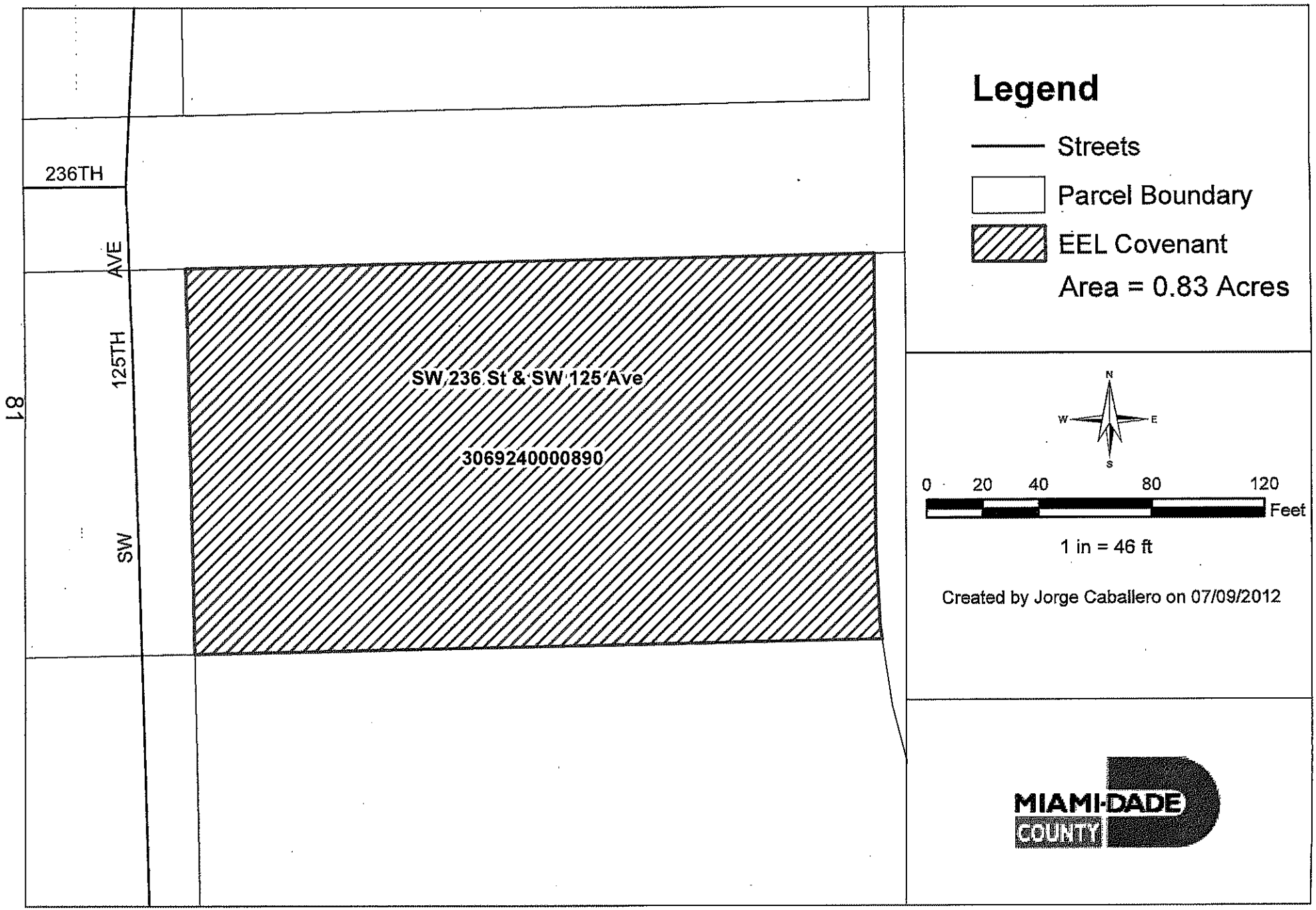

Exhibit C
Pine Rockland Management Plan
for John Bolash IV

Location: vicinity of SW 236 St. & SW 125 Ave., Miami-Dade County, Florida.

Size: 0.83 acre parcel
0.83 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6924-000-0890

Forest Type: Pine Rockland

Location

The property is located on the south side of SW 236 Street, east of SW 125 Avenue. The site is an undeveloped lot inside the urban development boundary (UDB) and it is bordered by primarily undeveloped pine rockland properties. This property, as well as the property to the south, is county-designated Natural Forest Community (NFC). The property can be accessed via SW 125 Avenue.

