

# MEMORANDUM

Agenda Item No. 8(M)(1)

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

**DATE:** December 2, 2014

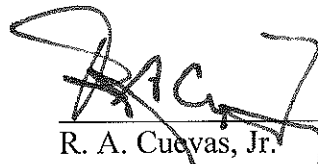
**FROM:** R. A. Cuevas, Jr.  
County Attorney

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

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**This item was amended from the original version as stated in the County Mayor's memorandum.**

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

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney


RAC/smm

# Memorandum



**Date:** December 2, 2014

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Authorizing the Acceptance of Nine (9) Environmentally Endangered Lands  
Covenants in Miami-Dade County

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**THIS ITEM WAS AMENDED AT THE NOVEMBER 13, 2014 MEETING OF THE LAND USE AND DEVELOPMENT COMMITTEE TO REDUCE THE NUMBER OF COVENANTS FROM TEN (10) TO NINE (9) BECAUSE MR. CARLOS A. DIAZ REQUESTED TO BE REMOVED.**

### **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the acceptance of nine (9) covenants running with the land for the preservation and maintenance of environmentally endangered lands listed below and attached hereto.

### **Scope**

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

### **Fiscal Impact/Funding Source**

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

### **Track Record/Monitor**

The Manager of the Natural Resources Planning Section, Craig Grossenbacher, in the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, will monitor these covenants.

### **Background**

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

Upon approval by the Board and execution of the covenants, the properties will receive preferential tax treatment through a reduction in their assessed value from the Miami-Dade County Property Appraiser in accordance with the criteria in Section 193.501(3)(a), Florida Statutes. This will result in tax savings to the property owners. In the event that a property owner breaches any portion of the covenant, the property owner is then liable for all back taxes (i.e. taxes that would have been

required had the endangered land designation not been granted) plus state-mandated interest penalties on the back taxes.

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

There are currently 87 properties with environmentally endangered lands covenants in Miami-Dade County, comprising a total of 421.2 acres. Many of the existing covenanted properties include pine rocklands.

Once a site has been determined to qualify as environmentally endangered, the application and covenant are submitted to the Board for approval. The sites listed below meet the criteria for environmentally endangered lands. Therefore, the attached resolution is recommended for approval of the nine (9) environmentally endangered lands covenants for the following properties.

#### **New Covenants**

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

#### **Renewal Covenants**

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

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

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

**DATE:** December 2, 2014

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

**SUBJECT:** Agenda Item No. 8(M)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(M)(1)  
12-2-14

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

RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
NINE (9) ENVIRONMENTALLY ENDANGERED LANDS  
COVENANTS IN MIAMI-DADE COUNTY, FLORIDA

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

**WHEREAS**, the attached ~~[[ten (10)]]~~<sup>1</sup> >>nine (9)<< covenants, covering properties identified as folio 20-5012-004-0580 located at 6200 SW 106 Street (0.52 acre pine rockland); ~~[[folio 30-5932-002-0091 located at 16351 SW 184 Street, Miami Dade County (2.43 acres of pine rockland);]]~~ folio 30-7802-000-0321 located in the vicinity of SW 293 Street & SW 194 Court (3.04 acres of pine rockland); folio 30-7802-000-0323 located in the vicinity of SW 293 Street & SW 194 Court (1.00 acre of rockland hammock); folio 30-6835-000-0185 located at 19040 SW 264 Street (3.20 acres of pine rockland); folio 30-6913-000-1181 located in the vicinity of SW 230 Street and SW 119 Avenue (0.4 acre pine rockland); folios 30-6924-000-0920 & 30-6924-000-1050 located in the vicinity of SW 240 Street & SW 127 Avenue (3.59 acres of pine rockland); folio 30-6929-000-0170 located at 16375 SW 256 Street (1.78 acres of pine rockland); folio 30-6931-000-0110 located at 17200 SW 264 Street (1.51 acres of transitional pine rockland/hardwood hammock); and folio 30-6932-000-0011 located at 15825 SW 268 Street (3.35 acres of pine rockland) have been submitted pursuant to Chapter 25B of the Code of Miami-Dade County, and Section 193.501, Florida Statutes, which both provide for beneficial ad valorem tax classifications for outdoor recreational or parkland and environmentally endangered lands; and

<sup>1</sup> Committee amendments are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ are deleted, words underscored and/or >>double arrowed<< are added.

**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:

Rebeca Sosa, Chairwoman

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> day of December, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA

BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Abbie Schwaderer-Raurell

## ATTACHMENT A

THIS INSTRUMENT PREPARED BY:

Raul and Adele M. Moas

Mailing address:

6200 SW 106<sup>th</sup> St

Miami, Fl, 33156

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

WHEREAS, the undersigned Owners, Raul and Adele M. Moas, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall



maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published

once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a

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

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
  
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
  
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
  
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
  
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 26th day of SEPTEMBER, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Marta Gonzalez  
sign [Signature]  
print Sophia Carrado  
sign [Signature]  
print Jazmin Chow  
sign [Signature]  
print ANA MOAS

OWNER(S):

sign [Signature]  
print RAUL MOAS  
Address 6200 SW 106 St MIAMI FL 33156  
sign [Signature]  
print ADELE MOAS  
Address 6200 SW 106 St MIAMI FL 33156

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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



JAZMIN CHOW  
MY COMMISSION # FF 004477  
EXPIRES: April 3, 2017  
Bonded Thru Budget Notary Services

NOTARY PUBLIC:

Sign [Signature]  
Print Jazmin Chow  
State of Florida at Large (Seal)  
My Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION**

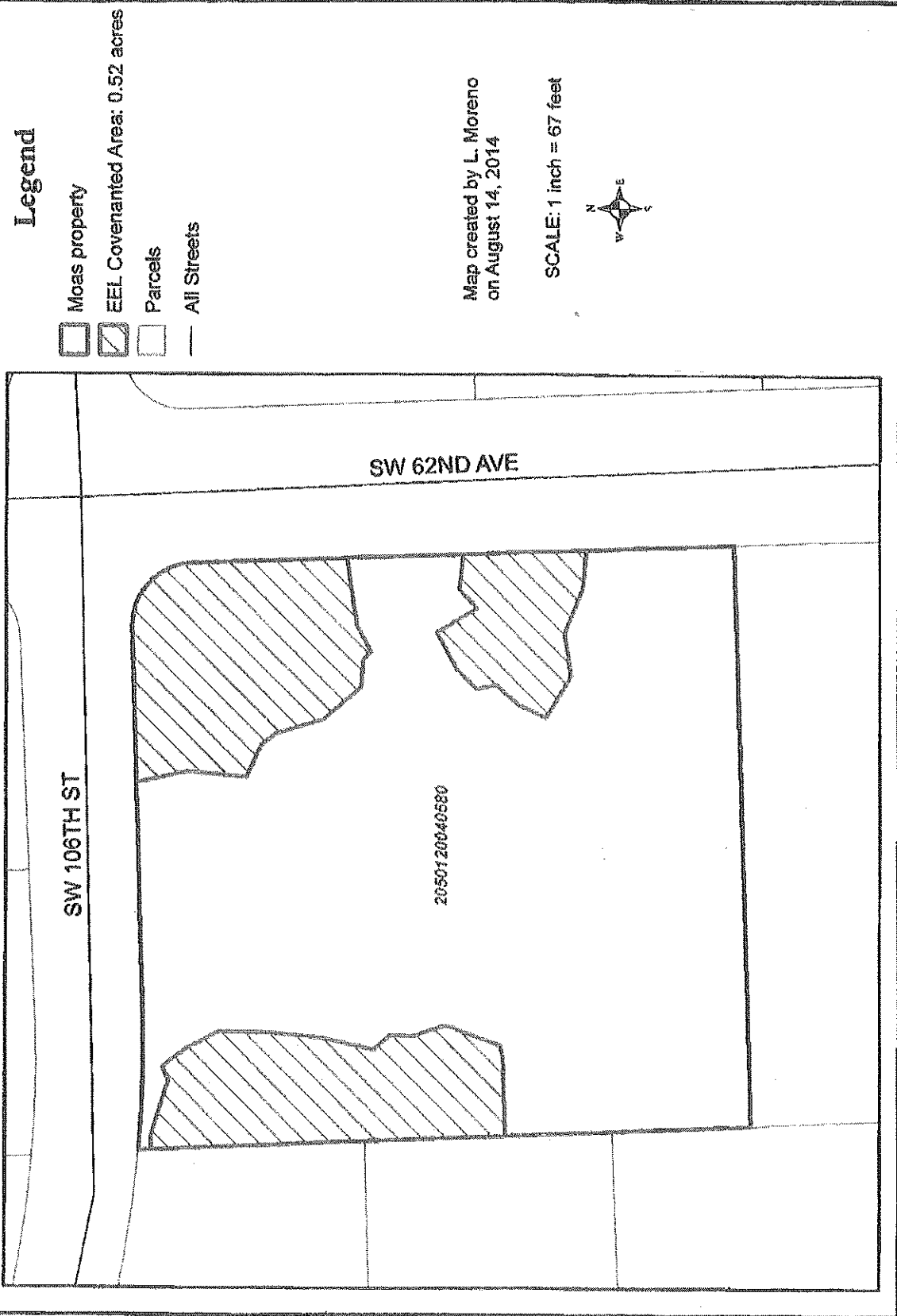
**Folio Number:** 20-5012-004-0580

**Property Address:** 6200 SW 106 ST

**Legal description:** LOT 7, BLOCK 6, OF HELMS COUNTRY ESTATES  
ADDITION, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 51 AT PAGE 64, OF  
THE PUBLIC RECORDS OF DADE COUNTY,  
FLORIDA.

