

MEMORANDUM

Agenda Item No. 9(A)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting nineteen
(19) environmentally endangered
lands covenants in Miami-Dade
County, Florida

Resolution No. R-1167-25

The accompanying resolution was prepared by the Department of Environmental Resources Management and placed on the agenda at the request of Prime Sponsor Port and Resiliency Committee.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: December 2, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Accepting Nineteen (19) Environmentally Endangered Lands Covenants in Miami-Dade County

Executive Summary

The purpose of this item is to seek authorization from the Miami-Dade County Board of County Commissioners (Board) for the acceptance of nineteen (19) covenants running with the land for the preservation and maintenance of environmentally endangered lands listed below and shown as attachments to the resolution.

Recommendation

It is recommended that the Board authorize the acceptance of nineteen (19) covenants running with the land for the preservation and maintenance of the environmentally endangered lands listed below and shown as attachments to the resolution.

Scope

These covenants are for properties located in Commission Districts 7, 8, and 9, which are represented by Commissioner Raquel Regalado, Commissioner Danielle Cohen Higgins, and Vice Chairman Kionne McGhee respectively.

Delegation of Authority

The resolution authorizes the County Mayor or County Mayor's designee to record the covenants accepted herein and applicable joinders by mortgagees in the Public Records of Miami-Dade County, Florida. Additionally, this resolution authorizes the County Mayor or the County Mayor's designee to provide recorded copies of the covenants and applicable joinders to the Clerk of the Board within thirty (30) days of the effective date of this resolution; to attach and permanently store recorded copies of the covenants and applicable joinders together with this resolution; and to forward certified copies of same to the Property Appraiser.

Fiscal Impact/Funding Source

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

Track Record / Monitor

The Division Chief in the Department of Environmental Resources Management, Urban Forest and Tree Resources Division, James Duncan, will monitor these covenants.

Background

On December 4, 1979, chapter 25B (Article II) of the Code was approved by the Board under Ordinance No. 79-105. This chapter allows qualifying property owners to voluntarily enter into a 10-year covenant running with the land and in favor of Miami-Dade County with the Board, stipulating

that their property will be preserved and maintained in its natural state subject to one or more conservation restrictions. Additionally, this chapter provides an economic incentive for owners of environmentally endangered lands, such as hammocks and pinelands, who choose to manage their land in a natural state and preserve the natural resource values. Renewals of existing covenants for additional 10-year periods are also available to willing property owners.

There are currently 84 properties with environmentally endangered lands covenants in Miami-Dade County, comprising a total of 370.29 acres. Many of the existing covenanted properties include pine rocklands that once covered 185,000 acres in Miami-Dade County but are now officially designated as globally imperiled habitat. Over 225 native plants inhabit pine rocklands with more than 20% of those species being endemic and ten (10) species being federally listed as threatened or endangered and at least two (2) other species locally extinct.

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

Once a site has been determined to qualify as environmentally endangered, the application and covenant are submitted to the Board for approval. Upon approval by the Board and execution of the attached covenants, the assessed property values will be reduced by the Property Appraiser's Office, resulting in tax savings for the property owners. If any portion of the covenant is breached, the property owner is then liable for all deferred tax liability (i.e., taxes that would have been required had the endangered land designation not been granted) plus any required interest and penalties on the deferred tax liability.

The sites listed below meet the criteria for environmentally endangered lands. Therefore, the resolution is recommended for approval of the attached eight (8) environmentally endangered lands covenants for the following properties in Miami-Dade County.

Renewal Covenants

Attachment A: Alejandro Knoepffler (1.54 acres of Rockland Hammock) Folio 03-5106-005-0080 at 9420 Old Cutler Road, Miami-Dade County

Attachment B: Jeffrey P. & Liliana C. Agron (0.36 acres of Rockland Hammock) Folio: 20-5013-023-0130 at 6545 SW 133 Drive, Miami-Dade County

Attachment C: Richard F. & Virginia L. Arnaldo (3.74 acres of Pine Rockland) Folio: 30-6826-000-0240 at 25005 SW 197 Avenue, Miami-Dade County

Attachment D: Ramon & Lucia Soria (2.13 acres of Rockland Hammock) Folio: 30-6916-001-0460 at Vicinity of SW 224 Street & SW 154 Avenue, Miami-Dade County

Attachment E: William H. & Vina R. Riley (4.52 acres of Rockland Hammock) Folio 30-6916-001-0540 at 22000 SW 154 Avenue, Miami-Dade County

Attachment F: Joal W. Thompson (2.33 acres of Pine Rockland) Folio: 30-6921-000-0120 at 14840 SW 238 Street, Miami-Dade County

Attachment G: Carol Huestis TRS & Coral Huestis REV Living Trust (3.61 acres of Pine Rockland) Folio: 30-6921-000-0160 at 14750 SW 238 Street, Miami-Dade County

Attachment H: Orlando R. & Lizette M. De Armas (1.00 acres of Tropical Hardwood Hammock) Folio: 30-6931-000-0104 at 17071 SW 266 Terrace, Miami-Dade County

Attachment I: Philippe Mazure (1.09 acres of Pine Rockland/Tropical Hardwood Hammock) Folio 30-6931-000-0575 at 26550 SW 172 Avenue, Miami-Dade County

Attachment J: Leonard H. Goldstein (4.09 acres of Tropical Hardwood Hammock) Folio: 30-6933-000-0304 at 26615 SW 157 Avenue, Miami-Dade County

Attachment K: Keith L. & Kathryn Morrison (1.64 acres of Rockland Hammock/ Transitional Pine Rockland) Folio: 30-7810-000-0080 at 19921 SW 304 Street, Miami-Dade County

Attachment L: Donald H. Knuth LE, Loida B. Knuth LE, REM Donald H. Knuth TRS, REM Donald H. Knuth Trust (0.548 acres of Pine Rockland) Folio: 30-7823-003-0145 at Vicinity of SW 334 Street and Theoretical SW 193 Avenue, Miami-Dade County

New Covenants

Attachment M: John W. & Donna D. Shaffer (0.15 acres of Pine Rockland) Folio 20-5010-002-0090 at 7840 SW 118 Street, Miami-Dade County

Attachment N: Jose R. Cedeno & Alexandra M. Valentin (0.35 acres of Rockland Hammock) Folio 20-5013-023-0390 at 6520 SW 134 Drive, Miami-Dade County

Attachment O: Micheal Davis TRS, The Davis Family Trust, Holly Riley Davis TRS (0.907 acres of Pine Rockland/Tropical Hardwood Hammock) Folio 30-5932-001-0081 at 16900 SW 162 Avenue, Miami-Dade County

Attachment P: Cheryl Oswald (4.60 acres of Pine Rockland/Tropical Hardwood Hammock) Folio 30-6915-000-0345 at 14299 SW 224 Street, Miami-Dade County

Attachment Q: Jack & Rosemary Erdozain (1.80 acres of Pine Rockland/Tropical Hardwood Hammock) Folio: 30-6931-000-0560 at 17290 SW 264 Street, Miami-Dade County

Attachment R: Blue Capital Partners, LLC. (3.04 acres of Pine Rockland) Folio 30-7802-000-0321 at 19400 SW 293 Street, Miami-Dade County

Attachment S: Abdiel Ricardo Castillo (0.388 acres of Transitional Pine Rockland) Folio: 30-7815-000-0500 at 19980 SW 324 Street, Miami-Dade County



Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 9(A)(1)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____)** to approve
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor Agenda Item No. 9(A)(1)
Veto _____ 12-2-25
Override _____

RESOLUTION NO. R-1167-25

RESOLUTION ACCEPTING NINETEEN (19)
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 nineteen (19) covenants have been submitted pursuant to chapter 25B of the Code of Miami-Dade County, and section 193.501, Florida Statutes, which both provide for beneficial ad valorem tax classifications for outdoor recreational or parkland and environmentally endangered lands, covering properties identified as:

1. Folio: 03-5106-005-0080 at 9420 Old Cutler Road, 1.54 acres of rockland hammock (Attachment A);
2. Folio: 20-5013-023-0130 at 6545 SW 133 Drive, 0.36 acres of rockland hammock (Attachment B).
3. Folio: 30-6826-000-0240 at 25005 SW 197 Avenue, 3.74 acres of pine rockland (Attachment C);
4. Folio: 30-6916-001-0460 at vicinity of SW 224 Street & SW 154 Avenue, 2.13 acre of rockland hammock (Attachment D).
5. Folio: 30-6916-001-0540 at 22000 SW 154 Avenue, 4.52 acres of rockland hammock (Attachment E);
6. Folio: 30-6921-000-0120 at 14840 SW 238 Street, 2.33 acres of pine rockland (Attachment F).
7. Folio: 30-6921-000-0160 at 14750 SW 238 Street, 3.61 acres of pine rockland (Attachment G).
8. Folio: 30-6931-000-0104 at 17071 SW 266 Terrace, 1.00 acres of tropical hardwood hammock (Attachment H).
9. Folio: 30-6931-000-0575 at 26550 SW 172 Avenue, 1.09 acres of pine rockland/tropical hardwood hammock (Attachment I);
10. Folio: 30-6933-000-0304 at 26615 SW 157 Avenue, 4.09 acres of tropical hardwood hammock (Attachment J).
11. Folio: 30-7810-000-0080 at 19921 SW 304 Street, 1.64 acres of rockland hammock/transitional pine rockland (Attachment K);
12. Folio: 30-7823-003-0145 at vicinity of SW 334 Street & theoretical SW 193 Avenue, 0.548 acre of pine rockland (Attachment L).
13. Folio: 20-5010-002-0090 at 7840 SW 118 Street, 0.15 acres of pine rockland

(Attachment M);

14. Folio: 20-5013-023-0390 at 6520 SW 134 Drive, 0.35 acres of rockland hammock (Attachment N).
15. Folio: 30-5932-001-0081 at 16900 SW 162 Avenue, 0.907 acres of pine rockland/tropical hardwood hammock (Attachment O).
16. Folio: 30-6915-000-0345 at 14299 SW 224 Street, 4.60 acres of pine rockland/tropical hardwood hammock (Attachment P).
17. Folio: 30-6931-000-0560 at 17290 SW 264 Street, 1.80 acre of pine rockland/tropical hardwood hammock (Attachment Q).
18. Folio: 30-7802-000-0321 at 19400 SW 293 Street, 3.04 acres of pine rockland (Attachment R);
19. Folio: 30-7815-000-0500 at 19980 SW 324 Street, 0.388 acres of transitional pine rockland (Attachment S).

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby accepts the attached covenants and, pursuant to Resolution No. R-974-09, hereby directs the County Mayor or County Mayor's designee to record the aforementioned covenants accepted herein and applicable joinders by mortgagees in the Public Records of Miami-Dade County, Florida.

Section 2. This Board directs the County Mayor or County Mayor's designee to (a) provide recorded copies of the covenants accepted herein and applicable joinders to the Clerk of the Board within thirty (30) days of the effective date of this resolution; and (b) directs the Clerk of the Board to attach and permanently store recorded copies of the covenants and applicable joinders together with this resolution; and (c) directs the County Mayor or the County Mayor's designee to forward certified copies of same to the Property Appraiser.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of December, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer-Raurell

ATTACHMENT A

THIS INSTRUMENT PREPARED BY:

Alejandro Knoepffler

Mailing address:

9420 Old Cutler Road

Coral Gables, Florida 33156

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 9420 OLD CUTLER
ROAD, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 03-
5106-005-0080.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed
this 15 day of July, 2025.

WITNESSES:

Sign: Gregory Anderson

Print: GREGORY ANDERSON

Address: 255 ALHAMBRA CIR #330
CORAL GABLES, FL 33134

Sign: [Signature]

Print: JACKIE GONZALEZ

Address: 255 ALHAMBRA CIR #330
CORAL GABLES, FL 33134

OWNER: Alejandro Knoepffler

Sign: Alejandro Knoepffler

Print: Alejandro Knoepffler

Title: Owner

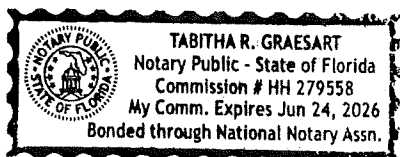
Address: 9420 Old Cutler Rd, Coral Gables, 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check
one): ☒ physical presence ☐ online notarization this 15 day of July, 2025.

by Alejandro Knoepffler
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Tabitha Graesart
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

LEGAL DESCRIPTION

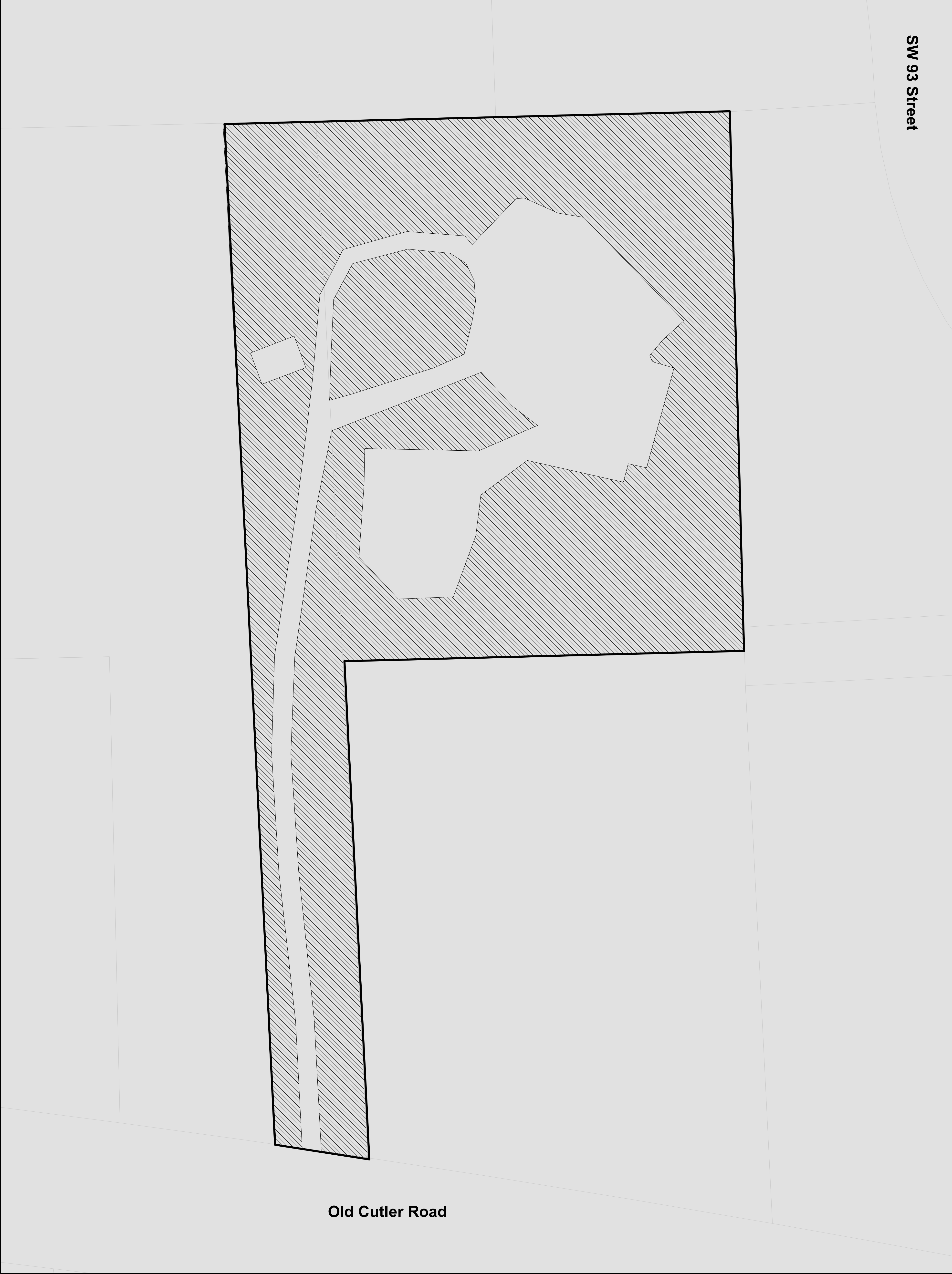
Folio Number: 03-5106-005-0080

Property Address: 9420 OLD CUTLER RD
MIAMI-DADE COUNTY, FLORIDA 33156

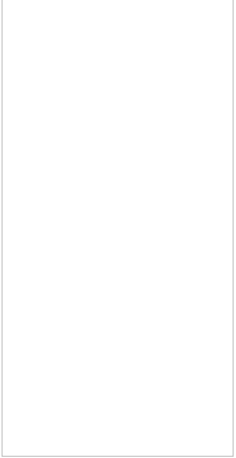
Legal description: THE SOUTH 266.49 FEET OF THE NORTH 816.49 FEET OF THE WEST 292.71 FEET OF TRACT 1, AMENDED PLAT OF JOURNEY'S END, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
THE SOUTH 50.0 FEET OF THE NORTH 816.49 FEET LESS THE WEST 292.71 FEET OF TRACT 1, AMENDED PLAT OF JOURNEY'S END, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF OLD CUTLER ROAD (INGRAHAM HIGHWAY), WITH THE SOUTH BOUNDARY LINE OF THE SOUTH 50.0 FEET OF THE NORTH 816.49 FEET OF TRACT 1 OF AMENDED PLAT OF JOURNEY'S END, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 25° 15' 10" EAST ALONG THE WEST RIGHT -OF-WAY LINE OF OLD CUTLER ROAD FOR A DISTANCE OF 56.29 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF OLD CUTLER ROAD AND THE NORTH BOUNDARY LINE OF THE SAID SOUTH 50.0 FEET OF THE NORTH 816.49 FEET OF SAID TRACT 1; THENCE RUN SOUTH 87° 53' 57" WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID SOUTH 50.0 FEET OF THE NORTH 816.49 FEET OF SAID TRACT 1 FOR A DISTANCE OF 61.34 FEET; THENCE RUN SOUTH 07° 17' 55" WEST FOR A

DISTANCE OF 50.68 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID SOUTH 50.0 FEET OF THE NORTH 816.49 FEET OF SAID TRACT 1, SAID POINT BEING 43.75 FEET MEASURED SOUTH $87^{\circ} 53' 57''$ WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH $87^{\circ} 53' 57''$ EAST ALONG THE SOUTH BOUNDARY LINE OF THE SOUTH 50.0 FEET OF THE NORTH 816.49 FEET OF SAID TRACT 1 FOR A DISTANCE OF 43.75 FEET TO THE POINT OF BEGINNING.

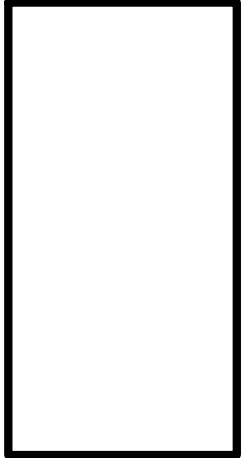
Exhibit B: EEL Covenant Boundary on the property of Alejandro Knoepfler
Folio: 03-5106-005-0080



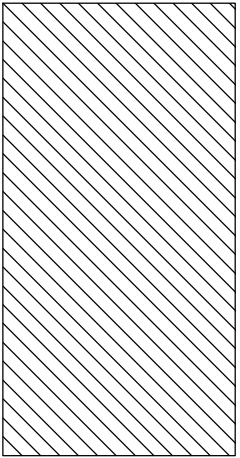
Legend



Parcels



Property Boundary



EEL Covenant Area: 1.54 Acres

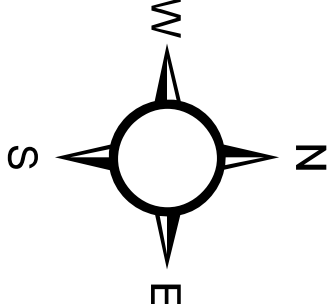


Exhibit C

Rockland Hammock Management Plan for Alejandro Knoepffler

Location: 9420 Old Cutler Rd, Miami-Dade County, Florida.

Size: 2.20 acres parcel
1.54 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 03-5106-005-0080

Forest Type: Rockland hammock

Location

The property is located in Coral Gables at 9420 Old Cutler Road. It lies in Section 06 of Township 55 South, Range 41. The site is a developed lot located inside the urban development boundary (UDB).

Distance from nearest County-owned Natural Forest Community (NFC) site: 0.00 feet east of Matheson Hammock (folio #: 03-5106-000-0150)

Distance from nearest privately-owned Natural Forest Community (NFC): 0.00 feet east of Luis Caballero (folio #: 03-5106-019-0010).

Distance from nearest EEL covenant site: approximately 0.28 miles southwest of Ignacio Pakciarz & Susana Hernandez (folio #: 03-5106-013-0080).

Property Information

The property is located in the vicinity of Matheson Hammock in the Amended Plat of Journey's End subdivision. The 1.54-acre EEL preservation area surrounds a single-family home located in the middle of the property. This property is bordered on the north, south, and west by single-family homes, some of which contain County designated NFC. A portion of the western property boundary abuts the Matheson Hammock Preserve. Additionally, approximately 0.70 acres of the subject site was designated as NFC in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 27, T55 R41 S06, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural

conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants while also serving as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. In addition to the significant natural and geological resources found on the subject property, inclusion in the EEL program creates an opportunity to preserve habitat into which endangered plant populations can expand into.

Present Condition

The natural area on the subject property is in mostly excellent condition. Prior to applying for the covenant this year, the property owners participated in a previous ten (10) year covenant and largely met the management goals outlined by Miami-Dade County. The qualifying portion of the property contains a plant community typical of a rockland hammock, supporting various species of native hardwood trees and understory. Rare plants found include brittle maidenhair (*Adiantum tenerum*), satin leaf (*Chrysophyllum oliviforme*), butterfly orchid (*Encyclia tampensis*) and West Indian cherry (*Prunus myrtifolia*) (see plant list). The qualifying portion of the property consists of a canopied area with significant limestone formations throughout. Except for the developed area and the minimal pathways in the hammock the substrate is relatively undisturbed and is in very good condition. This preservation area contains a sizable sinkhole which may present opportunities for reintroductions of rare ferns.

The main threat to the site is the invasion of exotic plants. Though much of the hammock possesses a strong native character, some portions are beginning to experience re-encroachment by species such as air potato (*Dioscorea bulbifera*), catclawvine (*Dolichandra unguis-cati*), bishopwood (*Bischofia javanica*), and others. If left untreated, these plants have a strong potential of overtaking significant portions of the covenanted area, as well as encroaching into adjacent NFC properties.

Conclusion

Overall, the site is in great condition, however continued exotic maintenance is needed to prevent the spread on invasive plants. Continued management of this property should center on eliminating invasive exotics, vine control, promoting native recruitment and the success of restoration planting.

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

Ecological Goals

1. Maintain the present extent of the rockland hammock.
2. Encourage and maintain a diverse understory and preserve rare hammock species.

3. Promote regeneration and growth of native hardwoods and rare plants (such as ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain solution holes and rare fern populations.

Management Goals

1. Eradicate all invasive and exotic plant species from the hammock to achieve & maintain 3% or less exotic plant species cover.
2. Allow natural regeneration of the native hammock understory. Increase the appropriate biodiversity via planting. All plantings must be approved by DERM.
3. The property owner shall submit annual monitoring reports listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) Please see current Exotic Removal Permit for more details.)

Year 1 - 10: Continued hand removal and herbicide treatment of exotic plant species (trees, vines, palms and ornamentals) is required by DERM. Concurrent management throughout the site is recommended. All exotic seedlings should be hand pulled if possible. Herbicide may be utilized for exotic plants that cannot be hand pulled. Multiple herbicide treatments may be needed. Retreat any re-sprouting or re-colonizing exotic plants to achieve the goal of 3% or less exotic plant cover. Monitor native plant recruitment. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the covenanted preservation area. Consider conducting reintroductions of native and endangered ferns to rock formations.

PLANT SPECIES LIST*

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

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

PLANT SPECIES LIST*

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

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

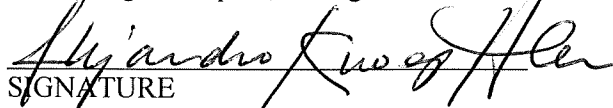
Scientific Name	Common Name	Origin/Status
<i>Adiantum tenerum</i>	brittle maidenhair	N/ FL endangered
<i>Alstonia macrophylla</i>	devil tree	E
<i>Ardisia elliptica</i>	shoebutton	E/EPPC I
<i>Ardisia escallonioides</i>	marlberry	N
<i>Bauhinia spp.</i>	Orchid tree	E
<i>Bischofia javanica</i>	Bishopwood	E/EPPC I
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Callicarpa americana</i>	beautyberry	N
<i>Carica papaya</i>	Papaya	N
<i>Caryota mitis</i>	Burmese fishtail palm	E
<i>Catharanthus roseus</i>	Madagascar periwinkle	E
<i>Caylptranthes pallens</i>	spicewood	N/ FL threatened
<i>Chrysophyllum oliviforme</i>	satin leaf	N/ FL threatened
<i>Citharexylum fruticosum</i>	fiddlewood	N
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Dicanthelium commutatum</i>	variable witch grass	N
<i>Digitaria ciliaris</i>	Southern crabgrass	N
<i>Dioscorea bulbifera</i>	Air potato	E/EPPC I
<i>Dolichandra unguis-cati</i>	catclawvine	E/EPPC I
<i>Dracaena fragrans</i>	corn plant	E
<i>Encyclia tampensis</i>	butterfly orchid	N/Comm exploited
<i>Epipremnum spp.</i>	pothos	E/ EPPC II
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia confusa</i>	redberry stopper	N/FL Endangered
<i>Eugenia foetida</i>	Spanish stopper	N
<i>Eugenia uniflora</i>	Surinam cherry	E/EPPC I
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Galium bermudense</i>	coastal bedstraw	N
<i>Hamelia patens</i>	firebush	N
<i>Jasminum dichotomum</i>	Gold Cost jasmine	E/ EPPC I
<i>Krugiodendron ferreum</i>	black ironwood	N
<i>Livistona chinensis</i>	Chinese fan palm	E
<i>Metopium toxiferum</i>	poison wood	N
<i>Merremia tuberosa</i>	Wood rose	E/EPPC II
<i>Monstera deliciosa</i>	Swiss-cheese plant	E

<i>Nectandra coriacea</i>	lancewood	N
<i>Nephrolepis sp.</i>	Sword fern	
<i>Oeceoclades maculata</i>	Chinese monk orchid	E
<i>Oplismenus hirtellus</i>	basket grass	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	corksystem passionflower	N
<i>Phymatosorus grossus</i>	serpent fern	E/EPPC I
<i>Pisonia aculeata</i>	devil's claws	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Prunus myrtifolia</i>	West Indian cherry	N/ FL threatened
<i>Quadrella cynophallophora</i>	Jamaican caper tree	N
<i>Quercus virginiana</i>	live oak	N
<i>Rivina humilis</i>	rouge plant	N
<i>Roystonea regia</i>	royal palm	N/ FL Endangered
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC I
<i>Schinus terebinthifolius</i>	Brazilian pepper	E / EPPC I
<i>Sideroxylon foetidissimum</i>	false mastic	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Smilax auriculata</i>	greenbrier	N
<i>Solanum americanum</i>	common nightshade	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N/ FL threatened
<i>Terminalia cattapa</i>	Tropical almond	E/EPPC II
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Thespesia populnea</i>	Mahoe	E/EPPC I
<i>Tradescantia spathacea</i>	oyster plant	E/EPPC I
<i>Tradescantia zebrina</i>	inchplant	E
<i>Vittaria lineata</i>	shoestring fern	N
<i>Zanthoxylum fagara</i>	wild lime	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

7/15/2025
DATE

ATTACHMENT B

THIS INSTRUMENT PREPARED BY:

Jeffrey P. & Liliana C. Agron

Mailing address:

6545 SW 133 Drive

Miami, Florida 33156

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 6545 SW 133
DRIVE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 20-
5013-023-0130.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
15th day of July, 2025.

WITNESSES:

Sign: Debra C Sacks Scary

Print: Debra C. Sacks Scary

Address: 12621 SW 108 Ave
Miami, FL 33176

Sign: Lisa H Fox

Print: Lisa H Fox

Address: 6870 SW 76 TR
South Miami FL 33143

OWNER: Jeffrey P. Agron

Sign: Jeffrey P. Agron

Print: JEFFREY P. AGRON

Title: owner

Address: 6545 SW 133 DRIVE
Pinecrest, FL 33156

WITNESSES:

Sign: Debra C Sacks Scary

Print: Debra C. Sacks Scary

Address: 12621 SW 108 Ave
Miami, FL 33176

Sign: Lisa H Fox

Print: Lisa H Fox

Address: 6870 SW 76 TR
South Miami FL 33143

OWNER: Liliana C. Agron

Sign: Liliana C. Agron

Print: Liliana C. Agron

Title: owner

Address: 6545 SW 133 DR
Pinecrest FL 33156

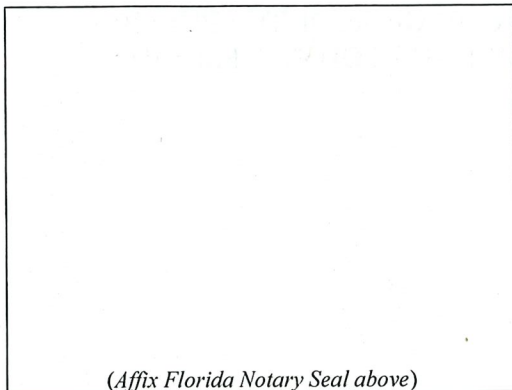
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 15th day of July, 2025.
(date) (month) (year)

by Jeffrey P. Agron and Lilianna C. Agron
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____.
(type)



[Signature]
(Signature of Notary Public)

(typed, printed or stamped name of Notary Public)
DAVID S AUSLANDER
Notary Public - State of Florida
Commission # HH 262800
My Comm. Expires Sep 3, 2028
Bonded through National Notary Assn.