Distance from nearest EEL/county-owned site: ~1,900 feet from Goulds pineland
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 0.83 acres of undeveloped pine rockland which qualify for an EEL covenant. The property was designated as a natural forest community (NFC) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 35, T56 R39 S24, parcel L. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

Present Condition

The 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 Air Potato (*Dioscorea bulbifera*), Brazilian Pepper (*Schinus terebinthifolia*), and Umbrella Tree (*Schefflera actinophylla).* The interior of the pine rockland is of better quality, with fewer exotic species. State listed endangered species such as Pineland Clustervine (*Jacquemontia curtisii*), and State listed threatened species such as Pineland Allamanda (*Angadenia berteroi),* Locustberry (*Byrsonima lucida),* Florida Silver Palm (*Coccothrinax argentata*), West Indian Lilac (*Tetrazygia bicolor),* and Florida Keys Noseburn (*Tragia saxicola)* are present. In order to maintain the pine rockland, the thinning of native hardwoods is recommended. The pine rockland has not recently burned and is therefore less open and becoming overgrown with hardwoods an exotics.

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 substantially 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.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

Management Goals

1. Eliminate invasive exotic plants to ensure less than 3% exotic coverage at the site.
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.

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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. 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. Prescribe burn the covenanted area. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER).

Year 4-6: Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor areas previously treated for exotics to ensure native recolonization exceeds that of exotics. Prescribe burn the covenanted area if not achieved in years 1-3.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage at the site. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. 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 a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Albizia lebbeck	woman's tongue	E / EPPC (I)
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N / FL threatened
Ayenia euphrasiifolia	eyebright ayenia	N
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locust berry	N / FL threatened
Casuarina equisetifolia	Australian Pine	E / EPPC (I)
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca parvifolia	pineland snowberry	N
Cnidoscolus stimulosus	tread-softly	N
Coccoloba uvifera	seagrape	N
Coccothrinax argentata	Florida silver palm	N / FL threatened
Dioscorea bulbifera	air-potato	E / EPPC (I)
Ficus aurea	strangler fig	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	Pineland clustervine	N/ FL endangered
Lantana involucrata	buttonsage	N
Melinis repens	rose natalgrass	E / EPPC (I)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Phyllanthus pentaphyllus	fivepetal leafflower	N
Pinus elliottii var. *densa*	South Florida slash pine	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Randia aculeata	white indigoberry	N
Rhynchospora colorata	white top sedge	N

Rhus copallinum	winged sumac	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E / EPPC (I)
Schinus terebinthifolia	Brazilian pepper	E / EPPC (I)
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Tragia saxicola	Florida keys noseburn	N / FL threatened
Trema micranthum	nettletree	N
Vitis rotundifolia	muscadine grapevine	N
Zamia pumila	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE

8/25/2012
DATE

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

SIGNATURE

DATE

Attachment F

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE VICINITY OF SW 236 STREET AND SW 125 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6924-000-0891

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28 day of August, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print Jose Quinones

sign _____

print Jose Quinones

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print John Bolach

Address 23015 SW 120 Ave., Miami, FL

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of August, 2012, by John Bolach, who is personally known to me or who has produced FL. DR. LIC as identification and who did take an oath.

NELIDA ESTRADA MY COMMISSION EXPIRES July 18, 2016 #EE 207195 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)

My Commission Expires:

NELIDA ESTRADA
28728 S. DIXIE HWY.
HOMESTEAD, FL 33033
305-245-7300

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6924-000-0891
Property Address:	vicinity of SW 236 St. & SW 125 Ave.
Legal description:	24 56 39 .99 AC M/L S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF NW1/4 LESS W25FT & LESS C-102-N CANAL R/W SUBJ TO EEL R 1237 02 ON .99 AC LOT SIZE IRREGULAR

