OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2007

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

To: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

From: George M. Burgess, County Manager

R-1330-07

Subject: Resolution Authorizing the Acceptance of Five (5) Environmentally Endangered Lands Covenants in Miami-Dade County

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Recommendation
It is recommended that the Board approve the attached resolution authorizing the acceptance of five (5) covenants running with the land for the preservation and maintenance of environmentally endangered lands (EEL) listed below and attached hereto.

Scope
These five covenants affect properties located in Commission District 8.

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

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

Background
Section 25B (Article II) of the Miami-Dade County Code was approved by the Board of County Commissioners pursuant to Ordinance Number 79-105 on December 4, 1979. This ordinance allows qualifying owners in Miami-Dade County to voluntarily enter into a 10-year covenant with the Board, stipulating that their property will be preserved and maintained in its natural state subject to one or more conservation restrictions. The purpose of the ordinance is to provide an economic incentive for owners of environmentally endangered lands, such as hammocks and pinelands, to manage their land, thereby maintaining the land's natural resource values. This is particularly significant in the rural areas of Miami-Dade County where many property owners have an economic incentive to clear forested lands and replace them with fruit groves or vegetable crops in order to qualify for an agricultural tax exemption.

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

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

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

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

The subject sites, listed below, meet the above-mentioned criteria for environmentally endangered lands. Therefore, the Director of DERM is recommending approval for acceptance of five (5) EEL covenants for these properties.

New Covenants

1) Matthew Kaskel (14.20 acres of pine rockland)
   Folio# 30-6903-000-0065, located in the vicinity of SW 140th Avenue and SW 188th Street, Miami-Dade County, Florida.

2) Juan and Clara Romero (1.09 acres of pine rockland)
   Folio# 30-6928-000-0100, located at 14940 SW 250th Street, Miami-Dade County, Florida.

3) Gunilla Elisabeth Truby (0.47 acres of pine rockland and hardwood hammock)
   Folio# 30-6933-000-0343, located in the vicinity of SW 271st Street and SW 152nd Avenue, Miami-Dade County, Florida.

4) G. Donald and Joyce W. Gann (1.0 acres of pine rockland)
   Folio# 30-6916-001-0410, located in the vicinity of SW 221st Street and SW 152nd Avenue, Miami-Dade County, Florida.

5) Robert Parsons (1.42 acres of pine rockland)
   Folio# 30-6924-000-0910, located in the vicinity of SW 236th Street and SW 127th Avenue, Miami-Dade County, Florida.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: December 4, 2007

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

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

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____Mayor

Veto _____

Override _____

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

12-04-07

RESOLUTION NO. **R-1330-07**

RESOLUTION AUTHORIZING THE ACCEPTANCE OF FIVE (5) 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 Covenants, identified as folio 30-6903-000-0065, vicinity of SW 140th Avenue and SW 188th Street (14.20 acres of pine rockland); folio 30-6928-000-0100, 14940 SW 250th Street (1.09 acres of pine rockland); folio 30-6933-000-0343, vicinity of SW 271st Street and SW 152nd Avenue (0.47 acres of pine rockland/ hardwood hammock); folio 30-6916-001-0410, vicinity of SW 221st Street and SW 152nd Avenue (1.0 acres of pine rockland); and folio 30-6924-000-0910, vicinity SW 236th Street and SW 127th Avenue (1.42 acres of pine rockland) have been submitted pursuant to Section 25B of the Code of Miami-Dade County, and Section 193.501, Florida Statutes, which Ordinance and Statute provide for beneficial ad valorem tax classifications for outdoor recreational or parkland and environmentally endangered lands; and

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

WHEREAS, this Board finds that the attached Covenants meet the criteria for County acceptance as set forth in Section 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 directs the County Clerk to promptly record same in the Official Records of Miami-Dade County; to record applicable joinder by mortgagees upon proper execution and review by the County Attorney's Office and to forward a certified copy of same to the Property Appraiser.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Joe A. Martinez and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	absent	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2007. 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 Kay Sullivan
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

Robert A. Duvall

5

COVENANT RUNNING WITH THE LAND OF MATTHEW KASKEL IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED ALONG THE WEST SIDE OF SW 140TH AVENUE AND BETWEEN SW 188TH STREET AND THEORETICAL SW 190TH STREET, MIAMI-DADE COUNTY, FLORIDA.

The undersigned, Matthew Kaskel, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located along the west side of SW 140th Avenue and between SW 188th Street and theoretical SW 190th Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6903-000-0065, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

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

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

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in this covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. The undersigned owner(s) covenant(s) and agree(s) that this

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

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.

7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.

8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 30th day of August, 2007.

INDIVIDUAL

WITNESSES:

sign Mercedes C. Keen

print Mercedes C. Keen

sign [signature]

print Doris D. Meneses

sign _____

print _____

sign _____

print _____

OWNER(S):

sign [signature]

print MATTHEW KASKEL

Address 10295 SW 248 STREET

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of August, 2007, by Matthew Kaskel, who is personally known to me or who has produced _____ as identification and who did take an oath.

DORIS D. MENESES
MY COMMISSION EXPIRES
April 20, 2008
#DD 293322
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

sign [signature]

print Doris D. Meneses

State of Florida at Large (Seal)

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Joaquin Alonso, Biologist II
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

JOINDER / CORPORATE LIENHOLDER
TO COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY

NAME OF PROPERTY OWNER(S): **Matthew Kaskel**

ADDRESS OF PROPERTY: **Vacant Land**
Folio no. 30-6903-000-0065

The West ½ of the Southwest ¼ of the Northeast ¼, less the South 395 feet thereof in Section 3, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

NAME OF INTEREST-HOLDER MORTGAGEE:

TIB BANK

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

IN WITNESS WHEREOF, these presents have been executed this 30 day of Aug, 2007.

Witnesses:

Nicole S. Mowry

Print Name: Nicole S. Mowry

Print Name: Jorge F. Gonzalez

TIB BANK

By: _____
MICHAEL WELSH, Vice President

m:\2007\misc unopened file work\650-06 kaskel, matthew\joinder by mortgagee.doc

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by **MICHAEL WELSH,** as **Vice President** of **TIB BANK**, on behalf of the corporation. He is personally known to me.

Witness my signature and official seal this 30 day of Aug, 2007, in the County and State aforesaid.

Nicole S. Mowry
Notary Public-State of Florida

Nicole S. Mowry
Print Name

My Commission Expires:

NICOLE S. MOWRY
Notary Public - State of Florida
My Commission Expires Jan 7, 2008
Commission # DD 279722
Bonded By National Notary Assn.

This document prepared by:

John P. Maas, Esq.
44 NE 16th Street
Homestead, Florida 33030

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6903-000-0065
Property Address:	Located along the west side of SW 140th Avenue and between SW 188th Street and theoretical SW 190th Street, Miami-Dade County, Florida.
Legal description:	3 56 39 17.566 AC W1/2 OF SW1/4 OF NE1/4 LESS S395FT SUBJ TO NFC REST ON 9.370 AC F/A/U 30-6903-006-0060 OR 21207-3076 042003 2 (2)

Exhibit B
Pine Rockland Management Plan
for Matthew Kaskel

Location: Located along the west side of SW 140th Avenue and between SW 188th Street and theoretical SW 190th Street, Miami-Dade County, Florida.

Size: **17.57-acre parcel**
14.2 acres of pine rockland qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6903-000-0065

Forest Type: Pine rockland

Location:

The site is located along the west side of SW 140th Avenue and theoretical 190th Street, between SW 188th Street and SW192nd Street. The property can be accessed from SW 192nd Street and SW 140th Avenue where an existing dirt road leads to the site. The parcel is located outside the urban development boundary (UDB) and is surrounded by residential properties and agricultural lands.

Property Information:

This property was designated as a natural forest community (NFC) in 1984. It consists of a 17.57-acre parcel that contains 14.2 acres of NFC, all of which qualify for an EEL covenant.

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

Present Condition:

The pineland's canopy is very open. The site is of average condition. Although a good diversity of native plants continues to be present in some of these areas it is imperative that treatment of the invasive exotic plants be continued. The substrate of the area that qualifies for this covenant has been disturbed in the past and many ruderal plants that are present and are mixed with pine rockland species and some invasive exotics as well.

Conclusion

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

Ecological Goals for pine rockland:

1. Maintain open canopy to preserve herbaceous pine rockland plant species.
2. Plant native pine rocklands plants to maintain the site's biodiversity.
3. Provide suitable habitat for native wildlife.
4. Eliminate invasive exotic species and encroaching native hardwoods throughout pineland.

Management Goals for pine rockland:

1. Plant slash pine seedlings to create an unevenly aged stand.
2. Reduce native and exotic vine cover throughout the property and selectively thin the understory to promote and preserve herbaceous pine rockland plant species.
3. Eradicate all invasive exotic plant species and prevent recolonization. Ensure that no more than ten (10) square feet of any exotic cover remains.
4. Prevent reproduction of exotic seeds on site within five (5) years. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1: Hand removal and herbicide treatments of all invasive species and exotics including: Brazilian pepper, cane grass, and vines as recommended by DERM.