EXHIBIT A

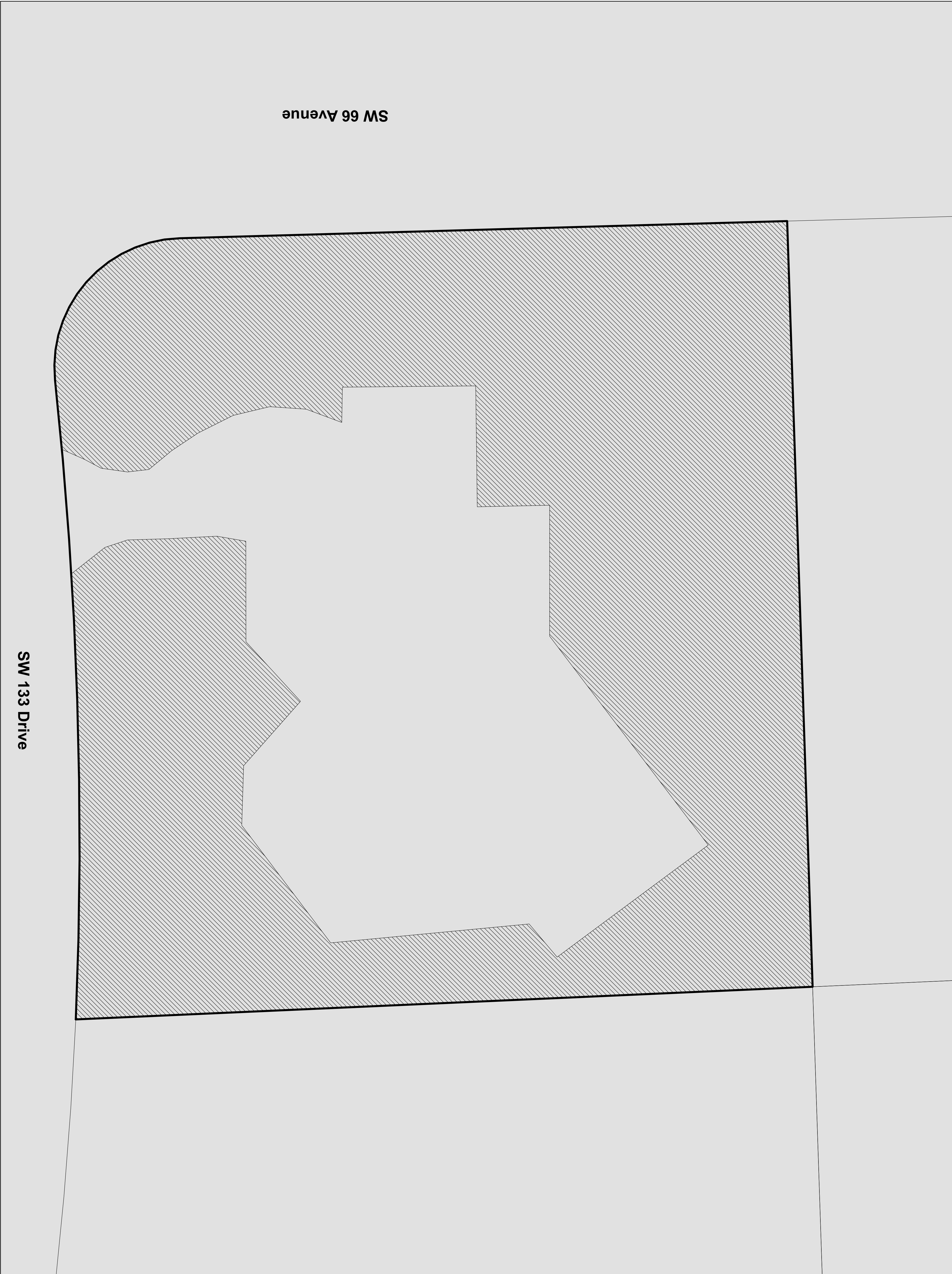
LEGAL DESCRIPTION

Folio Number: 20-5013-023-0130

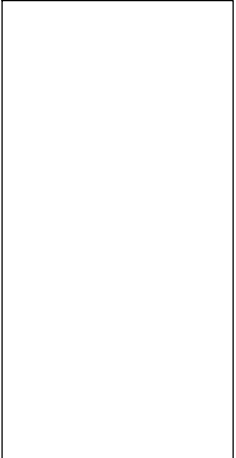
Property Address: 6545 SW 133 DRIVE
MIAMI-DADE COUNTY, FLORIDA 33156

Legal description: LOT 10, IN BLOCK 2, OF DEVONWOOD,
ACCORDING TO THE PLAT THEREOF, RECORDED
IN PLAT BOOK 75, AT PAGE 50, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

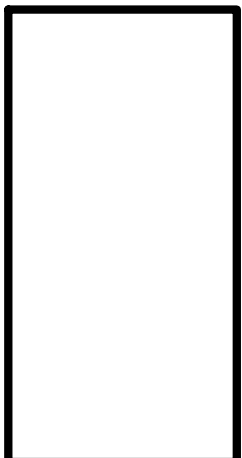
Exhibit B: EEL Covenant Boundary on the property of Jeffrey P. & Liliana C. Agron
Folio: 20-5013-023-0130



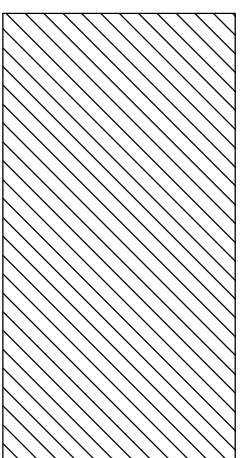
Legend



Parcels



Property Boundary



EEL Covenanted Area: 0.36 Acres

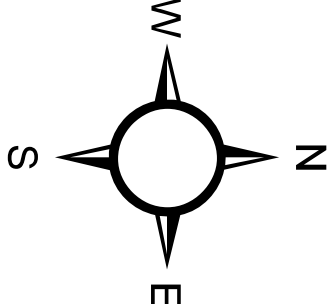


Exhibit C

Rockland Hammock Management Plan for Agron

Location: 6545 SW 133rd Drive, Miami-Dade County, Florida.

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

Folio #: 20-5013-023-0130

Forest Type: Rockland hammock

Location

The property is located in Section 13 of Township 55, Range 40, east of SW 66th Avenue along the north side of SW 133rd Drive. The site is a developed residential lot located inside the urban development boundary (UDB) and is surrounded on all sides by single family homes.

Distance from nearest County-owned NFC site: approximately 0.79 miles north of Ludlam Pineland (folio #: 33-5023-000-0585).

Distance from nearest county-designated NFC: approximately 1,900 feet north USDA Pine Rockland (folio #: 33-5024-000-0010).

Distance from nearest EEL Covenanted site: approximately 390 feet north of Alejandro Aguirre (folio #: 20-5013-023-0130).

Property Information

The property is located within the City of Pinecrest, in the Devonwood subdivision. Devonwood is a developed neighborhood that occupies an area formerly known as Warwick Hammock. The subject property's yard area is a remnant of this rockland hammock.

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and also serve as habitat for a wide array of animal species. Some of the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. A very rare fern hybrid exists on nearby properties; the only documented naturally occurring population of *Asplenium x biscoyanianum*. Additionally, the considerably rare holly vine fern, *Lomariopsis kunzeana* (only three populations documented in Florida), is also found within this neighborhood. It should be noted that neither rare fern has been

observed on the subject property, despite the presence of appropriate limestone substrate and solution holes. In addition to the site containing significant natural and geological resources, inclusion in the EEL program creates an opportunity to preserve habitat into which the previously mentioned critically endangered plant populations can expand into. The substrate and plant community found within Devonwood makes the neighborhood an ideal habitat for connecting natural areas with high biodiversity value.

Present Condition

The natural resources on the property are currently in excellent condition. Prior to applying for the covenant this year, the property owners participated in a previous ten (10) year covenant and met the management goals outlined by Miami-Dade County. This includes the control of various exotic species such as red sandalwood (*Adenanthera pavonina*), deviltree (*Alstonia macrophylla*), and pothos (*Epipremnum pinnatum*). Although these species are still present, their populations have been dramatically reduced. Exotic palms, such as the Chinese fan palm (*Livistona chinensis*) and others are presently growing in the natural area and should be removed. The property contains a plant community typical of a rockland hammock. A variety of hammock-associated hardwood trees are present, including some which are specimen-sized. The hammock possesses decent understory, however there are areas where understory can develop further. Rare plants found include toothed spleenwort (*Asplenium dentatum*), satin leaf (*Chrysophyllum oliviforme*), and West Indian cherry (*Prunus myrtifolia*) (see plant list). This area contains a sizable solution hole and small cave formation. The property owners have previously reported that the cave formation is utilized by wildlife such as foxes. With the exception of the developed area and the minimal maintenance paths in the hammock, the rock substrate is relatively undisturbed and in very good condition.

Overall, the native plant cover on the property is good, however it could benefit from augmentation of its biodiversity and understory. Continued maintenance of exotics is essential to prevent losses of rare native plants.

Conclusion

The inclusion of this property into the EEL covenant program represents a unique opportunity to preserve a remnant piece of the Warwick hammock. Along with the other EEL covenanted properties in the area, and the possibility that other properties in the area be included in the program in the future, this is a step towards maintaining rare and unique plant habitat in an urban environment. These habitats provide an import linkage through the landscape that can serve as corridors for important species such as migratory birds, the Florida bonneted bat, and endangered butterfly populations.

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

Ecological Goals

1. Maintain the present condition of the rockland hammock.
2. Encourage and maintain a diverse understory and preserve rare hammock species.
3. Promote regeneration and growth of native hardwoods and rare plants (ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain solution holes and rare fern populations.

Management Goals

1. Continue to eliminate exotic plant species from the hammock to maintain 3% or less exotic plant species cover.
2. Control reproduction of exotic seeds within the site.
3. Allow natural regeneration of native plants, planting additional appropriate plants to bolster overall diversity. All plantings must be approved by DERM.
4. Conduct reintroductions of rare ferns if appropriate.
5. The property owner shall submit annual reports to DERM's Tree and Forest Resources Section listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools. See current Exotic Removal Permit for more details.)

Year 1-10: Continued hand removal and selective herbicide treatment of exotic plant species (trees, vines, palms and ornamentals). All exotic seedlings should be hand pulled if possible. Herbicide may be utilized for plants that cannot be hand pulled. Retreat any re-sprouting or re-colonizing plants to achieve and maintain 3% or less exotic plant cover. Monitor for native plant recruitment, replanting with appropriate native species.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Adenanthera pavonina</i>	red sandalwood	E/ EPPC II
<i>Adiantum tenerum</i>	brittle maidenhair	N/ FL endangered

<i>Albizia lebbbeck</i>	woman's tongue	E/ EPPC I
<i>Alstonia macrophylla</i>	devil tree	E
<i>Ardisia escallonioides</i>	marlberry	N
<i>Asplenium dentatum</i>	toothed spleenwort	N/ FL endangered
<i>Bambusa spp.</i>	bamboo	E
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Carica papaya</i>	papaya	N
<i>Cecropia palmata</i>	Snakewood tree	E/ EPPC II
<i>Chrysophyllum oliviforme</i>	satinleaf	N/ FL threatened
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Dicanthelium commutatum</i>	variable witchgrass	N
<i>Epipremnum spp.</i>	pothos	E/ EPPC II
<i>Erythrina herbacea</i>	coralbean	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia uniflora</i>	Surinam-cherry	E/ EPPC I
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Ilex krugiana</i>	Krug's holly	N/ FL threatened
<i>Krugiodendron ferrum</i>	black ironwood	N
<i>Leucaena leucocephala</i>	White leadtree	E/EPPC II
<i>Livistona chinensis</i>	Chinese fan palm	E/ EPPC II
<i>Lysiloma latisiliquum</i>	false tamarind	N
<i>Merremia tuberosa</i>	woodrose	E/ EPPC II
<i>Myrsine cubana</i>	myrsine	N
<i>Nectandra coriacea</i>	lancewood	N
<i>Oeceoclades maculata</i>	African monk orchid	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Paspalum spp</i>	paspalum	N
<i>Passiflora suberosa</i>	corkystem passionflower	N
<i>Peperomia obtusifolia</i>	Florida peperomia	N/ FL endangered
<i>Pimenta dioica</i>	allspice	E
<i>Pisonia aculeata</i>	devil's claws	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Psychotria tenuifolia</i>	shortleaf wild coffee	N
<i>Prunus myrtifolia</i>	West Indian cherry	N/ FL threatened
<i>Quadrella cynophallophora</i>	Jamaican caper tree	N
<i>Quercus virginiana</i>	live oak	N
<i>Rivina humilis</i>	rouge plant	N
<i>Sabal palmetto</i>	sabal palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC I
<i>Sideroxylon foetidissimum</i>	false mastic	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Stachytarpheta jamaicense</i>	blue porterweed	N
<i>Tectaria fimbriata</i>	Least halberd fern	N/ FL endangered
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Thelypteris reptans</i>	creeping star hair fern	N/ FL endangered
<i>Tillandsia spp.</i>	airplant	N
<i>Toxicodendron radicans</i>	poison ivy	N

Tradescantia spathacea
Turnera ulmifolia

oyster plant
yellow alder

E / EPPC I
E

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Jeffrey P. Agron
SIGNATURE

7/15/2025
DATE

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

Liliana C. Agron
SIGNATURE

7/15/2025
DATE

ATTACHMENT C

THIS INSTRUMENT PREPARED BY:

Richard F. & Virginia L. Arnaldo

Mailing address:

25005 SW 197 Avenue

Miami, Florida 33031

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 25005 SW 197
AVENUE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6826-000-0240.

WHEREAS, the undersigned Owner, Richard F. and Virginia L. Arnaldo, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
21 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Kevin Gomez

Address: 815 N Homestead Blvd
Homestead FL 33030

Sign: [Signature]

Print: GABRIEL AY-GARCIA

Address: 815 N Homestead Blvd
Homestead FL 33030

OWNER: Richard F. Arnaldo

Sign: [Signature]

Print: Ricardo F. Arnaldo

Title: owner

Address: 25005 SW 197 Ave
Homestead 33031

WITNESSES:

Sign: [Signature]

Print: Kevin Gomez

Address: 815 N Homestead Blvd
Homestead FL 33030

Sign: [Signature]

Print: GABRIEL AY-GARCIA

Address: 815 N Homestead Blvd
Homestead FL 33030

OWNER: Virginia L. Arnaldo

Sign: [Signature]

Print: Virginia Swarth

Title: owner

Address: 25005 SW
197 Ave
33031 FL

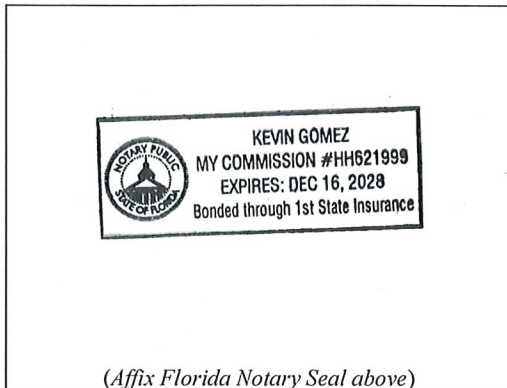
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 21 day of July, 2025.
(date) (month) (year)

by Ricardo F. Arnaldo, Virginia Sward
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FLDL.
(type)



[Signature]
(Signature of Notary Public)

Kevin Gomez
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

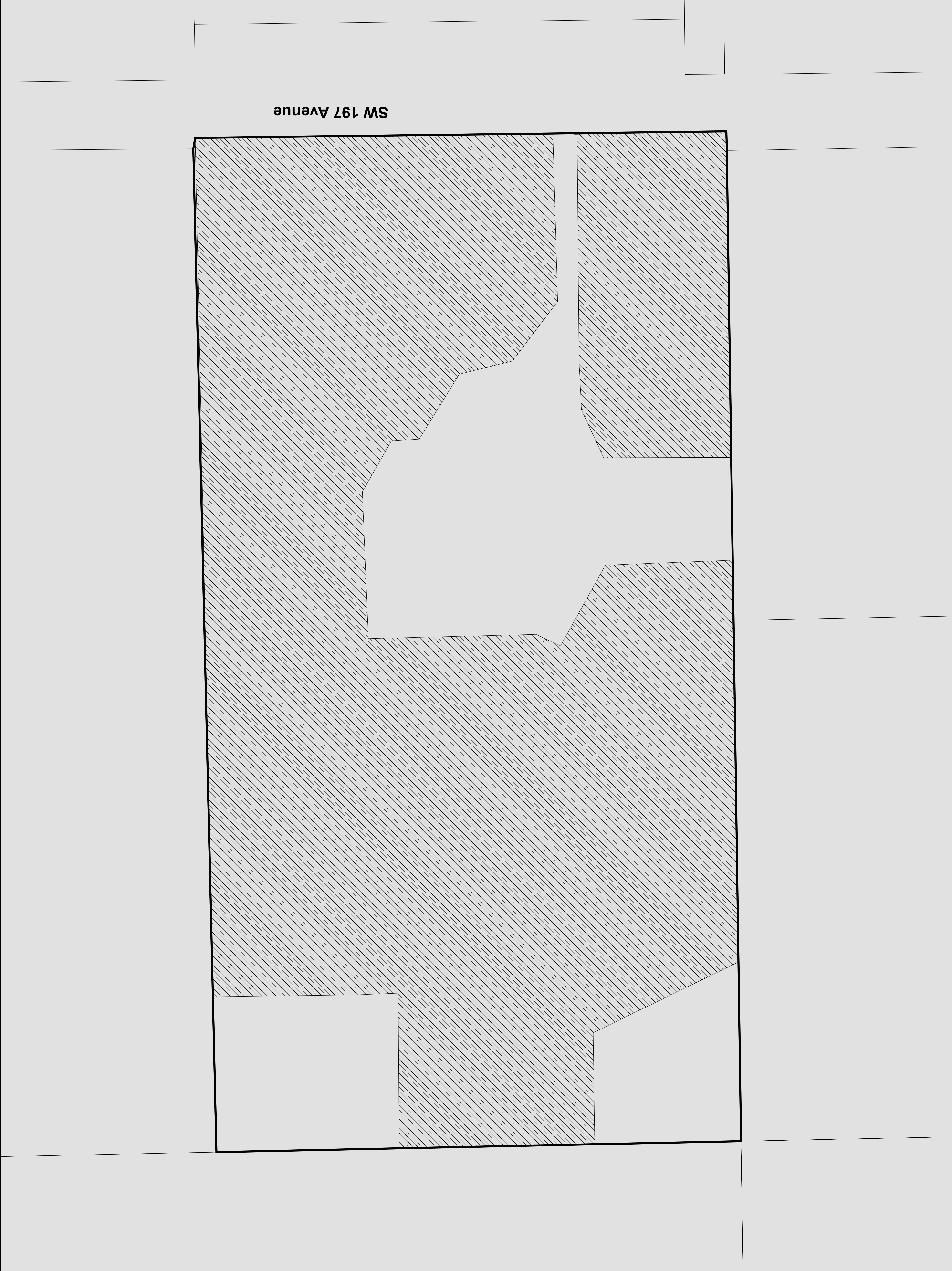
LEGAL DESCRIPTION

Folio Number: 30-6826-000-0240

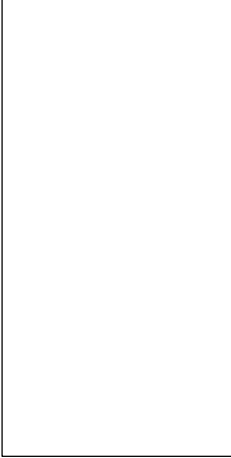
Property Address: 25005 SW 197 AVE
MIAMI-DADE COUNTY, FLORIDA 33031

Legal description: THE NORTH $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE
NW $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 56 SOUTH,
RANGE 38 EAST, LYING AND BEING IN MIAMI-
DADE COUNTY, FLORIDA, LESS THE WEST 35 FEET
FOR ROAD.

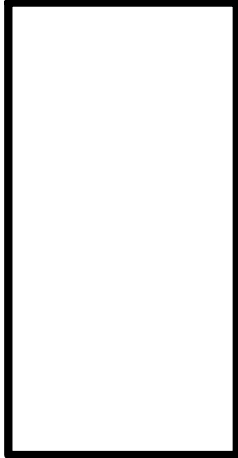
Exhibit B: EEL Covenant Boundary on the property of Ricardo F. & Virginia L. Arnaldo
Folio: 30-6826-000-0240



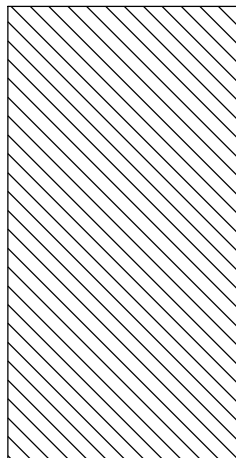
Legend



Parcels



Property Boundary



EEL Covenanted Area: 3.74 Acres

MDC046

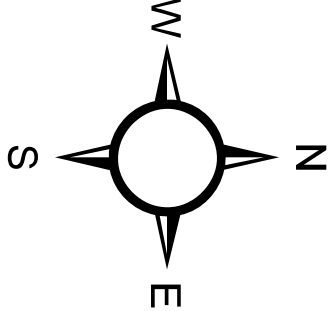


Exhibit C

Pine Rockland Management Plan for Ricardo & Virginia Arnaldo Property

Location: 25005 SW 197 Avenue, Miami-Dade County, Florida.

Size: 4.70 acres parcel
3.74 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6826-000-0240

Forest Type: Pine Rockland

Location

The property is located at 25005 SW 197 Ave and lies in Section 26 of Township 56, Range 38. The site is a developed lot located outside of the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 2.00 miles to the northwest from West Biscayne Pineland Preserve (folio #: 30-7802-000-0080).

Distance from nearest County-designated NFC site: 0.0 feet to the north from Jaimini Mehta and Aline Clotilde Parrish (folio #: 30-6826-000-0241).

Distance from nearest EEL Covenanted site: approximately 0.59 miles to the north from Elena and Jeremy Sweet (folio #: 30-6826-000-0480).

Property Information

The property consists of a 4.70 acres parcel with an irregular shaped preservation area on the edges of the parcel surrounding a private residence in the middle. This property is an area with agricultural land zoning with some properties being used for residential purposes. Additionally 2.98 acres of the subject site are designated as a NFC pine rockland, this is remaining NFC permitted from the original 3.5 acres designated in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84. This NFC may be found on Miami-Dade County Natural Forest Community Map 31, T56 R38 S26, parcel C. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine

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

Present Condition

The natural plant community is typical of a pine rockland with an herbaceous understory and pine canopy. The understory consists of many typical pine rockland plant species. These include, but are not limited to, locust berry (*Byrsonima lucida*), man-in-the-ground (*Ipomea microdactyl*), Florida shrub thoroughwort (*Koanophyllum villosum*), running oak (*Quercus pumila*), white indigoberry (*Randia aculeata*), winged sumac (*Rhus copallinum*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area. Overall the site scored a high amount of plant diversity which included endemic and listed species.

The substrate in the covenanted area is mostly undisturbed with some pinnical rock including a few outcroppings. A low percentage of exotic and invasive species are found within the covenanted area. A significant amount of organic material has formed within portions of the preservation area due to lack of fire. This is impacting the viability of the herbaceous understory. Some pinnacle rock is found within the site, including a few outcroppings.

The portion of the property that qualifies for an EEL Covenant is separated from the non-qualifying area into a group of management areas. Most of the management areas are in very good condition. However, areas have been fire depressed pine rockland but the ongoing active management in these areas resulted in a low percentage of exotic and invasive species.

Conclusion

The subject site provides connectivity for the a small grouping of NFCs within this part of the county. A portion of the property (including a non-NFC area) is designated critical habitat for *Linum carteri*. The site's current condition is due to the property owner's continuous commitment to the long-term maintenance of the area as a natural preserve. The county will continue to benefit from the active management of the site through the inherent values that natural habitats provide. The preservation area provides excellent

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

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL covenant. Future management of the property will center on the continued eradication of exotic plant species and promoting the recruitment of native pine rockland species.

Ecological Goals

1. Maintain the covenanted area to allow for continued preservation of herbaceous pine rockland plant species.
2. Promote regeneration and growth of pine rockland species to achieve an open canopy and uneven age class of slash pines.
3. Provide suitable habitat for native wildlife.
4. Eliminate and control exotic and invasive plants.
5. Prevent hardwood encroachment from the hammock area into the pine rockland.

Management Goals

1. Maintain invasive exotic plant species to 3% or less coverage within the covenanted area.
2. Maintain biodiversity of appropriate native plant species, focusing on rare and listed species.
3. Perform prescribed burns as necessary, if feasible.
4. The property owner shall submit annual reports to DERM listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) See current exotic removal permit for more details.)

Year 1-3: Continue to eradicate exotic and invasive plants and achieve 3% or less exotic cover. Monitor native plant recruitment and wildlife. Remove excessive organic material, thin out hardwoods and vines if needed to maintain an open understory or perform a prescribed burn.

Year 4-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Remove excessive organic material, thin out hardwoods and vines if needed to maintain an open understory or perform a prescribed burn.

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
<i>Abrus precatorius</i>	rosary pea	E / EPPC I
<i>Acalypha chamaedrifolia</i>	three seeded mercury	N
<i>Albizia lebbbeck</i>	woman's tongue	E / EPPC I
<i>Anemia adiantifolia</i>	pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N/ FL threatened
<i>Ardisia escallanioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC I
<i>Bidens alba</i>	Spanish needles	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locust berry	N / FL threatened
<i>Callicarpa americana</i>	beauty berry	N
<i>Carica papaya</i>	papaya	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Cnidoscolus stimulosus</i>	tread softly	N
<i>Conocarpus erectus</i>	buttonwood	N
<i>Cordia sebestena</i>	orange geiger tree	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Croton linearis</i>	pineland croton	N
<i>Dyschoriste angusta</i>	rockland twinflower	N
<i>Euphorbia heterophylla</i>	fiddler's spurge	N
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium bermudense</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvet seed	N
<i>Ipomea microdactyla</i>	man-in-the-ground	N / FL endangered
<i>Jacquemontia curtisii</i>	pineland clustervine	N/ FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E / EPPC I
<i>Koanophyllum villosum</i>	Florida shrub thoroughwort	N / FL endangered
<i>Lantana involucrata</i>	wild sage	N
<i>Lantana depressa</i>	pineland lantana	N / FL endangered
<i>Leucaena leucocephala</i>	lead tree	E / EPPC II
<i>Licania michauxii</i>	gopher apple	N
<i>Melanthera parvifolia</i>	Pineland black anthers	N/ FL threatened
<i>Merremia tuberosa</i>	wood rose	E / EPPC II
<i>Metopium toxiferum</i>	poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine cubana</i>	myrsine	N

<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC I
<i>Passiflora suberosa</i>	corky stem passion flower	N
<i>Phyllanthus pentaphyllus</i> var. <i>floridana</i>	five petal leaf flower	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Piriqueta cistoides</i>	pitted stripeseed	N
<i>Polygala violacea</i>	candyweed	N
<i>Pteridium caudatum</i>	lacy bracken fern	N
<i>Quercus pumila</i>	running oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Ruellia succulenta</i>	thickleaf petunia	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolius</i>	Brazilian pepper	E / EPPC I
<i>Schizachyrium gracile</i>	wire bluestem	N
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Symphyotrichum adnatum</i>	clasping aster	N
<i>Syzygium cumini</i>	Java plum	E / EPPC I
<i>Swietenia mahagoni</i>	West Indian mahogany	N / FL threatened
<i>Tabebuia heterophylla</i>	white cedar	E
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Tragia saxicola</i>	Florida Keys noseburn	N/ FL threatened
<i>Trema floridanum</i>	Florida trema	N
<i>Tripsacum floridanum</i>	Florida gamma grass	N/ FL threatened
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia furfuracea</i>	cardboard palm	N
<i>Zamia integrifolia</i>	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE

DATE

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

SIGNATURE

DATE

ATTACHMENT D

THIS INSTRUMENT PREPARED BY:

Ramon & Lucia Soria

Mailing address:

15802 SW 200 Street

Miami, Florida 33187

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED IN THE VICINITY OF
SW 224 STREET AND SW 154 AVENUE,
MIAMI-DADE COUNTY, FLORIDA,
CURRENTLY FOLIO # 30-6916-001-0460.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
24th day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Sara Desdin

Address: 10751 SW 66Dr
Miami, FL 33173

Sign: [Signature]

Print: LISSETTE Hidalgo

Address: 9380 SW 185 Street
Cutler Bay, FL 33157

OWNER: Ramon Soria

Sign: [Signature]

Print: Ramon Soria

Title: Owner

Address: 22145 SW 154 Ave.
Miami FL. 33187 70

WITNESSES:

Sign: [Signature]

Print: Sara Desdin

Address: 10751 SW 66Dr
Miami, FL 33173

Sign: [Signature]

Print: LISSETTE Hidalgo

Address: 9380 S.W. 185 Street
Cutler Bay, FL. 33157.