Exhibit B Bolash 30-6924-000-0891

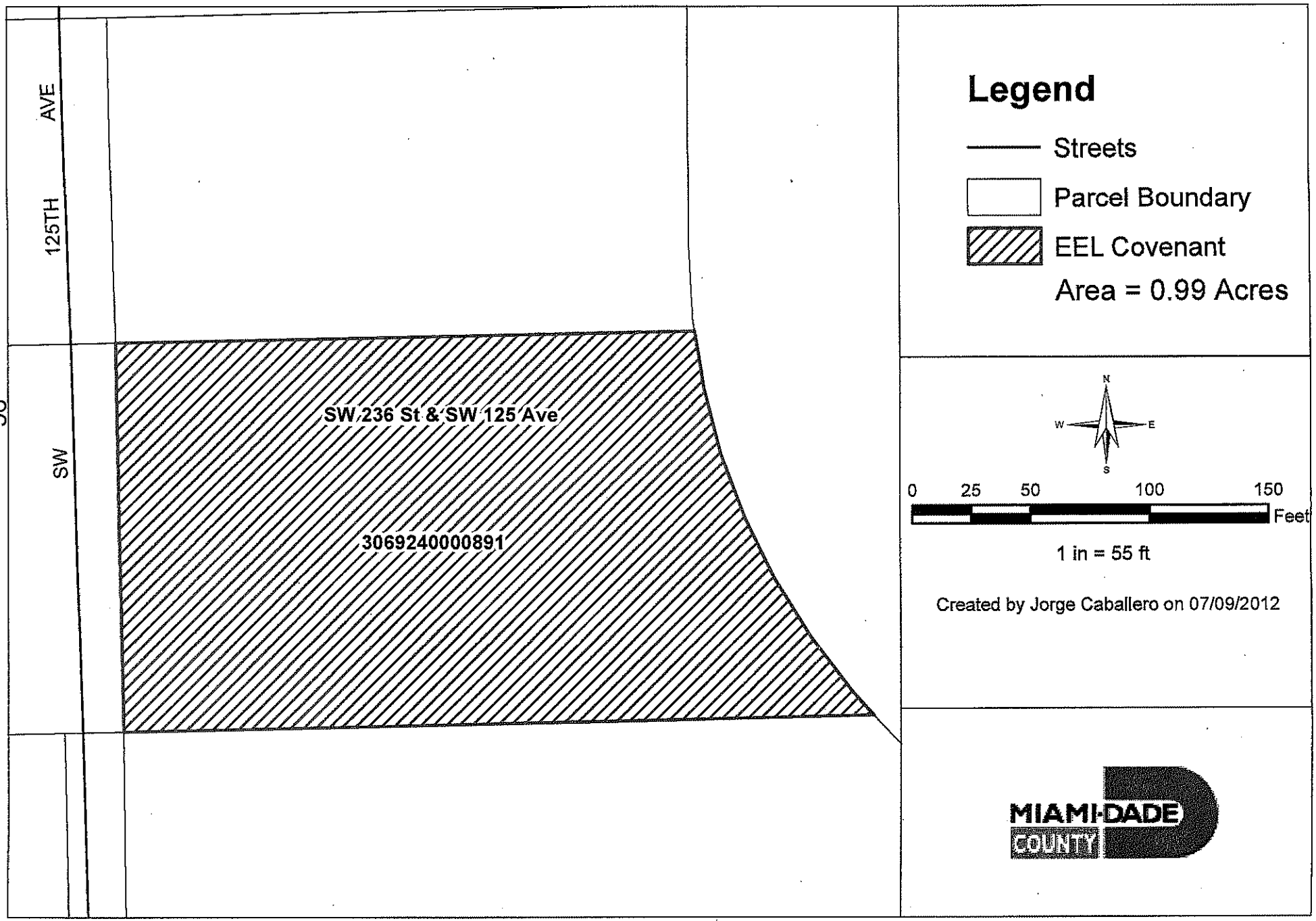

Exhibit C
Pine Rockland Management Plan
for John Bolash IV

Location: Vicinity of SW 236 St. & SW 125 Ave., Miami-Dade County, Florida.

Size: 0.99 acre parcel
0.99 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6924-000-0891

Forest Type: Pine Rockland

Location

The property is located on the south side of SW 236 Street, east of SW 125 Avenue. The site is an undeveloped lot inside the urban development boundary (UDB) and it is bordered by primarily undeveloped pine rockland properties. This property, as well as the property to the north, is county-designated Natural Forest Community (NFC). The property can be accessed via SW 125 Avenue.

Distance from nearest EEL/county-owned site: ~2,000 feet from Goulds pineland
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 0.99 acres of undeveloped pine rockland which qualify for an EEL covenant. The property was designated as a natural forest community (NFC) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 35, T56 R39 S24, parcel L. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

Present Condition

The property is currently a mix of native hardwood and pine rockland plant species, and has good native biodiversity. The majority of the exotics, such as Umbrella Trees (*Schefflera actinophylla)* and Burma Reed (*Neyraudia reynaudiana)* are located along perimeter areas. Interior areas of the site are open and diverse, in excellent condition. The covenanted area is located adjacent to a property owned and managed by the Institute for Regional Conservation, which has few to no exotics.

The site is dominated by native species, including State listed endangered species such as Pineland Clustervine (*Jacquemontia curtisii*), and State listed threatened species such as Pineland Allamanda (*Angadenia berteroi)*, Locustberry (*Byrsonima lucida),* Florida Silver Palm (*Coccothrinax argentata*), Quailberry (*Crossopetalum ilicifolium),* West Indian Lilac (*Tetrazygia bicolor),* and Florida Keys Noseburn (*Tragia saxicola).* The dominant canopy trees are Slash Pine (*Pinus elliottii* var. *densa*) and native hardwoods. See below for a more complete plant list.