Selective hand removal of any small hardwood trees such as live oak, gumbo-limbo and myrsine from the interior.
Plant native slash pine seedlings.

Year 2-6: Continue to eradicate exotic and invasive plants and vines. Retreat any resprouting or recolonizing invasive exotic plants. Thin out any hardwoods shading out shrubs and groundcover as well as any pine seedlings / saplings.

Year 6-7: Continue to eradicate exotic and invasive plants and vines.
Monitor any pine seedlings as well as native herbaceous recolonization in areas previously hand cleared of exotics. Maintain open understory and firebreaks.

Year 8-10: Continue exotic and invasive eradication and monitor slash pine regeneration and health. Maintain firebreaks.

Species list*

Scientific Name	Common Name
Trees and Shrubs	
Quercus virginiana	live oak
Myrsine floridana	myrsine
Pinus elliottii var densa	slash pine
Trema micranthum	Florida trema
Metopium toxiferum	poison wood
Acacia farnesiana	sweet acacia
Myrica cerifera	waxmyrtle
Lysiloma latisiliquum	wild tamarind
Tetrazygia bicolor	west-indian lilac
Ficus aurea	strangler fig
Ficus citrifolia	short leaf fig
Leucaena leucocephala	leadwood
Palms, palmettos and cycads	
Serenoa repens	saw palmetto
Sabal palmetto	sabal / cabbage palms
Coccothrinax argentata	silver palm
Zamia pumila	coontie

Shrubs and woody groundcover

Rhus copallina var. leucantha	southern sumac
Randia aculeata	white indigo berry
Byrsonima lucida	locust berry
Morinda royoc	cheese shrub
Bidens alba var. radiate	Spanish needles
Crossopetalum ilicifolium	quail berry
Lantana involucrata	wild sage
Cnidoscolus stimulosus	tread-softly
Chamaesyce hypericifolia	graceful sandmat
Phyllanthus pentaphyllus	five-petaled leaf-flower
Solidago odorata	Chapman's goldenrod
Guettarda scabra	rough velvet seed
Callicarca americana	American beautyberry
Agalinis fasciculata	false foxglove
Tragia saxicola	pineland noseburn
Chamaecrista deeringiana	Deering's partridge pea
Rhynchospora colorata	whitetop sedge
Galium hispidulum	bedstraw
Angadenia berterii	pineland allamanda
Jacquemontia curtisii	pineland clustervine
Liatris chapmanii	blazing star
Licania michauxii	gopher apple
Eupatorium compositifoilium	dog fennel
Euphorbia pinetorum	pineland poinsettia
Houstonia nigricans var. Fl	Florida diamond flower
Piriqueta caroliniana	hairy piriqueta
Quercus pumila	running oak
Mealnthera parvifolia	small-leaved cat tongue
Sida spp.	broomweed
Rhyncosia sp.	
Acalypha charaedrifolia	three seeded mercury
Rhynchospora spp.	whitetop sedge
Urena lobata	ceasar's weed
Ambrosia artemisiifolia	ragweed
Polygala gradiflora	candyweed
Pectis sp.	Cinchweed
Spermacoce sp.	False buttonweed
Indigofera spicata	trailing indigo
Sorghastrum secundum	lopsided Indian grass
Opuntia humifusa	prickly pear cactus
Baccharis halimifolia	saltbush

Vines and scandent shrubs

Vitis rotundifolia	muscadine grape
Passiflora suberosa	corky-stemmed passionflower
Parthenocissus quinquefolia	virginia creeper
Momordica charantia	wild balsam-apple
Cissus verticillata	possum-grape
Ipomoea tenuissima	rockland morning glory
Ipomoea alba	moonflower
Ipomoea hederifolia	scarletcreeper
Centrosema virginianum	butterfly pea
Echites umbellata	devil's potato

Terrestrial Forbs and Ferns

Pteridium aquilinum var. caudatum	bracken fern
Thelypteris kunthii	shield fern
Croton linearis	pineland croton
Anemia adiantifolia	pine fern
Stachytarpheta jamaicensis	blue porterweed,
Crotalaria pumila	low rattlebox

Non-native / Invasive Species

Schinus terebinthifolius	Brazilian pepper
Neyraudia reynaudiana	Burma reed
Abrus pectatorius	rosary pea
Lantana camara	shrub verbena
Albizia lebeck	woman's tongue
Crotolaria spectabilis	showy rattlebox
Emilia spp.	red tassel flower
Shefflera actinophylla	umbrella tree
Cestrum diurnum	day Jessamine
Ardisia elliptica	shoebutton ardisia
Ricinus communis	castor-bean

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

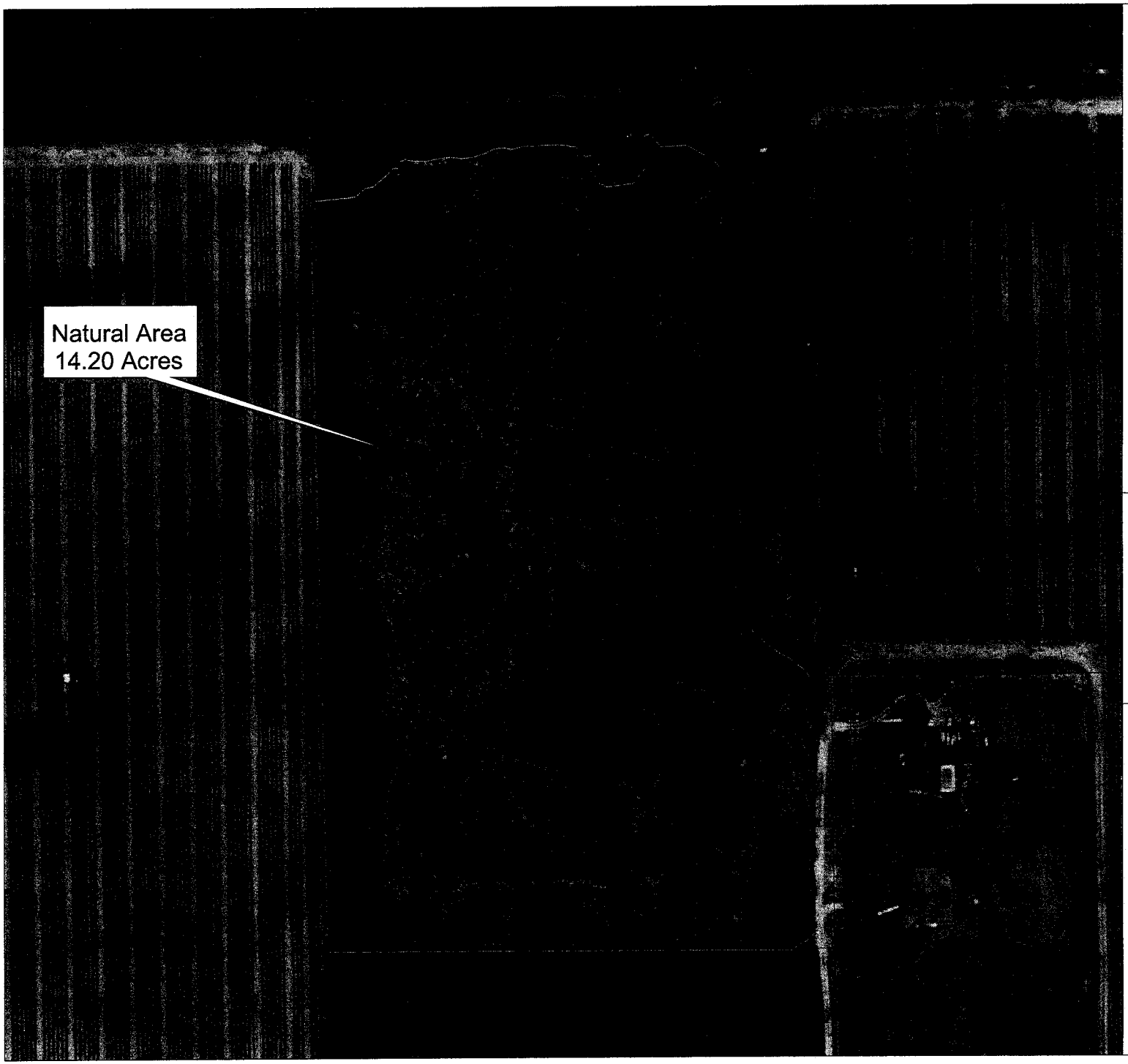
MANAGEMENT PLAN AGREEMENT

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

SIGNATURE

AUGUST 30, 2007
DATE

30-6903-000-0065 Kaskel NFC 8/22/07



Property Boundaries

NFC Area
14.20 Acres

N

100 0 100 Feet

MIAMI-DADE COUNTY

Data Collected 8/22/07
07forest_resources.apr
Map Made by: HG on 8/24/07

COVENANT RUNNING WITH THE LAND OF JUAN ROMERO & CLARA ROMERO IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT 14940 SW 250TH STREET, MIAMI-DADE COUNTY, FLORIDA.