**EXHIBIT B: EEL boundaries on Raul & Adele Moas property**

**Folio #: 20-5012-004-0580**



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

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

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

**Folio #:** 20-5012-004-0580

**Forest Type:** Pine rockland

**Location**

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

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

**Property Information**

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

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

**Present Condition**

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



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

### **Conclusion**

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule for Rockland Hammock**

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

- Year 1-2:** Initial hand removal of excess pine duff and other accumulated organics. Continue the eradication of exotic plant species that encroach into the preservation areas, focusing on reducing cover in the southeastern preservation area to achieve 3% or less exotic plant cover.
- Year 3-5:** Continue to eradicate exotic plants and retreat any re-sprouting or re-colonizing exotic plants to maintain goal of 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff. Monitor native plant recruitment and wildlife. Monitor exotic plant species in southeastern preservation area and perform follow up treatment as needed. Plant additional appropriate pine rockland plants if needed.
- Year 6-10:** Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Plant additional appropriate pine rockland plants if needed.

**PLANT SPECIES LIST\***

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

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

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

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

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

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

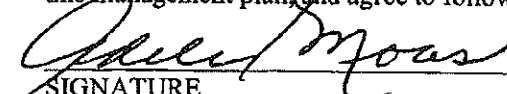
**MANAGEMENT PLAN AGREEMENT (must be signed by all owners)**

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

  
SIGNATURE

8-23-14  
DATE

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

  
SIGNATURE

8-23-14  
DATE

## ATTACHMENT B

THIS INSTRUMENT PREPARED BY:

Pedro F De Los Muros

Ignacio Guerrero

Mauricio Armando

Mailing address:

1221 Brickell Ave Ste 1590

Miami, Fl, 33131

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

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.
  
3. **County Inspection and Requests for Curative Action.** As further part of this Covenant, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, shall have the right, upon written notification to the, then, owner(s) of the Property, as reflected in the Property Appraiser's records, to inspect the Property at reasonable times to determine whether the Property is being maintained in the manner required by this Covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the then, owner(s) in writing by Certified Mail, return receipt requested, at the address of record from the Property Appraiser's office,, of the particular curative action required and the reasons therefor. The, then, owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor.



4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.
5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by

the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After

approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 3 day of October, 2014.

INDIVIDUAL

WITNESSES: [Signature]

sign \_\_\_\_\_

print Felipe Robledo

sign [Signature]

print Patricia Royo

sign [Signature]

print Francisco Lopez

sign [Signature]

print Ana Guerrero

sign [Signature]

print Maria Ruz

sign [Signature]

print [Signature]

OWNER(S):

sign Ignacio Guerrero

print Ignacio Guerrero For Blue Capital Partners LLC  
Address 1221 Brickell Ave. S. Site 1590 partner

sign [Signature]

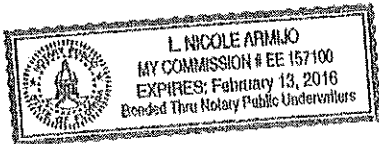
print Pedro Fernandez for Blue Capital Partners LLC  
Address 1221 Brickell Ave Site 1590

sign [Signature] for Blue Capital Partners

print Marcia Aranda  
Address 1221 Brickell Ave site 1590

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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



NOTARY PUBLIC:

Sign [Signature]

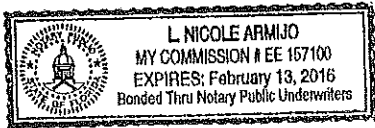
Print \_\_\_\_\_

State of Florida at Large (Seal)

My Commission Expires:

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

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

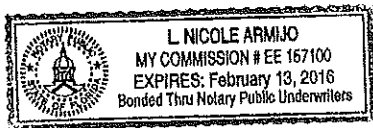


*L. Nicole Armijo*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

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

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

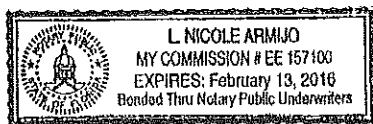


*Mauricio Armando*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

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

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



*L. Nicole Armijo*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

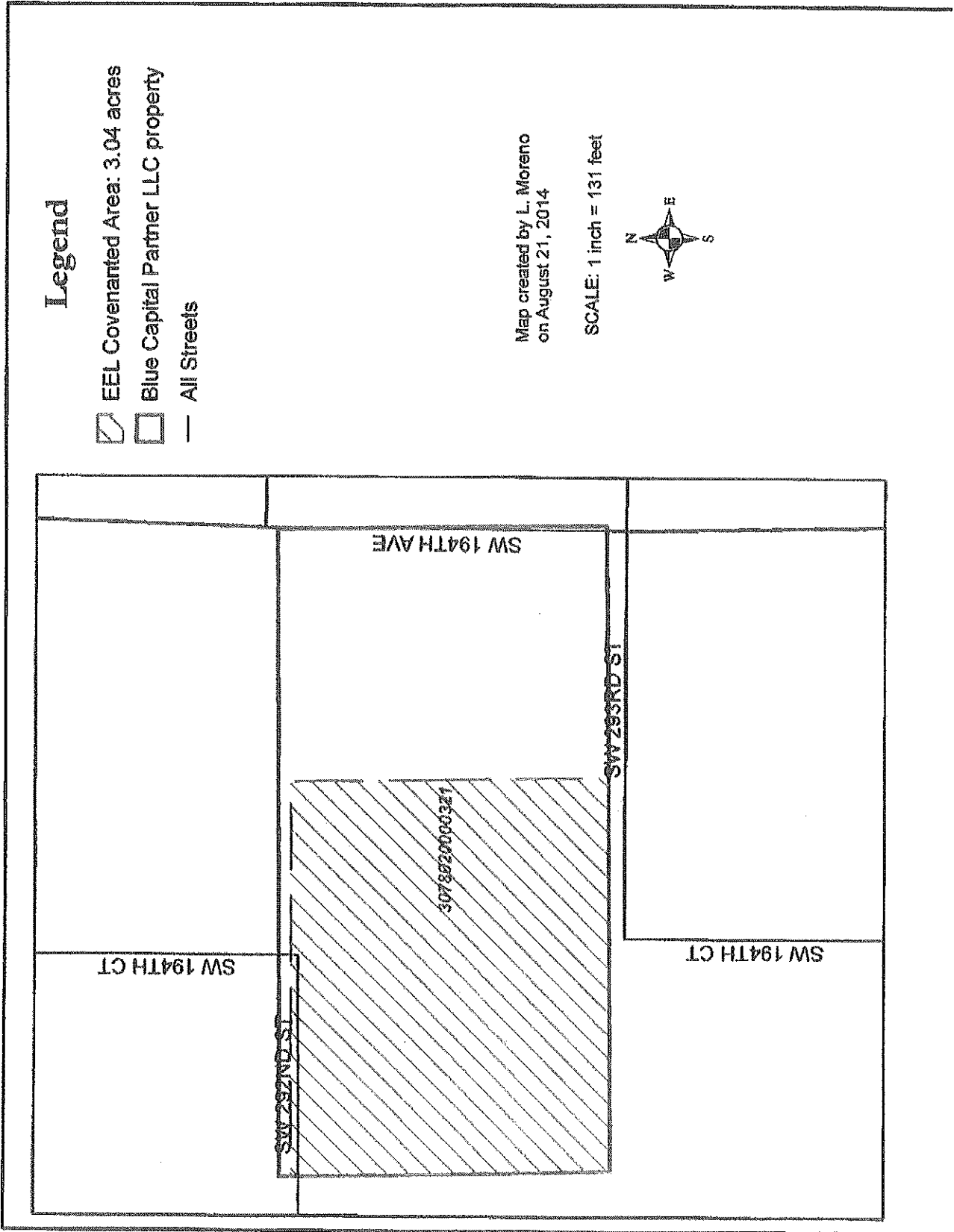
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-7802-000-0321

**Property Address:** IN THE VICINITY OF THEORETICAL SW 292 ST AND  
THEORETICAL SW 194 CT

**Legal description:** THE NORTH  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE  
SW  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE  
38 EAST, LYING AND BEING IN MIAMI-DADE  
COUNTY, FLORIDA.