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 substantially 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.
3. Remove and control exotic plants on the entire site.
4. Provide habitat for native wildlife.

Management Goals

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

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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. 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. Prescribe burn the covenanted area. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER).

Year 4-6: Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor areas previously treated for exotics to ensure native recolonization exceeds that of exotics. Prescribe burn the covenanted area if not achieved in years 1-3.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage at the site. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. 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 a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Albizia lebbeck	woman's tongue	E / EPPC (I)
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N / FL threatened
Ayenia euphrasiifolia	eyebright ayenia	N
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locust berry	N / FL threatened
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca parvifolia	pineland snowberry	N
Cnidoscolus stimulosus	tread-softly	N
Coccothrinax argentata	Florida silver palm	N / FL threatened
Ficus aurea	strangler fig	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	Pineland clustervine	N/ FL endangered
Lantana involucrata	buttonsage	N
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Phyllanthus pentaphyllus	fivepetal leafflower	N
Pinus elliottii var. *densa*	South Florida slash pine	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus virginiana	live oak	N
Randia aculeata	white indigoberry	N
Rhynchospora colorata	white top sedge	N
Rhus copallinum	winged sumac	N
Sabal palmetto	cabbage palm	N
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)

Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Tragia saxicola	Florida keys noseburn	N / FL threatened
Trema micranthum	nettletree	N
Vitis rotundifolia	muscadine grapevine	N
Zamia pumila	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE _____ DATE 8/25/2012

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

SIGNATURE _____ DATE _____

Attachment G

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 14305 SW 222 STREET, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6915-000-0340

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28 day of AUGUST, 2012.

INDIVIDUAL

WITNESSES:	OWNER(S):
sign [signature]	sign [signature]
print Elda M. Torriente	print RICHARD MEDLOCK
sign [signature]	Address 14305 SW 222 ST MIAMI 33170
print Fabian Garantiva	sign Shirley Medlock
sign [signature]	print SHIRLEY MEDLOCK
print Elda M. Torriente	Address 14305 SW 222 ST MIAMI
sign [signature]	
print Fabian Garantiva	

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of August, 2012, by Richard Medlock/Shirley Medlock, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

NORA M. FERNANDEZ
MY COMMISSION # EE 105217
EXPIRES: August 10, 2016
Bonded Thru Notary Public Underwriters

Sign [signature]

Print Nora M Fernandez
State of Florida at Large (Seal)
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6915-000-0340
Property Address:	14305 SW 222 ST
Legal description:	15 56 39 4.44 AC E1/2 OF NW1/4 OF SE1/4 OF NW1/4 LESS N & E25FT & LESS EXT AREA OF CURVE IN NE COR FOR R/W SUBJ TO EEL COV ON 3.3 AC AS PER R-1463-92