The undersigned, Juan Romero and Clara Romero, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at 14940 SW 250th Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6928-000-0100, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

3. The undersigned owner(s) covenant with the Board that the Property shall be and the same is hereby subject to the conservation restriction(s) necessary to maintain the Property in

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

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

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in this covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. The undersigned owner(s) covenant(s) and agree(s) that this covenant and the provisions contained herein may be enforced by the Director of the Miami-Dade County Department of Environmental Resources Management by preliminary

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

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.

7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.

8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 20 day of September, 2007.

INDIVIDUAL

WITNESSES:

sign _____

print Rosa Hernandez

sign _____

print Julieth Novoa

sign _____

print Juan Torres

sign _____

print Lucio Zapata

OWNER(S):

sign _____

print JUAN ROMERO

Address 17140 SW 92 AV

sign _____

print CLARA ROMERO

Address 17140 SW 92 AV

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20 day of September 2007, by Clara & JUAN ROMERO, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
PATRICIA ARANGO
Commission #DD485188
Expires: OCT. 24, 2009
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC:

sign _____

print Patricia Arango

State of Florida at Large (Seal)

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Joaquin Alonso, Biologist II
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

Miami, Fl September 21st, 2007

THE BOARD OF COUNTY COMMISSIONERS OF MIAMI DADE COUNTY-FLORIDA

The undersigned, Juan Romero and Clara Romero, being owners of the property located at 14940 SW 250 ST, Miami, Florida and identified with the Folio Number : 30-6928-000-0100, inform you that the above mentioned property has not mortgage of any type.

Sincerely,

Juan Romero

Clara Romero

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6928-000-0100
Property Address:	14940 SW 250th Street- Miami-Dade County, Florida.
Legal description:	28 56 39 2.17 AC M/L N1/2 OF SE1/4 OF NW1/4 OF NE1/4 LESS E187.68 FT & LESS W162.68 FT & LESS N25 FT FOR R/W SUBJECT TO NFC REST ON 1.09 AC OR 18063-4780 0398 1 COC 22500-0671 07 2004 1

Exhibit B
Pine Rockland Management Plan
for Juan Romero & Carla Romero

Location: 14940 SW 250th Street, Miami-Dade County, Florida.

Size: 2.17 acres parcel
1.09 acres of pine rockland qualify for
an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6928-000-0100

Forest Type: Pine rockland

Location:

The main entrance to the property is located along the south side of SW 250th Street off 149th Avenue. The property is located outside the urban development boundary (UDB) and surrounded by a mix of agricultural lands and residential properties.

Property Information:

The lot consists of 2.17 acres of which 1.09 acres qualify for an EEL Covenant. In 1984 this property received the County's designation of pine rockland Natural Forest Community (NFC). Currently this property is the only portion remaining in the area from those historical NFC's.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, and shrubs of temperate and tropical origin. The pine rockland community is classified as Globally Imperiled by the Florida Natural Areas Inventory (FNAI) and it is South Florida's most floristically diverse plant community including several endemic species found only in this community. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several plant species.

Present Condition:

Property owners obtained a DERM NFC permit (#2006-004) for the removal of 30,733 square feet (0.71 acres) of NFC pine rockland. The permit granted the authorization to remove 39% of the 1.8 acre NFC that was in existence within the property. After an inspection conducted on July 18, 2007 after the construction of a new residence at the site, this department has determined that 1.09 acres of NFC pine rockland remain and qualify for an EEL Covenant.

Conclusion

Overall, the NFC pine rockland on this property is in good condition. Property owners utilize portions of their non-NFC property to grow non-native ornamental plants. Therefore, future management of this property will center on preventing impacts from these practices and maintaining the NFC free of invasive exotics. Under natural condition fire would naturally thin out hardwoods and invasive exotics. However, because of fire exclusion, hand removal of invasive species and pioneering hardwoods will be necessary in order to maintain the existing plant community. Although prescribed burns are usually recommended this may be unattainable.

Ecological Goals:

1. Eliminate invasive exotic species and invasive vines from NFC pineland.
2. Maintain open canopy to promote and preserve herbaceous pine rockland plant species.
3. Promote regeneration and growth of native pineland species to maintain the site's biodiversity.
4. Provide suitable habitat for native wildlife.

Management Goals:

1. Reduce and eliminate invasive species cover throughout the pineland and selectively thin the canopy and the understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate all invasive exotic plant species from the interior and the perimeter of the pineland area and prevent recolonization.
3. Eliminate pioneering hardwoods from area.
4. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3: -Removal and herbicide treatments of all invasive vine species and invasive exotic species.
-Selective hand removal of any hardwood hammock trees from the interior of area.
-Plant native slash pine seedlings as well as other pineland plant species to promote recolonization.

Year 3-6: -Continue to eradicate invasive vines and invasive plants species. Retreat any resprouting or recolonizing invasive exotic plants.
-Thin out any hardwoods shading out shrubs and groundcover.
-Monitor pine seedlings as well as native plants for recolonization and health.

Year 6-7: -Continue to eradicate invasive vines and exotic and invasive plants.
-Monitor any pine seedlings as well as native herbaceous recolonization in areas previously hand cleared of exotics.
-Maintain open understory and firebreaks.

Year 8-10: -Continue exotic and invasive eradication. Monitor slash pine and native plant regeneration and health.

Species list*

Scientific Name	Common Name
Graminoids (grasses and sedges)	
Rhyncospora colorata	White top sedge
Trees and Shrubs	
Ardisia escallonoides	Marlberry
Byrsonima lucida	Locustberry
Chrysophyllum oliviforme	Satin leaf
Dipholis salicifolia	Willow bustic
Eugenia axillaris	White Stopper
Eugenia foetida	Spanish stopper
Guettarda scabra	Rough Velvetseed
Lantana involucrata	Wild sage
Lysiloma latisiliquum	Wild tamarind
Metopium toxiferum	Poisonwood
Myrica cerifera	Co. Waxmyrtle

Myrcianthes fragrans	Simpson's stopper
Swietenia mahagony	West Indian Mahogany
Myrsine floridana	Myrsine
Pinus elliottii	South Florida Slash Pine
Quercus virginiana	Live Oak
Randia aculeata	White indigoberry
Rhus copallina	Southern Sumac
Simarouba glauca	Paradise tree
Tetrazygia bicolor	West Indian-lilac
Trema micranthum	Florida Trema

Palms, palmettos and cycads

Sabal palmetto	Cabbage Palm
Serenoa repens	Saw Palmetto
Coccothrinax argentata	Silver Palm

Shrubs, forbes and woody groundcover

Acalypha charaedrifolia	Three seeded Mercury
Bidens alba	Spanish-needles
Chiococca parvifolia	Pineland Snowberry
Crossopetalum ilicifolium	Quail berry
Crotalaria pumila	Pineland Rattlebox
Galium hispidulum	Bedstraw
Hamelia patens	Firebush
Euphorbia pinetorum	Pineland Poinsettia
Polygonella polygama	Southern jointweed
Phyllanthus pentaphyllus	5 petal leaf flower
Morinda royoc	Yellowroot
Tragia saxicola	Pineland-noseburn
Zamia integrifolia	Co. Coontie

Vines and scandent shrubs

Cassytha filiformis	Love Vine
Momordica charantia	Wild Balsam-apple
Passiflora suberosa	Corky-stemmed Passion-flower
Smilax auriculata	Greenbrier
Toxicodendron radicans	Poison-ivy
Vitis rotundifolia	Muscadine

Ferns

Anemia adiantifolia	Pine Fern
Pteridium aquilinum	Southern Braken fern

Non-native / Invasive Species

Mangifera indica	Mango tree
Jasminum dichotomum	Jasmine vine
Rhynchelytrum repens	Natal grass
Neyraudia reynaudiana	Burma-reed
Albizia lebbeck	Woman's tongue
Schinus terebinthifolius	Brazilian-pepper