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





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

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

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

**Folio #:** 30-7802-000-0321

**Forest Type:** Pine Rockland

**Location**

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

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

**Property Information**

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

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

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

### **Present Condition**

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

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

### **Conclusion**

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

- Year 1:** Remove by hand all exotic plants and native hardwoods to achieve 3% or less exotic plant and native hardwood cover. Perform follow up treatment with herbicide as appropriate. Perform a prescribed burn in coordination with Florida Forest Service (FFS) if feasible. If a burn is not feasible continue control of hardwoods and removal of organics to ensure that the pine rockland maintains a native herbaceous layer.
- Years 2-4:** Continue to treat exotics and native hardwoods to maintain 3% or less exotic cover. Monitor native plant recruitment. Perform a prescribed burn in coordination with Florida Forest Service (FFS) if not performed in year one, if feasible. Follow-up control of exotics with an herbicide treatment three months after the burn.
- Years 5-10:** Continue to control exotics and hardwoods (3% or less) and monitor native plants, especially rare and listed species. Coordinate with FFS to perform a controlled burn.

**PLANT SPECIES LIST\***

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
Fed Endangered	listed as an endangered species by the Federal Government
Fed Threatened	listed as a threatened species by the Federal Government
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)

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)
<i>Angadenia berteroi</i>	pineland allamanda	N / FL threatened
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ayenia euphrasifolia</i>	eyebright ayenia	N
<i>Baccharis halimifolia</i>	salt bush	N
<i>Berlandiera subcaulis</i>	Florida green eyes	N / Endemic
<i>Bidens alba</i>	Spanish needles	N
<i>Buchnera americana</i>	American bluehearts	N
<i>Byrsonima lucida</i>	locustberry	N / FL threatened
<i>Callicarpa americana</i>	beauty berry	N
<i>Cassytha filiformis</i>	lovevine	N
<i>Centrosema virginianum</i>	spurred butterfly pea	N
<i>Chamaecrista nictans</i> var <i>aspera</i>	hairy partridge pea	N
<i>Chamaesyce hypericifolia</i>	graceful sandmat	N
<i>Chamaesyce pergamena</i>	rockland sandmat	N / FL threatened
<i>Chiococca alba</i>	common snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Cirsium horridulum</i>	purple thistle	N
<i>Cnidoscolus stimulosus</i>	tread softly	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Crotalaria spectabilis</i>	showy rattlebox	N
<i>Croton linearis</i>	pineland croton	N
<i>Cynanchum blodgettii</i>	Blodgett's swallowwort	N / FL threatened
<i>Desmodium incanum</i>	beggar's ticks	N

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

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

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

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

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

SIGNATURE

DATE

10/03/14

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

SIGNATURE

DATE

10/3/14

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

SIGNATURE

DATE

10/3/14

ATTACHMENT C

THIS INSTRUMENT PREPARED BY:

Pedro F De Los Muros

Ignacio Guerrero

Mauricio Armando

Mailing address:

1221 Brickell Ave, Ste 1590

Miami, Fl 33131

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

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

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

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

2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.
  
3. **County Inspection and Requests for Curative Action.** As further part of this Covenant, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, shall have the right, upon written notification to the, then, owner(s) of the Property, as reflected in the Property Appraiser's records, to inspect the Property at reasonable times to determine whether the Property is being maintained in the manner required by this Covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the then, owner(s) in writing by Certified Mail, return receipt requested, at the address of record from the Property Appraiser's office,, of the particular curative action required and the reasons therefor. The, then, owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor.



4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.
  
5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by

the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After

approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 3 day of October, 2014.

INDIVIDUAL

WITNESSES:

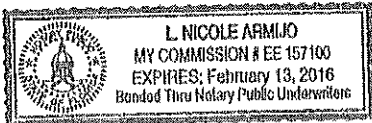
sign [Signature]  
print Felipe Poblado  
sign [Signature]  
print Patricia Royo  
sign [Signature]  
print Francisco Lopez Bay  
sign [Signature]  
print Ana Herrera  
sign [Signature]  
print Maura A  
print Maria Quijano  
sign [Signature]  
print Francisco Poblado  
print [Signature]

OWNER(S):

sign [Signature]  
print Ignacio Guerrero for Blue Capital Partners LLC  
Address 1221 Brickell Ave. Suite 1540 Partner  
Miami, FL 33131  
sign [Signature] FOR BLUE CAPITAL  
print PEDRO FERNANDEZ PARTNERS LLC  
Address 1221 BRICKELL AVE SUITE 1540, MIAMI  
FL 33131  
sign [Signature] for Blue Capital  
print MARIA ALVARADO Partner  
Address 1221 Brickell Ave Suite 1540 Miami FL

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

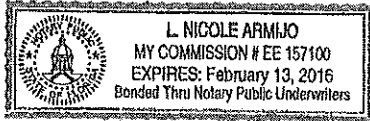


NOTARY PUBLIC:

Sign [Signature]  
Print \_\_\_\_\_  
State of Florida at Large (Seal)  
My Commission Expires:

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

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

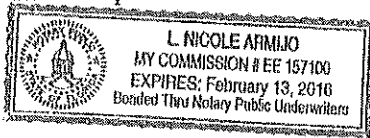


*L. Nicole Armijo*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

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

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

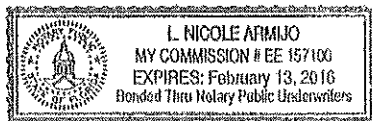


*L. Nicole Armijo*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

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

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



*L. Nicole Armijo*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

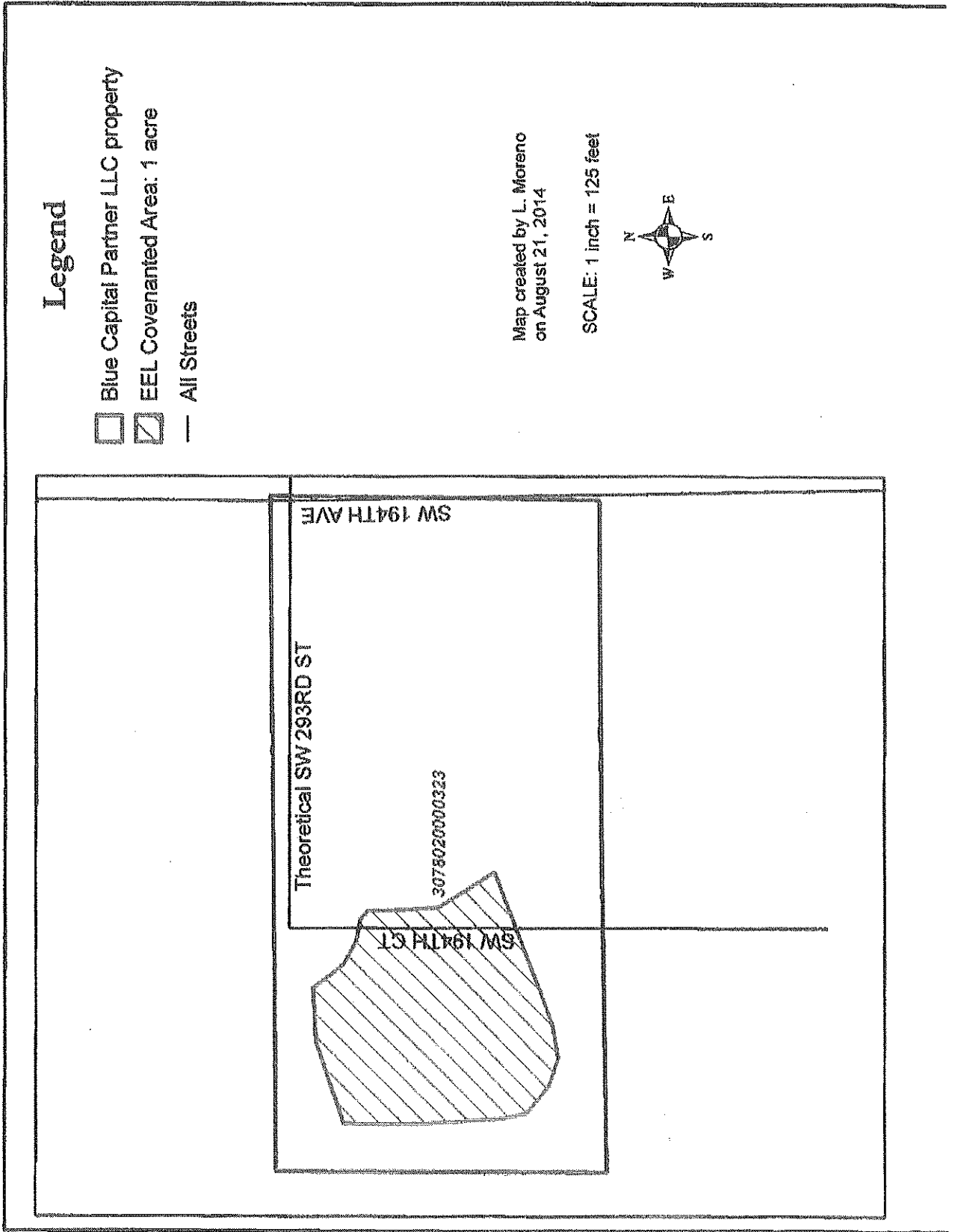
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-7802-000-0323

**Property Address:** IN THE VICINITY OF THEORETICAL SW 194 CT AND  
THEORETICAL SW 293 ST

**Legal description:** THE SOUTH  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE  
SW  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE  
38 EAST, LYING AND BEING IN MIAMI-DADE  
COUNTY, FLORIDA.