OWNER: Lucia Soria

Sign: [Signature]

Print: Lucia Soria

Title: Owner

Address: 22145 SW 154 Ave.
Miami FL. 33170

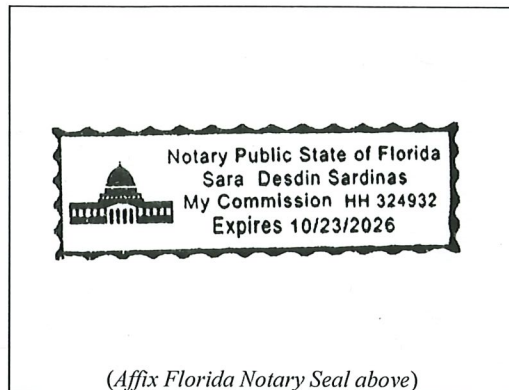
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 24th day of July, 20 25.
(date) (month) (year)

by Lucia Soria and Ramon Soria
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)




(Signature of Notary Public)

Sara Desdin
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

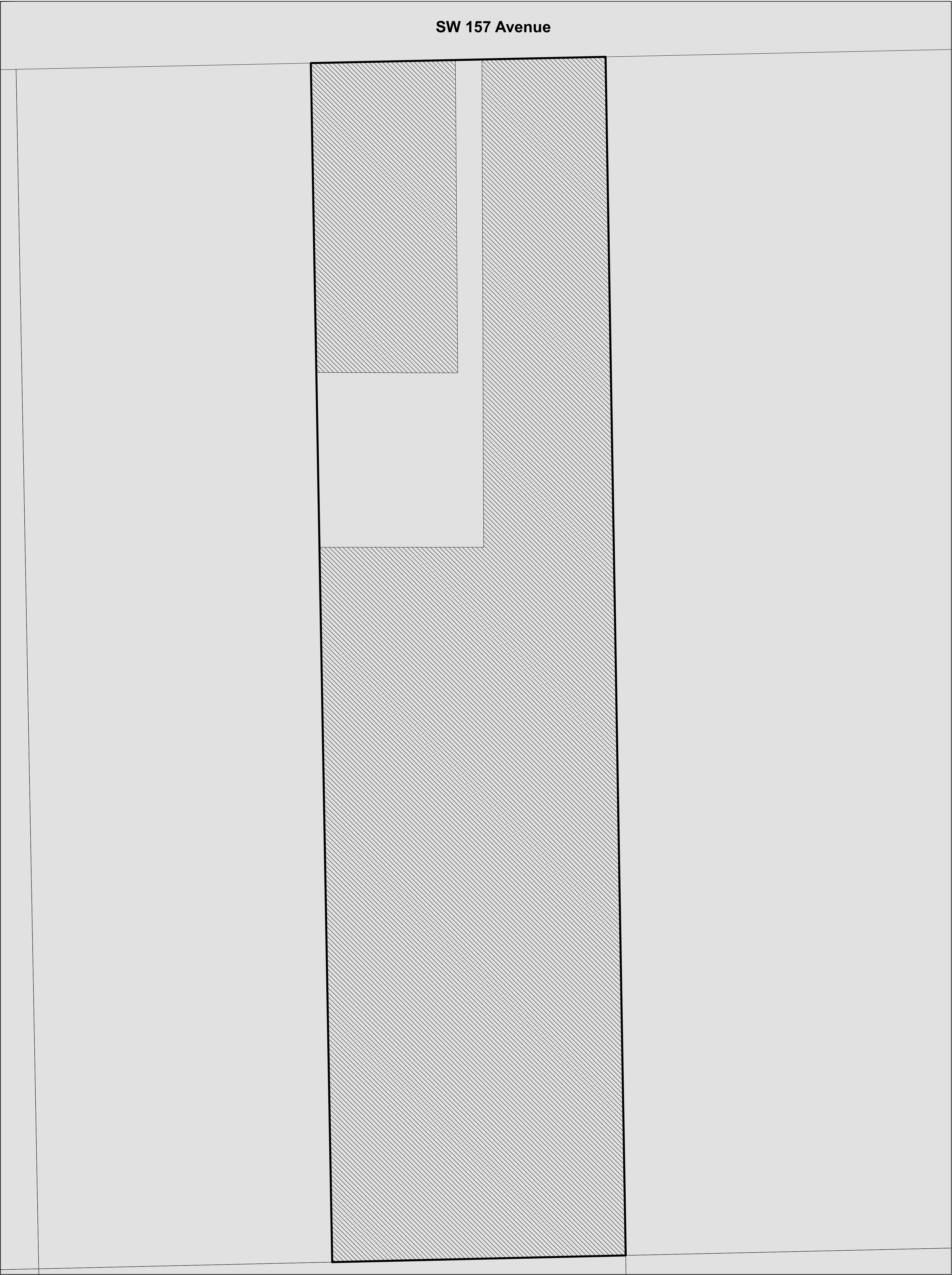
LEGAL DESCRIPTION

Folio Number: 30-6916-001-0460

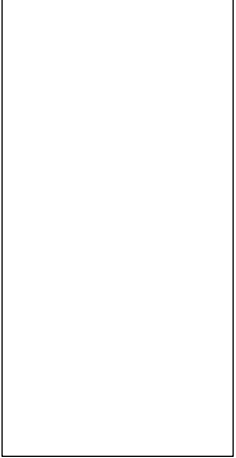
Property Address: IN THE VICINITY OF SW 224 ST AND SW 154 AVE
MIAMI-DADE COUNTY, FLORIDA 33170

Legal description: THE NORTH ½ OF LOT 54, REDLAND CITRUS
ORCHARDS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 5, AT PAGE 31, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

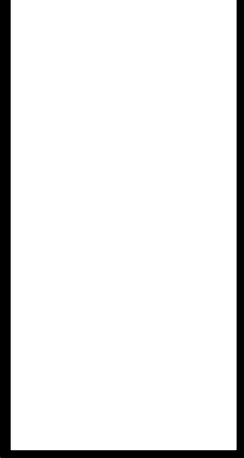
Exhibit B: EEL Covenant Boundary on the property of Ramon & Lucia Soria
Folio: 30-6916-001-0460



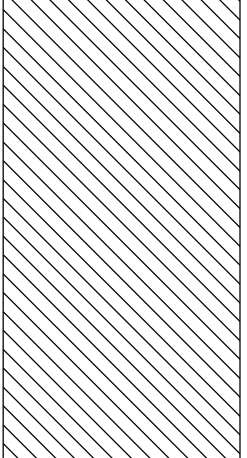
Legend



Parcels



Property Boundary



EEL Covenanted Area: 2.13 acres

MDC060

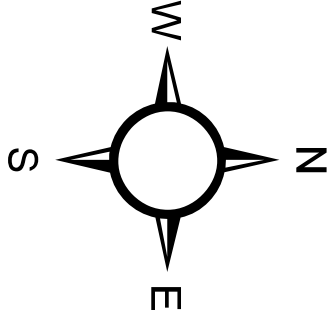


Exhibit C
Rockland Hammock Management Plan
for Ramon & Lucia Soria

Location: Vicinity of SW 224th St and SW 154th Ave, Miami-Dade County, Florida.

Size: 2.50 acres parcel
2.13 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6916-001-0460

Forest Type: Rockland hammock

Location

The property is located on the east side of SW 154th Avenue approximately 1200 feet south of SW 216th Street and lies with Section 21 of Township 56 South, Range 39. The site is an undeveloped lot located outside the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 150 feet to the north from Ross Hammock (folio #: 30-6916-001-0470).

Distance from nearest County-designated NFC site: approximately 35 feet to the east from William & Vina Riley (folio #: 30-6916-001-0540).

Distance from nearest EEL Covenanted site: approximately 35 feet to the east of William & Vina Riley (folio #: 30-6916-001-0540).

Property Information

The property is located in the vicinity of Castellow Hammock and Ross Hmmock in the Redland Citrus Orchard subdivision. The EEL preservation area composes 2.13 acres of the 2.50 acre property. This property is bordered on the south by a single-family home designated with agricultural land use. On the north and east the bordering properties are under agriculture. Additionally, 2.5 acres of subject site are designated as NFC (Pine Rockland) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 33, T56 R39 S21, parcel C. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants

and also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. In addition to the significant natural and geological resources found on the subject property, inclusion in the EEL program creates an opportunity to preserve habitat into which endangered plant populations can expand into.

Present Condition

The current biological condition of the site can be classified as fair as exotic plant species have started to overtake the hammock. Rare plants found include smooth strongback (*Bourreria succulenta*), satin leaf (*Chrysophyllum oliviforme*), and West Indian cherry (*Prunus myrtifolia*) (see plant list). Additionally, the previous property owners planted numerous endangered species typical of South Florida's native plant communities but not naturally occurring in the Castellow hammock forested area. These include cinnamon bark (*Cannela winterana*) and catclaw blackbead (*Pithocellobium unguis-cati*). The qualifying portion of the property consists of a canopied area with significant substrate formations throughout. The northern portion of the parcel was impacted via agricultural practices some time ago and contains somewhat disturbed rock substrate.

The main threat to the site is the invasion of exotic plants. Vines are the biggest issues in regard to non-native understory plants. This site has been invaded by pothos (*Epipremnum pinnatum*) and arrowhead vine (*Syngonium podophyllum*). With the exception of the maintenance pathways in the hammock the substrate is relatively undisturbed and is in very good condition.

Conclusion

Overall, the site is in fair condition. The previous owners of the property were in failing health over the past 4 years and fell behind in the management schedule. The EEL Covenant will help guide the new owner with future management efforts and overall maintenance of the property. Future management of this property will include eliminating the exotic landscape plants that have encroached into the covenanted area and vine control.

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

Ecological Goals:

1. Maintain native plant biodiversity on the entire site.
2. Maintain a diverse understory and preserve rare hammock species.
3. Provide habitat for native wildlife.

4. Maintain solution holes and rare fern populations.
5. Eliminate invasive exotic species.

Management Goals:

1. Eliminate invasive exotic plants to achieve 3% or less exotic cover.
2. Allow natural regeneration of native plants.
3. The property owner shall submit an annual report to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) See current exotic removal permit for more details.)

Year 1-3: Hand removal and herbicide treatment of all invasive exotic plant species to achieve 3% or less exotic coverage. Monitor for native plant species recruitment in areas that have been cleared of exotics and plant native species, if necessary. All plantings must be approved by DERM.

Year 4-10: Continue to eradicate exotic and invasive plants and vines and maintain diverse understory, encourage the spread and resiliency of rare species and maintain 3% or less exotic cover. Monitor plant populations found on site.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/ FL endangered
<i>Annona glabra</i>	pond apple	N
<i>Ardisia escallanioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC I
<i>Asclepias curassivica</i>	scarlet milkweed	E
<i>Bidens alba</i>	Spanish needles	N
<i>Bischofia javanica</i>	bishop's wood	E / EPPC I
<i>Boussieria succulenta</i>	smooth strongback	N/ FL endangered
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Callicarpa americana</i>	beauty berry	N
<i>Calyptanthus pallens</i>	spicewood	N/ FL threatened

<i>Cannela winterana</i>	cinnamon bark	N / FL endangered
<i>Cardiospermum spp.</i>	balloonvine	N
<i>Chiococca alba</i>	snowberry	N
<i>Chrysophyllum oliviforme</i>	satin leaf	N / FL threatened
<i>Cissus verticillata</i>	possum grape	N
<i>Citrus x jambhiri</i>	rough lemon	E
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Colubrina elliptica</i>	soldierwood	N / FL endangered
<i>Cordia sebestena</i>	orange geiger	N
<i>Dalbergia ecastaphyllum</i>	coinvine	N
<i>Digitaria ciliaris</i>	Southern crabgrass	N
<i>Dioscera bulbifera</i>	air potato	E / EPPC I
<i>Dodonea viscosa</i>	Florida varnishleaf	N
<i>Drypetes diversifolia</i>	milkbark	N/ FL endangered
<i>Eleusine indica</i>	Indian goose grass	E
<i>Epipremnum pinnatum</i>	pothos	E / EPPC I
<i>Eryobotrya japonica</i>	loquat	E
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia confusa</i>	redberry stopper	N/ FL endangered
<i>Eugenia foetida</i>	Spanish stopper	N
<i>Euphorbia cyathophora</i>	painted leaf	N
<i>Euphorbia hypericifolia</i>	graceful sandmat	N
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Galium bermudense</i>	coastal bedstraw	N
<i>Guaiacum sanctum</i>	lignumvitae	N/ FL endangered
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Gymnanthes lucida</i>	crabwood	N
<i>Hamelia patens</i>	firebush	N
<i>Ilex krugiana</i>	Krug's holly	N/ FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/ EPPC I
<i>Krugiodendron ferreum</i>	black ironwood	N
<i>Livistona chinensis</i>	Chinese fan palm	E/ EPPC II
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Manilkera zapota</i>	sapodilla	E / EPPC I
<i>Momordica charantia</i>	balsam apple	E / EPPC II
<i>Myrcianthes fragrans</i>	Simpson's stopper	N/ FL threatened
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine cubana</i>	myrsine	N
<i>Nectandra coriacea</i>	lancewood	N
<i>Nephrolepis cordifolia</i>	tuberous sword fern	E/ EPPC I
<i>Oeceoclades maculata</i>	African monk orchid	E
<i>Passiflora suberosa</i>	corkystem passionflower	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Persea borbonia</i>	red bay	N
<i>Pisonia aculeata</i>	pull back vine	N

<i>Pithocellobium unguis-cati</i>	catclaw blackbead	N
<i>Pleopeltis polypodioides</i>	resurrection fern	N
<i>Prunus myrtifolia</i>	West Indian cherry	N/ FL threatened
<i>Psidium guajava</i>	guava	E/ EPPC I
<i>Psychotria nervosa</i>	wild coffee	N
<i>Psychotria tenuifolia</i>	soft leaved wild coffee	N
<i>Quadrella cynophallophora</i>	Jamaican caper tree	N
<i>Quercus virginiana</i>	live oak	N
<i>Rivinia humilis</i>	rougeplant	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Senna mexicana</i> var. <i>chapmanii</i>	Bahama senna	N/ FL threatened
<i>Sideroxylon foetidissimum</i>	wild mastic	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Solanum erianthum</i>	potato wood	N
<i>Stachypharteta jamaicensis</i>	blue porterweed	N
<i>Syngonium podophyllum</i>	Syngonium	E/ EPPC I
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Thrinax radiata</i>	green thatch palm	N/ FL endangered
<i>Trema floridanum</i>	Florida tremma	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Vittaria lineata</i>	shoestring fern	N
<i>Zamia integrifolia</i>	coontie	N

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

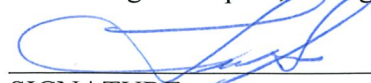
MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

7/23/25
DATE

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


SIGNATURE

7.23.25
DATE

ATTACHMENT E

THIS INSTRUMENT PREPARED BY:

William H. & Vina R. Riley

Mailing address:

22000 SW 154 Avenue

Miami, Florida 33170

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 22000 SW 154
AVENUE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6916-001-0540.

WHEREAS, the undersigned Owner, William H. & Vina R. Riley, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
14 day of July, 2025.

WITNESSES:

Sig: [Signature]
Print: Alida E. Valera
Address: 333 NE 8 ST
HOMESTEAD FL 33030
Sig: [Signature]
Print: Deborah Pastern
Address: 333 NE 8 ST
HOMESTEAD FL 33030

OWNER: William H. Riley

Sig: [Signature]
Print: William Riley
Title: owner
Address: 22000 SW 154 Ave
MIAMI, FL 33170

WITNESSES:

Sig: [Signature]
Print: Alida E. Valera
Address: 333 NE 8 ST
HOMESTEAD FL 33030
Sig: [Signature]
Print: 333 NE 8 ST HOMESTEAD,
FL 33030
Address: Deborah Pastern

OWNER: Vina R. Riley

Sig: Vina R. Riley
Print: Vina R. Riley
Title: owner
Address: 22000 S.W. 154 Ave
MIAMI 33170

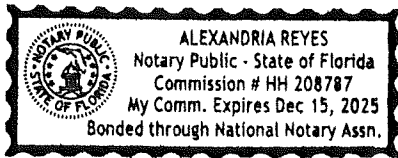
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

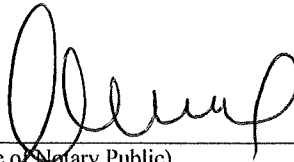
☒ physical presence ☐ online notarization this 14 day of July, 2025.
(date) (month) (year)

by William Rivera & Nina Rivera
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence Driver's license.
(type)



(Affix Florida Notary Seal above)


(Signature of Notary Public)

Alexandria Reyes
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

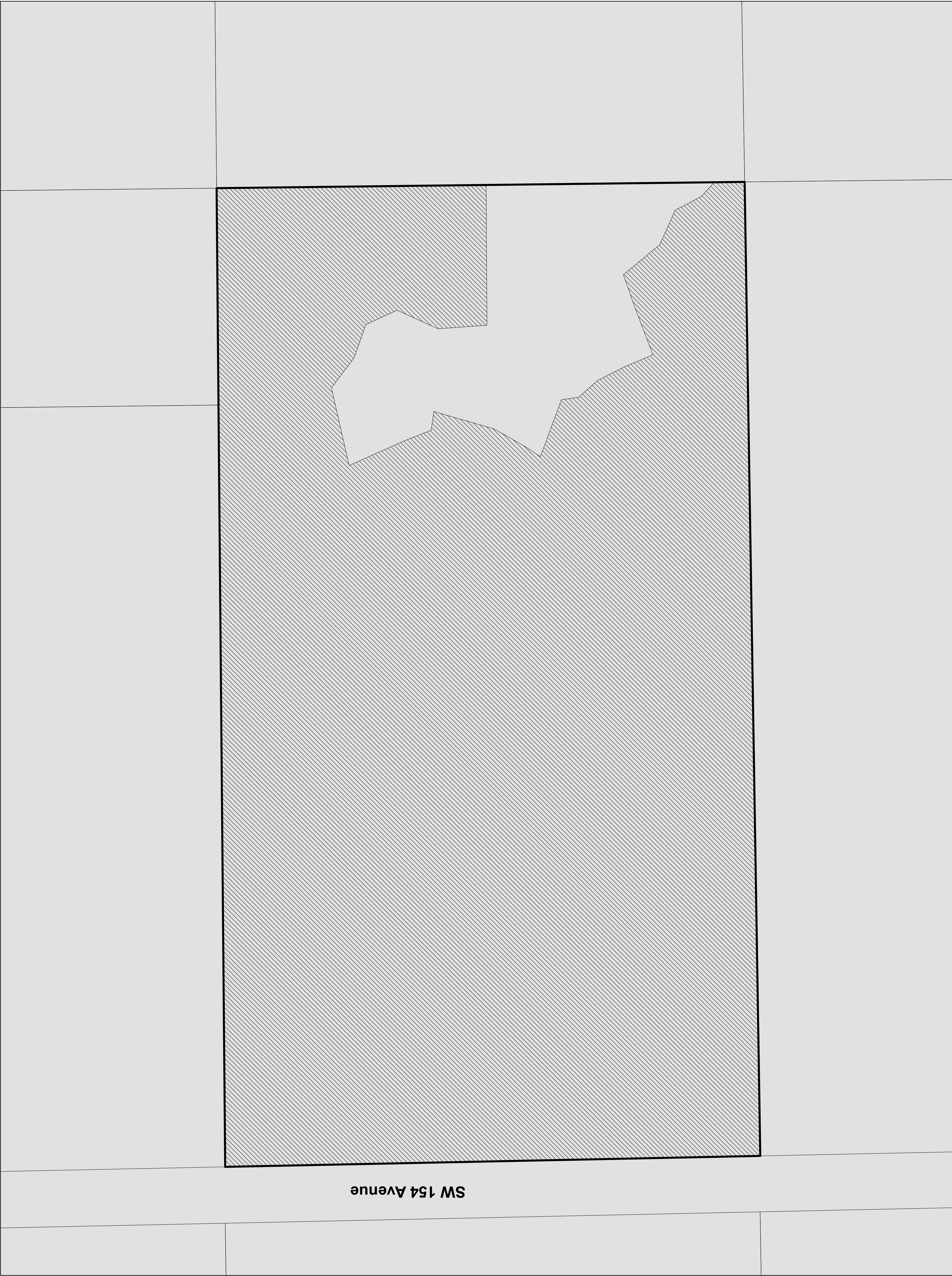
LEGAL DESCRIPTION

Folio Number: 30-6916-001-0540

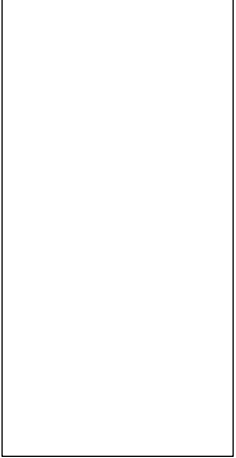
Property Address: 22000 SW 154 AVE
MIAMI-DADE COUNTY, FLORIDA 33170

Legal description: LOT 68 OF REDLAND CITRUS ORCHARDS,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 5, AT PAGE 31, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

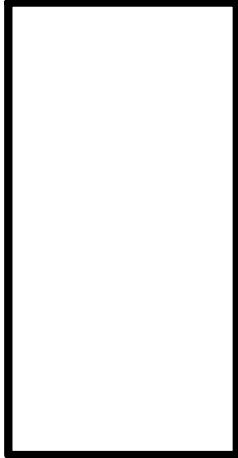
Exhibit B: EEL Covenant Boundary on the property of William & Vina Riley
Folio: 30-6916-001-0540



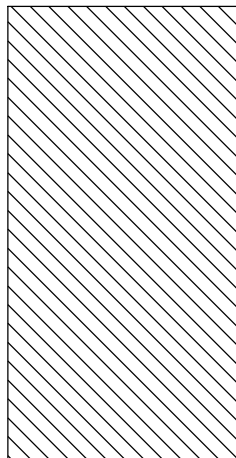
Legend



Parcels



Property Boundary



EEL Covenant Area: 4.52 Acres

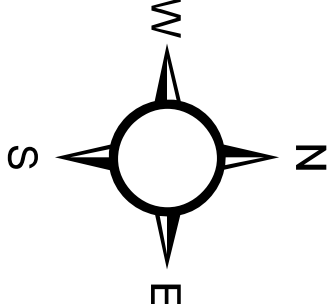


Exhibit C
Rockland Hammock Management Plan
for William H. & Vina R. Riley

Location: 22000 SW 154th Ave, Miami-Dade County, Florida.

Size: 5.00 acres parcel
4.52 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6916-001-0540

Forest Type: Rockland hammock

Location

The property is located on the west side of SW 154th Avenue approximately 800 feet south of SW 216th St. The site is a developed lot located outside the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 700 feet east of Castellow Hammock (folio #: 30-6917-000-0040).

Distance from nearest County-designated NFC site: 0.0 feet east of Robert Groh (folio #: 30-6916-001-0581).

Distance from nearest EEL Covenanted site: 0.0 feet north of Arthur & Kathleen Ballard (folio #: 30-6916-001-0530).

Property Information

The property is located in the vicinity of Castellow Hammock in the Redland Citrus Orchard subdivision. This property is bordered on the north, south, and west by single-family homes containing County designated NFC and agricultural land use. Additionally, 4.52 acres of subject site were designated as NFC in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 33, T56 R39 S21, parcel C. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

holes. In addition to the significant natural and geological resources found on the subject property, inclusion in the EEL program creates an opportunity to preserve habitat into which endangered plant populations can expand into.

Present Condition

The current biological condition of the site can be classified as excellent. The property owners have participated in the EEL Covenant Program for 20 years and continue to meet the management goals outlined by Miami-Dade County. The qualifying portion of the property contains a plant community typical of a rockland hammock and contains very little exotic plant species cover. Rare plants found include brittle maidenhair (*Adiantum tenerum*), satin leaf (*Chrysophyllum oliviforme*), and West Indian cherry (*Prunus myrtifolia*) (see plant list). The qualifying portion of the property consists of a canopied area with significant substrate formations throughout.

Conclusion

The property contains a rockland hammock that is rich in diversity. It is important to note that the current state and overall excellent health of the rockland hammock is due to the continuous commitment of the owners to the long-term maintenance of the area as a natural preserve. The county will benefit from the active management of the site through the inherent values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as well as other natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction.

Overall, the site is in excellent condition and will continue to be maintained as such with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on continuing to control exotic plants and vines.

Ecological Goals

1. Maintain the present extent of the rockland hammock.
2. Encourage and maintain a diverse understory and preserve rare hammock species.
3. Promote regeneration and growth of native hardwoods and rare plants (ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain solution holes and rare fern populations.

Management Goals

1. Continue to eliminate exotic plant species from interior of hammock to maintain 3% or less exotic plant species cover.
2. Maintain biodiversity of appropriate native plant species, focusing on rare and listed species.

3. The property owner shall submit annual reports to DERM's Tree and Forest Resources Section listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) Please refer to your current Exotic Removal Permit for more details.)

Year 1-10: Continue to eradicate exotic and invasive plants and vines and maintain diverse understory, encourage the spread and resiliency of rare species and maintain 3% or less exotic cover. Monitor plant populations found on site.

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
<i>Adiantum tenerum</i>	brittle maidenhair	N/ FL endangered
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/ FL endangered
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)
<i>Arenga pinnata</i>	sugar palm	E
<i>Baccharis halimifolia</i>	groundsel	N
<i>Bourreria succulenta</i>	smooth strongback	N/ FL endangered
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N/ FL threatened
<i>Callicarpa Americana</i>	beauty berry	N
<i>Calyptanthus pallens</i>	spicewood	N
<i>Capparis flexuosa</i>	Jamaican caper	N
<i>Capsicum anuum</i> var <i>glabriusculum</i>	bird pepper	N
<i>Caryotis spp.</i>	fishtail palm	E
<i>Chiococca alba</i>	snowberry	N
<i>Chrysophyllum oliviforme</i>	satin leaf	N / FL threatened
<i>Cissus verticillata</i>	possum grape	N
<i>Citrus spp.</i>	citrus	E

<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Dracaena fragrans</i>	corn plant	E
<i>Eriobotrya japonica</i>	loquat	E
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia uniflora</i>	Surinam-cherry	E/ EPPC (II)
<i>Ficus aurea</i>	strangler fig	N
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guaiacum sanctum</i>	lignumvitae	N/ FL endangered
<i>Guetarda scabra</i>	rough velvetseed	N
<i>Hamelia patens</i>	firebush	N
<i>Heteropterys brachiata</i>	redwing	E/ EPPC (II)
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/ EPPC (II)
<i>Krugiodendron ferreum</i>	black ironwood	N
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrcianthes fragrans</i>	Simpson's stopper	N/ FL threatened
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Nephrolepis cordifolia</i>	sword fern	E/ EPPC (I)
<i>Nephrolepis exaltata</i>	sword fern	N
<i>Ocotea coriacea</i>	lancewood	N
<i>Oeceoclades maculata</i>	African monk orchid	E
<i>Passiflora suberosa</i>	corkystem passionflower	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Pisonia aculeata</i>	pull back vine	E
<i>Pleopeltis polypodioides</i>	resurrection fern	N
<i>Prunus myrtifolia</i>	West Indian cherry	N
<i>Psidium guajava</i>	guava	E/ EPPC (I)
<i>Psychotria nervosa</i>	wild coffee	N
<i>Psychosperma elegans</i>	solitaire palm	E/ EPPC (II)
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Rivinia humilis</i>	rougeplant	N
<i>Roystonea regia</i>	royal palm	N/ FL threatened
<i>Sabal palmetto</i>	cabbage palm	N
<i>Salvia occidentalis</i>	West Indian sage	N
<i>Sambucus canadensis</i>	elderberry	N
<i>Sansevieria hyacinthoides</i>	mother-in-law's tongue	E/ EPPC (II)
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC (I)
<i>Sideroxylon foetidissimum</i>	wild mastic	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Smilax auriculata</i>	earleaf greenbrier	N

<i>Syagrus romanzoffiana</i>	queen palm	E
<i>Terminalia spp</i>	tropical almond	E/ EPPC (II)
<i>Tetrazygia bicolor</i>	West Indian lilac	N/ FL threatened
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Tillandsia fasciculata</i> var <i>densispica</i>	cardinal air plant	N/ FL endangered
<i>Tillandsia recurvata</i>	ball moss	N
<i>Toxicodendron radicans</i> ssp <i>radicans</i>	poison ivy	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Vittaria lineata</i>	shoestring fern	N
<i>Zamia integrifolia</i>	coontie	N
<i>Zanthoxylum coriaceum</i>	Biscayne prickly ash	N/ FL endangered

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE

DATE

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

SIGNATURE

DATE

ATTACHMENT F

THIS INSTRUMENT PREPARED BY:

Joal W. Thompson

Mailing address:

14840 SW 238 Street

Miami, Florida 33032

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 14840 SW 238
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6921-000-0120.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 16th day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Kelsey Miller

Address: 112 W Washington Ave
Fergus Falls MN 56537

Sign: [Signature]

Print: Roxann Giza

Address: 112 W Washington Ave
Fergus Falls, MN 56537

OWNER: Joal W. Thompson

Sign: [Signature]

Print: JOAL W. THOMPSON

Title: Owner

Address: 14840 S.W. 238th St.
Homestead, FL 33032

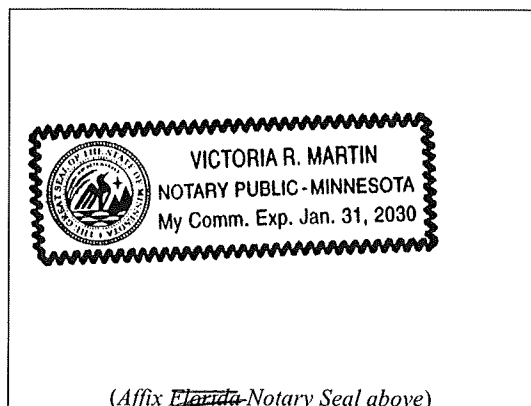
STATE OF ~~FLORIDA~~ MINNESOTA
COUNTY OF ~~MIAMI DADE~~ OTTER TAIL

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 16th day of July, 2025.
(date) (month) (year)

by JOAL W. THOMPSON
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FLORIDA DRIVERS LICENSE
T449-376-79000-0
(type)



MN

[Signature]
(Signature of Notary Public)

VICTORIA MARTIN
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

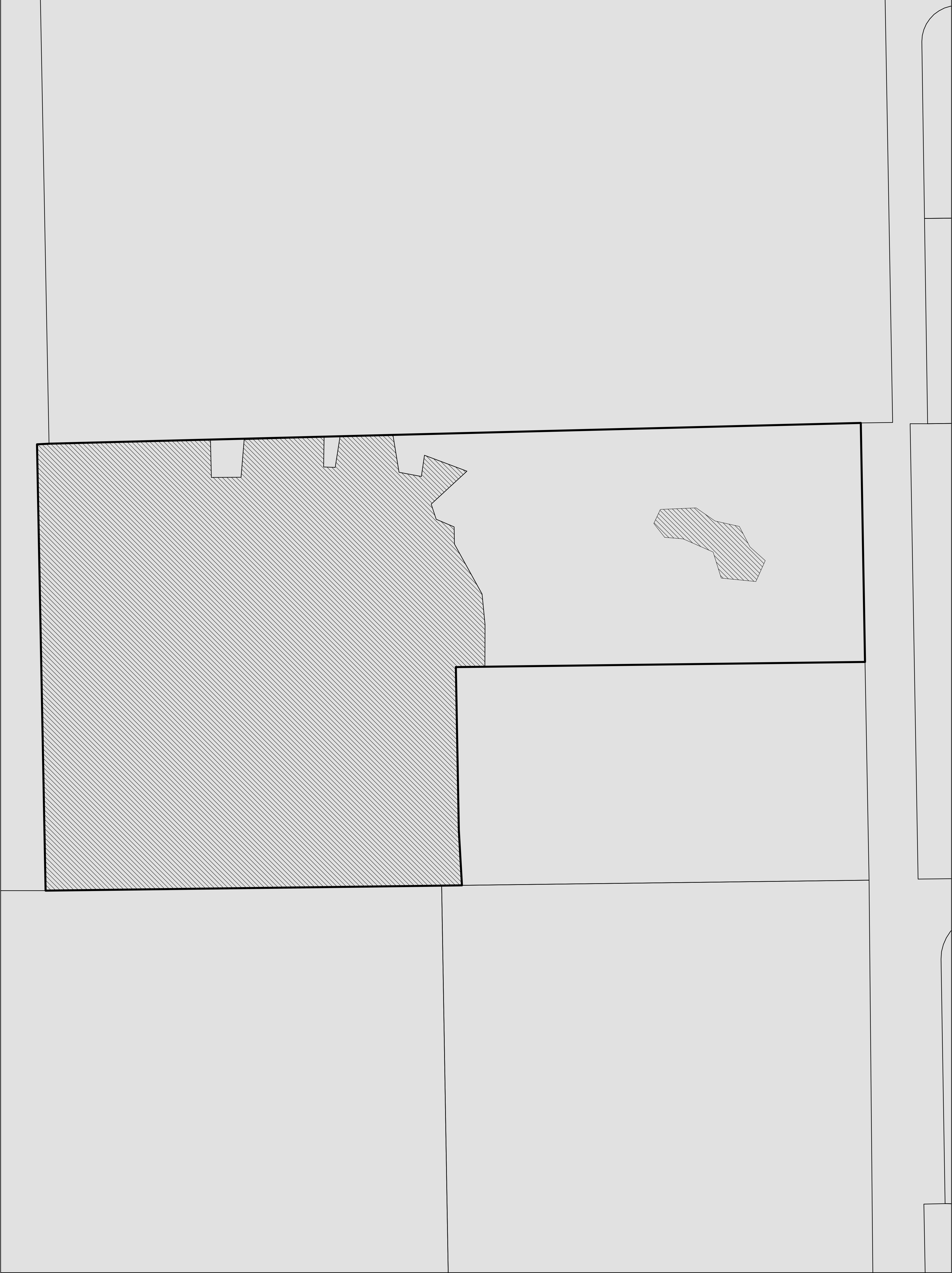
LEGAL DESCRIPTION

Folio Number: 30-6921-000-0120

Property Address: 14840 SW 238 ST
MIAMI-DADE COUNTY, FLORIDA 33032

Legal description: THE WEST $\frac{1}{2}$ OF NORTHEAST $\frac{1}{4}$ OF SOUTHWEST $\frac{1}{4}$
OF SOUTHEAST $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$ AND
SOUTHEAST $\frac{1}{4}$ OF SOUTHWEST $\frac{1}{4}$ OF SOUTHEAST
 $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$ LESS THE SOUTH 35 FEET
AND THE NORTH 25 FEET OF SECTION 21
TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND
BEING IN MIAMI-DADE COUNTY, FLORIDA.