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

MANAGEMENT PLAN AGREEMENT

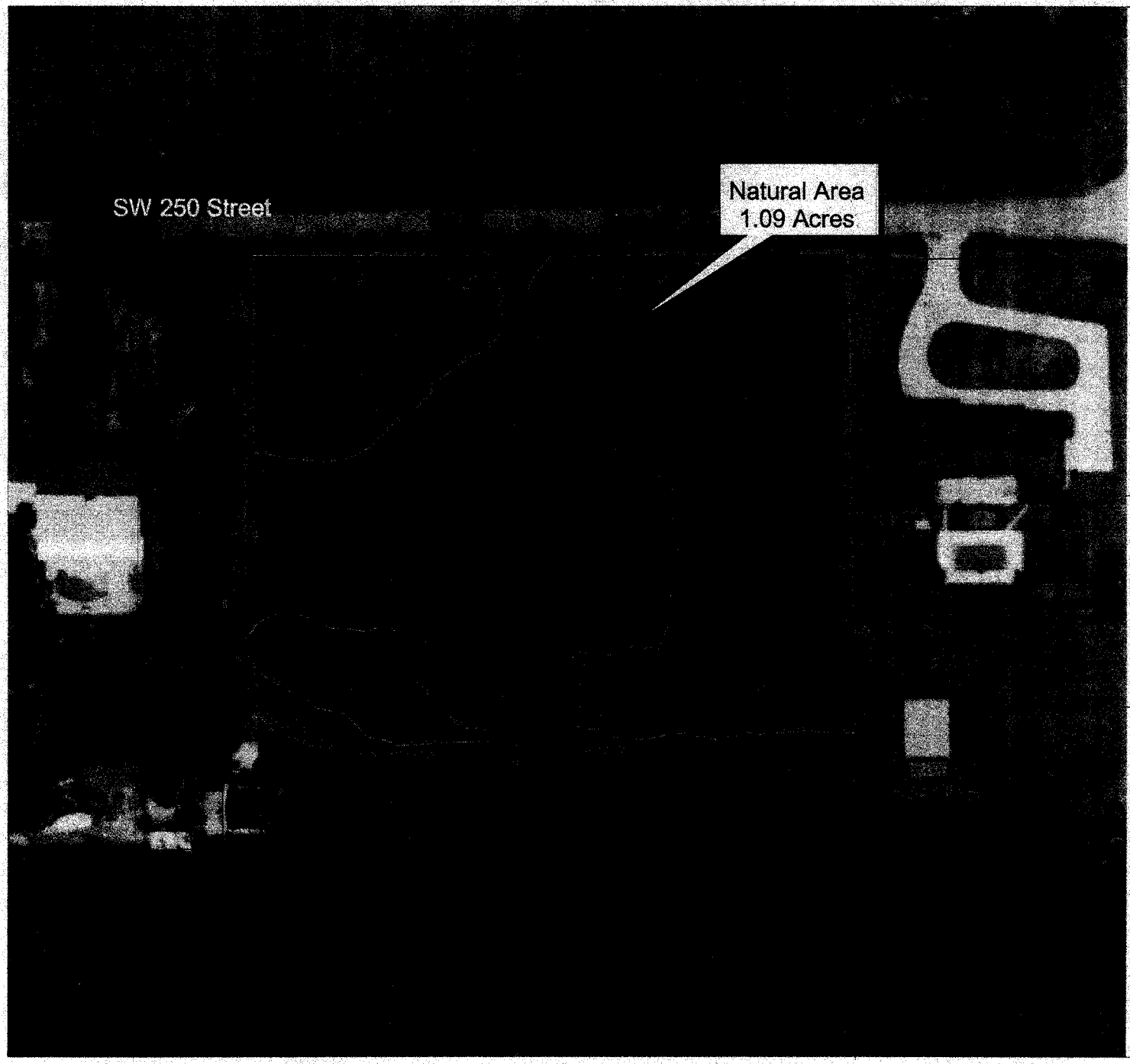
I, JUAN & CLARA ROMERO hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.

SIGNATURE

Juan Romero

9-20-07
DATE

30-6928-000-0100 Romero NFC



Property Boundaries
2.17 Acres

NFC Area
1.09 Acres

N

50 0 50 Feet

MIAMI-DADE COUNTY

Data Collected: 7/18/07
Map Made by: HCG 8/24/07
07forest_resources.apr

COVENANT RUNNING WITH THE LAND OF GUNILLA ELISABETH TRUBY IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE VICINITY OF 271ST STREET & 152ND AVENUE, MIAMI-DADE COUNTY, FLORIDA.

The undersigned, Gunilla Elisabeth Truby, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at the vicinity if 271st Street and 152nd Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6933-000-0343, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

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

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

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in this covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. The undersigned owner(s) covenant(s) and agree(s) that this

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

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.

7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.

8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 10th day of Sept., 2007.

INDIVIDUAL

WITNESSES:

sign Debra A. Recupero

print Debra A. Recupero

sign [illegible]

print Alvin L Smith

sign _____

print _____

sign _____

print _____

OWNER(S):

sign G. Elisabeth Truby

print G. ELISABETH TRUBY

Address 19960 SW 292 ST HOMESTEAD FL 33030

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10th day of Sept., 2007, by Gunilla Elisabeth Truby, who is personally known to me or who has produced Driver's License as identification and who did take an oath.

DEBRA A. RECUPERO
MY COMMISSION # DD394564
EXPIRES: May 20, 2009
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

NOTARY PUBLIC:

sign Debra A. Recupero

print Debra A. Recupero

State of Florida at Large (Seal)

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Joaquin Alonso, Biologist II
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

Sept 11, 2007

To DERM,

there is no mortgage holder on this property folio # 30-6933-000-0343. I am the owner (Gunilla Elisabeth Tuly) I own it free and clear.

Thank you,

Gunilla Elisabeth Tuly

RECEIVED
SEP 17 2007
DERM
NATURAL RESOURCES DIV

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6933-000-0343
Property Address:	Vicinity of 271st Street and 152nd Avenue, Miami-Dade County, Florida.
Legal description:	33 56 39 .87 AC ML/ N 279.04 FT OF S 543.04 FT OF E ½ OF E ¼ OF SE ¼ OF NW ¼ LESS E 35 FT FOR R/W OR 19318-3339 092000 6

Exhibit B
Pine Rockland / Hardwood Hammock Management Plan for Gunilla Elisabeth Truby

Location: The vicinity of 271st Street and 152nd Avenue, Miami-Dade County, Florida.

Size: 0.87 acre parcel
0.47 acres of transitional pine rockland qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6933-000-0343

Forest Type: Hardwood hammock / transitional pine rockland

Location:

The main entrance to the property is located at the southeast corner of the property along the west side of SW 152nd Avenue just north of SW 272nd Street. The site is a vacant lot inside the urban development boundary (UDB) and it is bordered by residential properties to the south and to the west, and vacant lots to the north and to the east. The property can be accessed through an unpaved SW 152nd Avenue off SW 272nd Street.

Property Information:

The property consists of 0.87 vacant acres of which 0.47 acres qualify for an EEL Covenant. The property is located on the west-central Miami rock ridge. Historically a pine rockland, portions of the property now shows signs of transitioning from pine rockland to tropical hardwood hammock. This remnant pineland contains now several hardwood hammock plant species.

The property was never designated as a natural forest community (NFC) in 1984, yet portions of the property still maintain a good diversity of native plants associated with both, pine rockland and hardwood hammock forest communities. The presence of hammock plants as well as pine rockland species gives the site an added value of diversity. Although the southern area of the property is invaded by exotics such as Brazilian pepper (Schinus terebinthifolius) and cane grass (Neyraudia reynaudiana), the property owner's efforts in eradicating the invasive species have helped maintain the site's quality and diversity. The suppression of natural fires so vital for pine rocklands has promoted the growth of hardwood hammocks plant species. This has resulted in a mixed diversity of plant species associated with both communities.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, and shrubs of temperate and tropical origin. The pine rockland community is classified as a Globally Imperiled ecosystem by the Florida Natural Areas Inventory (FNAI) and it is considered South Florida's most floristically diverse plant community including many endemic species found only in this community. A sub-climatic ecosystem, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several plant species.
Tropical hardwood hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and serve also as habitat for a wide arrange of animal species.

Present Condition:

The area of the lot that qualifies for an EEL Covenant (0.47 acres) contains 0.29 acres of good quality pine rockland which is located at the northeast portion of the property. This is the portion of the property that contains a good diversity of both pine rockland to the north (0.23 acres, area A) and hardwood hammock plant species growing within and around a solution hole on the south portion of this area (0.06 acres, area B) (see attached map). In addition, there are 0.18 acres (area C) on the northwest portion of the property that have been cleared of invasive exotic species. This area is now covered mostly with native ruderal plants and the substrate of said area is very good quality and remains intact. This 0.18-acre portion will be included in the EEL Covenant.

Conclusion

Overall, within the property we find a good diversity of native plants that represent both the pine rocklands and hardwood hammocks (see species list). The property owner has done some work in order to control invasive exotic species from invading the site, but fire suppression has contributed to the establishment of some native hardwoods in the pineland area. The substrate through out the property is in very good condition. Future management of this property will center on eliminating the existing invasive exotics, removing pioneering hardwoods from the pineland area (A), exotic control on the hammock area (B) and exotic control and enhancement of area (C). See attached map for area distribution. Under natural conditions fire would naturally thin out hardwoods. However, because of fire exclusion hand removal of hardwoods from the pineland area (A) will be necessary. Prescribed burns are usually recommended but this may be unattainable. Although a good diversity of native plants continues to be present at the property it is imperative that treatment of invasive exotics be continued.

Ecological Goals:

1. Eliminate invasive exotic species from property.
2. Maintain open canopy in 'area A' to promote and preserve herbaceous pine rockland plant species.
3. Maintain open understory in 'area B' to promote hammock species regeneration.
4. Promote regeneration and growth of both native pineland and hammock species.
5. Provide suitable habitat for native wildlife.