Exhibit B Medlock 30-6915-000-0340

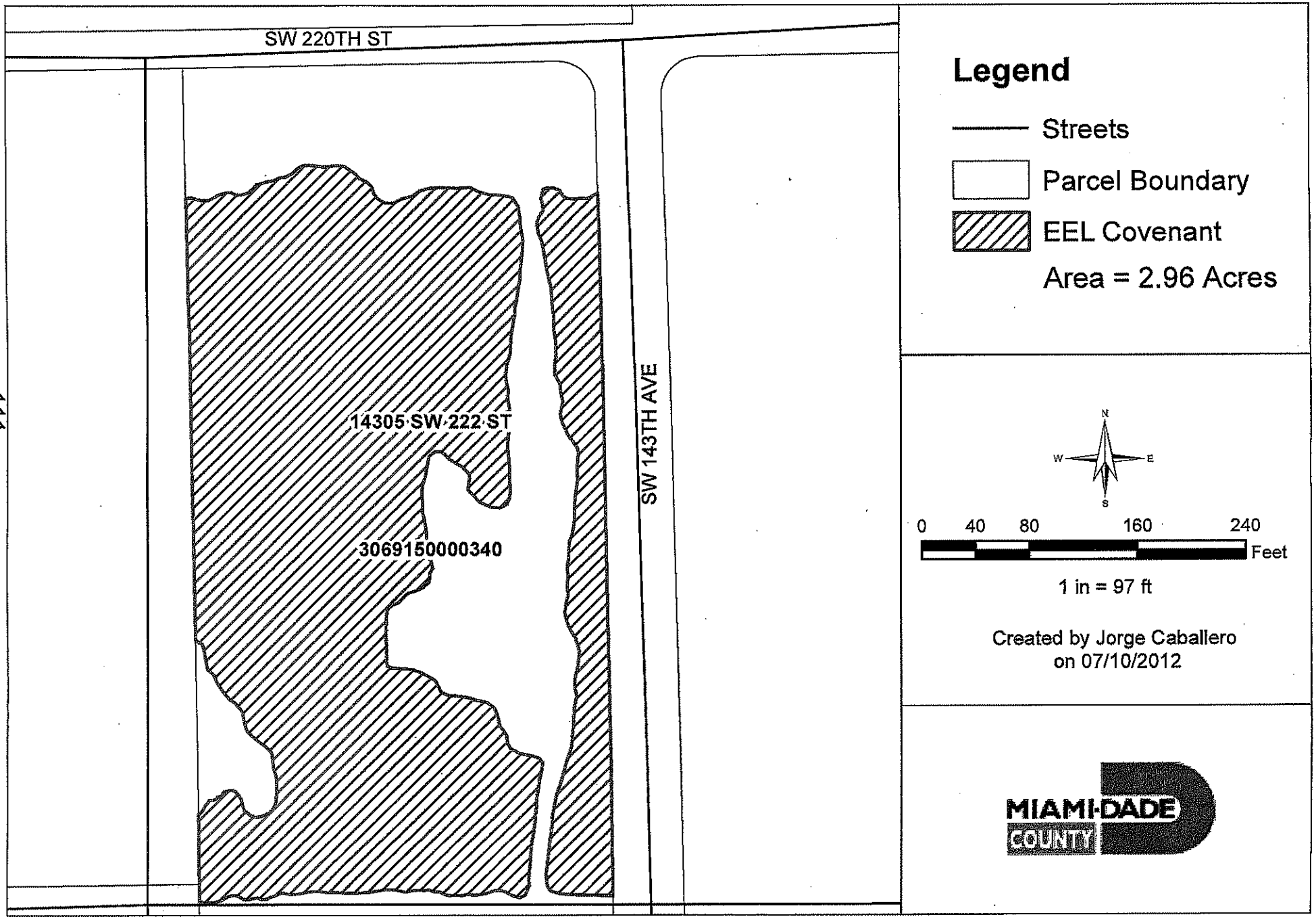

Exhibit C
Pine Rockland Management Plan
for Shirley & Richard Medlock

Location: 14305 SW 222 St., Miami-Dade County, Florida.

Size: 4.44 acre parcel
2.96 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6915-000-0340

Forest Type: Pine Rockland

Location

The property is located on the north side of SW 222 Street, east 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. The property can be accessed via SW 222 Street.

Distance from nearest EEL/county-owned site: ~2,000 feet from Silver Palm Grove
Distance from nearest EEL covenant site: ~400 feet
Distance from nearest county-designated Natural Forest Community (NFC): ~1,000 feet

Property Information

The property consists of a single-family home with driveway centered within 2.96 acres of pine rockland which qualify for an EEL covenant. This is a pineland fragment surrounded by agriculture.

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. The property owner is currently doing management onsite as part of a previous ten year EEL covenant management plan. Much of the site has undergone extensive exotic removal, particularly the removal of large Australian Pine trees and control of Cane grass. The majority of the exotics, such as Brazilian Pepper (*Schinus terebinthifolius)* and Shrub Verbena (*Lantana camara),* and a few remaining Australian Pine trees, are located along perimeter areas and within the northernmost section of the pine rockland. Interior areas of the site are open and diverse, with intact substrate. Various tree snags were observed onsite, providing valuable nesting habitat for birds, insects, and other wildlife.

The site is dominated by native species, including State listed endangered species such as Pineland Clustervine (*Jacquemontia curtisii*), and State listed threatened species such as Pineland Allamanda (*Angadenia berteroi),* Locustberry (*Byrsonima lucida),* Florida Silver Palm (*Coccothrinax argentata*), Quailberry (*Crossopetalum ilicifolium)*, West Indian Lilac (*Tetrazygia bicolor)*, and Florida Keys Noseburn (*Tragia saxicola).* The dominant canopy trees are Slash Pine (*Pinus elliottii* var. *densa*) and native hardwoods such as Live Oak (*Quercus virginiana)* and Poisonwood (*Metopium toxiferum*). See below for a more complete plant list.

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. The property owner is actively managing the site and has been in contact with the Florida Forest Service in order for a prescribed burn to be conducted at the property.