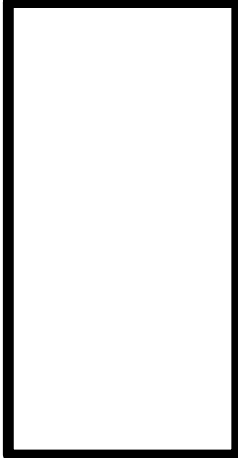
Exhibit B: EEL Covenant Boundary at the property of Joal W. Thompson
Folio: 30-6921-000-0120



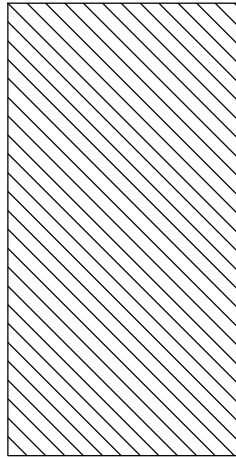
Legend



Parcels



Property Boundary



EEL Covenant Area: 2.33 acres

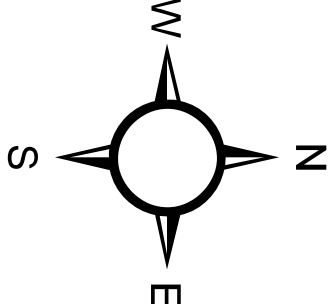


Exhibit C

Pine Rockland Management Plan for Joal W. Thompson

Location: 14840 SW 238 Street, Miami-Dade County, Florida.

Size: 3.37 acres parcel
2.33 acres qualify for an Environmentally Endangered Lands
(EEL) covenant

Folio #: 30-6921-000-0120

Forest Type: Pine Rockland

Location

The property is located at 14840 SW 238 Street and lies in Section 21 of Township 56 South, Range 39. The property is outside of the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 3,359 feet south of Silver Palm Hammock Addition (folio #: 30-6916-001-0200).

Distance from nearest County-designated NFC site: 0.0 feet east of Todd & Diane Lary (folio #: 30-6921-000-0110).

Distance from nearest EEL Covenanted site: 0.0 feet east of Todd & Diane Lary (folio #: 30-6921-000-0110).

Property Information

The property consists of a parcel containing undeveloped Pine Rockland with a private residence towards the north part of the property. The EEL preservation area is in the southern portion of the property. This property is bordered on the east and west by single-family homes containing County designated NFC and by agricultural use to the south. Additionally, 2.60 acres of the subject site were designated as NFC (Pine Rockland) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56 R39 S28, parcel H. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000

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

Present Condition

The natural plant community is typical of a Pine Rockland and areas of a mixed transitional subcanopy and understory due to fire suppression. The understory contains many Pine Rockland plant species. Portions of the site contain numerous specimen-sized wild tamarind (*Lysiloma latisiliquum*) typical of a Tropical Hardwood Hammock. The understory consists of many typical pine rockland plant species. These include, but are not limited to, pineland allamanda (*Angadenia berteroi*), locust berry (*Byrsinoma lucida*), Florida silver palm (*Coccothrinax argentata*), quailberry (*Crossopetalum ilicifolium*), shrub eupatorium (*Koanophyllum villosum*), five petal leafflower (*Phyllanthus pentaphyllus* var. *floridana*), West Indian lilac (*Tetrazygia bicolor*), and Keys wavyleaf noseburn (*Tragia saxicola*). The Pine Rockland area was planted with South Florida Slash Pine (*Pinus elliottii* var. *densa*) trees throughout to replace pines lost due to Hurricane Andrew.

Very few exotic and invasive plant species were found on site. The property owners have been removing invasive species by hand pulling and/or treating with herbicides. The northern portion has an overgrowth of common snowberry (*Chiococca alba*). Though native, this aggressive hammock-associated shrub has a tendency of outcompeting pine rockland understory plants. The property owner has made significant progress towards removing the common snowberry. In the last year, the property owner has found several more state-threatened silver palms as a result of the snowberry removal. Other typical pine rockland understory species are starting to recruit in these areas.

The site contains relatively intact, rocky substrate with numerous geological features such as outcroppings and minor solution holes.

Conclusion

The EEL area on the subject site provides connectivity to the adjacent EEL Covenanted properties. The subject site and adjacent properties contain federally designated critical habitat for *Brickellia mosieri*, *Linum carteri*, and the Bartram's Hairstreak butterfly (*Strymon acis bartrami*). The habitat in the subject site is considered intermittently occupied by the Bartram's Hairstreak butterfly. The EEL Covenanted portion of the site provides excellent habitat connectivity for the endangered butterfly and an opportunity to expand and stabilize the populations of the two federally endangered plant species. The county will continue to benefit from the active management of the site through the inherent values that natural habitats provide. It is important to note that the preservation of this site, as well as others in the EEL Covenant Program, provides other important environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continued eradication of exotic plant species and the common snowberry.

Ecological Goals

1. Maintain the covenanted area to allow for continued preservation of herbaceous pine rockland plant species.
2. Promote regeneration and growth of pine rockland species to achieve an open canopy and uneven age class of slash pines.
3. Provide suitable habitat for native wildlife.
4. Eliminate and control exotic and invasive plant species.
5. Prevent hardwood and vine encroachment into the pine rockland.

Management Goals

1. Eliminate and maintain exotic plant species to achieve less than 3% exotic plant cover.
2. Maintain biodiversity of appropriate native plant species, focusing on rare and listed species.
3. Control hardwood and vine species.
4. Allow natural regeneration of native plants, augmenting through replanting of appropriate native pine rockland species if necessary.
5. The property owner shall submit annual reports to DERM's Tree and Forest Resources Section listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Refer to your current NFC Exotic Removal Permit for more details.)

Year 1-3: Eradicate exotic plants and to achieve the goal of less than 3% exotic plant cover. Perform, if possible a prescribed burn and thin out hammock-associated understory plant species. Remove encroaching hardwoods where possible. Monitor native plant recruitment and wildlife.

Year 4-10: Continue to eradicate exotic plants and maintain the site at less than 3% exotic plant cover. Perform if possible a prescribed burn and thin out hammock-associated understory plant species to maintain an herbaceous understory of plant species. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Agave sisalana</i>	sisal hemp	E / EPPC (II)
<i>Albizia lebbeck</i>	woman's tongue	E / EPPC (I)
<i>Allamanda carthatica</i>	yellow allamanda	E
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Ardisia escallanioides</i>	marlberry	N
<i>Asparagus aethiopicus</i>	asparagus fern	E / EPPC (I)
<i>Bidens alba</i>	Spanish needles	N
<i>Bletia purpurea</i>	pine pink	N / FL threatened
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa americana</i>	beauty berry	N
<i>Cassytha filiformis</i>	lovevine	N

<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chamaecrista nictitans</i> var <i>aspera</i>	hairy partridge pea	N
<i>Chiococca alba</i>	snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Chromolaena odorata</i>	jack-in-the-bush	N
<i>Cnidoscolus stimulosus</i>	tread softly	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Crotalaria spectabilis</i>	showy rattlebox	E
<i>Croton linearis</i>	pineland croton	N
<i>Dychoriste oblongifolia</i>	common twinflower	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia uniflora</i>	Surinam cherry	E / EPPC (II)
<i>Eragrostis elliottii</i>	Elliott's lovegrass	N
<i>Erythrina herbacea</i>	coral bean	N
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Jacquemontia curtisii</i>	pineland clustervine	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	N
<i>Koanophyllon villosum</i>	Florida shrub thoroughwort	N/ FL endangered
<i>Lantana camara</i>	shrubverbena	E / EPPC (I)
<i>Lantana depressa</i>	pineland lantana	N/ FL endangered
<i>Lantana involucrata</i>	wild sage	N
<i>Licania michauxii</i>	gopher apple	N
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Melanthera angustifolia</i>	prairie blackanthers	N
<i>Melinis repens</i>	natal grass	E / EPPC (I)
<i>Metopium toxiferum</i>	poisonwood	N
<i>Monstera deliciosa</i>	fruit salad plant	E
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Nephrolepis cordifolia</i>	sword fern	E / EPPC (I)
<i>Nephrolepis exaltata</i>	sword fern	N
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)
<i>Passiflora suberosa</i>	corkystem passionflower	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N / Endemic
<i>Piriqueta caroliniana</i>	pitted stripe seed	N
<i>Phyllanthus pentaphyllus</i> var. <i>floridanus</i>	Florida five-petal leafflower	N / Endemic
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Psychotria nervosa</i>	wild coffee	N

<i>Pteris vittata</i>	Chinese brake	E / EPPC (II)
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy bracken	N
<i>Quercus pumila</i>	running oak	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Rhynchosia reniformis</i>	dollarweed	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Ruellia carolinensis</i>	Carolina wild petunia	N
<i>Roystonea regia</i>	royal palm	N/ FL endangered
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC (I)
<i>Schizachyrium gracile</i>	wire bluestem	N
<i>Serenoa repens</i>	saw palmetto	N
<i>Sida rhombifolia</i>	Cuban jute	N
<i>Sideroxylon salicifolium</i>	willow bastic	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Smilax havanensis</i>	Havana greenbrier	N/ FL threatened
<i>Solidago leavenworthii</i>	Leavenworth's goldenrod	N
<i>Stachytarpheta jamaicensis</i>	blue porterweed	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Tillandsia paucifolia</i>	potbelly airplant	N
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N/ FL threatened
<i>Tradescantia spathacea</i>	oyster plant	E/ EPPC (II)
<i>Trema micrantha</i>	Florida trema	N
<i>Tripsacum floridanum</i>	Florida gamma grass	N/ FL threatened
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Joal W. Thompson
SIGNATURE

July 16th 2025
DATE

ATTACHMENT G

THIS INSTRUMENT PREPARED BY:

Carol Huestis TRS

Carol Huestis REV Living Trust

Mailing address:

14750 SW 238 Street

Miami, Florida 33032

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 14750 SW 238
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6921-000-0160.

WHEREAS, the undersigned Owner, Carol Huestis TRS and Carol Huestis REV Living Trust, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
21 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Juan Alvarez

Address: 1485 NE 1st Ave Unit 103
Florida City FL 33034

Sign: [Signature]

Print: Moraima Santos

Address: 1485 NE 1st Ave Unit 103
Florida City FL 33034

OWNER: Carol Huestis TRS

Sign: [Signature]

Print: Carol Ann Huestis

Title: Owner

Address: 14750 SW 238 St
Homestead FL 33032

WITNESSES:

Sign: [Signature]

Print: Juan Alvarez

Address: 1485 NE 1st Ave Unit 103
Florida City FL 33034

Sign: [Signature]

Print: Moraima Santos

Address: 1485 NE 1st Ave
Florida City FL 33034

OWNER: Carol Huestis REV Living Trust

Sign: [Signature]

Print: Carol Ann Huestis

Title: Owner

Address: 14750 SW 238 St
Homestead, FL 33032

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 21 day of July, 2025.
(date) (month) (year)

by Carol Leidke Huestis
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FL Driver-License
(type)



(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Michael Turbay
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

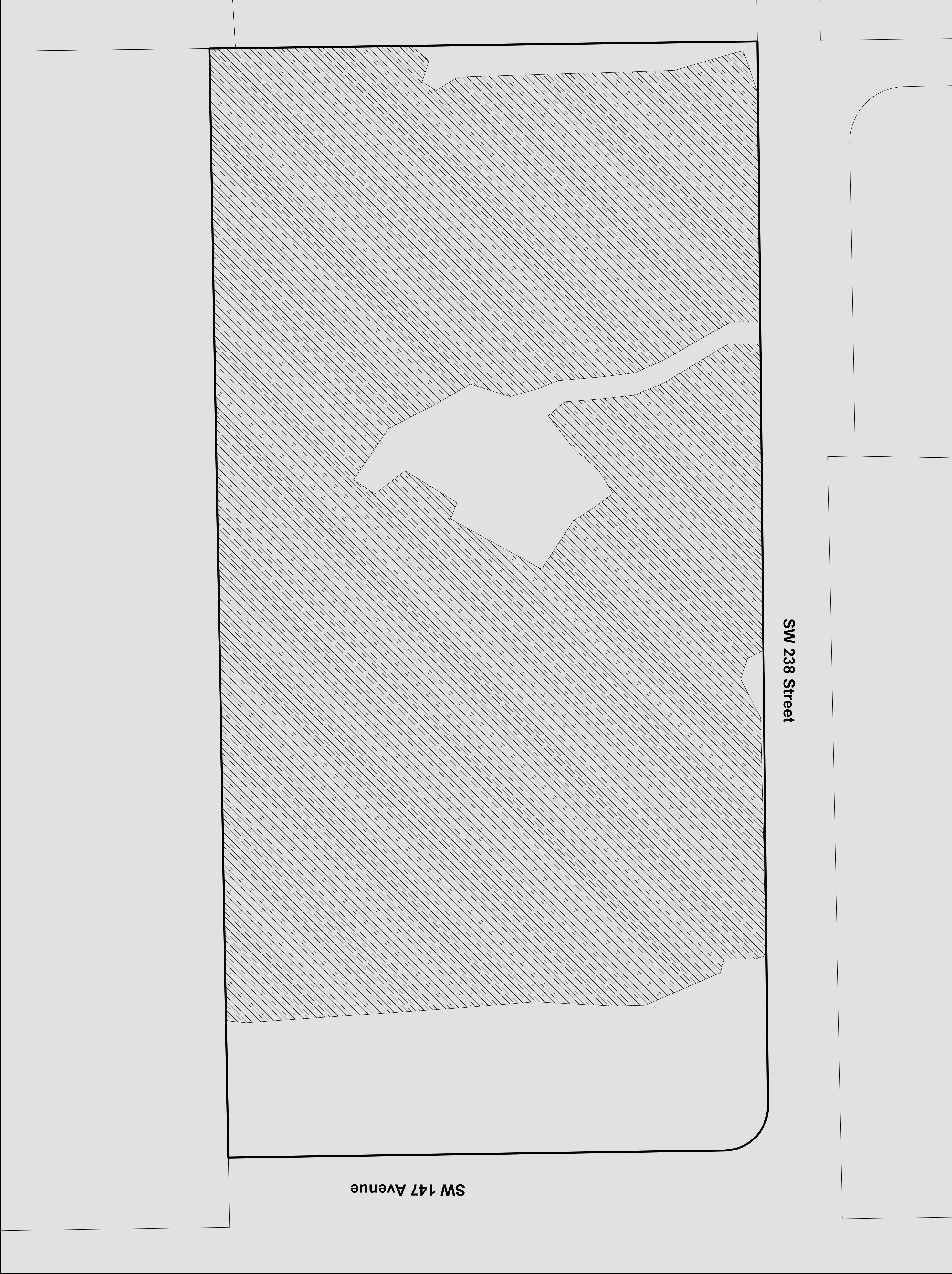
LEGAL DESCRIPTION

Folio Number: 30-6921-000-0160

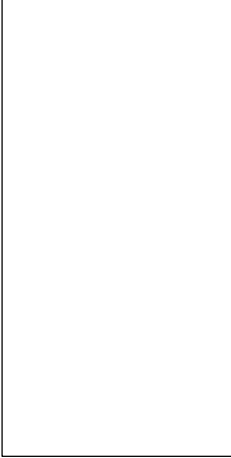
Property Address: 14750 SW 238 STREET
MIAMI-DADE COUNTY, FLORIDA 33032

Legal description: THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE
SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION
21, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING
AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

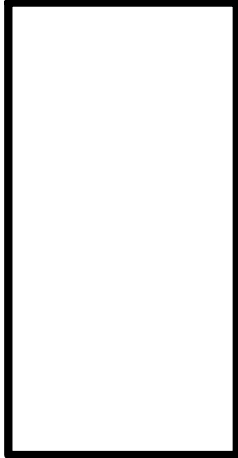
Exhibit B: EEL Covenant Boundary on the property of Carol Huestis
Folio: 30-6921-000-0160



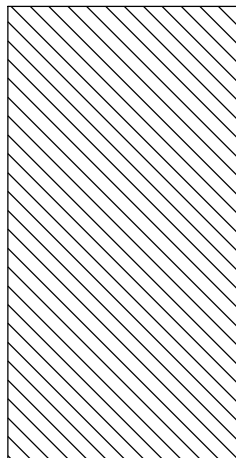
Legend



Parcels



Property Boundary



EEL Covenanted Area: 3.61 Acres

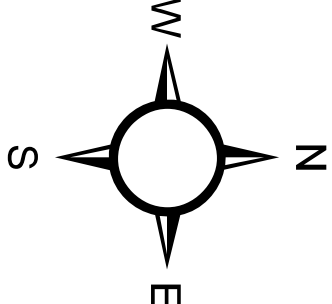


Exhibit C

Pine Rockland Management Plan for Carol Huestis

Location: 14750 SW 238 St, Miami-Dade County, Florida.

Size: 4.34 acres parcel
3.61 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6921-000-0160

Forest Type: Pine Rockland

Location

The property is located at 14750 SW 238 St and lies in Section 21 of Township 56, Range 39. The property lies at the southwest corner of SW 238th Street and SW 147th Avenue. The property is outside of the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 0.63 miles south of Silver Palm Hammock Addition (folio #: 30-6916-001-0200).

Distance from nearest County-designated NFC site: 0.0 feet east of Joal Thompson (folio #: 30-6921-000-0120).

Distance from nearest EEL covenanted site: 0.0 feet east of Joal Thompson (folio #: 30-6921-000-0120).

Property Information

The property consists of a rectangular-shaped parcel with an irregular shaped preservation area surrounding a private residence in the center of the parcel. This property is surrounded by agricultural or vacant land use. Additionally 4.34 acres of the subject site were designated as a Natural Forest Community (NFC) pine rockland in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56 R39 S21, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

Present Condition

The natural plant community is typical of a fire depressed pine rockland that includes numerous understory and canopy plant species. The understory consists of many typical pine rockland plant species. These include, but are not limited to, marlberry (*Ardisia escallonioides*), poisonwood (*Metopium toxiferum*), running oak (*Quercus pumila*), white indigoberry (*Rhandia aculeata*), winged sumac (*Rhus copallinum*), saw palmetto (*Serenoa repens*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*). Slash pines (*Pinus elliotti* var *densa*) can be found throughout the preservation area. Overall the site scored a high amount of plant diversity which included endemic and listed species.

Exotic and invasive plant species are found within the preservation area. A significant amount of organic matter has accumulated within the preservation area due to lack of fire. This is impacting the viability of the herbaceous understory. Intact pinnacle rock is found within the site. It is a fire depressed pine rockland and contains some nuisance vegetation. Recommended management techniques will include restoration methods that mimic the effects of fire including removal of pine duff and organic material, thinning of hardwoods and removal of vines.

Conclusion

The site provides connectivity for the EEL preserve and NFC contiguous to the property. The site has been federally designated as critical habitat for *Brickellia mosieri*, *Linum carteri*, and the Bartram's Hairstreak butterfly (*Strymon acis bartrami*). The habitat is considered intermittently occupied by the Bartram's Hairstreak butterfly and unoccupied by the two plant species. The covenanted portion of the site provides excellent habitat

connectivity for the endangered butterfly and an opportunity to expand and stabilize the populations of the two federally endangered species.

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

Ecological Goals

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

Management Goals

1. Eradicate exotic plants to achieve less than 3% exotic plant cover.
2. Remove organic material such as pine duff or implement controlled burns.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants, planting if necessary. All planting must be approved by DERM.
5. The property owner shall submit annual reports to DERM listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Please see current Exotic Removal Permit for more details.)

Year 1-3: Hand removal and herbicide treatment all exotic and invasive plant species to achieve 3% or less exotic coverage. Monitor for native plant species recruitment in areas that have been cleared of exotics. Hand removal of accumulated organics, including pine duff. Selective hand removal of vines.

Year 4-6: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain 3% or less exotic plant cover. Continue the removal of accumulated organics, including pine duff, if necessary. Monitor native plant recruitment and wildlife. Selective removal of hardwoods and vines if needed to maintain an open understory.

Year 7-10: Continue to eradicate exotic and invasive plants and maintain diverse understory, rare species and 3% or less exotic cover. Monitor native plant recruitment and wildlife. Thin out hardwoods and vines if needed to maintain an open understory.

PLANT SPECIES LIST*

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

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

<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Acacia auriculiformis</i>	earleaf acacia	E / EPPC (I)
<i>Acalypha chamaedrifolia</i>	bastard copperleaf	N
<i>Achyranthes indica</i>	devil's horsewhip	E
<i>Adiantum spp.</i>	maidenhair	N
<i>Agave sisalana</i>	sisal hemp	E / EPPC (II)
<i>Ambrosia artemisiifolia</i>	common ragweed	N
<i>Andropogon virginicus</i>	broomsedge bluestem	N
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)
<i>Argemone mexicana</i>	Mexican poppy	N
<i>Asclepias curassavica</i>	scarlet milkweed	E
<i>Asparagus aethiopicus</i>	asparagus fern	E / EPPC (I)
<i>Ayenia euphrasiifolia</i>	eyebright ayenia	N
<i>Baccharis halimifolia</i>	groundsel	N
<i>Berlandiera subacaulis</i>	Florida green eyes	N
<i>Bidens alba</i>	Spanish needles	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa Americana</i>	beauty berry	N
<i>Cassytha filiformis</i>	lovevine	N
<i>Cestrum diurnum</i>	day jessamine	E / EPPC (II)
<i>Chamaecrista deeringiana</i>	Deering's partridge pea	N
<i>Chamaecrista nictitans var aspera</i>	hairy partridge pea	N
<i>Chiococca alba</i>	snowberry	N

<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Chromolaena odorata</i>	jack-in-the-bush	N
<i>Chrysophyllum oliviforme</i>	satin leaf	N / FL threatened
<i>Cissus verticillata</i>	possum grape	N
<i>Cithoraxylum spinosum</i>	Florida fiddlewood	N
<i>Cnidoscolus stimulosus</i>	tread softly	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Conoclinium coelestinum</i>	blue mistflower	N
<i>Conyza canadensis</i>	dwarf horseweed	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pallida</i> var <i>obovate</i>	smooth rattlebox	E
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Crotalaria spectabilis</i>	showy rattlebox	E
<i>Croton linearis</i>	pineland croton	N
<i>Desmodium incanum</i>	beggar's ticks	N
<i>Dichondra carolinensis</i>	ponyfoot	N
<i>Digitaria ciliaris</i>	Southern crabgrass	N
<i>Dyschoriste angusta</i>	rockland twinflower	N
<i>Echites umbellatus</i>	devil's potato	N
<i>Eleusine indica</i>	goosegrass	E
<i>Emilia fosbergii</i>	Florida tasselflower	E
<i>Eragrostis elliottii</i>	Elliott's lovegrass	N
<i>Echites hieracifolia</i>	fireweed	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia uniflora</i>	Surinam-cherry	E / EPPC (II)
<i>Eupatorium capillifolium</i>	dog fennel	N
<i>Euphorbia cyathophora</i>	painted leaf	N
<i>Euphorbia pinetorum</i>	pineland poinsettia	N/ FL endangered
<i>Eustachys petraea</i>	pinewoods fingergrass	N
<i>Evolvulus sericeus</i>	silver dwarf morningglory	N
<i>Ficus aurea</i>	strangler fig	N
<i>Flacourtia indica</i>	governor's plum	E / EPPC (II)
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Habenaria floribunda</i>	rein orchid	N
<i>Indigofera fruticosa</i>	wild indigo	E
<i>Jacquemontia curtisii</i>	pineland clustervine	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	N
<i>Koanophyllon villosus</i>	Florida shrub thoroughwort	N/ FL endangered
<i>Lantana camara</i>	shrubverbena	E / EPPC (I)
<i>Lantana depressa</i>	pineland lantana	N/ FL endangered
<i>Lantana involucrata</i>	wild sage	N
<i>Liatris spp.</i>	blazing star	N
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Macroptilium lathyroides</i>	wild bean	E / EPPC (II)

<i>Melanthera angustifolia</i>	prairie blackanthers	N
<i>Melinis repens</i>	natal grass	E / EPPC (I)
<i>Melinis minutiflora</i>	molasses grass	E
<i>Metopium toxiferum</i>	poisonwood	N
<i>Momordica charantia</i>	balsam pear	E / EPPC (II)
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Nephrolepis cordifolia</i>	sword fern	E / EPPC (I)
<i>Nephrolepis exaltata</i>	sword fern	N
<i>Neptunia pubescens</i>	tropical puff	N
<i>Oeceoclades maculata</i>	African monk orchid	E
<i>Oxalis coriniculata</i>	lady's sorrel	N
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)
<i>Panicum fusiforme</i>	American panic grass	N
<i>Passiflora suberosa</i>	corksystem passionflower	N
<i>Parthenium hysterophorus</i>	Santa Maria	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Pennisetum purpureum</i>	Burma reed	E / EPPC (I)
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N / Endemic
<i>Phyla nodiflora</i>	fog fruit	N
<i>Phyllanthus amarus</i>	carry with the wind	E
<i>Phyllanthus pentaphyllus</i> var. <i>floridanus</i>	Florida five-petal leafflower	N / Endemic
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Phytolacca americana</i>	American pokeweed	N
<i>Pluchea foetida</i>	stinking camphorweed	N
<i>Polygala grandiflora</i>	candyweed	N
<i>Portulaca oleracea</i>	common purslane	N
<i>Psidium guajava</i>	guava	E / EPPC (I)
<i>Psychotria nervosa</i>	wild coffee	N
<i>Pteris vittata</i>	Chinese brake	E / EPPC (II)
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy bracken	N
<i>Quercus pumila</i>	running oak	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Ruellia caroliniensis</i>	Carolina wild petunia	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Salvia occidentalis</i>	West Indian sage	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E/ EPPC (I)
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC (I)
<i>Schizachyrium gracile</i>	wire bluestem	N
<i>Sceleria ciliata</i>	fringes nutrush	N
<i>Serenoa repens</i>	saw palmetto	N
<i>Sida rhombifolia</i>	Cuban jute	N

<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Smilax havanensis</i>	Havana greenbrier	N/ FL threatened
<i>Solanum americanum</i>	common nightshade	N
<i>Solanum diphyllum</i>	twoleaf nightshade	E/ EPPC (II)
<i>Sonchus oleraceus</i>	common sowthistle	E
<i>Sorghum halepense</i>	Johnson grass	E
<i>Spermacoece prostrate</i>	prostrate false buttonweed	N
<i>Spermacoece verticillata</i>	shrubby false buttonweed	E
<i>Sporobolus pyramidatus</i>	whorled dropseed	N
<i>Stachytarpheta jamaicensis</i>	blue porterweed	N
<i>Stenotaphrum secundatum</i>	St Augustine grass	E
<i>Terminalia spp</i>	tropical almond	E/ EPPC (II)
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Toxicodendron radicans</i>	Eastern poison ivy	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N/ FL threatened
<i>Tradescantia spathacea</i>	oyster plant	E/ EPPC (II)
<i>Trema micrantha</i>	Florida trema	N
<i>Tridax procumbans</i>	brittleweed	N
<i>Urena lobata</i>	Caesar weed	E/ EPPC (II)
<i>Vernonia cinerea</i>	ironweed	E
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Youngia japonica</i>	rocketweed	E
<i>Zamia furfuracea</i>	cardboard palm	E
<i>Zamia integrifolia</i>	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Carol Ann Hoogstra
SIGNATURE

7/21/25
DATE

ATACHMENT H

THIS INSTRUMENT PREPARED BY:

Orlando R. & Lizette M. De Armas

Mailing address:

17071 SW 266 Terrace

Miami, Florida 33031

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 17071 SW 266
TERRACE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6931-000-0104.