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





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

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

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

**Folio #:** 30-7802-000-0323

**Forest Type:** Transitional pine rockland/ hardwood hammock

**Location**

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

Distance from nearest EEL/county-owned site: ~2400 feet Fuchs Hammock

Distance from nearest EEL covenant site: ~1400 feet to 19733 SW 300 St

Distance from nearest county-designated Natural Forest Community (NFC): ~45 feet to 19550 SW 292 St.

**Property Information**

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

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

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

### **Present Condition**

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

### **Conclusion**

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

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

### **Ecological Goals**

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

### Management Goals

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

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

### Management Techniques and Schedule

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

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

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

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

### PLANT SPECIES LIST\*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)

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

<i>Stachytarpheta jamaicensis</i>	blue porterweed	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Toxicodendron radicans</i> ssp <i>radicans</i>	poison ivy	N
<i>Trema lamarckianum</i>	West Indian trema	N / FL endangered
<i>Trema micrantha</i>	Florida trema	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	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, MAUSIWA ARMANDO hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

[Signature]  
SIGNATURE

10-3-14  
DATE

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

[Signature]  
SIGNATURE

10/3/14  
DATE

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

[Signature]  
SIGNATURE

10-3-14  
DATE

## ATTACHMENT D

THIS INSTRUMENT PREPARED BY:

Bruce A. Schaffer & Pamela A. Moon

Mailing address:

19040 SW 264<sup>th</sup> St

Miami, Fl, 33031

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

WHEREAS, the undersigned Owners, Bruce A. Schaffer & Pamela A. Moon, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall

maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published



once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a

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

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 26 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print ROBERT GSONO  
sign Melissa Stanton  
print Melissa Stanton  
sign Catherine Savino  
print Catherine Savino  
sign Dakshina Seal  
print Dakshina Seal

OWNER(S):

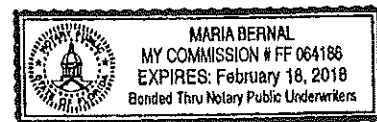
sign [Signature]  
print PAMELA MOON  
Address 19040 SW 264 ST  
sign [Signature]  
print BRUCE SCHAFER  
Address 19040 SW 264<sup>th</sup> St.

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

NOTARY PUBLIC:

Sign [Signature]  
Print Maria Bernal  
State of Florida at Large (Seal)  
My Commission Expires:



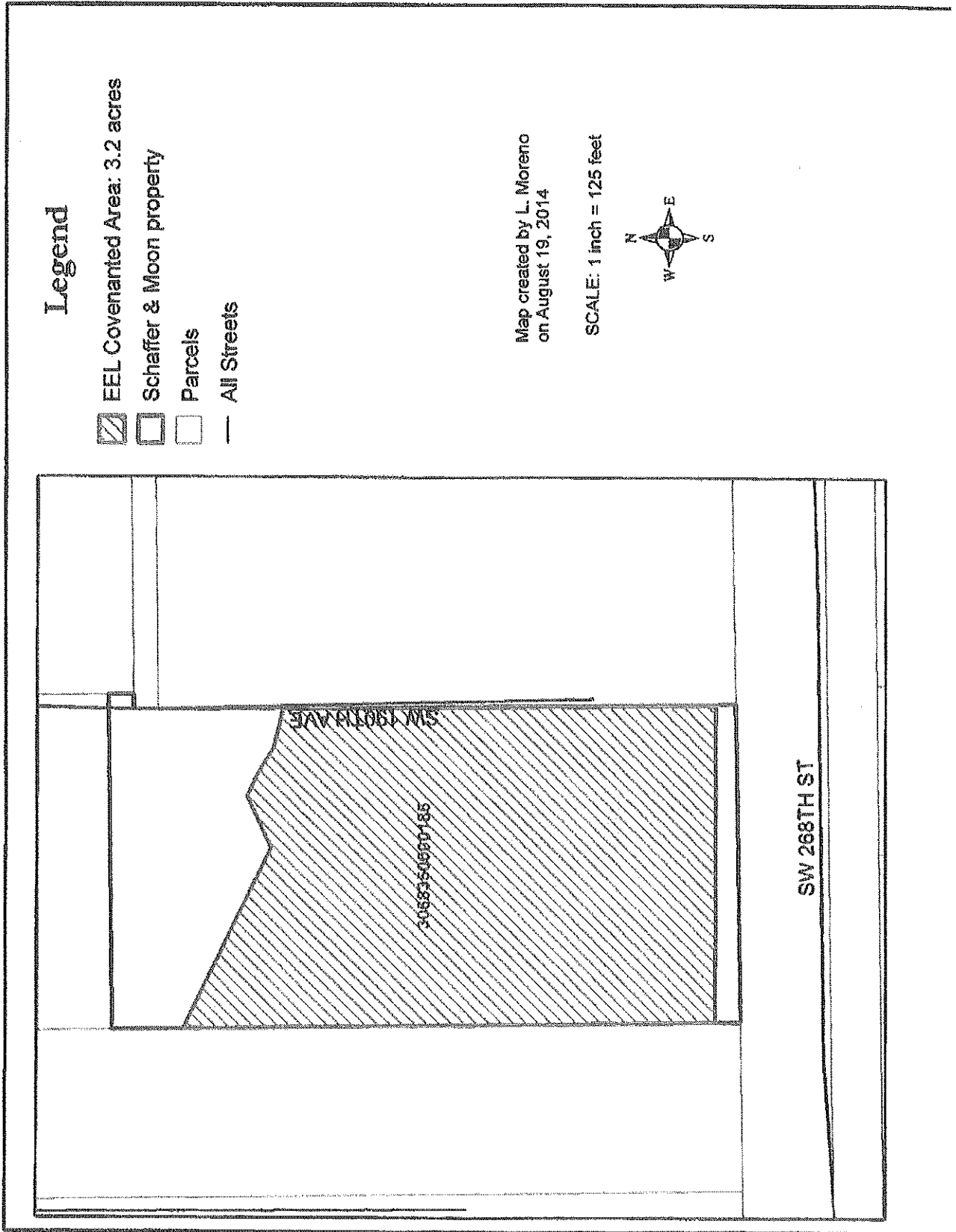
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6835-000-0185

**Property Address:** 19040 SW 264 ST

**Legal description:** THE EAST ½ OF THE WEST ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA, LESS THE NORTH 644.14, AND THE SOUTH 90 FEET THEREOF, AND A 25 FOOT WIDE INGRESS-EGRESS EASEMENT DESCRIBED AS: THE WEST 25 FEET OF THE NORTH 644.14 FEET OF THE EAST ½ OF THE WEST ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA.

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



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

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

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

**Folio #:** 30-6835-000-0185

**Forest Type:** Pine Rockland

**Location**

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

Distance from nearest EEL site: ~7,400 feet from Camp Owaissa Bauer Pineland Addition #1

Distance from nearest EEL covenanted site: ~2,400 feet from 19505 SW 264<sup>th</sup> St

Distance from nearest county-designated Natural Forest Community (NFC): ~2,400 feet from 19505 SW 264<sup>th</sup> St

**Property Information**

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

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

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

### **Present Condition**

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

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

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

### **Conclusion**

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

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

- Year 1-2:** Continue the eradication of exotic plant species. Intensify management of southwestern portion of the preservation area to reduce exotic cover.
- Year 3-5:** Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to achieve goal of 3% or less exotic plant cover. Monitor and if needed remove accumulated organics, including pine duff. Monitor slash pine recruitment. Thin out hardwoods and vines if needed to maintain an open understory.
- Year 6-10:** Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.



**PLANT SPECIES LIST\***

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
Fed Endangered	listed as an endangered species by the Federal Government
Fed Threatened	listed as a threatened species by the Federal Government
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)

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

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

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

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

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

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

Bruce Schaefer  
SIGNATURE

9-26-14  
DATE

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

Paulea Moon  
SIGNATURE

26 Sept. 2014  
DATE

## ATTACHMENT E

THIS INSTRUMENT PREPARED BY:

John C. Bolash IV

Mailing address:

23015 SW 120<sup>th</sup> Ave

Miami, Fl, 33170

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

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

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated

herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.
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the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After

approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.