Overall, the site is in substantially 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 within the EEL covenanted area.
2. Maintain and increase pine rockland plant species.
3. Remove and control exotic plants within the EEL covenanted area.
4. Provide habitat for native wildlife.

Management Goals

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

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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. Interior exotics should be treated first and work then 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. Prescribe burn the covenanted area. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER).

Year 4-6: Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor areas previously treated for exotics to ensure native recolonization exceeds that of exotics. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. Prescribe burn the covenanted area if not achieved in years 1-3.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage within the EEL covenanted area. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. 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 a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Albizia lebbeck	woman's tongue	E / EPPC (I)
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N / FL threatened
Bidens alba	Spanish needles	N
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locust berry	N / FL threatened
Callicarpa americana	American beautyberry	N
Casuarina equisetifolia	Australian Pine	E / EPPC (I)
Chamaecrista deeringiana	Deering partridge pea	N
Chiococca parvifolia	pineland snowberry	N
Cnidoscolus stimulosus	tread-softly	N
Coccothrinax argentata	Florida silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Croton linearis	pineland croton	N
Dalbergia sissoo	Indian rosewood	E
Ficus aurea	strangler fig	N
Forestiera segregata	Florida privet	N
Galium hispidulum	bedstraw	N
Guettarda scabra	rough velvetseed	N
Jacquemontia curtisii	Pineland clustervine	N/ FL endangered
Jasminum dichotomum	gold coast jasmine	E / EPPC (I)
Lantana involucrata	buttonsage	N
Lysiloma latisiliquum	Wild tamarind	N

Melinis repens	rose natalgrass	E / EPPC (I)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Myrica cerifera	wax myrtle	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Passiflora suberosa	corky stem passionflower	N
Phyllanthus pentaphyllus	fivepetal leafflower	N
Pinus elliottii var. *densa*	South Florida slash pine	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Pteris vittata	Chinese ladder brake	E / EPPC (II)
Quercus pumila	running oak	N
Quercus virginiana	live oak	N
Randia aculeata	white indigoberry	N
Rhynchospora colorata	white top sedge	N
Rhus copallinum	winged sumac	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E / EPPC (I)
Schinus terebinthifolius	Brazilian pepper	E / EPPC (I)
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Solidago stricta	goldenrod	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Tradescantia spathacea	oyster plant	E / EPPC (II)
Tragia saxicola	Florida keys noseburn	N / FL threatened
Trema micranthum	nettletree	N
Vitis rotundifolia	muscadine grapevine	N
Zamia pumila	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE 8·28·2012 DATE

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

Shirley Medlock SIGNATURE 8/20/12 DATE

Attachment H

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE VICINITY OF SW 237 STREET AND SW 125 AVENUE, MIAMI-DADE COUNTY, FLORIDA, CURRENTLY FOLIO # 30-6924-000-1040

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed,

or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and

assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.

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

6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

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

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

form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 30 day of August, 2012.

INDIVIDUAL

WITNESSES:

sign _____

print Kim Chaves

sign Nicole M. Sanchez

print Nicole M. Sanchez

sign _____

print Liudmila Tavernier

sign _____

print _____

OWNER(S):

sign _____

print ELLA TROUT

Address 23750 SW 125 Ave

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30 day of August, 2012, by Ella Bell Trout, who is personally known to me or who has produced DL. as identification and who did take an oath.

KIMBERLY A. CHAVES
MY COMMISSION # DD 898341
EXPIRES: June 11, 2013
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

Sign _____

Print Kim Chaves

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

THIS INSTRUMENT PREPARED BY:
Elaine Johnson, Biologist II
Miami-Dade County Department of Regulatory and Economic Resources
701 NW 1st Court,
Miami, Florida 33136

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6924-000-1040
Property Address:	vicinity of SW 237 St. & SW 125 Ave.
Legal description:	24 56 39 2.5 AC NE1/4 OF SW1/4 OF SW1/4 OF NW1/4 SUBJ TO EEL R 1304 02 ON 2.5 AC OR 15017-1001 THRU 1003 0391 1 OR 15017-1003 0391 00