WHEREAS, the undersigned Owner, Orlando R. and Lizette M. De Armas, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
16 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Lourdes Suarez

Address: 8725 SW 155 Ter
Palmetto Bay, FL 33157

Sign: [Signature]

Print: Luzie A. Ramirez Noddy

Address: 9815 SW 26 Ter
Miami FL 33165

OWNER: Orlando R. De Armas

Sign: [Signature]

Print: Orlando de Armas

Title: OWNER

Address: 17021 SW 266 Ter
Homestead, FL

WITNESSES:

Sign: [Signature]

Print: Maria Avila C

Address: 11045 SW 15th Ter
Miami, FL 33157

Sign: [Signature]

Print: Miriam Rivera

Address: 850 Sevilla Ave #28
Conci Cobles, FL 33134

OWNER: Lizette M. De Armas

Sign: [Signature]

Print: Lizette de Armas

Title: Owner

Address: 17021 S.W. 266th Terrace
Homestead FL - 33031

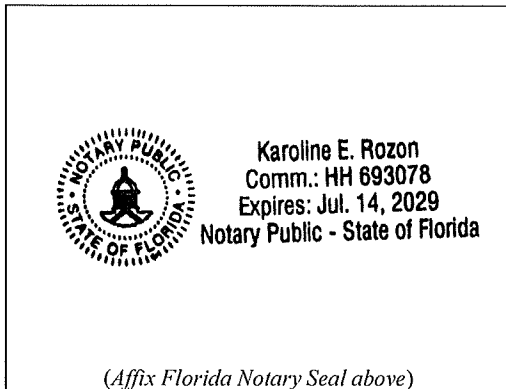
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 16th day of July, 20 25.
(date) (month) (year)

by Orlando de Armas and Lizette de Armas
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



[Signature]
(Signature of Notary Public)

Karoline E. Rozon
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

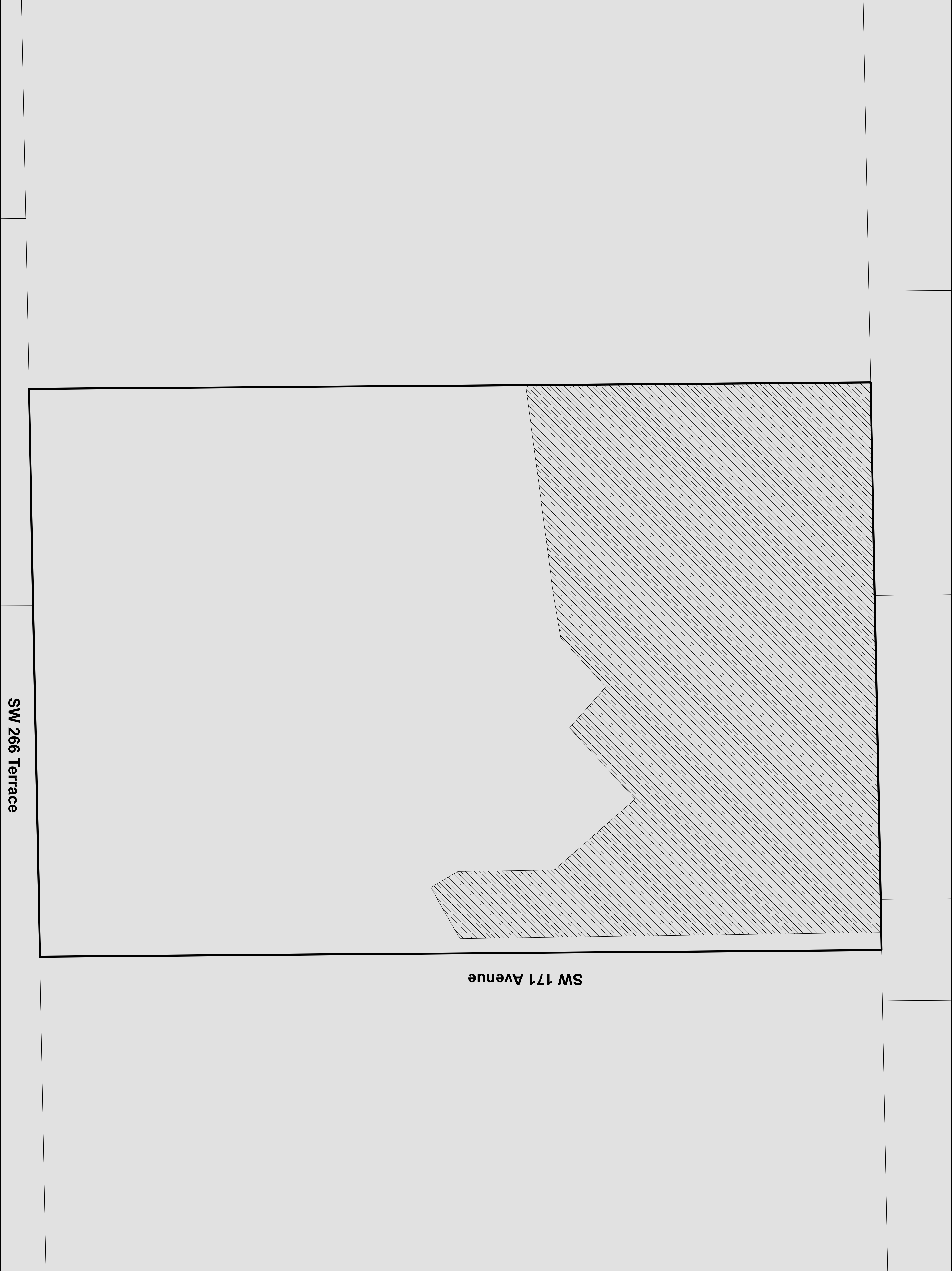
LEGAL DESCRIPTION

Folio Number: 30-6931-000-0104

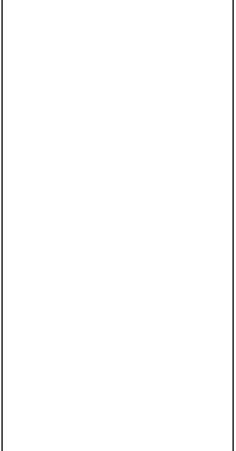
Property Address: 17071 SW 266 TERRACE
MIAMI-DADE COUNTY, FLORIDA 33031

Legal description: SOUTH 415 FEET OF NORTH 750 FEET OF EAST 280
FEET OF WEST 560 FEET OF THE NORTHWEST $\frac{1}{4}$ OF
THE NORTHEAST $\frac{1}{4}$ OF SECTION 31 TOWNSHIP 56
SOUTH, RANGE 39 EAST, LEST THE EAST AND
SOUTH 25 FEET FOR ROAD RIGHT OF WAY.

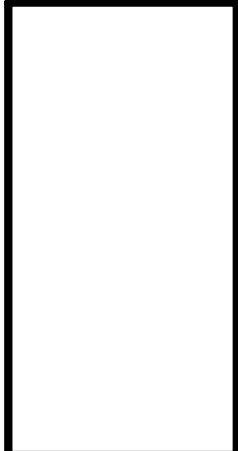
Exhibit B: EEL Covenant Boundary on the property of Orlando & Lizette De Armas
Folio: 30-6931-000-0104



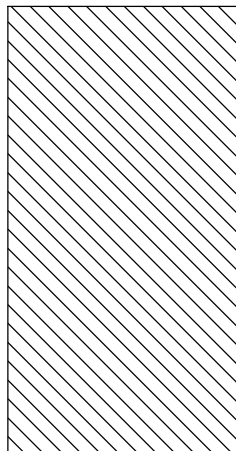
Legend



Parcels



Property Boundary



EEL Covenanted Area: 1.00 Acre

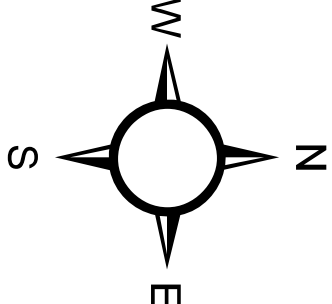


Exhibit C
Tropical Hardwood Hammock Management Plan
for Orlando & Lizette De Armas

Location: 17071 SW 266th Terrace, Miami-Dade County, Florida.

Size: 2.67 acres parcel
1.00 acre qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #: 30-6931-000-0104

Forest Type: Tropical Hardwood Hammock (Rockland Hammock) with vestiges of Pine Rockland.

Location

The property is located at 17071 SW 266th terrace and lies in Section 31 of Township 56 South, Range 39. It is situated at the southwest corner of SW 170 Avenue and SW 266 Terrace. This property lies outside of the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 375 feet south of Camp Owaissa Bauer (folio #: 30-6930-000-0330).

Distance from nearest County-designated NFC site: 0.0 feet east of Carlos A. & Lourdes Conrado (folio #: 30-6931-000-0470)

Distance from nearest EEL Covenanted site: approximately 276 feet west of Iris McDonald (folio #: 30-6931-000-0460)

Property Information

The property (site) consists of a rectangular-shaped parcel of transitioning Pine Rockland/Tropical Hardwood Hammock (also know as Rockland Hammock) that contains a private residence in the center of the parcel. The property was designated as NFC by the Miami-Dade County Board of County Commissioners (BCC) in 1984 via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56-R39-S31, parcel F. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Rockland hammocks contain primarily broadleaf, mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in hammocks creates a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire. Soils over the limestone bedrock are generally thin, composed of marl and/or siliceous sand and organic material. Hammocks are

floristically rich and harbor some of Florida's rarest plants and serve also as habitat for a wide range of animal species.

Present Condition

The current biological condition of the site can be classified as good. The native plant community is typical of a Rockland Hammock with remnants of Pine Rockland understory. The site has become dominated with wild tamarind trees (*Lysiloma latisiliquum*), mostly due to fire suppression. The wild tamarind's closed canopy in turn accelerates the transition into rockland hammock, reducing plant biodiversity and favoring a hammock understory. The canopy also contains gumbo limbo (*Bursera simaruba*) and live oak (*Quercus virginiana*). The understory and subcanopy layers of the site have been greatly reduced; however, some recruitment includes natives such as wild coffee (*Psychotria nervosa*), lancewood (*Ocotea coriacea*), Paradise Tree (*Simarouba glauca*), Inkwood (*Exothea paniculata*), common snowberry (*Chiococca alba*), Florida Trema (*Trema micrantha*), scorpiontail (*Heliotropium angiospermum*), blue porterweed (*Stachytarpheta jamaicensis*), pullback vine (*Pisonia aculeata*), hairy partridge-pea (*Chamaecrista nictitans*), white indigoberry (*Randia aculeata*), beautyberry (*Callicarpa americana*), myrsine (*Myrsine cubana*), Morinda (*Morinda royoc*), cabbage palm (*Sabal palmetto*) and coontie (*Zamia integrifolia*). Several State listed threatened species such as Krug's holly (*Ilex krugiana*), Satinleaf (*Chrysophyllum oliviforme*), and West Indian lilac (*Tetrazygia bicolor*) are present onsite. The preservation area contains portions of intact substrate and areas that have been impacted. The main threat to the quality of the site is the invasion of exotic plants from present and nearby seed sources.

Of particular significance, DERM staff have observed a small population of the Florida tree snail (*Liguus fasciatus*) within the property. DERM staff have observed both adults and juveniles. The Florida tree snail population within Miami-Dade County has declined drastically over the last 10 years in part due to the introduction of the exotic New Guinea flatworm that feed on the snails.

Conclusion

The site provides biological connectivity to the directly adjacent private properties that contain NFC and for the County-owned EEL preserve (Camp Owaissa Bauer). The site's current condition is due the property owner's commitment to long-term maintenance of the area as a natural preserve. The county will continue to benefit from the active management of the site through the inherent values that natural habitats provide. The property also provides key resources needed by wildlife, acting as a haven and reservoir for native fauna. It is important to note that the preservation of this site, as well as others in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continuation of the eradication of exotic plant species and building native plant diversity.

Ecological Goals

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

Management Goals

1. Eradicate and control the growth of invasive exotic plant species to maintain less than 3% exotic
2. Increase biodiversity with appropriate native plant species, planting if necessary. All plantings must be approved by DERM.
3. The property owner shall submit annual reports to DERM's Tree and Forest Resources Section listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Please see current Exotic Removal Permit for more details.)

Year 1-10: Continue to eradicate invasive exotic plants and maintain the site at less than 3% exotic plant cover. Continue monitoring hardwood and herbaceous understory regeneration and health. Control vines and monitor wildlife.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Albizia lebbbeck</i>	woman's tongue	E / EPPC (I)
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC (I)
<i>Argythamnia blodgettii</i>	Blodgett's wild mercury	N / FL endangered
<i>Bidens alba</i>	Spanish needles	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Callicarpa americana</i>	beauty berry	N

<i>Chamaecrista nictitans</i>	hairy partridge pea	N
<i>Chiococca alba</i>	snowberry	N
<i>Chrysophyllum oliviforme</i>	satinleaf	N / FL endangered
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Eugenia axillaris</i>	White stopper	N
<i>Exothea paniculata</i>	inkwood	N
<i>Ficus aurea</i>	strangler fig	N
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	Rough velvetseed	N
<i>Hamelia patens</i>	Firebush	N
<i>Heliotropium angiospermum</i>	scorpiontail	N / FL threatened
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E / EPPC (I)
<i>Jasminum fluminense</i>	Brazilian jasmine	E / EPPC (I)
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Metopium toxiferum</i>	Poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrsine cubana</i>	myrsine	N
<i>Nectandra coriacea</i>	lancewood	N
<i>Pisonia aculeata</i>	pullback	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy bracken	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Ruellia caroliniensis</i>	Carolina wild petunia	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E/ EPPC (I)
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Stachytarpheta jamaicensis</i>	porterweed	N
<i>Syngonium aureum</i>	pothos vine	E/ EPPC (I)
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Toxicodendron radicans</i> ssp <i>radicans</i>	poison ivy	N
<i>Trema micrantha</i>	Florida trema	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Orlando de Armas
SIGNATURE

8/7/25
DATE

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

Lizette de Armas
SIGNATURE

8/07/25
DATE

ATTACHMENT I

THIS INSTRUMENT PREPARED BY:

Philippe Mazure

Mailing address:

125 NE 8 Street, #3

Homestead, Florida 33030

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 26550 SW 172
AVENUE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6931-000-0575.

WHEREAS, the undersigned Owner, Philippe Mazure, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the “Property,” and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 16th day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Emely Menjivar

Address: 405 NW 8th St
Homestead, FL 33030

Sign: [Signature]

Print: Scarlett Zambrana

Address: 142 SE 28th Ter, Unit 3
Homestead, FL 33033

OWNER: Philippe Mazure

Sign: [Signature]

Print: Philippe MAZURE

Title: OWNER

Address: 2650 SW 172nd Ave
Homestead, FL 33030

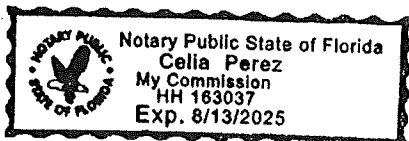
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 16th day of July, 2025.
(date) (month) (year)

by Philippe E. Mazure
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Celia Perez
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

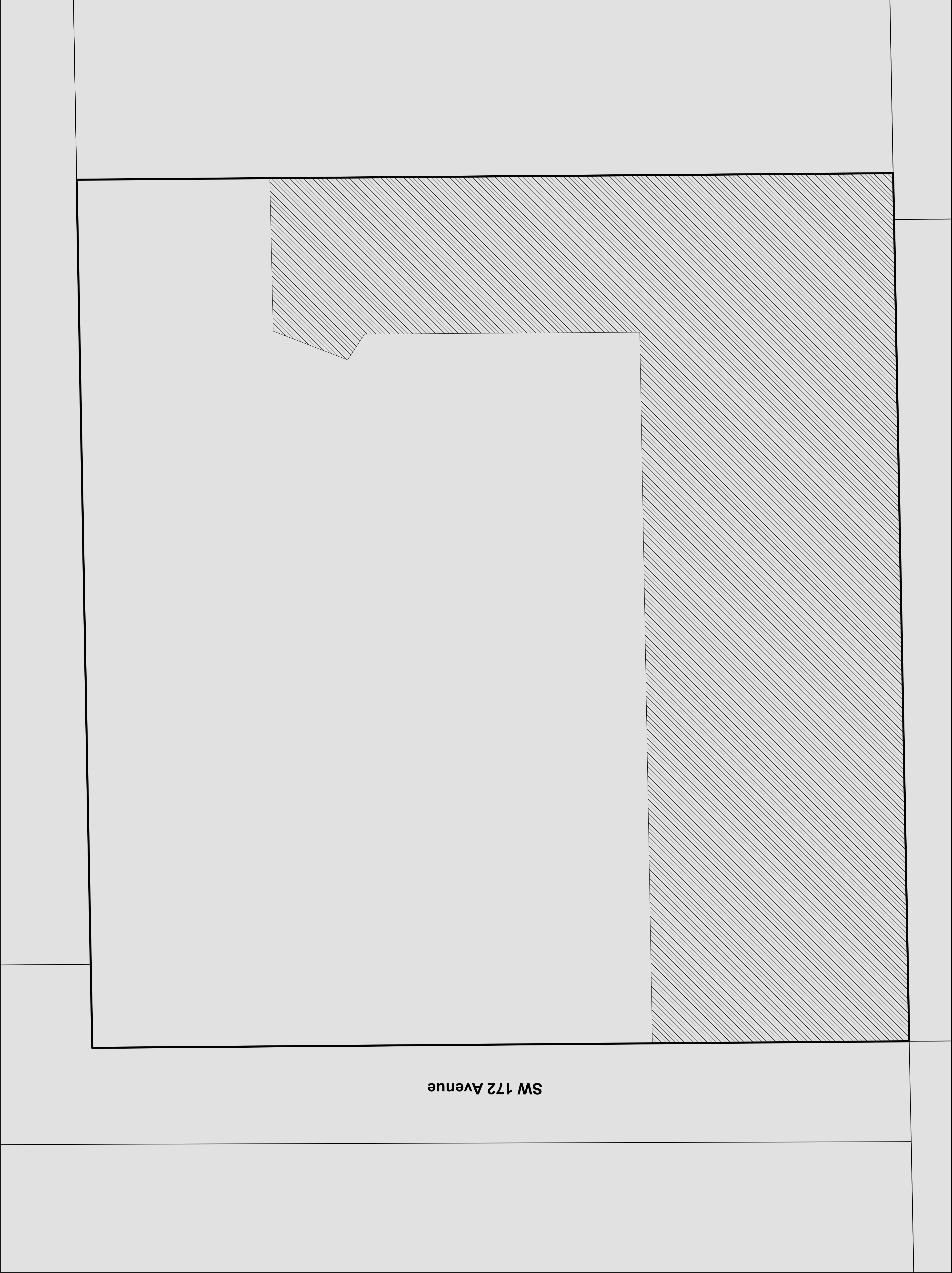
LEGAL DESCRIPTION

Folio Number: 30-6931-000-0575

Property Address: 26550 SW 172 AVENUE
MIAMI-DADE COUNTY, FLORIDA 33031

Legal description: THE EAST 356.68 FEET OF THE SOUTH $\frac{1}{2}$ OF THE
NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 56
SOUTH, RANGE 39 EAST, LYING AND BEING IN
MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST
35 FEET THEREOF DEDICATED FOR PUBLIC USE.

Exhibit B: EEL Covenant Boundary at the property of Philippe Mazure
Folio: 30-6931-000-0575



Legend

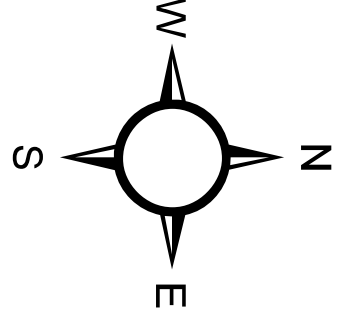
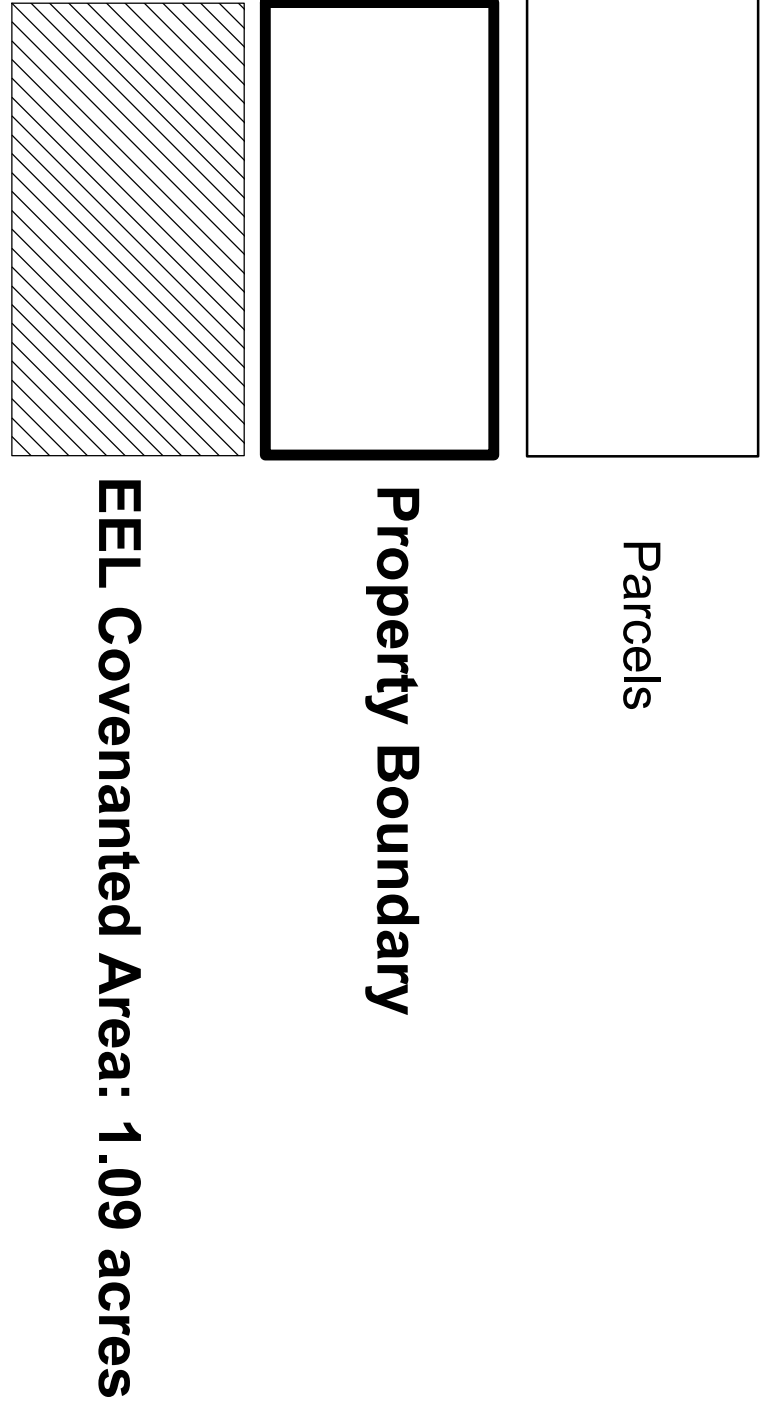


Exhibit C
Pine Rockland Management Plan for
Philippe Mazure

Location: 26550 SW 172 Ave, Miami-Dade County, Florida.

Size: 2.70 acres parcel
1.09 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-6931-000-0575

Forest Type: Transitional pine rockland/ Tropical hardwood hammock

Location

The property is located at 26550 SW 172 Ave and lies in Section 31 of Township 56, Range 39. The site is a developed lot outside of the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 375 feet to the south from Camp Owaissa Bauer Preserve (folio #: 30-6930-000-0260).

Distance from nearest County-designated NFC site: approximately 40 feet to the west from Carlos & Lourdes Conrado (folio #: 30-6931-000-0470).

Distance from nearest EEL Covenanted site: 0.0 feet to the south from Jeffrey & Cynthia Stone (30-6931-000-0110).

Property Information

The property is located south of SW 264 St near the county owned NFC site named Camp Owaissa Bauer. The property contains a single-family home and is surrounded on the north, east, south and west by estate zoned properties which also contain single family homes. The property owner has been a participant and active land steward in the EEL covenant program since 2005.

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

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

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants and also serve as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. In addition to the significant natural and geological resources found on the subject property, inclusion in the EEL program creates an opportunity to preserve habitat into which endangered plant populations can expand into.

Present Condition

The current biological condition of the site can be classified as good but impacted due to exotic plant cover and lack of management. The site has become dominated with hardwoods such as *Lysiloma latisiliquum* and is completing the transition to rockland hammock. The plant biodiversity can be characterized as diverse including some pine rockland plants stressed by the closed canopy and an increasing dominance of hammock understory. Plant biodiversity includes, but is not limited to, Mexican alvaradoa (*Alvaradoa amorphoides*), common snowberry (*Chiococca alba*), pullback vine (*Pisonia aculeata*), white indigoberry (*Randia aculeata*), Bahama senna (*Senna mexicana* var *chapmanii*), West Indian lilac (*Tetrazygia bicolor*) and coontie (*Zamia pumila*). Overall, the site scored a high amount of plant diversity which included endemic and listed species. The property contains intact substrate throughout. The main threat to the quality of the site is the invasion of exotic plants (especially vines). Dominant exotic plant species include jasmine vine (*Jasminum dichotomum*) and Brazilian pepper (*Schinus terebinthifolius*).

Of special concern is the Blodgett's silverbush (*Argythamnia blodgettii*), a federally endangered species and endemic to Miami-Dade & Monroe Counties, has been documented on this site. The inclusion of this property in the EEL Covenant Program represents an opportunity to protect and expand the habitat of this and other rare species.

Conclusion

The property contains a transitioning habitat that is rich in diversity that expands the habitat value of the Camp Owaissa Bauer Preserve. It offers connectivity to both the Preserve and the other privately owned NFC & EEL Covenanted sites in the area. The county will benefit from the active management of the site through the inherent values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as well as other

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

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continuation of the eradication of exotic plant species, vine reduction and building the population of the rare and listed species within the property.

Ecological Goals

1. Encourage and maintain a diverse understory, preserve vestiges of open pine rockland to the greatest degree practicable, and preserve rare hammock species.
2. Provide suitable habitat for native wildlife.
3. Eliminate and control the proliferation of exotic and invasive plant species.

Management Goals

1. Maintain invasive exotic plant species to 3% or less coverage within the covenanted area.
2. Maintain biodiversity of appropriate native plant species, focusing on rare and listed species.
3. Control vine proliferation within the covenanted area.
4. Prevent closure of any open canopy areas that contain pine rockland plant species.
5. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) See current exotic removal permit for more details.)

Year 1-3: Continue the eradication of exotic plant species within the covenanted area to achieve the 3% or less exotic plant species coverage throughout the covenanted area. Prevent the closure, if feasible, of any open canopy areas that contain pine rockland plant species. Monitor for native plant recruitment and plant appropriate species as necessary.

Year 4-10: Continued management of exotic plant species and vine management, taking care to not impact sensitive native vegetation, maintaining the property at 3% or less exotic cover. Maintain open canopy areas that contain pine rockland plant species. Monitor for native plant recruitment and plant appropriate species as necessary.

PLANT SPECIES LIST*

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

N	native to South Florida
R	ruderal
FL endangered	listed as an endangered species in the state of Florida
FL threatened	listed as an endangered species in the state of Florida

E	exotic to South Florida
EPPC I	category I as per Florida Exotic Pest Plant Council (most invasive)
EPPC II	category II as per Florida Exotic Pest Plant Council (invasive)

Scientific Name	Common Name	Origin/Status
<i>Abrus precatorius</i>	rosary pea	E / EPPC I
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N / FL endangered
<i>Anemia adiantifolia</i>	pineland fern	N
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ardisia elliptica</i>	shoebutton ardisia	E / EPPC I
<i>Argythamnia blodgettii</i>	Blodgett's wild mercury	N / FL endangered
<i>Bidens alba</i>	Spanish needles	N
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Callicarpa Americana</i>	beauty berry	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chiococca alba</i>	snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Chrysophyllum oliviforme</i>	satinleaf	N / FL threatened
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Coccothrinax argentata</i>	silver palm	N / FL threatened
<i>Crossopetalum ilicifolium</i>	quailberry	N / FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Dichanthelium commutatum</i>	variable panic grass	N
<i>Dyschoriste angusta</i>	rockland twinflower	N
<i>Eragrostis elliottii</i>	Elliott's lovegrass	N
<i>Ficus aurea</i>	strangler fig	N
<i>Ficus citrifolia</i>	short leaf fig	N
<i>Forestiera segregata</i>	pineland privet	N
<i>Galium bermudense</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	Rough velvetseed	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	N/ EPPC I
<i>Krugiodendron ferreum</i>	black ironwood	N
<i>Lantana depressa</i>	pineland lantana	N/ FL endangered
<i>Lantana involucrata</i>	wild sage	N
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Merremia tuberosa</i>	woodrose	E / EPPC II
<i>Metopium toxiferum</i>	poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Mucuna pruriens</i>	cow-itch	E
<i>Myrcianthes fragrans</i>	Simpson stopper	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine cubana</i>	myrsine	N
<i>Nectandra coriacea</i>	lancewood	N
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC I
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	Corkystem passionflower	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N

<i>Pisonia aculeata</i>	pullback	N
<i>Pittosporum pentandrum</i>	Taiwanese cheese tree	E
<i>Psilotum nudum</i>	Whisk-fern	N
<i>Psychotria nervosa</i>	wild coffee	N
<i>Pteridium caudatum</i>	lacy bracken fern	N
<i>Quercus virginiana</i>	live oak	N
<i>Quercus pumila</i>	running oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Ruellia succulenta</i>	thickleaf wild petunia	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC I
<i>Schizachyrium gracile</i>	wire bluestem	N
<i>Senna mexicana</i> var <i>chapmanii</i>	Bahama senna	N / FL threatened
<i>Serenoa repens</i> exploited	saw palmetto	N/commercially
<i>Sideroxylon foetidissimum</i>	wild mastic	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	Paradise tree	
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Smilax bona-nox</i>	Saw greenbrier	N
<i>Smilax havenensis</i>	Havana greenbrier	N/ FL threatened
<i>Stenotaphrum secundatum</i>	St. Augustine's grass	E
<i>Symphyotrichum adnatum</i>	scale leaf aster	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Tragia saxicola</i>	Noseburn	N/ FL threatened
<i>Trema floridanum</i>	Florida trema	N
<i>Tripsacum floridanum</i>	Florida gamma grass	N/ FL threatened
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i> exploited	coontie	N/commercially

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE

DATE

ATTACHMENT J

THIS INSTRUMENT PREPARED BY:

Leonard H. Goldstein

Mailing address:

26615 SW 157 Avenue

Miami, Florida 33032

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 26615 SW 157
AVENUE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6933-000-0304.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 1st day of August, 2025.