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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 26th day of September, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Brenda Rabinovich  
sign [Signature]  
print Mery Viranlo  
sign \_\_\_\_\_  
print \_\_\_\_\_  
sign \_\_\_\_\_  
print \_\_\_\_\_

OWNER(S):

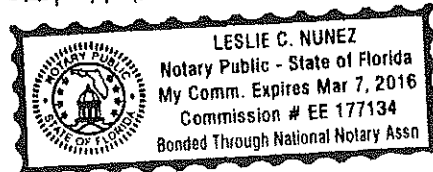
sign John C. Bolash IV  
print John C. Bolash IV  
Address 23015 SW 120AVO  
sign \_\_\_\_\_  
print \_\_\_\_\_  
Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

NOTARY PUBLIC

Sign Leslie Nunez  
Print Leslie Nunez  
State of Florida at Large (Seal)  
My Commission Expires: 03/07/16



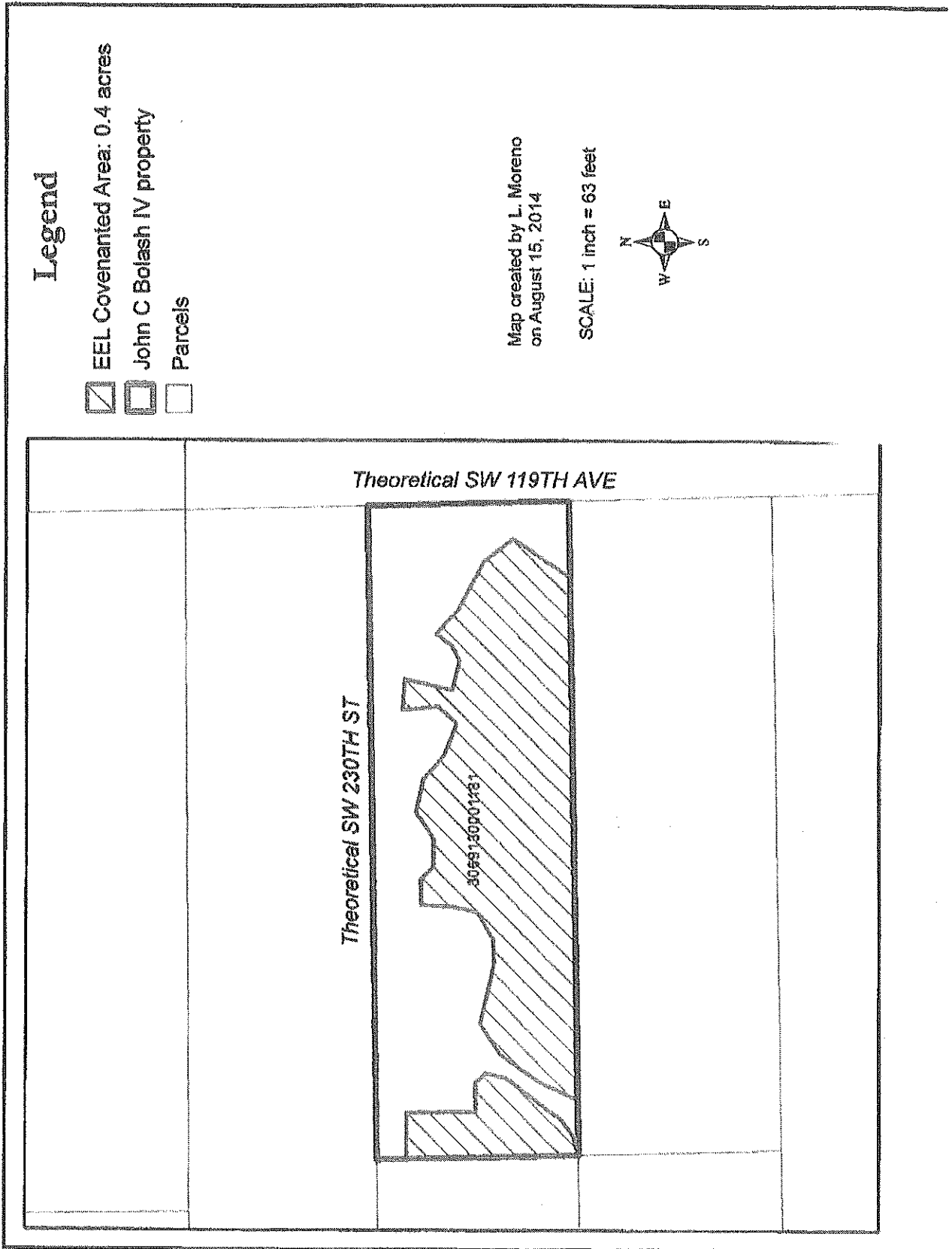
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6913-000-1181

**Property Address:** VICINITY OF THEORETICAL SW 230 ST AND  
THEORETICAL SW 119 AVE

**Legal description:** THE EAST ½ OF THE NORTH 100 FEET OF THE  
SOUTH 565 FEET OF THE SOUTHEAST ¼ OF THE  
SOUTHWEST ¼ OF THE SOUTHEAST ¼, SECTION  
13, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING  
AND BEING IN DADE COUNTY, FLORIDA, LESS  
THE WEST 25 FEET.

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



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

**Location:** Vicinity of theoretical SW 230<sup>th</sup> St and theoretical SW 119<sup>th</sup> Ave, Miami-Dade County, Florida.

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

**Folio #:** 30-6913-000-1181

**Forest Type:** Pine Rockland

**Location**

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

Distance from nearest EEL site: ~400 feet from Goulds Pineland

Distance from nearest EEL covenanted site: ~3320 feet from 30-6924-000-0890

Distance from nearest county-designated Natural Forest Community (NFC): Adjacent to 30-6913-000-1060

**Property Information**

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

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

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

### **Present Condition**

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

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

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

### **Conclusion**

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

*Prescribed burns within the pine rockland are recommended at 3 to 5 year intervals in order to achieve the optimal health and biodiversity of the site. Prescribed burning must be coordinated with the Florida Forest Service (FFS).*

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

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

**PLANT SPECIES LIST\***

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
Fed Endangered	listed as an endangered species by the Federal Government
Fed Threatened	listed as a threatened species by the Federal Government
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)

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



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

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

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

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

John C Bolash IV  
SIGNATURE

9-26-2014  
DATE

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

ATTACHMENT F

THIS INSTRUMENT PREPARED BY:

Kevin Asmin on behalf of The Church of Jesus Christ

Mailing address:

5517 Berry Hill Rd  
Holiday, FL 34690

\* See attached resolution

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

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

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated

herein by reference, including, but not limited to, the requirement that the Owner, shall maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

4. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida, together with a certified copy of the Board of County Commissioners' resolution accepting the covenant, and shall remain in full force and effect and be binding on undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Covenant does not in any way obligate or provide a limitation on the County. The Owner shall also send a copy of the recorded covenant and Board of County Commissioners' resolution accepting the covenant to the Miami-Dade County Property Appraiser.
  
5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by

the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After

approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.

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



IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 16<sup>th</sup> day of October, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Nicholas DeBellis  
sign [Signature]  
print Jeff Fisher  
sign \_\_\_\_\_  
print \_\_\_\_\_  
sign \_\_\_\_\_  
print \_\_\_\_\_

OWNER(S): The Church of Jesus Christ  
sign [Signature] \* See attached  
print Kevin Jasmin resolution  
Address 5517 Berry Hill Rd Holiday, FL 34690  
sign \_\_\_\_\_  
print \_\_\_\_\_  
Address \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

NOTARY PUBLIC:

Sign [Signature]  
Print Nelly Badillo  
State of Florida at Large (Seal)  
My Commission Expires: 10.16.17