Management Goals:

1. Eliminate exotic plant species from covenanted areas A, B and C (see map).
2. Eradicate all invasive exotic plant species from the perimeter and prevent recolonization.
3. Eliminate pioneering hardwoods from area A.
4. Eliminate exotic plant species and plant slash pine seedlings and other native pine rockland species on area C.
5. Reduce native and exotic vine cover throughout the property
6. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3: - Removal and herbicide treatment of all invasive species and exotics, Including but not limited to: Brazilian pepper, Burma reed, Napier grass, woman's tongue, and Queensland umbrella.
- Selective hand removal of any hardwood trees such as live oak, gumbo-limbo from the interior of area A.
- Plant and monitor 20 native slash pine seedlings in area C and monitor regeneration of native pine rockland understory.

Year 3-6: - Continue to eradicate exotic plants and all vines in all areas.
- Retreat any resprouting or recolonizing invasive exotic plants in all areas.
- Thin out any hardwoods shading out shrubs and groundcover in Area A.
- Continue monitoring pine seedlings as well as native plants for recolonization and health in area C.
- Plant native plant rockland understory species if regeneration in years 1-3 is insufficient.

Year 6-7: - Continue to eradicate exotic and invasive plants and vines.
- Monitor any pine seedlings as well as native herbaceous recolonization in area C and areas previously hand cleared of exotics.
- Maintain open understory and firebreaks.

Year 8-10: - Continue exotic and invasive eradication. Monitor slash pine and native plant regeneration and health.

Species list*

Scientific Name	Common Name
Graminoids (grasses and sedges)	
Rhyncospora colorata	White top sedge
Several other native grasses sp.	Not able to ID
Trees and Shrubs	
Bursera simaruba	Gumbo limbo
Byrsonima lucida	Locustberry
Dipholis salicifolia	Willow bustic
Exothea paniculata	Inkwood
Eugenia axillaris	White Stopper
Ficus aurea	Strangler Fig
Ficus citrifolia	Short-leaf Fig
Forestiera segregate	Pineland privet
Guettarda scabra	Rough Velvetseed
Lantana involucrata	Wild sage
Lysiloma latisiliquum	Wild tamarind
Metopium toxiferum	Poisonwood
Myrica cerifera	Co. Waxmyrtle
Myrsine floridana	Myrsine
Pinus elliottii	South Florida Slash Pine
Psidium longipes	Longstalked Stopper
Psychotria nervosa	Shiney-leaved Wildcoffee
Quercus virginiana	Live Oak
Randia aculeata	White indigoberry
Rhus copallina	Southern Sumac
Simarouba glauca	Paradise tree
Tetrazygia bicolor	West Indian-lilac
Trema micranthum	Florida Trema
Palms, palmettos and cycads	
Sabal palmetto	Cabbage Palm
Serenoa repens	Saw Palmetto
Coccothrinax argentata	Silver Palm
Shrubs, forbes and woody groundcover	
Acalypha charaedrifolia	Three seeded Mercury
Angadenia berterii	Pineland-allamanda

Aster spp.	an Aster
Ayenia euprhasiifolia	an Aster
Bidens alba	Spanish-needles
Chamaecrista spp.	Partridge peas
Chiococca parvifolia	Pineland Snowberry
Crossopetalum ilicifolium	Quail berry
Crotalaria pumila	Pineland Rattlebox
Eupatorium spp.	Dog-fennel
Galactia floridana	Florida milkpea
Galactia pinetorum	Pineland Milkpea
Galactia smallii	Small's Milkpea
Jacquemontia curtissii	Pineland Clustervine
Lantana depressa	Pineland Lantana
Lantana involucrata	Wild sage
Licania michauxii	Gopher-apple
Melanthera parvifolia	Pineland blackanthers
Morinda royoc	Yellowroot
Phyllanthus pentaphyllus	Fla. 5-petal Leafflower
Physalis viscose	Elliott's Ground-cherry
Phytolacca rigida	a Pokeweed
Piriqueta caroliniana	Hairy Piriqueta
Rhynchosia reniformis	Dollar-weed
Solidago stricta	a Goldenrod
Tragia saxicola	Pineland-noseburn
Zamia integrifolia	Co. Coontie

Vines and scandent shrubs

Chiococca alba	Co. Snowberry
Galactia parvifolia	a Milk-pea
Jacquemontia curtissii	Rockland Clustervine
Koanophyllon villosum	Shrub eupatorium
Parthenocissus quinquefolia	Virginia Creeper
Rhynchosia parvifolia	Small leaf snout-bean
Smilax auriculata	a Greenbrier
Smilax bona-nox	a Greenbrier
Toxicodendron radicans	Poison-ivy
Vitis rotundifolia	Muscadine

Ferns

Anemia adiantifolia	Pine Fern
Pteridium aquilinum	Southern Braken fern

Non-native / Invasive Species

Neyraudia reynaudiana	Burma-reed
Pennisetum purpureum	Napier grass
Merremia dissecta	White Wood-rose
Merremia tuberosa	Yellow Wood-rose
Mucuna pruriens	Cow itch
Albizia lebbeck	Woman's tongue
Bauhinia blakeana	Hong Kong orchid tree
Brassaia actinophylla	Umbrella Tree
Schefflera actinophylla	Australian umbrella tree
Schinus terebinthifolius	Brazilian-pepper

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

MANAGEMENT PLAN AGREEMENT

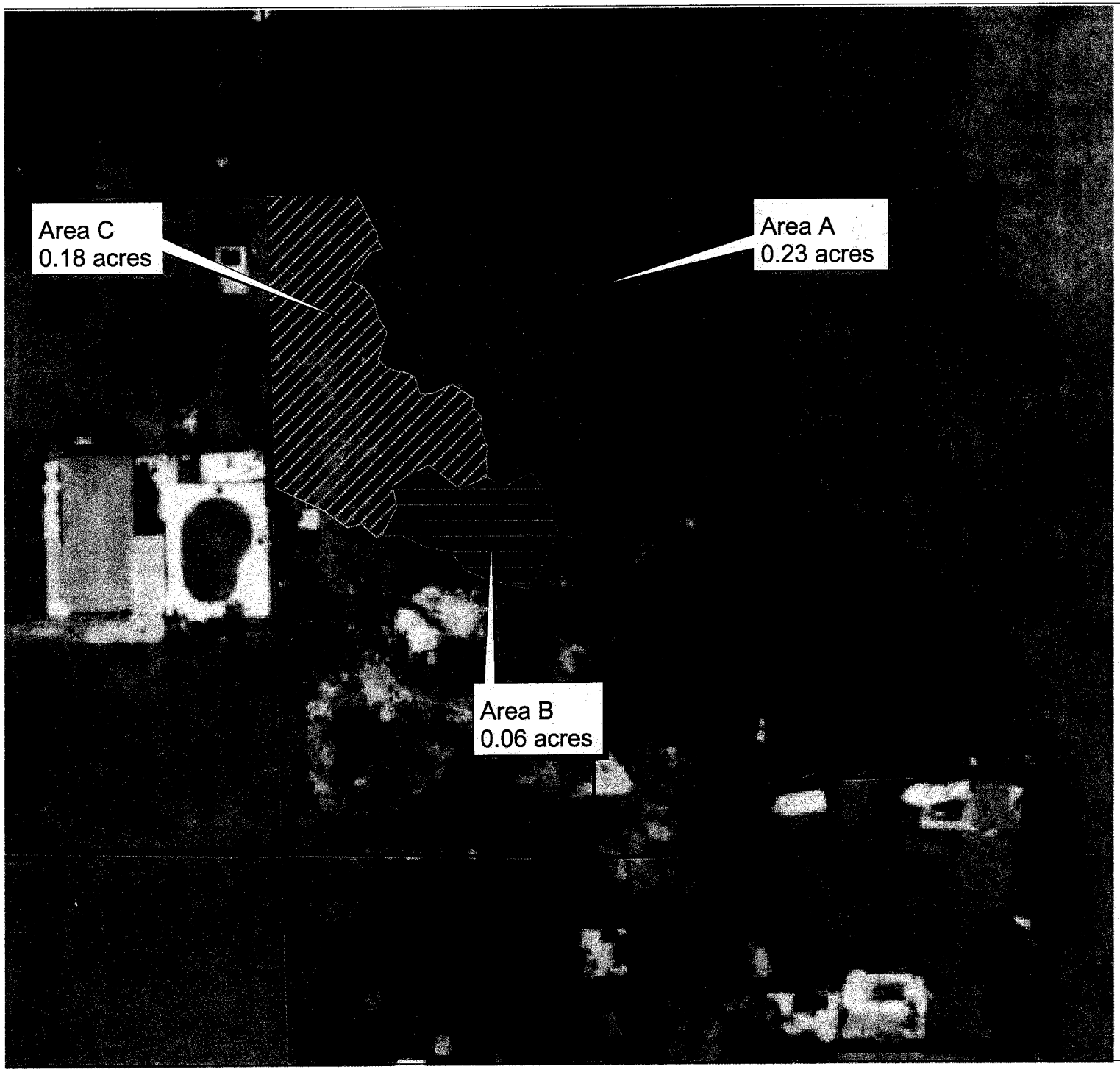
GUNILLA ELISABETH TRUBY

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

Gunilla Elisabeth Truby
SIGNATURE

9-11-07
DATE

30-6933-000-0343 Truby EEL Covenant Map



property boundaries

EEL Covenant Area
(0.47 acres)

Area A - pineland
needs exotic control

Area B - hammock
needs exotic control

Area C - needs exotic
control & planting

N

0 40 80 Feet

MIAMI-DADE COUNTY

07forest_resources.apr
JA/HCG 06/27/07

COVENANT RUNNING WITH THE LAND OF G. DONALD GANN & JOYCE W. GANN IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE VICINITY OF 221ST STREET & 152ND AVENUE, MIAMI-DADE COUNTY, FLORIDA.