WITNESSES:

Sign: Sharon Levy

Print: SHARON LEVY

Address: 7621 SW 102nd Ave

MIAMI, FL 33173

Sign: [Signature]

Print: Tiffany Off

Address: 25701 SW 132 Ave.

Homestead, FL 33032

OWNER: Leonard H. Goldstein

Sign: Leonard H. Goldstein

Print: Leonard H. Goldstein

Title: Owner

Address: 26615 SW 157th Ave.

Redland (Miami), FL 33082

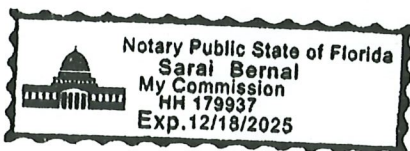
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 1st day of August, 20 25.
(date) (month) (year)

by Leonard Howard Goldstein
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence Drivers License #
(type) G432.528-46-0860



(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Sarai Bernal
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

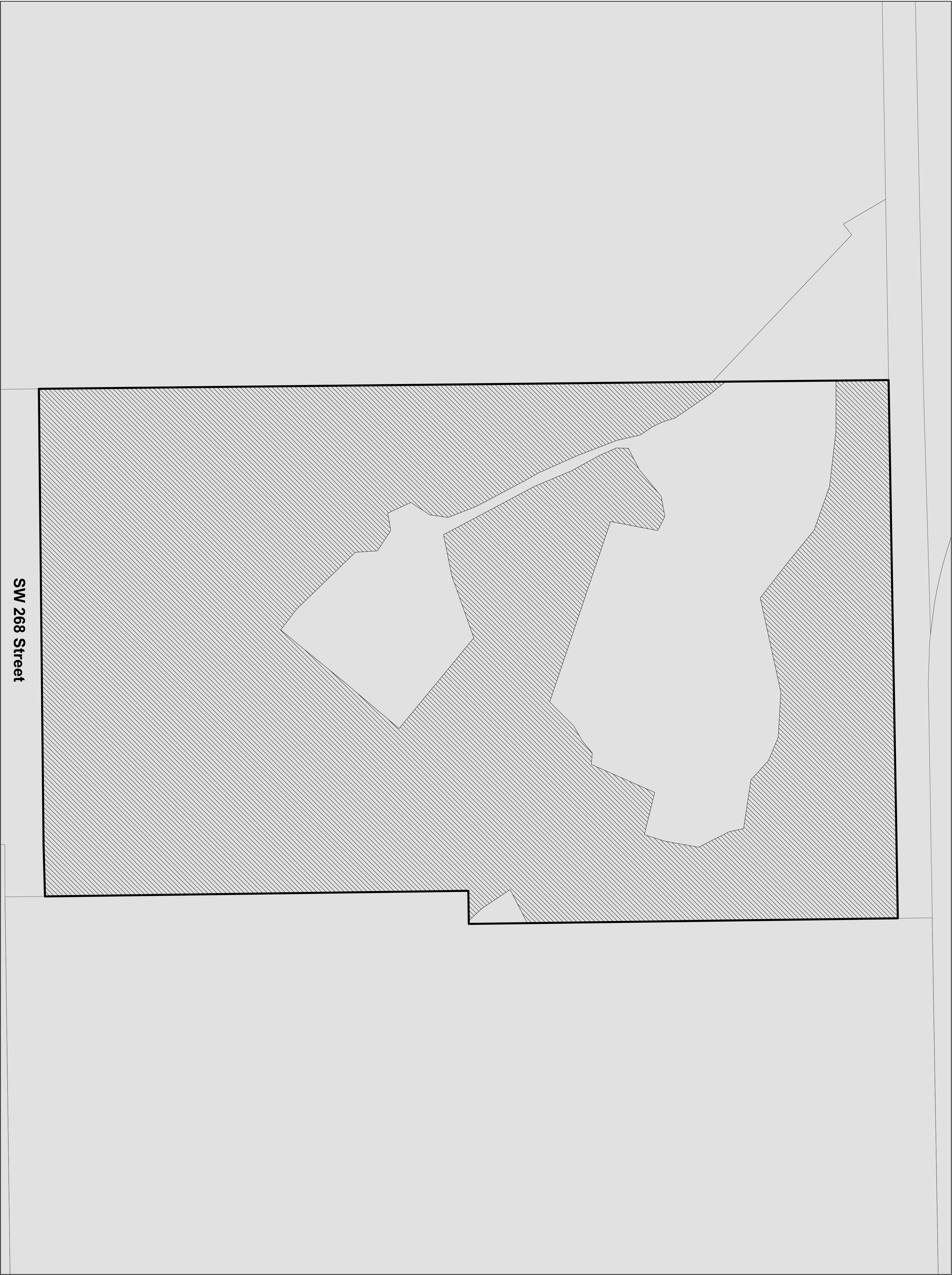
LEGAL DESCRIPTION

Folio Number: 30-6933-000-0304

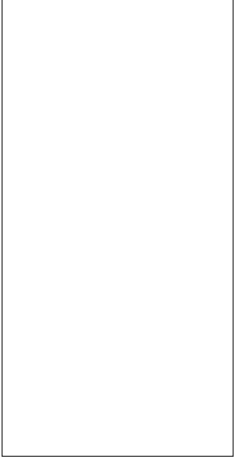
Property Address: 26615 SW 157 AVENUE
MIAMI-DADE COUNTY, FLORIDA 33032

Legal description: THE NORTH $\frac{1}{2}$, LESS THE EAST 279.63 FEET AND
THE SOUTH $\frac{1}{2}$, LESS THE EAST 303.63 FEET OF THE
SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 56
SOUTH, RANGE 39 EAST, LYING AND SITUATE IN
MIAMI-DADE COUNTY, FLORIDA
AND
THE NORTH 25 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF
THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF
SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39
EAST, LYING AND SITUATE IN MIAMI-DADE
COUNTY, FLORIDA
ALSO DESCRIBED AS
THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ IN SECTION 33, TOWNSHIP 56
SOUTH, RANGE 39 EAST, LESS THE EAST 279.63
FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF
THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND
LESS THE EAST 303.63 FEET OF THE SOUTH $\frac{1}{2}$ OF
THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF
THE NORTHWEST $\frac{1}{4}$ AND LESS THE SOUTH 25.00
FEET FOR THE RIGHT-OF-WAY, TOGETHER WITH
THE NORTH 25.00 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF
THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$,
LYING AND BEING IN MIAMI-DADE COUNTY,
FLORIDA.

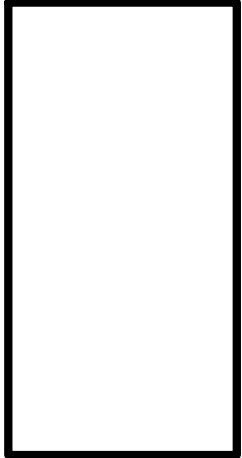
Exhibit B: EEL Covenant Boundary on the property of Leonard H. Goldstein
Folio: 30-6933-000-0304



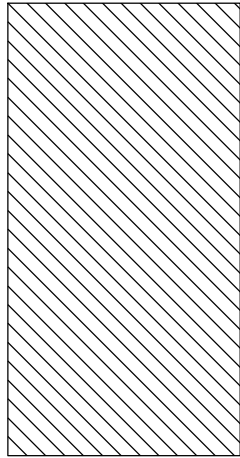
Legend



Parcels



Property Boundary



EEL Covenanted Area: 4.09 Acres

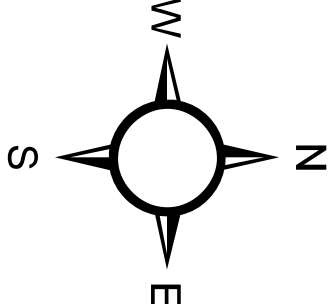


Exhibit C

Tropical Hardwood Hammock Management Plan for Leonard H. Goldstein

Location: 26615 SW 157th Avenue, Miami-Dade County.

Size: 6.04 acres
4.09 acres qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #s: 30-6933-000-0304

Forest Type: Tropical Hardwood Hammock

Location

The property is located on the west-central Miami Rock Ridge, in Section 33 of Township 56 South, Range 39 East. The property is inside the urban development boundary (UDB), south of SW 264th Street and accessible via a dirt road extending approximately 675 feet from an entrance/exit gate on the northbound (eastern) side of SW 157th Avenue. The southern edge of the property is adjacent to the intersection of SW 268 Street and SW 155 Avenue, but there is no access from these roads.

Distance from nearest County-owned NFC site: approximately 0.00 feet east of Hattie Bauer Hammock (folio #: 30-6933-000-0300).

Distance from nearest county-designated NFC: approximately 0.00 feet west of Odalys and Raul Labarca (folio #: 30-6933-000-0302).

Distance from nearest EEL Covenanted site: approximately 1,345 feet east of the Putnam covenanted property (folio #:30-6932-000-0011).

Property Information

The property is bordered on its east side by an agricultural-zoned property containing NFC and a single family residence, single-family residences to the south, and the C-103N canal to the north. The site is contiguous with the eastern side of County-owned NFC/EEL managed site Hattie Bauer Hammock. The property contains a single-family residence toward the center and several sheds, open spaces with various containerized plants, a grove and a greenhouse toward the north-center area.

There are approximately 4.09 acres of tropical hardwood hammock (aka rockland hammock) that qualify for the EEL covenant. Approximately 2.9 acres of this qualifying area was designated as NFC by the Miami-Dade County Board of County Commissioners

in 1984 via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 34, T56 R39 S33, parcel A. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

Present Condition

The covenanted (preservation) area supports a native plant community typical of a rockland hammock, with few remnants of the historic pine rockland remaining. The canopy is dominated by gumbo limbo (*Bursera simaruba*), live oak (*Quercus virginiana*), wild tamarind (*Lysiloma latisiliquum*), and strangler fig (*Ficus aurea*), with a dense sub-canopy of lancewood (*Nectandra coriacea*), paradise tree (*Simarouba glauca*), inkwood (*Exothea paniculata*), pigeon plum (*Coccoloba diversifolia*), and willow bustic (*Sideroxylon salicifolium*), white stopper (*Eugenia axillaris*), and wild coffee (*Psychotria nervosa*). The understory layer includes State listed and rare species such as West Indian cherry (*Prunus myrtifolia*), spicewood (*Calyptranthes pallens*), Krug's holly (*Ilex krugiana*), satin leaf (*Chrysophyllum oliviforme*), Mexican alvaradoa (*Alvaradoa amorphoides*), and Simpson's stopper (*Myrcianthes fragrans*).

The preservation area retains relatively intact pinnacle rock with pockets of geological formations such as outcroppings and solution holes. Solution holes of varying diameter and depths are present, including at least one that reaches the underlying water table. It was recently discovered that some of these solution holes are supporting populations of the federally listed endangered and endemic Florida bristle fern (*Didymoglossum punctatum* subsp. *floridanum*). Very few sites are known to possess this fern species, and the population on this property constitutes an extension of the previously identified population on the adjacent Hattie Bauer Hammock Preserve. Since the discovery of the fern on the property, monitoring and exotic removal work has been conducted by the Fairchild Tropical Botanic Garden and the Institute for Regional Conservation (IRC).

Some invasive exotic plant species have spread on the site, predominantly around the edges of the preservation area. Common invasive exotics found are the vines Gold Coast jasmine (*Jasminum fluminense*), Brazilian jasmine (*Jasminum dichotomum*) and arrowhead (*Syngonium podophyllum*). Removal of arrowhead vine has been the focus of much of the restoration work conducted by IRC. Invasive exotic hardwood species are present in the interior of the hammock such as Queensland umbrella tree (*Schefflera actinophylla*), Devil's tree (*Alstonia macrophylla*), and Brazilian pepper (*Schinus*

terebinthifolius). The current property owner conducts regular removals of these exotic hardwoods, mainly via hand-removal.

Conclusion

Overall, the preservation area is in great condition and its hammock quality should continue to improve with further management under the EEL covenant. Future management shall focus on controlling invasive exotic plant species along the edges and eliminating them from the interior, which supports great numbers of listed and rare native species. Management of exotics near solution holes, especially ones harboring Florida bristle fern, must take great care to avoid excessive increases in light intensity, which may kill the sensitive ferns. This can be avoided via the installation of protective shade cloth.

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

Ecological Goals

1. Maintain the present extent of the rockland hammock.
2. Encourage and maintain a diverse hammock understory and preserve rare hammock species.
3. Promote regeneration and growth of native hardwoods and rare plants (ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain structural and biological integrity of solution holes.

Management Goals

1. Eradicate invasive exotic plant species from the interior of the hammock to achieve less than 3% exotic cover.
2. Control the recruitment of vines to prevent further encroachment on the interior of the hammock.
3. Maintain biodiversity of native hammock plant species, while bolstering diversity via planting of appropriate species. All planting must receive prior approval by DERM.
4. Protect extant populations of rare ferns while exploring opportunities for range expansion onsite.
5. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

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

- Year 1-2:** Continue efforts to eradicate invasive exotic plants to achieve less than 3% exotic plant cover. Efforts should be concentrated in removing vine cover that recruits along the perimeter of the preservation area and in the vicinity of solution holes, as well as recruiting seedling and sapling hardwoods. Continue conservation efforts for rare ferns. Monitor native plant recruitment and wildlife.
- Year 3-10:** Continue to eradicate invasive exotic plants and maintain the site at less than 3% exotic plant cover. Remove vines and monitor native plant recruitment and wildlife. Continue conservation efforts for rare ferns and explore opportunities for onsite range expansion.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Adiantum tenerum</i>	Brittle maidenhair	N/FL Endangered
<i>Albizia lebeck</i>	Woman's tongue	E/EPPC I
<i>Alstonia macrophylla</i>	Deviltree	E/EPPC II
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/FL Endangered
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Bidens alba</i>	Spanish needle	N
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Byrsonima lucida</i>	Locustberry	N/FL Threatened
<i>Calyptanthus pallens</i>	Spicewood	N/FL Threatened

<i>Chiococca alba</i>	Hammock snowberry	N
<i>Chrysophyllum oliviforme</i>	Satinleaf	N/FL Threatened
<i>Clusia rosea</i>	Pitch apple	N
<i>Coccoloba diversifolia</i>	Pigeon plum	N
<i>Didymoglossum punctatum</i> subsp. <i>floridanum</i>	Florida bristle fern	N/FL Endangered
<i>Eriobotrya japonica</i>	Loquat	E
<i>Erythrina herbacea</i>	Coralbean	N
<i>Eugenia axillaris</i>	White stopper	N
<i>Eugenia foetida</i>	Spanish stopper	N
<i>Eugenia uniflora</i>	Surinam cherry	E/EPPC I
<i>Exothea paniculata</i>	Inkwood	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Ficus benjamina</i>	Weeping fig	E
<i>Ficus citrifolia</i>	Shortleaf fig	N
<i>Forestiera segragata</i>	Florida privet	N
<i>Galium bermudense</i>	Coastal bedstraw	N
<i>Guaiacum sanctum</i>	Hollywood lignum vitae	N/FL Endangered
<i>Guettarda scabra</i>	Rough velvetseed	N
<i>Hamelia patens</i> var. <i>patens</i>	Firebush	N
<i>Ilex krugiana</i>	Krug's holly	N/FL Threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/EPPC I
<i>Lantana camara</i>	Shrubverbena	E/EPPC I
<i>Leucaena leucocephala</i>	White leadtree	E/EPPC II
<i>Lysiloma latisiliquum</i>	False tamarind	N
<i>Metopium toxiferum</i>	Poisonwood	N
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Myrcianthes fragrans</i>	Simpson's stopper	N/FL Threatened
<i>Myrica cerifera</i>	Wax myrtle	N
<i>Myrsine cubana</i>	Myrsine	N
<i>Nectandra coriacea</i>	Lancewood	N
<i>Nephrolepis biserrata</i>	Giant sword fern	N/FL Threatened
<i>Nephrolepis exaltata</i>	Boston fern	N
<i>Neyraudia reynaudiana</i>	Burma reed	E/EPPC I
<i>Oplismenus hirtellus</i>	Woodsgrass	N
<i>Phlebodium aureum</i>	Golden polypody	N
<i>Pisonia aculeata</i>	Devil's claws	N
<i>Pleopeltis polypodioides</i>	Resurrection Fern	N
<i>Prunus myrtifolia</i>	West Indian cherry	N/FL Threatened
<i>Psilotum nudum</i>	Whisk fern	N

<i>Psychotria nervosa</i>	Shiny-leaf wild coffee	N
<i>Quadrella cynophallophora</i>	Jamaica caper tree	N
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Rhus copallinum</i>	Winged sumac	N
<i>Roystonea regia</i>	Royal palm	N/FL Endangered
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Schefflera actinophylla</i>	Australian umbrellatree	E/EPPC I
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/EPPC I
<i>Schoepfia schreberi</i>	Gulf graytwig	N
<i>Senna ligustrina</i>	Privet senna	N
<i>Serenoa repens</i>	Saw palmetto	N/Commercially exploited
<i>Sideroxylon foetidissimum</i>	False mastic	N
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Simarouba glauca</i>	Paradisetree	N
<i>Smilax auriculata</i>	Earleaf greenbrier	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N/FL Threatened
<i>Syngonium podophyllum</i>	Syngonium	E/EPPC I
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL Threatened
<i>Toxicodendron radicans</i>	Eastern poison ivy	N
<i>Trema floridanum</i>	Florida nettletree	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Leonard H. Goldstein
SIGNATURE

August 1, 2025
DATE

Leonard H. Goldstein

ATTACHMENT K

THIS INSTRUMENT PREPARED BY:

Keith L. & Kathryn Morrison

Mailing address:

19921 SW 304 Street

Miami, Florida 33030

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 19921 SW 304
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
7810-000-0080.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
21st day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Kassandra Montoya

Address: 1801 N Krome
Homestead, FL 33030

Sign: [Signature]

Print: Vanessa Martinez

Address: 1801 N Krome Av
Homestead, FL 33030

OWNER: Keith L. Morrison

Sign: [Signature]

Print: Keith Morrison

Title: Owner

Address: 19921 SW 304 st
Homestead, FL 33030

WITNESSES:

Sign: [Signature]

Print: Kassandra Montoya

Address: 1801 N Krome
Homestead, FL 33030

Sign: [Signature]

Print: Vanessa Martinez

Address: 1801 N Krome Ave
Homestead, FL 33030

OWNER: Kathryn Morrison

Sign: [Signature]

Print: Kathryn J. Morrison

Title: Owner

Address: 19921 SW 304 ST
Homestead, FL 33030

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 21st day of July, 20 25.
(date) (month) (year)

by Keith Morrison & Kathryn Morrison
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence Driver license.
(type)



(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Marjorie Ramirez
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

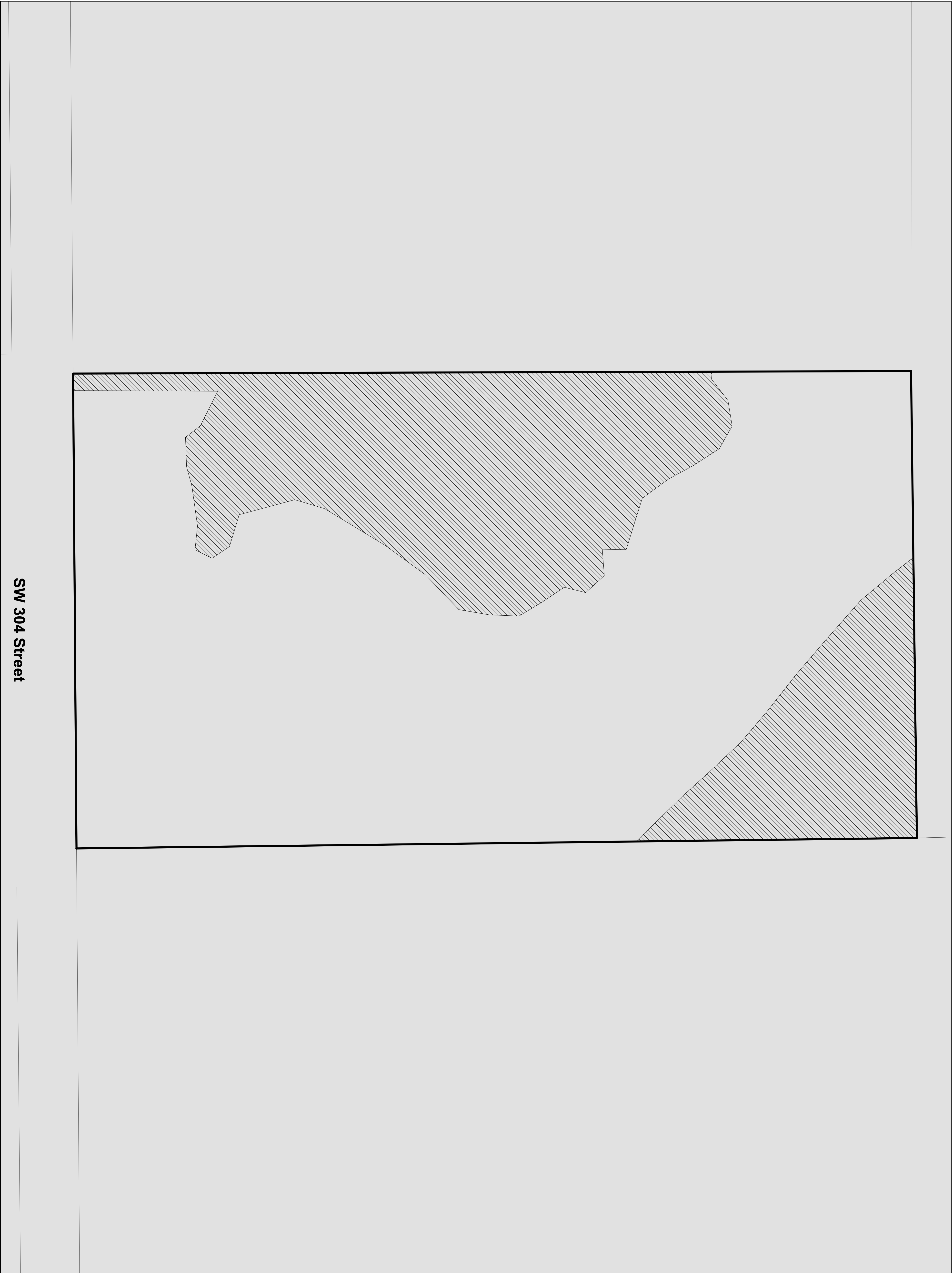
LEGAL DESCRIPTION

Folio Number: 30-7810-000-0080

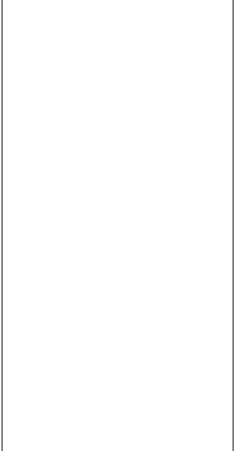
Property Address: 19921 SW 304 STREET
MIAMI-DADE COUNTY, FLORIDA 33030

Legal description: THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ LESS THE
SOUTH 35 FEET IN SECTION 10, TOWNSHIP 57
SOUTH, RANGE 38 EAST, LYING AND BEING IN
MIAMI-DADE COUNTY, FLORIDA.

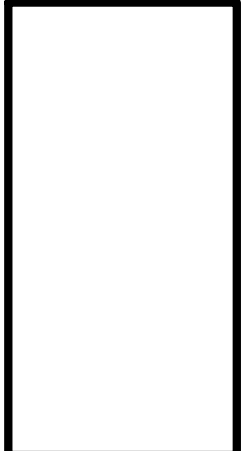
Exhibit B: EEL Covenant Boundary on the property of Keith L. & Kathryn Morrison
Folio: 30-7810-000-0080



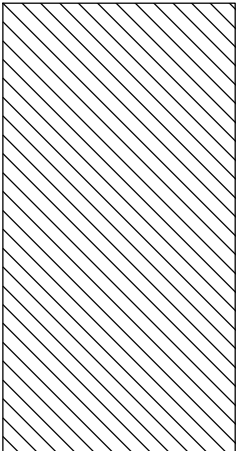
Legend



Parcels



Property Boundary



EEL Covenanted Area: 1.64 Acres

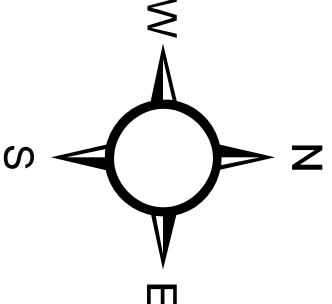


Exhibit C
Rockland Hammock Management Plan
for Keith & Kathryn Morrison

Location: 19921 SW 304 St, Miami-Dade County, Florida.

Size: 4.73 acre parcel
1.64 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-7810-000-0080

Forest Type: Rockland hammock and transitional pine rockland/ hardwood hammock

Location

The property is located on the north side of SW 304th Street approximately 600 feet west of SW 198th Ave. The site is a developed lot located outside the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 0.0 feet to the west from Fuchs Hammock Preserve (folio #: 30-7810-000-0030).

Distance from nearest County-designated NFC site: approximately 0.0 feet to the east from Carlos Machado (folio #: 30-7810-000-0081).

Distance from nearest EEL Covenant site: approximately 0.26 miles to the southwest from Kevin & Francene Hagarman (folio #: 30-7810-000-0021).

Property Information

The property is located adjacent to Fuchs Hammock along SW 304 Street. The EEL-qualifying preservation area is composed of two polygons, a northeast polygon and a polygon in the middle of the property along the western property line. This property is bordered on the west by a single-family home (agricultural land use). On the north and east the property is bordered by a county-owned preserve. Additionally, 0.49 acres of the subject site were designated as NFC (Tropical Hammock) in 1984 by the Miami-Dade County Board of County Commissioners, via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 38, T57 R38 S10, parcel F. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively

small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants while serving as habitat for a wide array of animal species. Amongst the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. In addition to the significant natural and geological resources found on the subject property, inclusion in the EEL program creates an opportunity to preserve habitat into which endangered plant populations can expand into.

Present Condition

The current biological condition of the site can be classified as good. Portions of the property are dominated by Brazilian pepper (*Schinus terebinthifolius*), jasmine vine (*Jasminum dichotomum*), and Queensland umbrella tree (*Schefflera actinophylla*). Prior to applying for the covenant this year, the property owners participated in a previous ten (10) year EEL covenant and performed management work as outlined in the associated management plan. The northeastern qualifying portion of the property contains a plant community typical of a rockland hammock and contains some exotic plant species cover. This portion of the property is designated NFC. The preservation area in the middle-edge portion of the property is transitioning from pine rockland towards hardwood hammock, a result of fire suppression. Rare plants found on the site include pineland maidenhair (*Adiantum tenerum*), satin leaf (*Chrysophyllum oliviforme*), and West Indian cherry (*Prunus myrtifolia*) (see plant list below).

The main threat to the site is the invasion of exotic plants. Exotic palms and trees are present on the property. Vines are the biggest issue threatening understory plants. With the exception of the developed area and the few pathways running through the hammock, the substrate is relatively undisturbed and is in very good condition.

Conclusion

The site provides biological connectivity to the directly adjacent private property that contains NFC and for the County-owned EEL preserves (Fuchs Hammock Preserve & Meissner Hammock Preserve). The site's current condition is due to the property owner's commitment to long-term maintenance of the area as a natural preserve. The county will continue to benefit from the active management of the site through the inherent values that natural habitats provide. The property also provides key resources needed by wildlife, acting as a haven and reservoir for native fauna. It is important to note that the preservation of this site, as well as others in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continuation of the eradication of exotic plant species and building native plant diversity.

Ecological Goals

1. Maintain the present extent of the rockland hammock.

2. Encourage and maintain a diverse understory and preserve rare hammock species.
3. Promote regeneration and growth of native hardwoods and rare plants (ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain solution holes and rare fern populations.

Management Goals

1. Continue to eliminate exotic plant species from covenanted area to maintain 3% or less exotic plant species cover.
2. Maintain biodiversity of appropriate native plant species, focusing on rare and listed species.
3. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) See current exotic removal permit for more details.)

Year 1-3: Continue the eradication of exotic plant species to achieve the goal of 3% or less exotics throughout the entire covenanted area. Retreat any re-sprouting or recolonizing invasive exotic plants. Selectively remove vines. Monitor native plant recruitment.