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

**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6924-000-0920

**Property Address:** IN THE VICINITY OF SW 240 ST AND SW 127 AVE

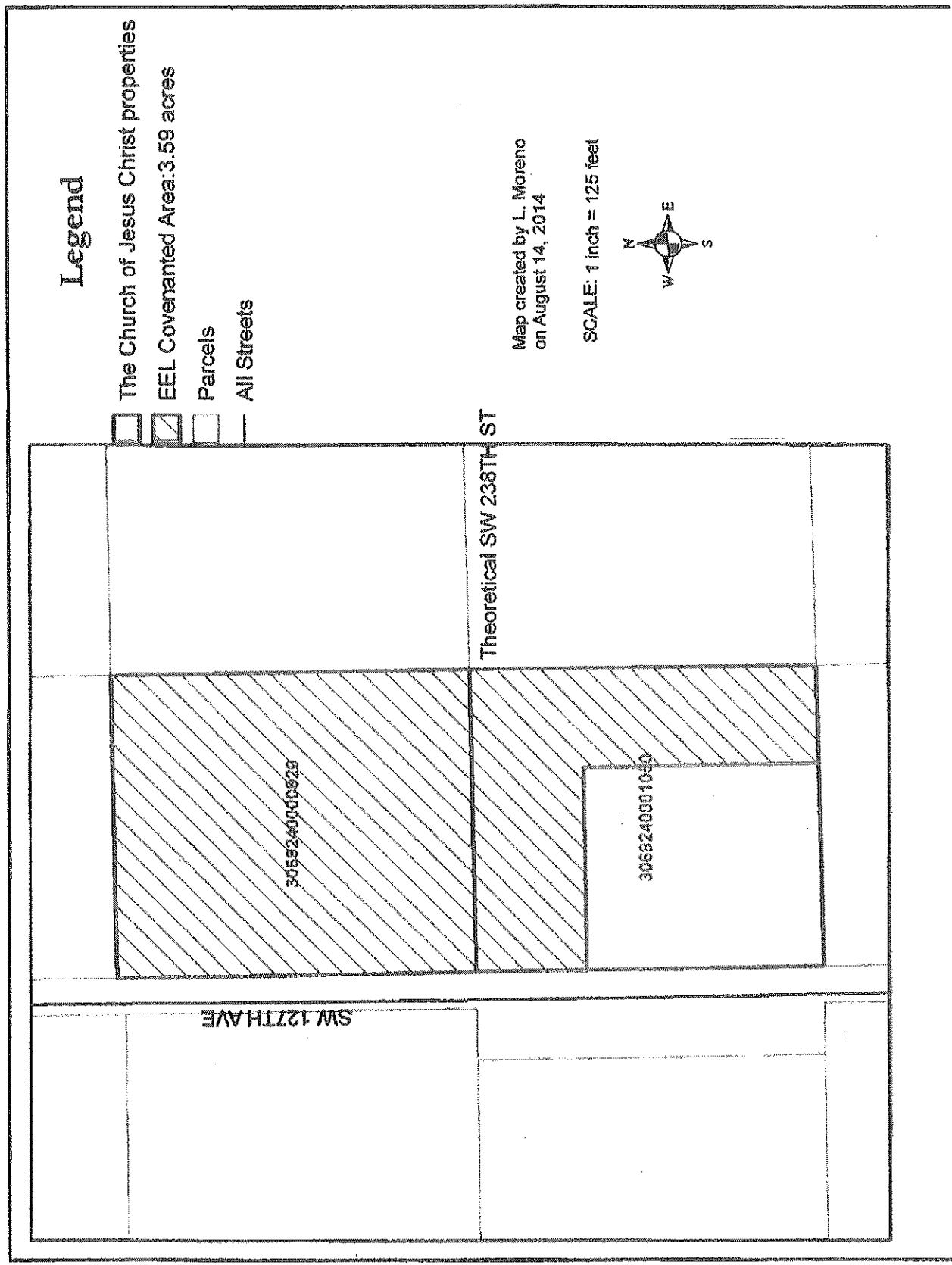
**Legal description:** THE WEST ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF THE NW ¼, LESS THE WEST 35 FEET OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**Folio Number:** 30-6924-000-1050

**Property Address:** IN THE VICINITY OF SW 240 ST AND SW 127 AVE

**Legal description:** THE WEST ½ OF THE NORTH ½ OF THE SW ¼ OF THE SW ¼ OF THE NW ¼, LESS THE WEST 35 FEET OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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



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

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

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

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

**Forest Type:** Pine Rockland

**Location**

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

Distance from nearest EEL site: ~2,300 ft from the Andrew Dodge Pineland.

Distance from nearest EEL covenant site: Adjacent to properties with EEL covenants to the north and east; folio numbers 30-6924-000-0910 and 30-6924-000-1040 respectively.

Distance from nearest county-designated Natural Forest Community (NFC): Adjacent to folios: 30-6924-000-0910 and 30-6924-000-1040.

**Property Information**

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

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

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

### **Present Condition**

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

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

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

### **Conclusion**

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

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

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

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

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

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

**PLANT SPECIES LIST\***

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

- N native to South Florida
- R ruderal
- FL endangered listed as an endangered species in the state of Florida
- FL threatened listed as a threatened species in the state of Florida
- Fed Endangered listed as an endangered species by the Federal Government
- Fed Threatened listed as a threatened species by the Federal Government
- 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)

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)
<i>Andropogon virginicus</i>	broomsedge	N
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Ardisia elliptica</i>	shoebuttton ardisia	E / EPPC (I)
<i>Ayenia euphrasiifolia</i>	eyebright ayenia	N
<i>Bidens alba</i>	Spanish needles	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa Americana</i>	beauty berry	N
<i>Carica papaya</i>	papaya	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chiococca alba</i>	snowberry	N
<i>Chromoleana odorata</i>	jack-in-the-bush	N
<i>Chrysobalanus icaco</i>	cocoplum	N
<i>Cnidocolus stimulosus</i>	tread softly	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Commelina erecta</i>	whitemouth dayflower	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened

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

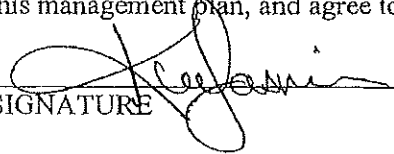


<i>Trema micrantha</i>	Florida trema	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N/ FL threatened
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	coontie	N

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

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

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

  
SIGNATURE

10/1/2014  
DATE

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

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



IN THE UNITED STATES OF AMERICA

GENERAL CHURCH BOARD OF TRUSTEES

WORLD HEADQUARTERS

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

SECRETARY

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

September 8, 2014

RESOLUTION OF THE CHURCH OF JESUS CHRIST

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

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

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

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

THE CHURCH OF JESUS CHRIST

Mario G. Zaccagnini  
Secretary, General Church Board of Trustees

## ATTACHMENT G

THIS INSTRUMENT PREPARED BY:

Paul & Judith Radice

Mailing address:

16375 SW 256<sup>th</sup> St

Homestead, FL, 33031

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

WHEREAS, the undersigned Owners, Paul & Judith Radice, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall

maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published

once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a

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

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 26 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print Lydia Olvera  
sign [Signature]  
print Marice Ocello  
sign [Signature]  
print Marice Ocello  
sign [Signature]  
print Lydia Olvera

OWNER(S):

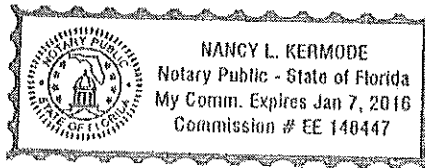
sign [Signature]  
print Paul Radice  
Address 16375 SW 256 St. Homestead, Fla. 33031  
sign [Signature]  
print JUDITH JO RADICE  
Address 16375 SW 256 St. HOMESTEAD, FL 33031

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

NOTARY PUBLIC:

Sign [Signature]  
Print Nancy L. Kermod e  
State of Florida at Large (Seal)  
My Commission Expires: Jan 7, 2016





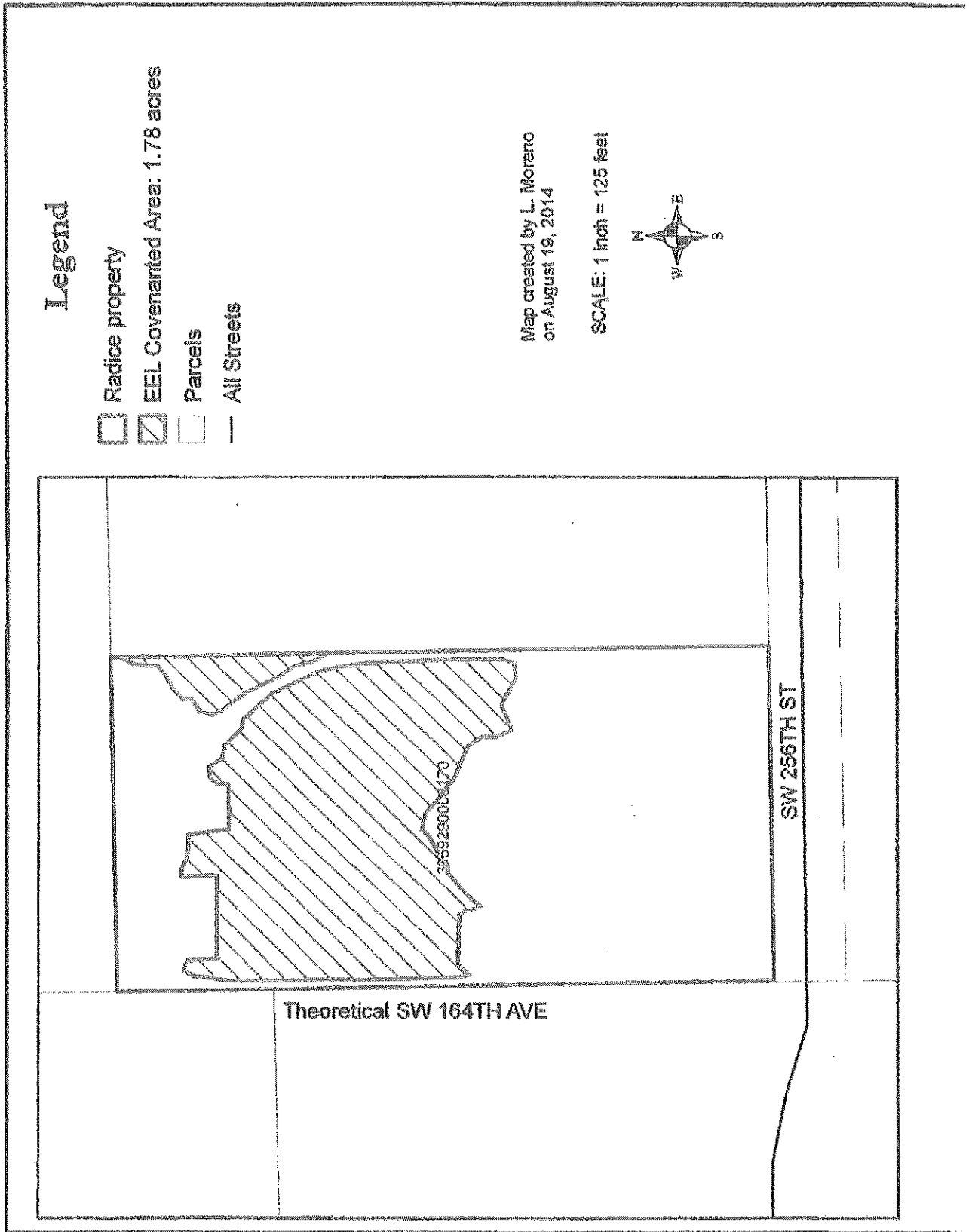
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6929-000-0170