The undersigned, G. Donald Gann and Joyce W. Gann, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at the vicinity of 221st Street and 152nd Avenue, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6916-001-0410, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

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

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

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in this covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. The undersigned owner(s) covenant(s) and agree(s) that this

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

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.

7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.

8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 18 day of September, 2007.

INDIVIDUAL

WITNESSES:

sign _____

print Xiomara Sanchez

sign _____

print Michelle Christensen

sign _____

print Xiomara Sanchez

sign _____

print Michelle Christensen

OWNER(S):

sign _____

print G. Donald Gann

Address 22601 SW 152 Ave, Goulds, Fl 33170

sign _____

print Joyce W. Gann

Address 22601 SW 152 Ave
Goulds, Fl 33170

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18th day of September 2007, by G. DONALD AND JOYCE W. GANN, who is personally known to me or who has produced FL DL as identification and who did take an oath.

XIOMARA SANCHEZ
Notary Public, State of Florida
Commission# DD467782
My comm. expires Aug. 31, 2009

NOTARY PUBLIC:

sign _____

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

THIS INSTRUMENT PREPARED BY:

Joaquin Alonso, Biologist II
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S):

ADDRESS OF PROPERTY:

NAME OF INTEREST-HOLDER MORTGAGEE:

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

SECRETARY	CORPORATION
DATE	PRESIDENT

(AFFIX CORPORATE SEAL)

Does not apply.

Joyce Gam

G. Donald Gam

EXHIBIT A
LEGAL DESCRIPTION

Folio Number:	30-6916-001-0410
Property Address:	Vicinity of 221st Street and 152nd Avenue, Miami-Dade County, Florida.
Legal description:	16 56 39 4.86 AC PB 5-31 REDALND CITRUS ORCHARDS SUB LOT 47 LESS E18.5FT

Exhibit B
Hardwood Hammock Management Plan
for G. Donald Gann & Joyce W. Gann

Location: Vicinity of 221st Street and 152nd Avenue, Miami-Dade County, Florida.

Size: 4.86 acres parcel
1.0 acre of pine rockland qualifies for an
Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6916-001-0410

Forest Type: Pine rockland

Location:

The main entrance to the property is located along the west side of SW 152nd Avenue just north of theoretical SW 222nd Street. The site contains agricultural land as well as the hardwood hammock forest community, which is located at the northwest portion of the lot. The property is located outside the urban development boundary (UDB) and a mix of agricultural lands, forest preserves and a low density of residences surround it. Over one hundred acres of an important complex of connected county owned and privately owned forest preserves border the west portion of the property.

Property Information:

The property consists of 4.86 acres of which 1.0 acre qualifies for an EEL Covenant. Located on the Miami Rock Ridge this property was used as a native plant nursery but after Hurricane Andrew (1992) nursery operations ceased and portions of the site began to convert to a tropical hardwood hammock forest community. Consequently, in 1995 the property owners successfully applied for an EEL covenant to restore and preserve 2.5 acres of the aforementioned lot as a hardwood hammock forest community. In 2005 property owners requested the release of the executed EEL covenant in order to convert approximately 1.5 acres into agricultural land. The remainder 1.0 acre will be preserved and maintained under this present covenant and management plan.

This portion of their property was never designated as a natural forest community (NFC) in 1984, yet it is adjacent to a complex of connected private and county owned tropical hardwood hammock preserves. Altogether these preserves total over a hundred acres, thereby being part of a significant portion of habitat conserved for native flora and fauna.

Present Condition:

The area that is to be covenanted (1.0 acre) contains several pineland species and some relative open areas still persist thanks to previous work done to restore the site as a pineland. At present, vines are severely invading portions of the site and are overtaking many of the native species present. Moreover, although some areas are dense with grasses and ruderal plants the existing pineland seems to be lacking some of the most common representatives of herbaceous plants found in pinelands with undisturbed substrates. The substrate in this area has seen significant disturbance in the past and could be the cause for the deficiency on some of the pineland species and for the presence of so many ruderal plants. The areas of vine invasion are mostly on the north portion of the site where it borders a private residence.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, and shrubs of temperate and tropical origin. The pine rockland community is classified as Globally Imperiled by the Florida Natural Areas Inventory (FNAI) and it is considered South Florida's most floristically diverse plant community that includes many endemic species found only in this community. A sub-climatic ecosystem, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several plant species. It also provides habitat for a wide variety of wildlife such as migrating birds and native butterflies

Conclusion

The Gann's have been maintaining and restoring the native plant communities on portions of their property for more than four decades. The parcel that is the subject of this particular covenant is a former plant nursery that the Gann's have attempted to restore. This portion of the site was never a designated natural forest community, because it lacked the typical assemblage of native plants, shrubs and groundcover. Of all the plant communities on the Gann's property, this portion is the most disturbed and requires an extensive level of manual labor and investment to control the invasive vines and other invasive plants. The condition of the vegetation has been aggravated following damage to tree canopy in the previous years' hurricanes, which allowed more invasive plants to dominate.

Overall, within this portion of the property we find several native pine rockland plant species, (see species list). The property owners have done work in the past in order to restore and enhance the area.
Unfortunately, the past years storms and fire suppression has contributed to the establishment of invasive vines to start overtaking large sections of the pineland area. Moreover, the substrate through out this portion of the property has been severely disturbed in the past but the property owners have had some success in replanting pine rockland species. Future management of this property will have to center on eliminating the existing invasive vines and exotic species and removing any pioneering hardwoods from the pineland area to prevent recolonization. Under natural conditions fire would naturally thin out hardwoods and vines. However, because of fire exclusion hand removal of vines and non-native hardwoods from the pineland area will be necessary. Prescribed burns are usually recommended but this may be unattainable.

Ecological Goals:

1. Eliminate invasive vines and invasive exotic species from pineland.
2. Maintain open canopy to promote and preserve herbaceous pine rockland plant species.
3. Promote regeneration and growth of native pineland species to maintain the site's biodiversity.
4. Provide suitable habitat for native wildlife.

Management Goals:

1. Reduce and eliminate invasive vine cover throughout the pineland and selectively thin the canopy and the understory to promote and preserve herbaceous pine rockland plant species.
2. Eliminate all invasive exotic plant species from the interior and the perimeter of the pineland area and prevent recolonization.
3. Eliminate pioneering hardwoods from area.
4. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule for pine rockland:

Year 1-3: -Removal and herbicide treatments of all invasive vine species and invasive exotics species.
-Selective hand removal of any hardwood hammock trees from the interior of area.
-Plant native slash pine seedlings as well as other pineland plant species to promote recolonization.

Year 3-6: -Continue to eradicate invasive vines and invasive plants species. Retreat any resprouting or recolonizing invasive exotic plants.

-Thin out any hardwoods shading out shrubs and groundcover.
-Monitor pine seedlings as well as native plants for recolonization and health.

Year 6-7: -Continue to eradicate invasive vines and exotic and invasive plants.
-Monitor any pine seedlings as well as native herbaceous recolonization in areas previously hand cleared of exotics.
-Maintain open understory and firebreaks.

Year 8-10: -Continue exotic and invasive eradication. Monitor slash pine and native plant regeneration and health.

Species list*

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

Scientific Name	Common Name
Graminoids (grasses and sedges)	
Rhyncospora colorata	White top sedge
Digitaria cilaris	Southern crabgrass
Eleusine indica	Goosegrass
Trees and Shrubs	
Albizia lebbeck	Rattlepod
Bursera simaruba	Gumbo limbo
Byrsonima lucida	Locustberry
Carica papaya	Papaya
Hamelia patens	Firebush
Lysiloma latisiliquum	Wild tamarind
Metopium toxiferum	Poisonwood
Myrica cerifera	Co. Waxmyrtle
Myrsine floridana	Myrsine
Pinus elliottii	South Florida Slash Pine
Quercus virginiana	Live Oak
Tetrazygia bicolor	West Indian-lilac
Trema micranthum	Florida Trema

Palms, palmettos and cycads

Coccothrinax argentata	Silver Palm

Shrubs, forbes and woody groundcover

Aster spp.	an Aster
Ayenia euprhasiifolia	an Aster
Bidens alba	Spanish-needles
Croton linearis	Pineland Croton
Chiococca alba	Co. Snowberry
Eupatorium spp.	Dog-fennel
Phytolacca rigida	a Pokeweed
Stachytarpheta jamaicensis	Blue porterweed
Zamia integrifolia	Co. Coontie

Vines and scandent shrubs

Jasminum dichotomum	Jasmine vine
Parthenocissus quinquefolia	Virginia Creeper
Toxicodendron radicans	Poison-ivy
Vitis rotundifolia	Muscadine
Merremia sp.	Wood-rose sp.