Exhibit B Elly Trout 30-6924-000-1040

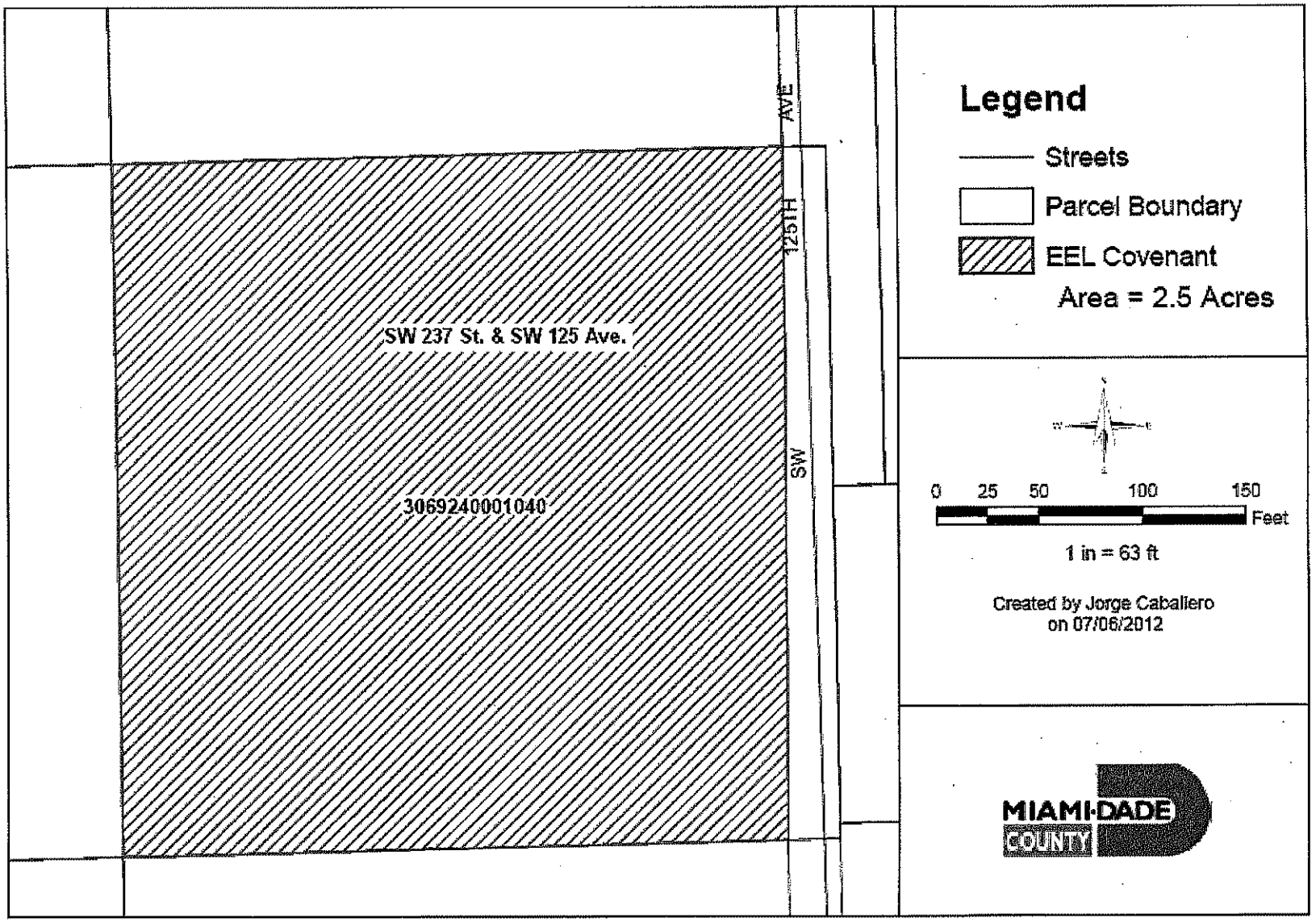

Exhibit C
Pine Rockland Management Plan
for Elly Trout

Location: Vicinity of SW 237 St. & SW 125 Ave., Miami-Dade County, Florida.

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

Folio #: 30-6924-000-1040

Forest Type: Pine Rockland

Location

The property is located on the north side of SW 240 Street, west of SW 125 Avenue. The site is an undeveloped lot inside the urban development boundary (UDB) and it is bordered by primarily undeveloped pine rockland properties. This property, as well as the property to the north, is county-designated Natural Forest Community (NFC). The property can be accessed via SW 125 Avenue.

Distance from nearest EEL/county-owned site: ~2,000 feet from Andrew Dodge pineland
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 2.5 acres of undeveloped pine rockland which qualify for an EEL covenant. The property was designated as a natural forest community (NFC) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 35, T56 R39 S24, parcel L. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

Present Condition

The property is currently a mix of native hardwood and pine rockland plant species, and has good native biodiversity. Much of the site has undergone extensive exotic removal, particularly the removal of large Australian Pine (*Casuarina equisettifolia)* trees and control of Burma Reed (*Neyraudia reynaudiana).* The majority of the exotics, such as Umbrella Trees (*Schefflera actinophylla)* and Burma Reed (*Neyraudia reynaudiana)* are located along perimeter areas. Interior areas of the site are relatively open and diverse. 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.