**Property Address:** 16375 SW 256 ST

**Legal description:** THE WEST ½ OF THE SOUTHWEST ¼ OF THE  
SOUTHEAST ¼ OF THE NORTHWEST ¼ LESS THE  
SOUTH 35 FEET FOR RIGHT OF WAY, SECTION 29,  
TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND  
BEING IN DADE COUNTY, FLORIDA; FIVE (5)  
ACRES MORE OR LESS

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



**Exhibit C**  
**Pine Rockland Management Plan**  
**for Paul and Judith Radice**

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

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

**Folio #:** 30-6929-000-0170

**Forest Type:** Pine Rockland

**Location**

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

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

**Property Information**

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

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

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

### **Present Condition**

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

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

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

### **Conclusion**

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

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

- Year 1-2:** Initial hand removal of pine duff and other accumulated organics. Continue the eradication of exotic plants maintaining the site at less than 3% exotic plant cover.
- Year 3-5:** Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.
- Year 6-10:** Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

**PLANT SPECIES LIST\***

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
Fed Endangered	listed as an endangered species by the Federal Government
Fed Threatened	listed as a threatened species by the Federal Government
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)

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Albizia lebbbeck</i>	woman's tongue	E / EPPC (I)
<i>Angadenia berteroi</i>	pineland allamanda	N / FL threatened
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Baccharis halimifolia</i>	salt bush	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Bourreria cassinifolia</i>	pineland strongback	N / FL endangered
<i>Byrsonima lucida</i>	locustberry	N / FL threatened
<i>Callicarpa americana</i>	beauty berry	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chamaesyce mendezii</i>	Mendez's sandmat	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Chromolaena odorata</i>	jack-in-the-bush	N
<i>Cnidioscolus stimulosus</i>	tread softly	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Croton linearis</i>	pineland croton	N
<i>Dychoriste oblongifolia</i>	common twinflower	N
<i>Eragrostis elliotii</i>	Elliott's lovegrass	N
<i>Euphorbia cyathophora</i>	painted leaf	N
<i>Euphorbia pinetorum</i>	pineland poinsettia	N/ FL endangered
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Jacquemontia curtisii</i>	pineland clustervine	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	N
<i>Koanophyllon villosum</i>	shrub eupatorium	N/ FL endangered

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

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

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

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

Paul Radice  
SIGNATURE

9/26/14  
DATE

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

Judith Radice  
SIGNATURE

9/26/14  
DATE



## ATTACHMENT H

THIS INSTRUMENT PREPARED BY:

Jeffrey K. And Cynthia M. Stone

Mailing address:

17200 SW 264<sup>th</sup> St

Miami, Fl, 33031

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

WHEREAS, the undersigned Owners, Jeffrey K. And Cynthia M. Stone, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall

maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published

once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a

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

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 2<sup>nd</sup> day of October, 2014.

INDIVIDUAL

WITNESSES:

sign Rebecca Lucas  
 print Rebecca Lucas  
 sign Paul Underwood  
 print Paul Underwood  
 sign Paul Underwood  
 print Paul Underwood  
 sign Rebecca Lucas  
 print Rebecca LUCAS

OWNER(S):

sign Jeffrey K. Stone  
print Jeffrey K. Stone  
Address 17200 SW 264 St. Homestead FL  
33031  
sign Cynthia S. Stone  
print Cynthia S. Stone  
Address 17200 SW 264 St.  
Homestead, FL 33031

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October, 2014, by Jeffrey K. Stone & Cynthia S. Stone, who is personally known to me or who has produced FLID 3250431572000 as identification and who did take an oath.  
FILE 325042585550 CAS

NOTARY PUBLIC:

Sign Maria P. Quigley

Print \_\_\_\_\_  
State of Florida at Large \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



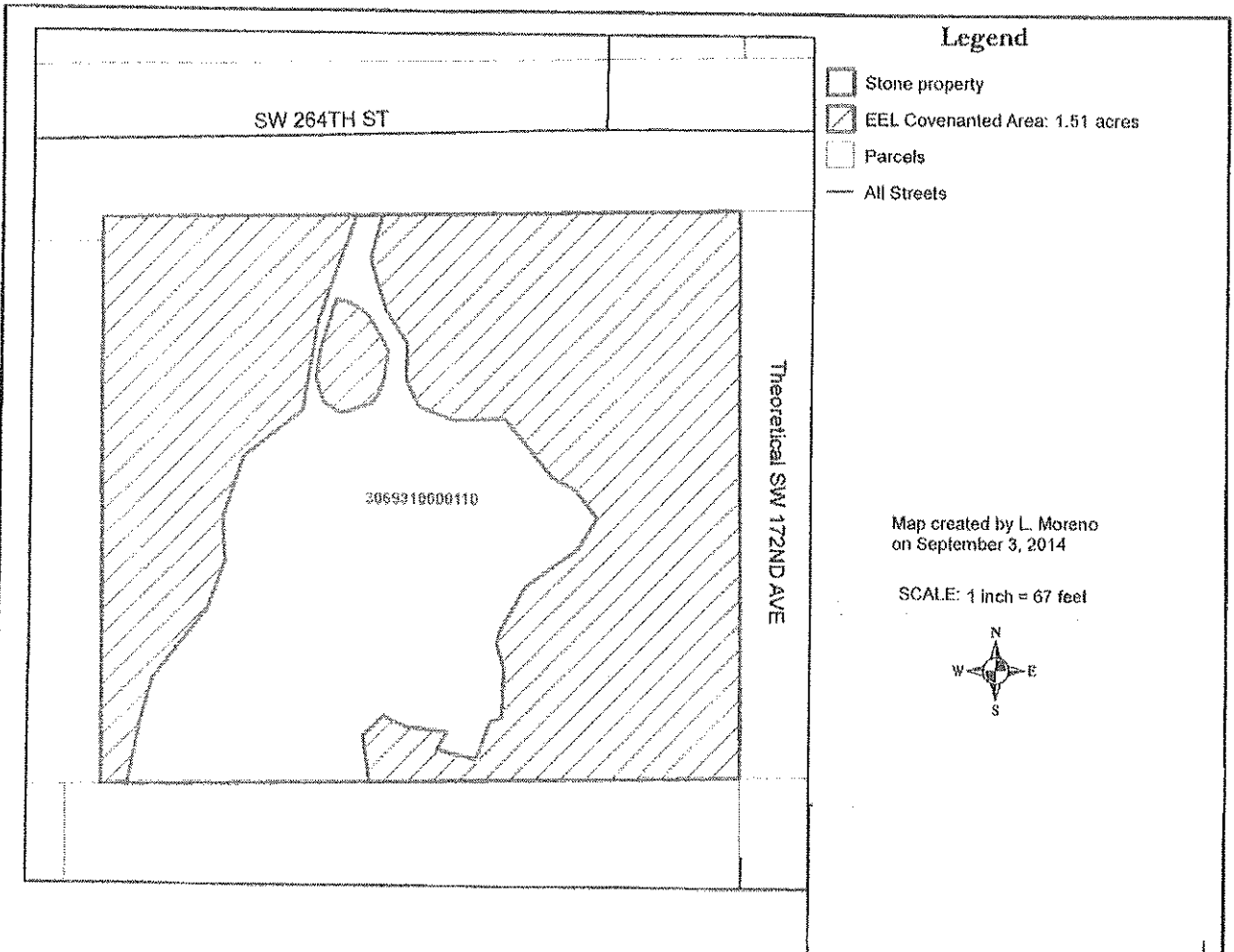
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6931-000-0110

**Property Address:** 17200 SW 264 St

**Legal description:** THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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





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

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

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

**Folio #:** 30-6931-000-0110

**Forest Type:** Transitional pine rockland/ hardwood hammock

**Location**

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

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

**Property Information**

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

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

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

### **Present Condition**

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

### **Conclusion**

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

**Management Techniques and Schedule for Rockland Hammock**

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

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

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

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

**PLANT SPECIES LIST\***

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N / FL endangered
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Ardisia escallanioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)

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

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

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

---

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

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

Jeffrey K. Stone  
SIGNATURE

10-2-14  
DATE

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

Conthia S. Stone  
SIGNATURE

10-2-14  
DATE

## ATTACHMENT I

THIS INSTRUMENT PREPARED BY:

Jason C. & Kristina D. Putnam

Mailing address:

15825 SW 268<sup>th</sup> St

Homestead, Fl, 33031

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

WHEREAS, the undersigned Owners, Jason C. & Kristina D. Putnam, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," and

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

1. The EEL Preservation Area on the Property, as shown on the map attached hereto as Exhibit B and incorporated herein by reference, shall be maintained in its present natural state.
2. The EEL Preservation Area on the Property shall be and the same is hereby subject to the conservation restrictions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, including, but not limited to, the requirement that the Owner, shall

maintain the EEL Preservation Area free of vegetation which is not native to Miami-Dade County, pursuant to Section 24-5 of the Code of Miami-Dade County and as determined by the Director of the Department of Regulatory and Economic Resources, or successor department, in his or her sole discretion. No native vegetation may be removed, trimmed, or destroyed in the EEL Preservation Area without prior written consent from the Director or Director's designee of the Department of Regulatory and Economic Resources, or successor department.