Ferns

Pteridium aquilinum	Southern Braken fern
Pteris vittata	China Brake fern

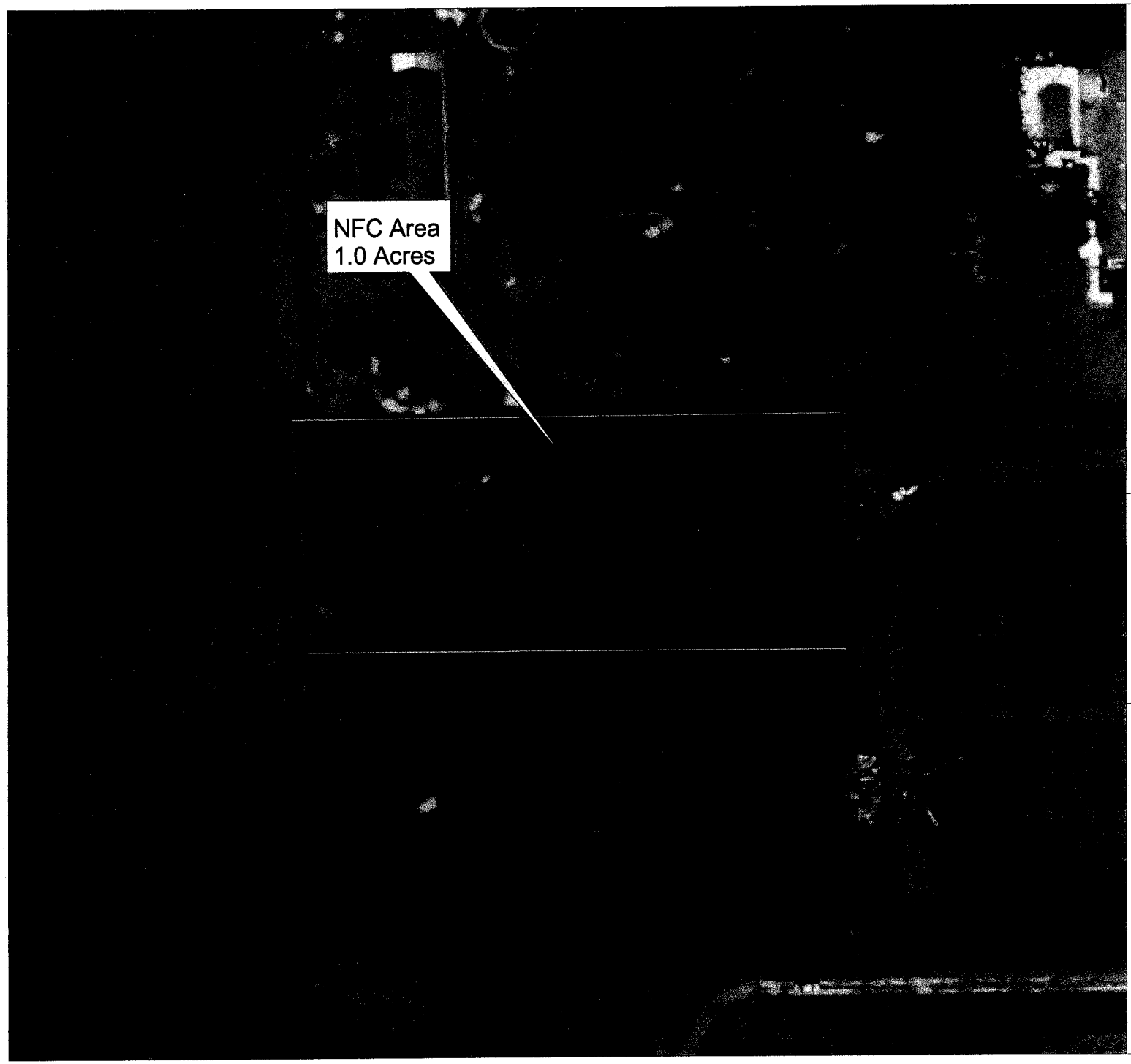
MANAGEMENT PLAN AGREEMENT

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

Joyce Gann
SIGNATURE
G Donald Gann

9/18/07
DATE
9/18/07

30-6916-001-0410 Gann EEL Covenant



NFC Area
1.0 Acres

N

0 25 50 75 Feet

MIAMI-DADE COUNTY

07forest_resources.apr
HG 8/16/07

2

COVENANT RUNNING WITH THE LAND OF ROBERT PARSONS IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING ENVIRONMENTALLY ENDANGERED LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 127TH AVENUE AND SW 236TH STREET, MIAMI-DADE COUNTY, FLORIDA.

The undersigned, Robert Parsons, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at the southeast corner of the intersection of SW 127th Avenue and SW 236th Street, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-6924-000-0910, (hereinafter referred to as the "property") which property contains the items set forth in Exhibit B, attached hereto and incorporated herein by reference, hereby create(s) a covenant, on behalf of the undersigned owner('s)(s') heirs, successors, assigns and grantees, running with the land to and in favor of the Board of County Commissioners of Miami-Dade County, Florida (hereinafter referred to as the "Board"), their successors and assigns, with respect to the Property, as follows:

1. The covenant created hereby is created pursuant to F.S. 193.501 and Chapter 25B of the Code of Miami-Dade County, Florida.

2. The undersigned owner(s) covenant with the Board that the Property shall be maintained in its present natural state.

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

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

5. The undersigned owner(s) covenant(s) and agree(s) that the Board of County Commissioners of Miami-Dade County, Florida, through its authorized agents shall have the right, upon written notification to the owner(s) of the Property, to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner(s) in this covenant. Should the County determine after such an inspection that some curative action on the Property is necessary in order to preserve the terms of this covenant, the County shall notify the owner(s) in writing by Certified Mail, return receipt requested at the last known mailing address of record, of the particular curative action to be taken by the owner(s) of the Property and the reasons therefor. The owner(s) shall take such curative action within a reasonable time, provided however, the owner(s) shall have the right to appeal such proposed curative action to the Board of County Commissioners by filing a written objection with the Clerk of the Board within thirty (30) days after receipt of written notification of said proposed curative action and the reasons therefor. The undersigned owner(s) covenant(s) and agree(s) that this

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

6. As provided herein, this covenant may be renewed at the discretion of the owner(s) of the property for successive ten (10) year periods following the termination of the first ten (10) year period. Upon the owner's filing with the Clerk of the Courts for recording a written notification of the owner's intent to renew, this covenant shall be renewed for an additional ten (10) year period. Said written notification shall be made to the Clerk of the Courts not later than thirty (30) days prior to the expiration date of the covenant. Contemporaneous to the written notification above, a copy of the owner's notification letter shall be provided to the Miami-Dade County Department of Environmental Resources Management.

7. After this Covenant is accepted by the Board, the Covenant, together with a certified copy of the Board's resolution accepting the Covenant, shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County and a copy sent to the Miami-Dade County Property Appraiser.

8. After this Covenant is executed by the owner(s) of the Property and accepted by the Board and during the time this Covenant is in force and effect, the Property Appraiser shall assess the Property for ad valorem tax purposes in conformance with Chapter 25B, Code of Miami-Dade County, Florida, and Section 193.501, Florida Statutes.

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 22ND day of SEPTEMBER, 2007.

INDIVIDUAL

WITNESSES:

sign _____

print Roberto Sanchez

sign Nilda Exposito

print Nilda Exposito

sign _____

print _____

sign _____

print _____

OWNER(S):

sign _____

print ROBERT PARSONS

Address 9960 S.W. 37 ST., MIAMI, FL 33165

sign _____

print _____

Address _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, 2007, by ROBERT PARSONS, who is personally known to me or who has produced FLORIDA D.L. as identification and who did take an oath.

NOTARY PUBLIC:

sign _____

print _____

State of Florida at Large (Seal)

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Hugo D. Barg
Commission # DD491641
Expires: NOV. 20, 2009
Bonded Thru Atlantic Bonding Co., Inc.

THIS INSTRUMENT PREPARED BY:

Joaquin Alonso, Biologist II
Miami-Dade County Department of Environmental Resources Management
701 NW 1st Court,
Miami, Florida 33136

JOINDER/CORPORATE LIENHOLDER

NAME OF PROPERTY OWNER(S): ROBERT PARSONS
THERE IS NO MORTGAGE ON THE PROPERTY.