Year 4-10: Continue to eradicate exotic plants and re-treat any re-sprouting or re-colonizing exotic plants to maintain goal of 3% or less exotic plant cover. Thin out vines as needed to maintain an open understory. Monitor native plant recruitment.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	Rosary pea	E / EPPC I
<i>Adiantum tenerum</i>	Pineland maidenhair	N/ FL endangered
<i>Albizia lebbek</i>	Woman's tongue	E / EPPC I

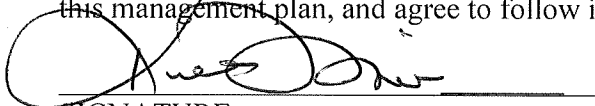
<i>Alstonia macrophylla</i>	Deviltree	E / EPPC II
<i>Ampelopsis arborea</i>	Peppervine	N
<i>Anemia adiantifolia</i>	Pine fern	N
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Ardisia elliptica</i>	Shoebuttton ardisia	E / EPPC I
<i>Bidens alba</i>	Spanish needles	N
<i>Bischofia javanica</i>	Bishopwood	E / EPPC I
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Calyptanthus pallens</i>	Spicewood	N/ FL threatened
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chamaecrista nictitans</i> var <i>aspera</i>	Hairy partridge pea	N
<i>Chiococca alba</i>	Snowberry	N
<i>Chrysophyllum oliviforme</i>	satinleaf	N/ FL threatened
<i>Coccoloba diversifolia</i>	pigeon plum	N
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Eugenia axillaris</i>	white stopper	N
<i>Eugenia confusa</i>	redberry stopper	N/ FL endangered
<i>Eugenia uniflora</i>	Surinam cherry	E / EPPC I
<i>Erythrina herbacea</i>	coral bean	N
<i>Ficus aurea</i>	strangler fig	N
<i>Flacourtia indica</i>	governor's plum	E / EPPC II
<i>Galium bermudense</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvet seed	N
<i>Ilex krugiana</i>	Krug's holly	N / FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/EPPC I
<i>Lantana involucrata</i>	wild sage	N
<i>Livistona chinensis</i>	Chinese fan palm	E / EPPC II
<i>Lysiloma latisiliquum</i>	wild tamarind	N
<i>Metopium toxiferum</i>	poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrsine cubana</i>	myrsine	N
<i>Nectandra coriacea</i>	lancewood	N
<i>Nephrolepis cordifolia</i>	tuberous sword fern	E / EPPC I
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC I
<i>Oplismenus hirtellus</i> subsp. <i>setarius</i>	Basketgrass	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	corky stem passion flower	N
<i>Pectis glaucescens</i>	tea-blinkum	N
<i>Phyllanthus pentaphyllus</i> var <i>floridana</i>	five petal leaf flower	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Pisonia aculeata</i>	pullback	N
<i>Pleopeltis polypodioides</i> var. <i>michauxiana</i>	resurrection fern	N
<i>Prunus myrtifolia</i>	West Indian cherry	N/ FL threatened
<i>Psychotria nervosa</i>	wild coffee	N
<i>Pteridium caudatum</i>	lacy bracken fern	N

<i>Quercus virginiana</i>	live oak	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E/ EPPC I
<i>Schefflera arboricola</i>	dwarf schefflera	E
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC I
<i>Senna ligustrina</i>	privet senna	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Smilax bona-nox</i>	saw greenbrier	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N / FL threatened
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Trema floridanum</i>	Florida trema	N
<i>Vachellia farnesiana</i> var <i>pinetorum</i>	pineland acacia	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Vittaria lineata</i>	shoestring fern	N
<i>Zamia integrifolia</i>	coontie	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

7/21/2025
DATE

I, Kathryn J-Morse hereby certify that I have read and understood this management plan, and agree to follow its management recommendations.


SIGNATURE

07/21/2025
DATE

ATTACHMENT L

THIS INSTRUMENT PREPARED BY:

Donald H Knuth LE

Loida B Knuth LE

REM Donald H Knuth TRS

REM Donald H Knuth Trust

Mailing address:

1973 SE 24 Avenue

Homestead, Florida 33035

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED IN THE VICINITY OF
SW 334 STREET AND THEORETICAL
SW 193 AVENUE, MIAMI-DADE
COUNTY, FLORIDA, CURRENTLY
FOLIO # 30-7823-003-0145.

WHEREAS, the undersigned Owner, Donald H Knuth LE, Loida B Knuth LE, REM Donald H Knuth TRS, REM Donald H Knuth TRUST, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to

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

7. **Enforcement.** The, then, owners or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owners from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owners to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
8. **Renewal.** The current owners of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owners shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.
9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute

an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.

10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this

23 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Kalet Baldrich

Sign: [Signature]

Print: Kalet Baldrich

Francesca Baldrich

OWNER: Donald H Knuth LE

Sign: [Signature]

Print: D. H. KNUTH

Title: OWNER

Address: 1973 SE 24th Ave.

Homestead, FL 33035

WITNESSES:

Sign: [Signature]

Print: Kalet Baldrich

Sign: [Signature]

Print: Francesca Baldrich

OWNER: Loida B Knuth LE

Sign: [Signature]

Print: LOIDA KNUTH

Title: OWNER

Address: 1973 SE 24th Ave.

Homestead, FL 33035

WITNESSES:

Sign: [Signature]

Print: Kalet Baldrich

Sign: [Signature]

Print: Francesca Baldrich

OWNER: REM Donald H Knuth TRS

Sign: [Signature]

Print: DONALD KNUTH

Title: co-Trustee

Address: 1973 SE 24th Ave.

Homestead, FL 33035

WITNESSES:

Sign: [Signature]

Print: Kalet Baldrich

Sign: [Signature]

Print: Francesca Baldrich

OWNER: REM Donald H Knuth TRUST

Sign: [Signature]

Print: DONALD KAUTH

Title: Owner/Trustee

Address: 1973 SE 24th Ave.

Homestead, FL 33035

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 23 day of JULY, 20 25.
(date) (month) (year)

by Donald Knuth and Loida Knuth
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence Driver's License
(type)



GISELLE GONZALEZ
Notary Public
State of Florida
Comm# HH423629
Expires 7/29/2027

(Affix Florida Notary Seal above)

[Signature]
(Signature of Notary Public)

Giselle Gonzalez
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

LEGAL DESCRIPTION

Folio Number: 30-7823-003-0145

Property Address: VICINITY OF SW 334 ST AND THEORETICAL SW 193 AVENUE, MIAMI-DADE COUNTY, FLORIDA 33034

Legal description: THE WEST 165 FEET OF THE NORTH $\frac{1}{2}$ OF TRACT 2, LESS THE NORTH 25 FEET THEREOF, OF J.L. WADDY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 104, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST.

[illegible]

Exhibit C
Pine Rockland Management Plan
for Donald & Loida Knuth

Location: Vicinity of SW 334th St and SW 192nd Ave, Miami-Dade County, Florida.

Size: 1.17 acres parcel
0.548 acre qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-7823-003-0145

Forest Type: Pine Rockland

Location

The property is located at SW 334 Street and theoretical SW 193 Avenue and lies inside of the Urban Development Boundary (UDB). It is surrounded by residential properties on the north, south and east sides. The property on the west is vacant and is Natural Forest Community.

Distance from nearest County-owned NFC site: approximately 350 feet north of Rock Pit #39 Preserve (folio #: 30-7823-002-0010)

Distance from nearest privately-owned NFC site: 0 feet east of Jannielle Arianne Lieselle Alonso & Deborah Velasquez LLC (folio #: 30-7823-003-0147)

Distance from nearest EEL Covenanted site: approximately 1 mile southeast of Oberlin & Raquel Vidales (folio #: 30-7815-000-0680)

Property Information

The property consists of a rectangular-shaped undeveloped parcel with an irregularly shaped NFC preservation area on the southwestern portion of the property. The parcel is surrounded by residential land use on the north, east and south, but it is bordered on the west by a vacant NFC property. The NFC on this property may be found on Miami-Dade County Natural Forest Community Map 42, T57 R38 S23, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

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

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

Present Condition

The covenanted (preservation) area presents relatively intact pinnacle rock substrate with an open herbaceous layer representative of a native pine rockland community. The understory includes many typical, listed and rare pine rockland plant species, including, but not limited to, pineland sandmat (*Euphorbia deltoidea* subsp. *pinetorum*), quailberry (*Crossopetalum ilicifolium*), Deering's partridge pea (*Chamaecrista deeringiana*), Florida keys noseburn (*Tragia saxicola*), pineland allamanda (*Jacquemontia curtisii*), saw palmetto (*Serenoa repens*), Locustberry (*Byrsonima lucida*) West Indian lilac (*Tetrazygia bicolor*), silver palm (*Coccothrinax argentata*), and coontie (*Zamia pumila*). Slash pines (*Pinus elliotii* var. *densa*) of three (3) age classes are present throughout the preservation area. Overall, the site scores high in plant diversity. Most of the property has been designated by the United States Fish and Wildlife Service as critical habitat for the federally endangered Mosier's false boneset (*Brickellia mosieri*).

The preservation area is affected by edge effect, fire suppression and invasive exotic plants. Exotic plants found on the site include rosary pea (*Abrus precatorius*), Burma reed (*Neyraudia reynaudiana*), gold coast jasmine (*Jasminum dichotomum*), woman's tongue (*Albizia lebeck*), shrub-verbena (*Lantana camara*), Queensland umbrella tree (*Schefflera actinophylla*), and Brazilian pepper (*Schinus terebinthifolius*). Some broadleaf tree species are recruiting as well, mostly gumbo limbo (*Bursera simaruba*), poisonwood (*Metopium toxiferum*), paradise tree (*Simarouba glauca*), and live oak (*Quercus virginiana*), due to fire suppression.

The property owner is actively managing the site, which includes regularly mowing outside the NFC/EEL area to reduce exotic seed sources and their recruitment. The main exotic plant threat is from Burma reed. Continual efforts to control the Burma reed and other exotics are required within the covenanted area. The non-covenanted portions of the parcel must be regularly mown to control seed load and recruitment from invasive exotics. The interior of the preservation area contains a thick organic layer of pineland needles and duff that must be reduced to promote the herbaceous cover.

Conclusion

This site provides connectivity to the patches of pine rockland NFC properties within the J L Waddy subdivision area. The site contains the species *E. deltoidea* subsp. *pinetorum*, candidate to be listed by the federal government, and many other rare plants. In addition, the site offers an opportunity to be recolonized by disjoint populations of the federally endangered Mosier's false boneset.

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

Overall, the site is in good condition and will continue to be maintained with future management efforts encouraged and supported by the EEL covenant. Future management of this property will center on continuing to control invasive exotic plants, hardwood species control, supplemental native plantings, and prescribed burns.

Ecological Goals

1. Maintain area to preserve its natural plant community.
2. Provide suitable habitat for native wildlife.
3. Eliminate/control invasive exotic plant species found on the site.

Management Goals

1. Eliminate invasive exotic plant species from the preservation area to achieve less than 3% exotic plant cover.
2. Continue to create open understory areas that promote regeneration of rare and diverse herbaceous plant species typical of pine rocklands.
3. Allow natural regeneration of native plants.
4. Perform prescribed burns as necessary and if available.
5. The property owner shall submit annual reports to RER-DERM listing all the management practices and treatments that were conducted within the covenanted area. This report is due by February 1st for the previous year's activities.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) See current NFC Exotic Removal Permit for more details.)

Year 1-2: The property owner shall eradicate invasive exotic plants and maintain the site at less than 3% exotic plant cover. Thin out recruiting broadleaf tree species (hardwoods) where possible. Perform, if possible, a prescribed burn. Monitor native plant recruitment and wildlife. Monitoring reports detailing management activities shall be submitted every 6 months.

Year 3-10: Continue to eradicate invasive exotic plants and maintain the site at less than 3% exotic plant cover. Thin out hardwoods and remove vines if needed to prevent their shading effect. Perform, if possible, a prescribed burn. Remove vines and thin out shrub species to maintain an open herbaceous understory. Monitor native plant recruitment and wildlife. Monitoring reports detailing management activities shall be submitted every 12 months.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	rosary pea	E / EPPC (I)
<i>Agave sisalana</i>	sisal hemp	E / EPPC (II)
<i>Albizia lebeck</i>	woman's tongue	E / EPPC (I)
<i>Anemia adiantifolia</i>	maidenhair pineland fern	N
<i>Angadenia berteroi</i>	pineland allamanda	N/FL threatened
<i>Ardisia escallonioides</i>	marlberry	N
<i>Ayenia euphrasiifolia</i>	eyebright Ayenia	N
<i>Baccharis halimifolia</i>	saltbush	N
<i>Bidens alba</i>	Spanish needles	R
<i>Bursera simaruba</i>	gumbo limbo	N
<i>Byrsonima lucida</i>	locustberry	N
<i>Callicarpa americana</i>	beauty berry	N
<i>Centrosema virginianum</i>	butterfly-pea	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Euphorbia deltoidea</i> subsp. <i>pinetorum</i>	pineland sandmat	N/FL endangered
<i>Chiococca alba</i>	snowberry	N
<i>Chiococca parvifolia</i>	pineland snowberry	N
<i>Chromolaena odorata</i>	jack-in-the-bush	R

<i>Coccothrinax argentata</i>	silver palm	N/FL threatened
<i>Coreopsis floridana</i>	Florida tickseed	N / Endemic
<i>Crossopetalum ilicifolium</i>	quailberry	N/FL threatened
<i>Crotalaria pumila</i>	low rattlebox	N
<i>Croton linearis</i>	pineland croton	N
<i>Croton glandulosus</i>	vente conmigo	N
<i>Ficus aurea</i>	strangler fig	N
<i>Galactia regularis</i>	Eastern milkpea	N
<i>Galium hispidulum</i>	coastal bedstraw	N
<i>Guettarda scabra</i>	rough velvetseed	N
<i>Jacquemontia curtisii</i>	pineland clustervine	N/FL threatened
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E / EPPC (I)
<i>Koanophyllon villosum</i>	Florida shrub thoroughwort	N/FL endangered
<i>Lantana camara</i>	shrub-verbena	E / EPPC (I)
<i>Lantana involucrata</i>	wild sage	N
<i>Melanthera parvifolia</i>	pineland blackanthers	N/FL threatened
<i>Metopium toxiferum</i>	poisonwood	N
<i>Morinda royoc</i>	cheese shrub	N
<i>Myrica cerifera</i>	wax myrtle	N
<i>Myrsine floridana</i>	myrsine	N
<i>Neyraudia reynaudiana</i>	Burma reed	E / EPPC (I)
<i>Passiflora suberosa</i>	corkstem passionflower	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N / Endemic
<i>Psidium guajava</i>	guava	E / EPPC (I)
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	lacy bracken	N
<i>Quercus virginiana</i>	live oak	N
<i>Randia aculeata</i>	white indigoberry	N
<i>Rhus copallinum</i>	winged sumac	N
<i>Rhynchosia reniformis</i>	dollarweed	N
<i>Rhynchospora floridensis</i>	white top sedge	N
<i>Sabal palmetto</i>	cabbage palm	N
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/ EPPC (I)
<i>Serenoa repens</i>	saw palmetto	N
<i>Sida acuta</i>	common wireweed	N
<i>Sideroxylon salicifolium</i>	willow bustic	N
<i>Simarouba glauca</i>	paradise tree	N
<i>Smilax auriculata</i>	earleaf greenbrier	N
<i>Sorghastrum secundum</i>	lopsided Indian grass	N
<i>Sporobolus junceus</i>	pineywoods dropseed	N
<i>Stachytarpheta jamaicensis</i>	blue porterweed	N
<i>Symphotrichum adnatus</i>	clasping aster	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL threatened
<i>Toxicodendron radicans</i>	poison ivy	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N/FL threatened
<i>Trema micranthum</i>	Florida trema	N

<i>Tripsacum floridanum</i>	Florida gamma grass	N/FL threatened
<i>Urena lobata</i>	Caesar's weed	E/ EPPC (I)
<i>Vachellia farnesiana</i>	pineland acacia	N / Endemic
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	coontie	N
<i>Zanthoxylum fagara</i>	wild lime	N

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Donald Knuth
SIGNATURE

7/23/2025
DATE

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

Wida Knuth
SIGNATURE

7/23/2025
DATE

ATTACHMENT M

THIS INSTRUMENT PREPARED BY:

John W. & Donna D. Shaffer

Mailing address:

7840 SW 118 Street

Miami, Florida 33156

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 7840 SW 118
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 20-
5010-002-0090.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
16th day of July, 2025.

WITNESSES:

Sign: [Signature]
Print: Teresa K Rich
Address: 18041 SW 89 Ct
Palm Beach Bay FL 33157
Sign: [Signature]
Print: Christine Dicker
Address: 7900 SW 63 Ave
South Miami 33143

OWNER: John W. Shaffer

Sign: [Signature]
Print: John W. Shaffer
Title: Mr owner
Address: 7840 SW 118 St
Miami FL 33156

WITNESSES:

Sign: Lars H Ric
Print: Lars H Rich
Address: 18041 SW 89 Ct
Palm Beach Bay FL 33157
Sign: [Signature]
Print: Christine Dicker
Address: 7900 SW 63 Ave
South Miami 33143

OWNER: Donna D. Shaffer

Sign: [Signature]
Print: Donna D. Shaffer
Title: Mrs. owner
Address: 7840 SW 118 St
Miami FL 33156

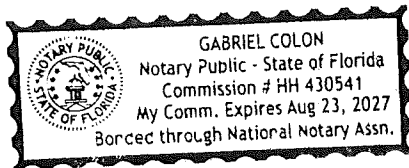
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 16 day of July, 20 25.
(date) (month) (year)

by John w. Shaffer + Donna D. Shaffer
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FL Driver license
(type)



(Affix Florida Notary Seal above)

Gabriel Colon

(Signature of Notary Public)

Gabriel Colon

(typed, printed, or stamped name of Notary Public)

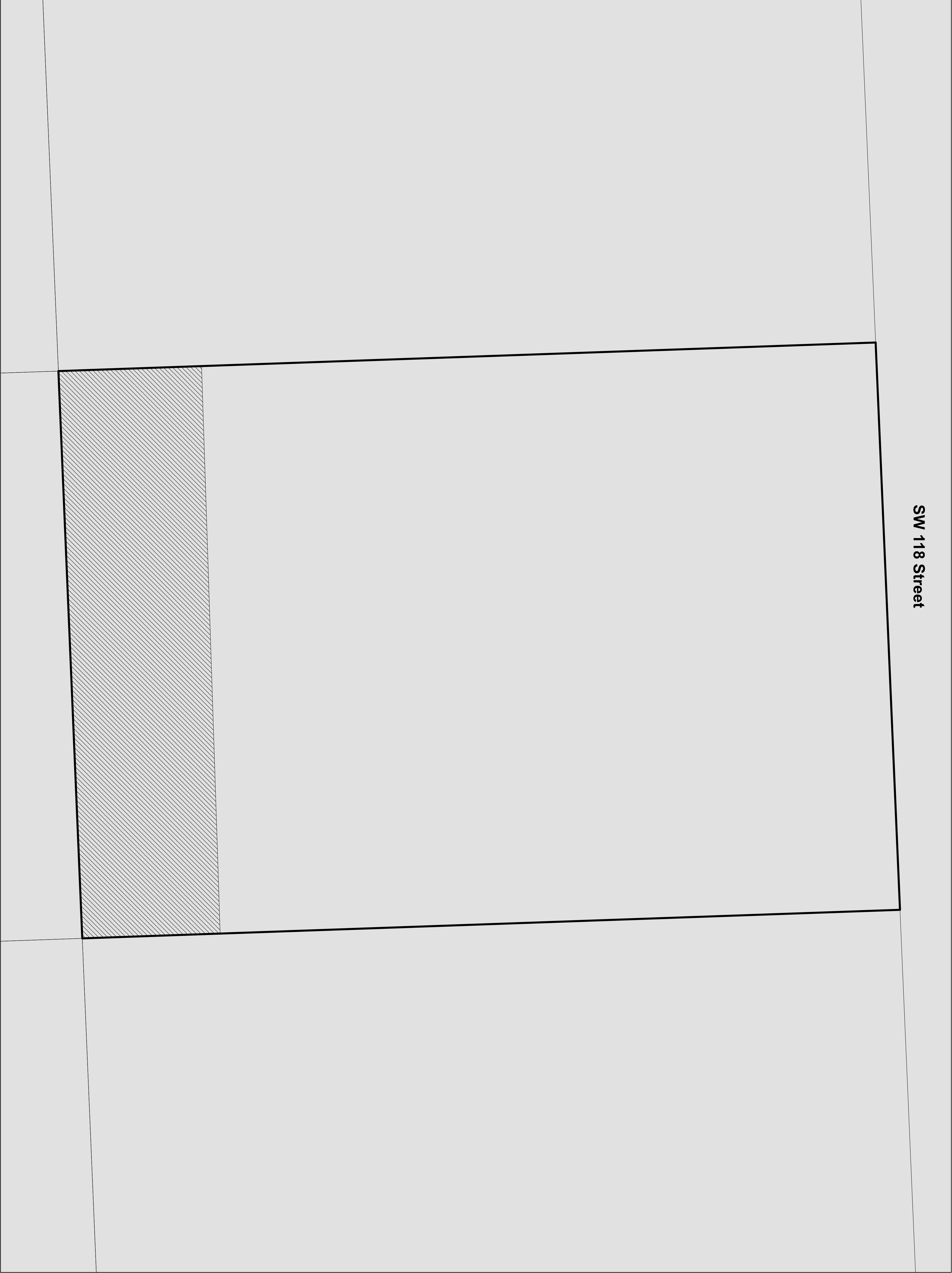
**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 20-5010-002-0090

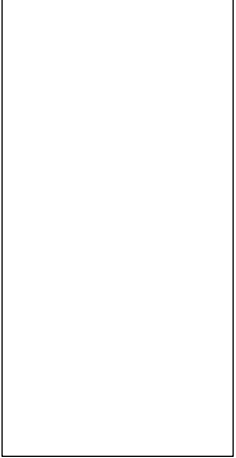
Property Address: 7840 SW 118 STREET
MIAMI-DADE COUNTY, FLORIDA 33156

Legal description: LOT 9, IN BLOCK 4, OF SUNILAND ESTATES FIRST
ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 50, AT PAGE 58, OF
THE PUBLIC RECORDS OF DADE COUNTY,
FLORIDA.

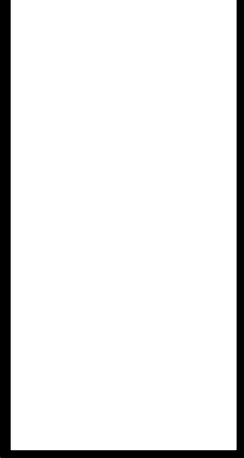
Exhibit B: EEL Covenant Boundary on the property of John W. & Donna D. Shaffer
Folio: 20-5010-002-0090



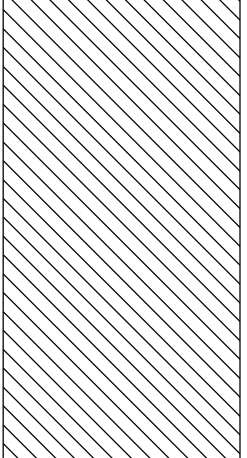
Legend



Parcels



Property Boundary



EEL Covenanted Area: 0.15 acres

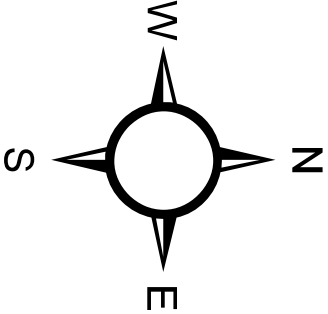


Exhibit C

Management Plan for John W. & Donna D. Shaffer

Location: 7840 SW 118 Street, Miami-Dade County, Florida.

Size: 0.91-acre parcel
0.15 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 20-5010-002-0090

Forest Type: Pine Rockland

Location

The property is located at 7840 SW 118 Street on the south side of SW 118 Street and lies within Section 10 of Township 55, Range 40. This property is inside the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 1.90 miles northeast of Rockdale Pineland Preserve (folio #: 30-5021-000-0480)

Distance from nearest NFC site: approximately 1.87 miles north of the Coral Reef Park (folio #: 33-5022-000-0750)

Distance from nearest EEL Covenanted site: approximately 2.20 miles west of Jeffrey P. & Liliana C. Agron (folio #: 20-5013-023-0130)

Property Information

The property consists of a 0.91 acre rectangular-shaped parcel of which 0.15 acres qualify for an EEL Covenant. The property contains a single-family home and garage. The property is surrounded on all sides by other single family residential parcels. Over the last 10+ years, the property owner has worked towards recovering and restoring the pine rockland that once existed in this area. This has been achieved via the removal of loose substrate over the natural limestone rock and the replanting of a diverse selection of native pine rockland plants.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000 acres, most of which are now protected inside Everglades National Park. The pine

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

Present Condition

Because this property was fully developed, the original substrate has been impacted in its entirety. The property owner has, however, removed a significant amount of disturbed soil from the area that qualifies for the EEL Covenant, and much of the original limestone rock is now exposed. This exposed substrate has been planted over the years with over 160 species of native flora, mainly species associated with pine rocklands but also a few more typical of a rockland hammock. The qualifying area has a predominantly open character, with the southern and eastern edges planted with larger hammock subcanopy species. The pine rockland has planted and naturally recruiting South Florida slash pines (*Pinus elliottii* var. *densa*). Some of these trees are reaching maturity. The pine rockland portion of the qualifying area contains a variety of herbaceous and shrubby species, including several species of native grasses, an often-omitted component of newly planted pinelands. Natural recruitment of several native species was observed. Threatened, endangered, and commercially exploited species that are present include, but are not limited to, Crenulate leadplant (*Amorpha herbacea* var. *crenulata*), Blodgett's wild mercury (*Argythamnia blodgettii*), Florida shrub thoroughwort (*Koanophyllon villosum*), Coontie (*Zamia integrifolia*), locustberry (*Byrsonima lucida*), and pineland strongback (*Bourreria cassinifolia*). The southern portion of the EEL-qualifying area is bordered by areca palms that the property owner has been removing and replacing with native species that can act as privacy hedges, such as a variety of stoppers. The property owner is continually removing exotics and planting additional appropriate native species.

Conclusion

This property is over a mile away from the closest natural area and the restored pine rockland acts as an important bridge between natural areas including other EEL Covenanted sites. The site's current condition is due to the property owner's commitment to removing exotics, fill, and restoring the native habitat. The county will benefit from the active management of the site through the inherent values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as well as other natural areas in the EEL Covenant

Program, provides other environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to be maintained with future management efforts encouraged and supported by the EEL Covenant. This management plan will help foster the management needed for the habitat to continue improving in quality. Future management of this property will center on the continued eradication of exotic plant species, expansion of the pineland, and building up the diversity of the covenanted area.

Ecological Goals

1. Eliminate exotic and invasive plant species from covenanted area.
2. Maintain and preserve herbaceous pine rockland plant species, focusing on listed threatened and endangered species.
3. Promote regeneration and growth of native pineland species to maintain the site's biodiversity. Continue adding appropriate biodiversity.
4. Provide suitable habitat for native wildlife.

Management Goals

1. Maintain invasive exotic plants to 3% or less coverage within the covenanted area.
2. Maintain and augment the biodiversity of appropriate native plant species, including rare and listed species (plantings must be approved by DERM).
3. Control any hardwood encroachment within the pine rockland portion of the covenanted area.
4. Continue to maintain the open, herbaceous character of the pine rockland.
5. The property owner shall submit annual reports to DERM's Tree and Forest Resources Section listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the covenanted area. All work must be done by hand (i.e. chainsaw, hand tools) See current Exotic Removal Permit for more details.)

Years 1-3: The eradication of exotic and invasive plant species to achieve the goal of 3% or less exotic cover throughout the covenanted area. Monitor for native plant species recruitment and plant additional native species, if necessary. All planting must be approved by DERM's Tree and Forest Resources Section.