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
  
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner(s) of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published



once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owner upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owner or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owner from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owner to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
  
8. **Renewal.** The current owner(s) of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owner shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a

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

9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.
  
10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
  
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant.. This Covenant shall become effective immediately upon recordation.
  
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
  
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 29 day of September, 2014.

INDIVIDUAL

WITNESSES:

sign [Signature]  
print JUDITH FERNANDEZ

sign [Signature]  
print HILDA G. DAVILA

sign [Signature]  
print [Signature]

sign [Signature]  
print Dawn L. Baird

OWNER(S):

sign [Signature]  
print Kristina Putnam

Address 5825 SW 26th St Homestead FL 33031

sign [Signature]  
print JASON PUTNAM

Address 15825 SW 26th St Homestead FL 33031

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

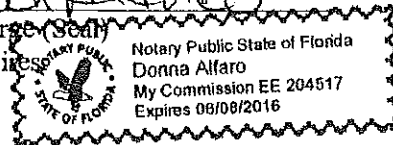
The foregoing instrument was acknowledged before me this 29th day of Sept., 2014, by DONNA ALFARO, who is personally known to me or who has produced PH as identification and who did take an oath.

NOTARY PUBLIC:

Sign [Signature]

Print [Signature]

State of Florida at Large (Seal)  
My Commission Expires



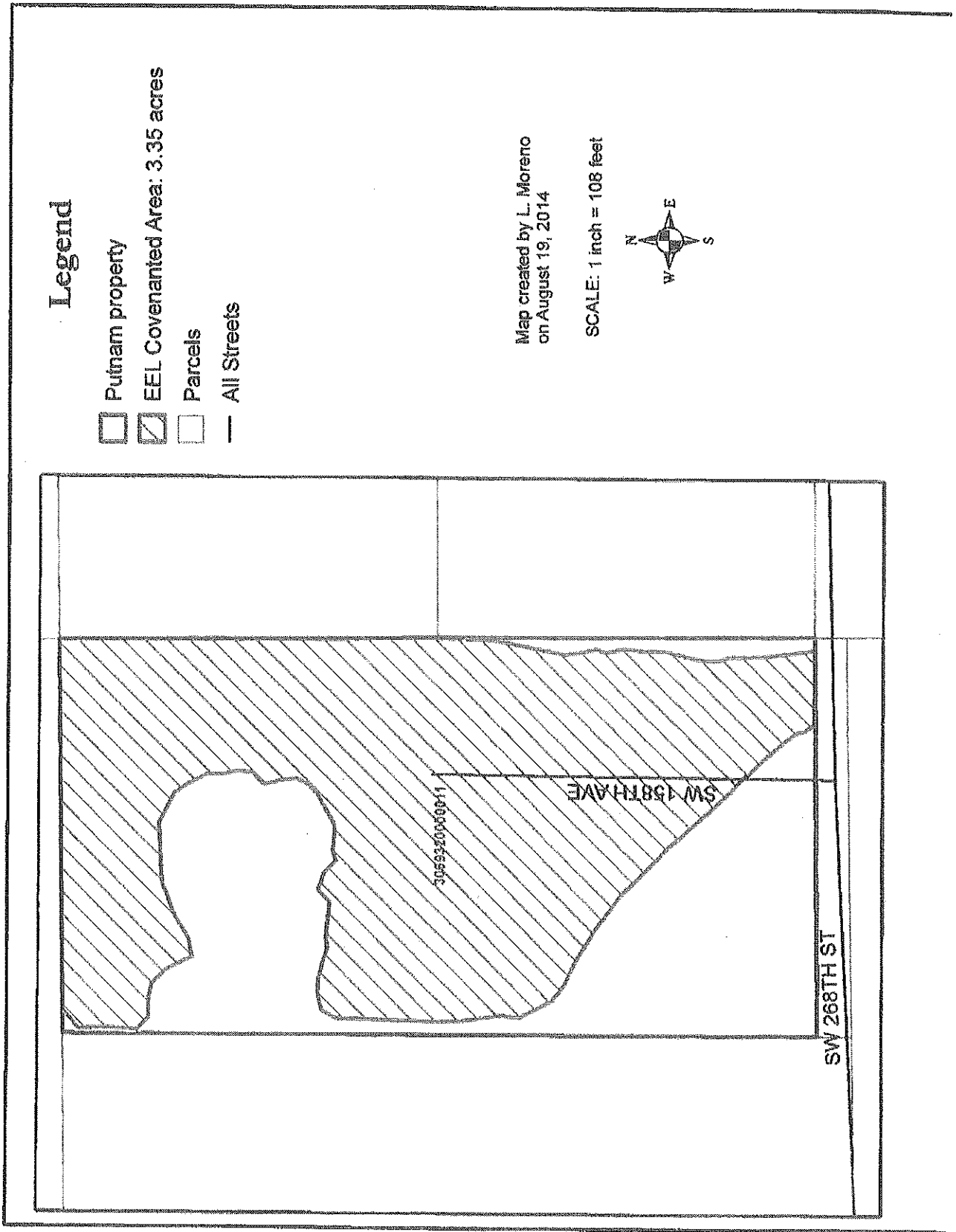
**EXHIBIT A  
LEGAL DESCRIPTION**

**Folio Number:** 30-6932-000-0011

**Property Address:** 15825 SW 268 ST

**Legal description:** THE EAST ½ OF THE SOUTHWEST ¼ OF THE  
NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION  
32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING  
AND BEING IN MIAMI-DADE COUNTY, FLORIDA,  
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF  
FOR THE ROAD RIGHT-OF-WAY PURPOSES.

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



**Exhibit C**  
**Pine Rockland Management Plan**  
**for Jason and Kristina Putnam**

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

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

**Folio #:** 30-6932-000-0011

**Forest Type:** Pine Rockland

**Location**

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

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

**Property Information**

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

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

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

### **Present Condition**

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

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

### **Conclusion**

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

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

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

### **Ecological Goals**

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

### **Management Goals**

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

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

### **Management Techniques and Schedule**

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

- Year 1-2:** Remove large thickets of exotic plant species, hardwoods and vines to open up understory and to reduce exotic cover to 3% or less.
- Year 3-5:** Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain goal of 3% or less exotic plant cover. Implement a controlled burn if possible of mimic fire techniques through selective thinning, removal of organics and vine management. Remove and control native hardwoods in absence of fire.
- Year 6-10:** Continue to eradicate exotic and invasive plants to maintained 3% or less exotic cover, maintain diverse understory and rare species. Monitor native plant recruitment and wildlife. Continue to thin out hardwoods and vines if needed to maintain an open understory.



**PLANT SPECIES LIST\***

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as a threatened species in the state of Florida
Fed Endangered	listed as an endangered species by the Federal Government
Fed Threatened	listed as a threatened species by the Federal Government
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)

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Albizia lebbek</i>	woman's tongue	E / EPPC (I)
<i>Allamanda carthatica</i>	yellow allamanda	E
<i>Aloe vera</i>	aloe	E
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Ardisia escallanioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)
<i>Bidens alba</i>	Spanish needles	N
<i>Bischofia javanica</i>	bishop's wood	E / EPPC (II)
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa Americana</i>	beauty berry	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chamaecrista nictitans var aspera</i>	hairy partridge pea	N
<i>Chiococca alba</i>	snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Crotalaria spectabilis</i>	showy rattlebox	E
<i>Croton linearis</i>	pineland croton	N
<i>Dychoriste oblongifolia</i>	common twinflower	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Eragostris elliottii</i>	Elliott's lovegrass	N
<i>Erythrina herbacea</i>	coral bean	N
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Forestiera segregata</i>	pineland privet	N

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

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

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

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

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

*Kristina Putnam*  
SIGNATURE

9/29/14  
DATE

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

*Jason Putnam*  
SIGNATURE

9/29/14  
DATE