The site is dominated by native species, including State listed endangered species such as Pineland Clustervine (*Jacquemontia curtisii*), and State listed threatened species such as Pineland Allamanda (*Angadenia berteroi),* Locustberry (*Byrsonima lucida),* Florida Silver Palm (*Coccothrinax argentata*), Quailberry (*Crossopetalum ilicifolium),* West Indian Lilac (*Tetrazygia bicolor),* and Florida Keys Noseburn (*Tragia saxicola).* The dominant canopy trees are Slash Pine (*Pinus elliottii* var. *densa*) and native hardwoods. See below for a more complete plant list.

The property owner, whose primary residence is at the adjacent connected property to the north, has 2 cows living on her property that sometimes wander onto the covenanted area. The Department does not object to this practice, as this does not appear to be having a negative impact on the vegetation. However, the property owner will need to monitor any grazing activities and remove the cows from the covenanted area if negative impacts to native vegetation are observed.

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 substantially 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.
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 3% exotic cover.
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 pine rockland plants.
6. Monitor livestock grazing activities on the property for negative impacts to native vegetation and biodiversity.

Miami-Dade County Department of Regulatory and Economic Resources (RER) 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. 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. Prescribe burn the covenanted area. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the property that is covered under this covenant without prior approval from Miami-Dade County Department of Regulatory and Economic Resources (RER).

Year 4-6: Continue invasive exotic and vine control. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Monitor areas previously treated for exotics to ensure native recolonization exceeds that of exotics. Prescribe burn the covenanted area if not achieved in years 1-3.

Year 7-10: Continue invasive exotic and ruderal plant/ vine control to ensure less than 3% exotic coverage at the site. Selectively control hardwoods located within the pine rockland area and allow for pine proliferation. Planting of native pine rockland species in areas of exotic removal may be required if native recolonization is low. 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 a threatened species in the state of Florida
E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
Abrus precatorius	rosary pea	E / EPPC (I)
Agave spp.	agave	E
Albizia lebbeck	woman's tongue	E / EPPC (I)
Anemia adiantifolia	maidenhair pineland fern	N
Angadenia berteroi	pineland allamanda	N / FL threatened
Ardisia escallonioides	marlberry	N
Bidens alba	Spanish needles	N
Bursera simaruba	gumbo limbo	N
Byrsonima lucida	locust berry	N / FL threatened
Chamaecrista deeringiana	Deering partridge pea	N
Cnidoscolus stimulosus	tread-softly	N
Coccothrinax argentata	Florida silver palm	N / FL threatened
Crossopetalum ilicifolium	quailberry	N / FL threatened
Crotalaria pumila	low rattlebox	N
Croton linearis	pineland croton	N
Ficus aurea	strangler fig	N
Forestiera segregata	Florida privet	N
Galactia floridana	hairy milkpea	N
Guettarda scabra	rough velvetseed	N

Jacquemontia curtisii	Pineland clustervine	N/ FL endangered
Lantana involucrata	buttonsage	N
Mamordica spp.	balsam pear	E
Melinis repens	rose natalgrass	E / EPPC (I)
Metopium toxiferum	poisonwood	N
Morinda royoc	cheese shrub	N
Muhlenbergia capillaries	mulhy grass	N
Myrsine floridana	myrsine	N
Neyraudia reynaudiana	Burma reed	E / EPPC (I)
Parthenocissus quinquefolia	Virginia creeper	N
Passiflora suberosa	corky stem passionflower	N
Phyllanthus pentaphyllus	fivepetal leafflower	N
Pinus elliottii var. *densa*	South Florida slash pine	N
Pteridium aquilinum var. *caudatum*	lacy bracken	N
Quercus pumila	running oak	N
Quercus virginiana	live oak	N
Randia aculeata	white indigoberry	N
Rhus copallinum	winged sumac	N
Rhynchosia reniformis	dollarweed	N
Rhynchospora spp.	white top sedge	N
Sabal palmetto	cabbage palm	N
Schefflera actinophylla	Queensland umbrella tree	E / EPPC (I)
Serenoa repens	saw palmetto	N
Sideroxylon salicifolium	willow bustic	N
Smilax auriculata	earleaf greenbrier	N
Tetrazygia bicolor	West Indian lilac	N / FL threatened
Toxicodendron radicans	poision ivy	N
Tragia saxicola	Florida keys noseburn	N / FL threatened
Trema micranthum	nettletree	N
Vitis rotundifolia	muscadine grapevine	N
Zamia pumila	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE

8-28-12
DATE