ADDRESS OF PROPERTY:

NAME OF INTEREST-HOLDER MORTGAGEE:

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

N/A
SECRETARY

CORPORATION

DATE

PRESIDENT

(AFFIX CORPORATE SEAL)

Robert Parsons
9-22-2007

Exhibit A
Legal Descriptions

Folio Number: 30 6924 000 0910

Property Address: SOUTH EAST CORNER OF THE INTERSECTION
OF SW 127 AVENUE AND
SW 236 STREET,
MIAMI-DADE COUNTY, FLORIDA 33032

Legal Description: 24 56 39 2.07 ACRES
NW1/4 OF NW1/4 OF SW1/4 OF NW1/4
LESS STS
LOT SIZE IRREGULAR
OR 14208-9 0689 4

Exhibit B
Pine Rockland Management Plan
for Robert & Rebecca Parsons

Location: The southeast corner of the intersection of SW 127th Avenue and SW 236th Street, Miami-Dade County, Florida 33032

Size: 2.07 acres total
1.42 acres of pine rockland natural forest community to be placed under Environmentally Endangered Lands (EEL)Covenant (2008).

Folio #: 30-6924-000-0910

Forest Type: Pine rockland

Location:

The site is located along the west-central Miami rock ridge. This property is located inside the urban development boundary (UDB) and is bordered by agricultural properties to the west side (across SW 127 Avenue), residential properties to the north and to the east and bordered by properties containing pine rockland NFC to the south. The property that borders to the south contains 4.48 acres of pine rockland NFC for which 3.58 acres of pine rockland are presently under an EEL Covenant.

Property Information:

The lot consists of 2.07 acres of which 1.42 acres qualify for an EEL Covenant. This property was designated a pine rockland Natural Forest Community (NFC) by the Board of County Commissioners pursuant to Resolution No. R-1764-84.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres in 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's canopy is dominated almost exclusively by slash pines. Beneath this canopy lays a rich understory composed of grasses, sedges, palms, vines, and shrubs of temperate and tropical origin. The pine rockland community is classified as Globally Imperiled by the Florida Natural Areas Inventory (FNAI) and it is South Florida's most floristically diverse plant community including several endemic species found only in this community. A sub-climatic community, pine rocklands have depended on fire to keep them from transitioning into hardwood hammocks. Fire exclusion has caused many properties that were formerly pine rockland to either transition into hammock or become invaded by non-native invasive species. This has caused a net loss of biodiversity and the extinction or near extinction of several plant species.

Present condition:

The edges of the property are heavily dominated by exotic plant species, including but not limited to, Brazilian pepper (*Schinus terebinthifolius*) trees and cane grass (*Neyraudia reynaudiana*). Access could not be gained to eastern edge of properties due to heavy exotic vegetation within the property and it being bordered by private property. The interior of the site dominated by native hardwoods, the main component being poison wood (*Metopium toxiferum*) trees in the 8-15 ft. tall range. There are large mature slash pine trees scattered throughout the property. These slash pine trees are approximately 40-45 ft. tall. The substrate within the property has been somewhat disturbed in most areas with some areas containing small pockets of undisturbed substrate. These pockets are found primarily around the remaining mature slash pine trees within the center of the property. Due to the exotic infestation and hardwood trees within the interior the herbaceous understory diversity is being limited. The property currently has no cleared firebreaks, however, the dense exotic vegetation on the east side of the site is serving as firebreak to the adjacent property to the east.

Conclusion:

This site has been disturbed and requires an extensive level of manual labor and investment to control the hardwoods and exotic plants. The condition of the vegetation has been aggravated following damage to the substrate in the previous years that allowed for hardwoods and more invasive plants to dominate.

Within this portion of the property we find several native pine rockland plant species, (see species list). Unfortunately, fire suppression has contributed to the establishment of hardwoods and invasive plants to start overtaking large sections of the pineland area. Future management of this property will have to center on eliminating the existing hardwoods and exotic species and removing any pioneering hardwoods from the pineland area to prevent recolonization. Under natural conditions fire would naturally thin out hardwoods, vines and exotic species. However, because of fire exclusion hand removal of exotics and non-native hardwoods from the pineland area will be necessary. Prescribed burns are usually recommended but this may be unattainable.

Overall, the NFC pine rockland's understory on this property is being shaded out and displaced by native hardwood trees and some invasive exotic plant species. Common native species observed include cheese shrub (*Morinda royoc*), West Indian lilac (*Tetrazygia bicolor*), coontie (*Zamia pumila*), Willow bustic (*Sideroxylon salicifolium*), Myrsine (*Myrsine floridana*), pineland snowberry (*Chiococca parvifolia*) silver palm (*Coccothrinax argentata*) and saw palmetto (*Serenoa repens*). Only small portions of this property would be candidates for a prescribed burn but only until after the hardwood and exotics have been greatly reduced. A wild fire within this property in its current fuel load condition may not only kill the invasive exotic species but most of the natives including the slash pine trees and do away with any seed bank within the substrate.

Ecological Goals:

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

Management Goals:

1. Eliminate exotic plant species from interior of pineland.
2. Eradicate all invasive exotic plant species from perimeter and prevent recolonization.
3. Prevent reproduction of exotic seeds on site within five (5) years. DERM will periodically inspect property to ensure that management goals are achieved.

Management Techniques and Schedule:

Year 1: Hand removal and herbicide treatments of all invasive exotic plant species. Interior exotics should be treated first and work should extend out to the perimeters. All exotic seedlings should be hand pulled if possible. Multiple herbicide treatments may be needed. Monitor pine seedlings and tree health.

Year 2-6: Continue to eradicate invasive exotic plants. Retreat any resprouting or re-colonizing invasive exotic plants. Thin out any hardwoods shading out herbaceous pine rockland understory species and pine seedlings / saplings.

Year 6-7: Continue to eradicate invasive exotic plants. Monitor slash pine seedlings and regeneration as well as native herbaceous recolonization. Maintain firebreaks.

Year 8-10: Continue exotic and invasive eradication and monitor slash pine regeneration and health.

Scientific Name	Common Name
Trees	
Metopium toxiferum	poison wood
Myrsine floridana	myrsine
Bumelia salicifolia	willow bustic
Pinus elliottii var. densa	South Florida slash pine
Bursera simaruba	gumbo limbo
Quercus virginiana	live oak

Palms, palmettos and cycads

Serenoa repens	saw palmetto
Sabal palmetto	sabal / cabbage palms
Cocotrhinax argentata	Silver palm
Zamia pumila	coontie

Shrubs and woody groundcover

Tetrazygia bicolor	West Indian lilac
Rhus copallina var. leucantha	southern sumac
Lantana involucrata	lantana
Lantana depressa var. depressa	ground sage
Randia aculeata	indigo berry
Guettarda scabra	rough-leafed velvet seed
Byrsonima lucida	locust berry
Tragia saxicola	rocklands noseburn
Acalypha chamaedrifolia	three seeded mercury
Quercus pumila	running oak
Morinda royoc	cheese shrub
Chiococca parvifolia	pineland snowberry
Aster adanatus	aster
Callicarpa americana	beautyberry
Dychoriste oblongifolia	twinflower
Melanthera angustifolia	Everglades squarestem
Ruellia caroliniensis	wild petunia
Trema micranthum	Florida trema
Bidens alba var. radiate	Spanish-needles
Emilia fosbergii	tasselflower
Crotalaria pumila	pineland rattlebox

Vines

Toxicodendron radicans ssp. radicans	poison ivy
Merremia tuberosa	wood rose
Vitis rotundifolia	muscadine grape
Smilax auriculata	greenbriar
Chiococca alba	snowberry
Parthenocissus quinquefolia	Virginia creeper
Vigna luteola	cowpea

Grasses

Grasses

Dichromena floridensis	white-top sedge
Tripsicum floridanum	Florida gama grass
Eragrostis sp.	
Schizachyrium gracile	

Terrestrial Forbs and Ferns

Angadenia sagraei	pineland allamanda
Anemia adiantifolia	pine fern
Croton linearis	pineland croton
Pteridium aquilinum var. caudatum	bracken fern
Crossopetalum illicifolium	Quail berry

Non-native / Invasive Species

Schinus terebinthifolius	Brazilian pepper
Neyraudia reynaudiana	Cane grass
Ricinus communis	Castor bean
Albizia lebbeck	women's tongue
Leucaena leucocephala	lead tree
Jasminum dichotomum	gold coast jasmine
Abrus pectatorius	rosary pea
Carica papaya	papaya
Ardisia elliptica	shoebutton ardisia
Psidium guava	guava
Lantana camara	shrub verbena

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

MANAGEMENT PLAN AGREEMENT

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

Robert Parsons
SIGNATURE

9-22-2007
DATE

30-69-24-000-0910 Parsons EEL Covenant

Property Boundaries

Natural Area
1.42 Acres

N

40 0 40 80 Feet

MIAMI-DADE COUNTY

Data Collected by: JA, TJ 9/14/07
07forest_resources.apr
Map Made by: HG 9/20/07