Years 4-10: Continue exotic control to ensure 3% or less exotic coverage within the EEL covenanted area. Retreat any re-sprouting or recolonizing invasive exotic plants. Selectively control hardwoods within the pine rockland area to

maintain its open character. Monitor native plant recruitment and planting as necessary. All plantings must be approved by the DERM-Tree and Forest Resources Section

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abidgaardia ovata</i>	Flatspike sedge	N
<i>Acalypha chamaedrifolia</i>	Three-seeded copperleaf	N
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/FL Endangered
<i>Ambrosia artemisiifolia</i>	Common ragweed	N
<i>Amorpha herbacea</i> var. <i>crenulata</i>	Crenulate leadplant	N
<i>Andropogon glomeratus</i>	Common bushy bluestem	N
<i>Andropogon ternarius</i>	Splitbeard bluestem	N
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Arecaceae</i> sp.	Exotic palm	E
<i>Argemone mexicana</i>	Mexican pricklypoppy	N
<i>Argythamnia blodgettii</i>	Blodgett's wild mercury	N/FL Endangered
<i>Aristida purpurascens</i>	Arrowfeather threeawn	N
<i>Aristida stricta</i>	Southern wiregrass	N
<i>Ayenia euphrasiifolia</i>	Eyebright ayenia	N
<i>Bidens alba</i>	Spanish needle	N
<i>Bletia purpurea</i>	Pineland pink orchid	N/FL Threatened
<i>Boerhavia diffusa</i>	Red spiderling	N
<i>Bourreria cassinifolia</i>	Pineland strongback	N/FL Endangered
<i>Bourreria succulenta</i>	Bahama strongback	N/FL Endangered
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Byrsonima lucida</i>	Locustberry	N/FL Threatened
<i>Callicarpa americana</i>	American beautyberry	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chamaecrista fasciculata</i>	Annual partridge pea	N

<i>Chamaecrista nictitans</i>	Hairy sensitive pea	N
<i>Chaptalia albicans</i>	White sunbonnets	N/FL Threatened
<i>Chiococca parvifolia</i>	Small-leaved snowberry	N
<i>Chiococca pinetorum</i>	Pineland snowberry	N
<i>Chromolaena odorata</i>	Jack-in-the-bush	N
<i>Chrysobalanus icaco</i>	Cocoplum	N
<i>Chrysophyllum oliviforme</i>	Satinleaf	N/FL Threatened
<i>Cnidoscolus stimulosus</i>	Tread-softly	N
<i>Coccoloba uvifera</i>	Seagrape	N
<i>Coccothrinax argentata</i>	Florida silver palm	N/FL Threatened
<i>Conocarpus erectus</i>	Green buttonwood	N
<i>Conyza canadensis</i>	Dwarf Canadian horseweed	N
<i>Cordia sebestena</i>	Orange Geiger tree	N
<i>Coreopsis leavenworthii</i>	Leavenworth's coreopsis	N
<i>Crossopetalum ilicifolium</i>	Quailberry	N/FL Threatened
<i>Crossopetalum rhacoma</i>	Maidenberry	N/FL Threatened
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Croton linearis</i>	Pineland croton	N
<i>Cyperus croceus</i>	Baldwin's flatsedge	N
<i>Cyrtopodium punctatum</i>	Cowhorn orchid	N/FL Endangered
<i>Desmodium ciliare</i>	Hairy small-leaf ticktrefoil	N
<i>Desmodium incanum</i>	West Indian beggar's ticks	N
<i>Desmodium lineatum</i>	Sand ticktrefoil	N
<i>Dichondra carolinensis</i>	Carolina pony's foot	N
<i>Digitaria ciliaris</i>	Southern crabgrass	N
<i>Digitaria filiformis</i>	Slender crabgrass	N
<i>Dodonaea viscosa</i> var. <i>angustifolia</i>	Narrow varnishleaf	N
<i>Dodonaea viscosa</i> var. <i>viscosa</i>	Florida hopbush	N
<i>Dyschoriste angusta</i>	Rockland twinflower	N
<i>Echites umbellatus</i>	Devil's potato	N
<i>Eclipta prostrata</i>	False daisy	N
<i>Eleocharis geniculata</i>	Canada spikerush	N
<i>Elionurus tripsacoides</i>	Pan-American balsamscale	N
<i>Encyclia tampensis</i>	Florida butterfly orchid	N, Commercially exploited
<i>Eragrostis elliottii</i>	Elliott's lovegrass	N
<i>Ernodea littoralis</i>	Beach creeper	N
<i>Erythrina herbacea</i>	Coralbean	N
<i>Eugenia axillaris</i>	White stopper	N
<i>Eugenia foetida</i>	Spanish stopper	N
<i>Eugenia rhombea</i>	Red stopper	N

<i>Euphorbia cyathophora</i>	Paintedleaf	N
<i>Euphorbia heterophylla</i>	Fiddler's spurge	N
<i>Euphorbia hirta</i>	Pillpod sandmat	N
<i>Euphorbia hyssopifolia</i>	Hyssop sanmat	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Flaveria linearis</i>	Narrowleaf yellowtops	N
<i>Forestiera segragata</i>	Florida privet	N
<i>Galactia pinetorum</i>	Pineland milkpea	N
<i>Guapira discolor</i>	Blolly	N
<i>Guettarda scabra</i>	Rough velvetseed	N
<i>Gymnanthes lucida</i>	Crabwood	N
<i>Hamelia patens</i> var. <i>patens</i>	Firebush	N
<i>Heliotropium angiospermum</i>	Scorpiontail	N
<i>Heliotropium polyphyllum</i>	Pineland heliotrope	N
<i>Ipomoea cordatotriloba</i>	Tievine	N
<i>Ipomoea hederifolia</i>	Scarletcreeper	N
<i>Ipomoea microdactyla</i>	Man-in-the-ground	N/FL Endangered
<i>Ipomoea tenuissima</i>	Rockland morning glory	N/FL Endangered
<i>Koanophyllon villosum</i>	Florida shrub thoroughwort	N/FL Endangered
<i>Krugiodendron ferreum</i>	Black ironwood	N
<i>Lantana depressa</i> var. <i>depressa</i>	Pineland lantana	N/FL Endangered
<i>Lantana involucrata</i>	Buttonsage	N
<i>Lepidium virginicum</i>	Virginia pepperweed	N
<i>Liatris chapmanii</i>	Chapman's gayfeather	N
<i>Liatris gracilis</i>	Slender gayfeather	N
<i>Licania michauxii</i>	Gopher apple	N
<i>Melochia tomentosa</i>	Woolly pyramidflower	N
<i>Melothria pendula</i>	Creeping cucumber	N
<i>Mimosa strigillosa</i>	Sunshine mimosa	N
<i>Muhlenbergia capillaris</i>	Muhly grass	N
<i>Myrcianthes fragrans</i>	Simpson's stopper	N/FL Threatened
<i>Myrica cerifera</i>	Wax myrtle	N
<i>Myrsine cubana</i>	Myrsine	N
<i>Nephrolepis biserrata</i>	Giant sword fern	N/FL Threatened
<i>Nephrolepis exaltata</i>	Boston fern	N
<i>Oxalis corniculata</i>	Yellow woodsorrel	N
<i>Parietaria floridana</i>	Florida pellitory	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Paspalum caespitosum</i>	Blue paspalum	N
<i>Paspalum conjugatum</i>	Sour paspalum	N
<i>Paspalum monostachyum</i>	Gulfdune paspalum	N

<i>Passiflora suberosa</i>	Corkystem passionflower	N
<i>Pectis glaucescens</i>	Sand dune cinchweed	N
<i>Penstemon multiflorus</i>	Many-flower beardtongue	N
<i>Pentalinon luteum</i>	Wild allamanda	N
<i>Phyla nodiflora</i>	Frogfruit	N
<i>Phyla stoechadifolia</i>	Southern frogfruit	N/FL Endangered
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Pityopsis graminifolia</i>	Narrowleaf silkgrass	N
<i>Pleopeltis polypodioides</i>	Resurrection Fern	N
<i>Portulaca oleracea</i>	Common purslane	N
<i>Psilotum nudum</i>	Whisk fern	N
<i>Psychotria ligustrifolia</i>	Bahama wild coffee	N/FL Endangered
<i>Psychotria nervosa</i>	Shiny-leaf wild coffee	N
<i>Psychotria tenuifolia</i>	Shortleaf wild coffee	N
<i>Pteridium caudatum</i>	Lacy bracken fern	N
<i>Quadrella cynophallophora</i>	Jamaica caper tree	N
<i>Quercus pumila</i>	Running oak	N
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Reynosia septentrionalis</i>	Darlingplum	N/FL Threatened
<i>Rhynchospora colorata</i>	Starrush whitetop	N
<i>Rhynchospora floridensis</i>	Florida whitetop	N
<i>Rivina humilis</i>	Rougeplant	N
<i>Ruellia succulenta</i>	Thick-leaf petunia	N
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Schizachyrium gracile</i>	Wire bluestem	N
<i>Schizachyrium rhizomatum</i>	Rhizomatous bluestem	N
<i>Scutellaria havanensis</i>	Havana skullcap	N/FL Endangered
<i>Senna mexicana</i> var. <i>chapmanii</i>	Bahama senna	N/FL Threatened
<i>Serenoa repens</i>	Saw palmetto	N/Commercially exploited
<i>Setaria parviflora</i>	Yellow bristlegrass	N
<i>Sida acuta</i>	Common wireweed	N
<i>Sida elliottii</i>	Elliott's fanpetals	N
<i>Sisyrinchium angustifolium</i>	Narrowleaf blue-eyed grass	N
<i>Solanum americanum</i>	American nightshade	N
<i>Solidago chapmanii</i>	Chapman's goldenrod	N
<i>Solidago leavenworthii</i>	Leavenworth's goldenrod	N
<i>Solidago stricta</i>	Wand goldenrod	N
<i>Solidago tortifolia</i>	Twisted goldenrod	N
<i>Sorghastrum secundum</i>	Lopsided Indian grass	N

<i>Spermacoce remota</i>	Woodland false buttonweed	N
<i>Sporobolus junceus</i>	Pineywoods dropseed	N
<i>Stachytarpheta jamaicensis</i>	Blue porterweed	N
<i>Stenandrium dulce</i>	Pinklet	N
<i>Stenotaphrum secundatum</i>	St. Augustinegrass	E
<i>Symphyotrichum adnatum</i>	Clasping aster	N
<i>Symphyotrichum dumosum</i>	Rice button aster	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL Threatened
<i>Tillandsia recurvata</i>	Ball moss	N
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Thrinax radiata</i>	Green thatch palm	N/FL Endangered
<i>Trichostema dichotomum</i>	Forked bluecurls	N
<i>Tripsacum floridanum</i>	Eastern gamagrass	N/FL Threatened
<i>Vachellia farnesiana</i> var. <i>pinetorum</i>	Pineland acacia	N
<i>Varronia bullata</i> subsp. <i>humilis</i>	Curacao bush	N/FL Endangered
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited
<i>Zanthoxylum fagara</i>	Wild lime	N

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

John Shaffer
SIGNATURE

7/16/25
DATE

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

Donna D. Shaffer
SIGNATURE

7/16/25
DATE

ATTACHMENT N

THIS INSTRUMENT PREPARED BY:
Jose R. Ceden0 & Alexandra M. Valentin
Mailing address:
6520 SW 134 Drive
Miami, Florida 33156

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 6520 SW 134
DRIVE, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 20-
5013-023-0390.

WHEREAS, the undersigned Owner, Jose R. Ceden0 and Alexandra M. Valentin, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
28 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: JEFFREY CATANACH

Address: 3109 GRAND AVE
MIAMI FL 33133

Sign: [Signature]

Print: MARIA VIZCAINO

Address: 3109 GRAND AVE
MIAMI FL 33133

OWNER: Jose R. Cedenó

Sign: [Signature]

Print: Jose Cedenó

Title: Owner

Address: 6520 SW 134th dr.
Miami, FL 33156

WITNESSES:

Sign: [Signature]

Print: JEFFREY CATANACH

Address: 3109 GRAND AVE
MIAMI FL 33133

Sign: [Signature]

Print: MARIA VIZCAINO

Address: 3109 GRAND AVE
MIAMI FL 33133

OWNER: Alexandra M. Valentin

Sign: [Signature]

Print: Alexandra Valentin

Title: owner

Address: 6520 SW 134th Dr.
Miami FL 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 28 day of JULY, 2025.
(date) (month) (year)

by Alexandra Marie Valentin & Jose Rafael Cedeno Toledo
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FLDL# V20896241-20
(type)
FLDL# C3534368147-0



(Affix Florida Notary Seal above)

Ali
(Signature of Notary Public)

ANGELINA S. CECCARELLI
(typed, printed, or stamped name of Notary Public)

EXHIBIT A

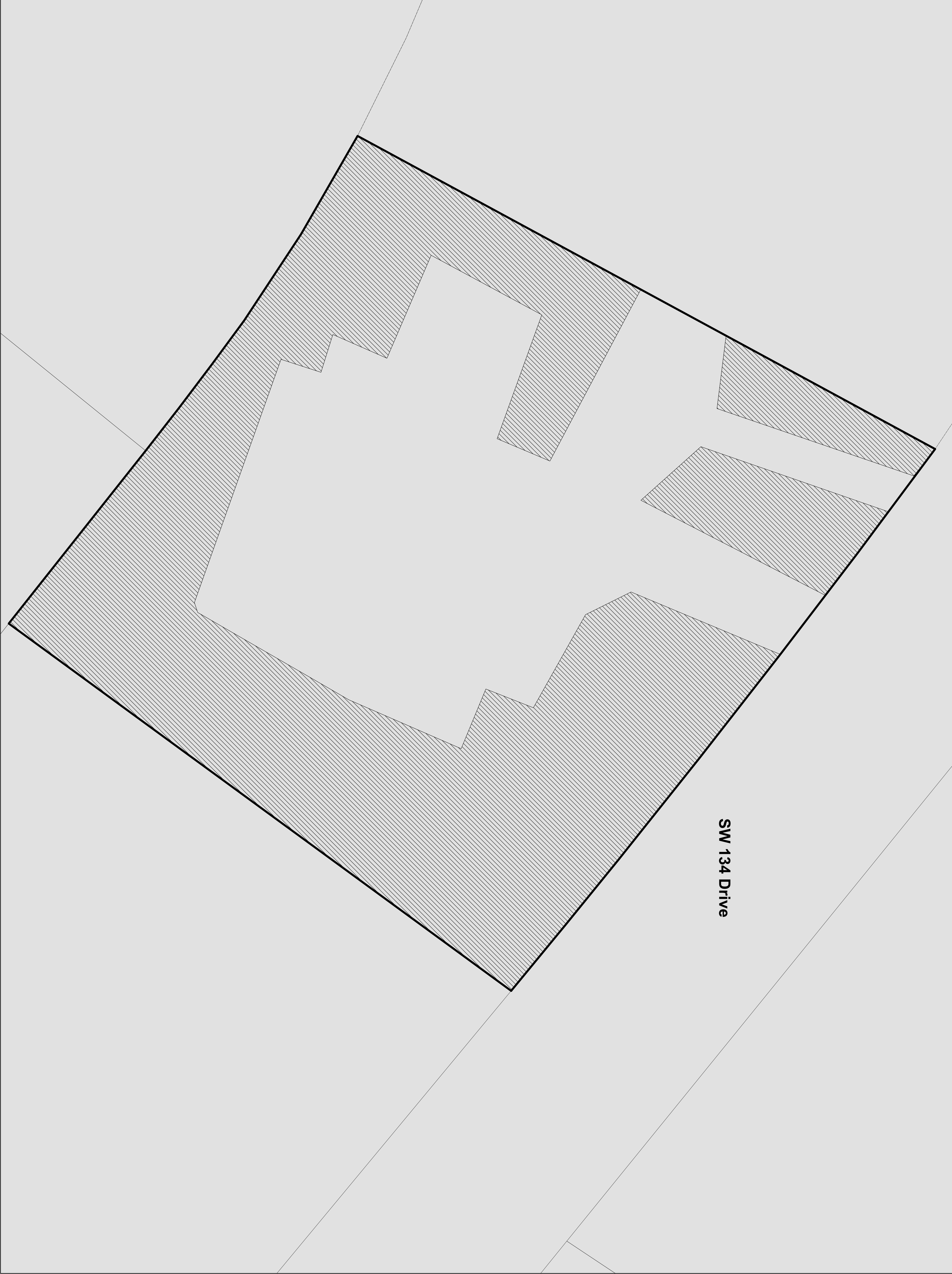
LEGAL DESCRIPTION

Folio Number: 20-5013-023-0390

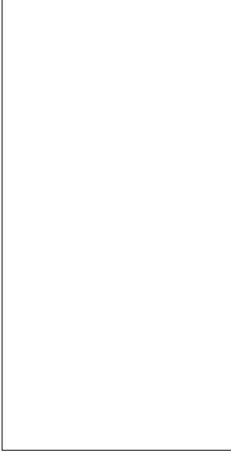
Property Address: 6520 SW 134 DRIVE
MIAMI-DADE COUNTY, FLORIDA 33156

Legal description: LOT 3, BLOCK 5, DEVONWOOD SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED
IN PLAT BOOK 75, AT PAGE 50, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

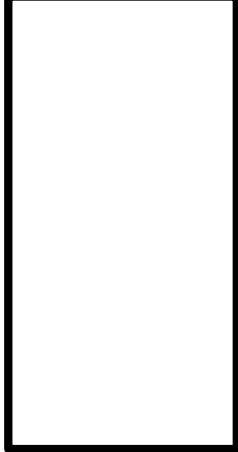
Exhibit B: EEL Covenant Boundary on the property of Jose R. Cedeno & Alexandra M. Valentin Folio: 20-5013-023-0390



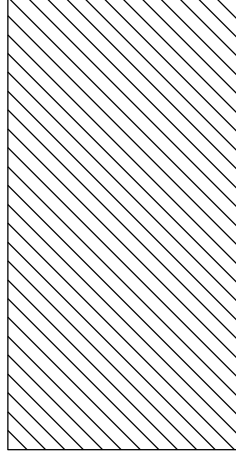
Legend



Parcels



Property Boundary



EEL Covenant Area: 0.35 Acres

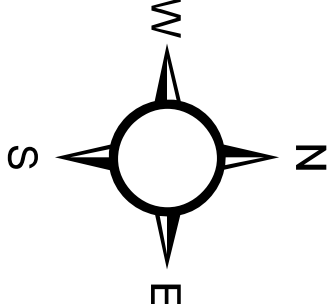


Exhibit C

Rockland Hammock Management Plan for Jose R. Ceden0 and Alexandra M. Valentin

Location: 6520 SW 134th Drive, Miami-Dade County, Florida.

Size: 0.55 acre parcel
0.35 acres qualify for an Environmentally Endangered Lands (EEL)
covenant

Folio #: 20-5013-023-0390

Forest Type: Rockland hammock

Location

The property is located within the Village of Pinecrest, east of SW 66th Avenue along the south side of SW 134th Drive, Section 13 of Township 55, Range 40. The site is a developed residential lot located inside the urban development boundary (UDB) and is surrounded on all sides by single family homes.

Distance from nearest County-owned NFC site: approximately 4,000 feet north from Ludlam Pineland (folio #: 33-5023-000-0585).

Distance from nearest county-designated NFC: approximately 1,200 feet north of USDA Pine Rockland (folio #: 33-5024-000-0010).

Distance from nearest EEL Covenanted site: 0 feet east of Alejandro Aguirre (folio #: 20-5013-023-0130).

Property Information

The property is located within the City of Pinecrest, in the Devonwood subdivision. Devonwood is a developed neighborhood that occupies an area formerly known as Warwick Hammock. The subject property's yard area is a remnant of this rockland hammock.

Rockland hammocks contain primarily broadleaf and mostly hardwood evergreen trees growing on outcrops of limestone. The closed canopy conditions typically found in rockland hammocks create a humid forest interior with low light levels. Under natural conditions this community is rarely subject to fire and forms dense forests in relatively small areas. Hammocks are floristically rich and harbor some of Florida's rarest plants while serving as habitat for a wide array of animal species. Many of the rare plants harbored by this habitat are rare fern species found in geologically significant solution holes. A very rare fern hybrid exists on this and adjacent properties, it's the only documented naturally occurring population of *Asplenium x biscoyianum*. Additionally, the considerably rare holly vine fern, *Lomiaropsis kunzeana* (only three populations

documented in Florida), is also found within the property. The substrate and plant community found within Devonwood makes the neighborhood an ideal habitat for connecting natural areas with high biodiversity value.

Present Condition

The current floral condition of the site can be classified as good, with excellent quality limestone substrate. The property contains a plant community typical of a rockland hammock and a medium coverage by exotic plants. Hammock-associated hardwoods include strangler fig (*Ficus aurea*), gumbo limbo (*Bursera simaruba*), and pigeon plum (*Coccoloba diversifolia*). Rare hammock plants found include spicewood (*Calyptanthus pallens*) and West Indian cherry (*Prunus myrtifolia*) (see plant list). Much of the property possesses significant limestone substrate formations overtopped by dense canopy cover. Where conditions are ideal, there are populations of endangered ferns including Biscayne spleenwort (*A. x biscayneanum*), toothed spleenwort (*Asplenium dentatum*), modest spleenwort (*Asplenium verecundum*), holly vine fern (*L. kunzeana*), and broad halberd fern (*Tectaria heracleifolia*). Exotic palms, trees, vines, and ornamentals are present within the qualifying area. Their active management is essential to maintain the ecological integrity of the hammock. Vines and the invasion of the incised halberd fern (*Tectaria incisa*) are the biggest threats to the rare ferns.

Overall, the native plant cover is good but could be degraded if efforts to control exotic ferns and exotic trees are not undertaken. One challenge with the property is managing exotic plant cover in such a way that maintains the humidity and light conditions required to perpetuate the population of the rare ferns. Sudden decreases in humidity and increases in light intensity have been known to destroy populations of these and similar species. As such, it may be recommendable to conduct exotic removal work at a steady pace. Strategic plantings of additional hammock-associated species may also aid with maintaining proper conditions.

Conclusion

The inclusion of this property into the EEL covenant program represents a unique opportunity to preserve a remnant piece of the Warwick hammock. Along with the other EEL covenanted properties in the area, and the possibility that other properties in the area be included in the program in the future, this is a step towards maintaining rare and unique plant habitat in an urban environment.

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

Ecological Goals

1. Maintain the present extent of the rockland hammock.
2. Encourage and maintain a diverse native understory and preserve rare hammock species.
3. Promote regeneration and growth of native hardwoods and rare plants (ferns).
4. Provide suitable habitat for native wildlife.
5. Eliminate invasive exotic species.
6. Maintain solution holes and rare fern populations.

Management Goals

1. Eradicate all invasive and exotic plant species from hammock to achieve & maintain 3% or less exotic plant species cover.
2. Allow natural regeneration of native plants, planting additional appropriate plants to bolster overall diversity. All plantings must be approved by DERM.
3. Prevent reproduction of invasive exotic plants and dispersal of their seeds within the site.
4. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule for Rockland Hammock

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Please see Exotic Removal Permit for more details.)

Year 1-5: Initial hand removal and herbicide treatment of exotic plant species (trees, vines, palms and ornamentals). Plants shall be removed in such a way to preserve the populations of ferns on the property. Interior understory exotics should be treated first and work extended out to the perimeters. Exotic canopy plants shall be removed one at a time and light gaps shall be mitigated by physical (suspended screens) or biological measures (staging succession of non-native trees with native tree species). The eradication of large exotic trees may be achieved by treatment in place to retain some of its shade coverage. All exotic seedlings should be hand pulled if possible. Herbicide treatments may be needed but must avoid impacting native resources, in particular the rare ferns. Heavy machinery is not, under any circumstances or purposes, to be used within any portion of the covenanted preservation area. Opportunities created by the removal of exotics shall be monitored to ensure that native regeneration is out competing exotic regeneration. Extreme care must be taken to maintain light levels, microclimates, intact substrate and solution holes. Monitor rare fern populations found on site.

Year 6-10: Continue to eradicate exotic plants. Retreat any re-sprouting or re-colonizing exotic plants to achieve goal of 3% or less exotic plant cover. Monitor native plant recruitment. Continue monitoring rare fern populations found on site.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Adiantum tenerum</i>	Brittle maidenhair	N/ FL Endangered
<i>Albizia lebbbeck</i>	Rattlepod	E/ EPPC I
<i>Alstonia macrophylla</i>	Devil tree	E
<i>Araucaria heterophylla</i>	Norfolk island pine	E
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Arecaceae</i> sp.	Exotic palms	E
<i>Asplenium x biscaynianum</i>	Biscayne spleenwort	N/ Endemic
<i>Asplenium dentatum</i>	Toothed spleenwort	N/ FL Endangered
<i>Asplenium verecundum</i>	Modest spleenwort	N/ FL Endangered
<i>Bischofia javanica</i>	Bishop's wood	E/ EPPC I
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Carica papaya</i>	Papaya	N
<i>Caylptranthes pallens</i>	Spicewood	N/ FL Threatened
<i>Caryota mitis</i>	Burmese fishtail palm	E
<i>Coccoloba diversifolia</i>	Pigeon plum	N
<i>Delonix regia</i>	Royal poinciana	E
<i>Dioscorea bulbifera</i>	Air potato	E/ EPPC I
<i>Dolichandra unguis-cati</i>	Claw vine	E/ EPPC I
<i>Dracaena fragrans</i>	Corn plant	E
<i>Epipremnum</i> spp.	Pothos	E
<i>Eugenia axillaris</i>	White stopper	N
<i>Exothea paniculata</i>	Inkwood	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Hamelia patens</i> var. <i>patens</i>	Firebush	N
<i>Harpullia arborea</i>	Tulip-wood tree	E
<i>Jasminum fluminense</i>	Brazilian jasmine	E/ EPPC I
<i>Livistona chinensis</i>	Chinese fan palm	E
<i>Lomariopsis kunzeana</i>	Holly vine fern	N/ FL Endangered
<i>Nectandra coricea</i>	Lancewood	N
<i>Nephrolepis brownii</i>	Asian sword fern	E / EPPC I
<i>Oeceoclades maculata</i>	African monk orchid	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Parietaria floridana</i>	Florida pellitory	N

<i>Passiflora suberosa</i>	Corksystem passionflower	N
<i>Peperomia obtusifolia</i>	Florida peperomia	N/ FL Endangered
<i>Pilea macrophylla</i>	Artillery plant	N
<i>Pisonia aculeata</i>	Devil's claws	N
<i>Pleopeltis polypodioides</i>	Resurrection fern	N
<i>Psychotria nervosa</i>	Shiny-leaf wild coffee	N
<i>Pteris tripartita</i>	Giant brake	E/ EPPC II
<i>Ptychosperma elegans</i>	Solitaire palm	E/ EPPC II
<i>Prunus myrtifolia</i>	West Indian cherry	N/ FL Threatened
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Rivina humilis</i>	Rouge plant	N
<i>Russelia equisetiformis</i>	Firecracker bush	E
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E / EPPC I
<i>Sideroxylon foetidissimum</i>	False mastic	N
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Simarouba glauca</i>	Paradise tree	N
<i>Solanum americanum</i>	Common nightshade	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N/ FL Threatened
<i>Syngonium podophyllum</i>	Syngonium	E / EPPC I
<i>Tectaria heracleifolia</i>	Broad halberd fern	N/ FL Threatened
<i>Tectaria incisa</i>	Incised halberd fern	E/ EPPC I
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Trema floridanum</i>	Florida nettle tree	N
<i>Trimezia steyermarkii</i>	Walking iris	E
<i>Tradescantia spathacea</i>	Oyster plant	E / EPPC I
<i>Tradescantia zebrina</i>	Inchplant	E
Miscellaneous exotic ornamentals	Ornamentals	E

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

7/28/2025
DATE

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


SIGNATURE

7/28/2025
DATE

ATTACHMENT O

THIS INSTRUMENT PREPARED BY:

Micheal Davis TRS

The Davis Family Trust

Holly Riley Davis TRS

Mailing address:

16900 SW 162 Avenue

Miami, Florida 33187

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY
ENDANGERED LAND LOCATED AT
16900 SW 162 AVENUE, MIAMI-DADE
COUNTY, FLORIDA, CURRENTLY
FOLIO # 30-5932-001-0081.

WHEREAS, the undersigned Owner, Micheal Davis TRS, The Davis Family Trust, and Holly Riley Davis TRS, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the "Property," and

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

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

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

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

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

5. **Term.** This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Covenant is recorded, unless an instrument signed by the, then, owner of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County.
6. **Modification, Amendment, Release.** This Covenant may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the, then, owner of all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. The release from this Covenant shall be made after public hearing and after a determination by the Board of County Commissioners of Miami-Dade County that such release would not adversely affect the interest of the public. Notice of said public hearing shall be published once a week for at least two (2) weeks in a newspaper of general circulation in Miami-Dade County, prior to said hearing. Furthermore, release of this Covenant shall only be made to the Owners upon payment of the deferred tax liability pursuant to Section 25B-17(b) of the Code of Miami-Dade County.

7. **Enforcement.** The, then, owners or anyone with the owner's knowledge or consent shall not use the Property in any manner inconsistent with the terms of this Covenant without first obtaining a written instrument from the Board of County Commissioners of Miami-Dade County which releases the Owners from the terms of the covenant, and which instrument must be promptly recorded in the public records of Miami-Dade County, Florida. Any violation of this section shall constitute a breach of this Covenant, for which the Board of County Commissioners may revoke the covenant and require the Owners to pay the deferred tax liability as such term is defined in Section 25B-17(b) of the Code of Miami-Dade County. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
8. **Renewal.** The current owners of the property may apply to renew this covenant for successive ten (10) year periods following the termination of the term of this covenant. Applications for such renewals shall be submitted to the Miami-Dade County Department of Regulatory and Economic Resources, or successor department, and such applications for renewal may be approved administratively by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department. After approval of a renewal, the Owners shall record, at Owner's expense, a renewed covenant in the public records of Miami-Dade County, Florida. Said renewed covenant shall be in a form approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or successor department.
9. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such additional rights, remedies or privileges.

10. **Severability.** Invalidation of any one of these provisions, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
11. **Recording.** This Covenant, along with a certified copy of the resolution from the Board of County Commissioners accepting the Covenant, shall be filed of record in the public records of Miami-Dade County, Florida at the costs of the Owners after the effective date of the Board of County Commissioners' resolution accepting the Covenant. This Covenant shall become effective immediately upon recordation.
12. **Acceptance of Covenant.** Acceptance of this Covenant does not obligate the County in any manner, nor does it entitle the Owner to approval of any application, and the Board of County Commissioners and the County retain full power and authority to deny each such application in whole or in part.
13. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this

22 day of July, 2025.

WITNESSES:

Sign: M Castillo

Print: Martha Castillo

Address: 13727 SW 152 ST
Miami, FL 33177

Sign: Omar Castillo

Print: Omar Castillo

Address: 13727 SW 152 ST
Miami, FL 33177

OWNER: Micheal Davis TRS

Sign: Michael Davis

Print: Michael Davis

Title: Trustee

Address: 16900 SW 162nd Ave
Miami, FL 33187-490
TRP

WITNESSES:

Sign: M Castillo

Print: Martha Castillo

Address: 13727 SW 152 ST
Miami, FL 33177

Sign: Omar Castillo

Print: Omar Castillo

Address: 13727 SW 152 ST
Miami, FL 33177

OWNER: The Davis Family Trust

Sign: Michael Davis

Print: Michael Davis

Title: Trustee

Address: 16900 SW 162nd Ave
Miami, FL 33187-4903

WITNESSES:

Sign: M Castillo
Print: Martha Castillo
Address: 13727 SW 152 St
Miami, FL 33177
Sign: Omar Castillo
Print: Omar Castillo
Address: 13727 SW 152 St
Miami, FL 33177

OWNER: Holly Riley Davis TRS

Sign: Holly Riley-Davis
Print: Holly Riley-Davis
Title: trustee
Address: 16900 SW 162nd Ave
Miami, FL 33187-4903

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

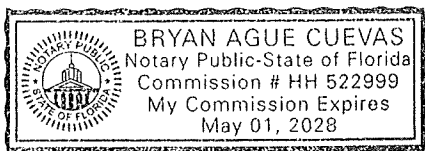
Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 22 day of July, 2025.
(date) (month) (year)

by Michael Lawrence Davis and Holly Jean Riley-Davis
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FL D/L

D629-151-40-300-0
R629-151-10-100-0



(Affix Florida Notary Seal above)

Bryan
(Signature of Notary Public)

Bryan Ague Cuevas
(typed, printed, or stamped name of Notary Public)

**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-5932-001-0081

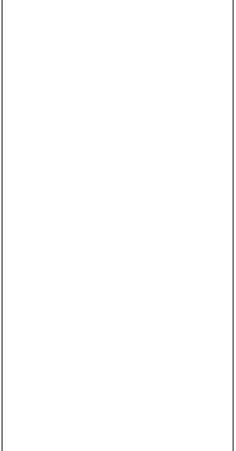
Property Address: 16900 SW 162 AVENUE
MIAMI-DADE COUNTY, FLORIDA 33187

Legal description: THE NORTH 259.70 FEET OF THE SOUTH 1051.18 FEET OF LOT 9 OF (SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 39 EAST), OF SPENCER'S AND FOLLETS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE EAST 35 FEET THEREOF FOR RIGHT OF WAY.

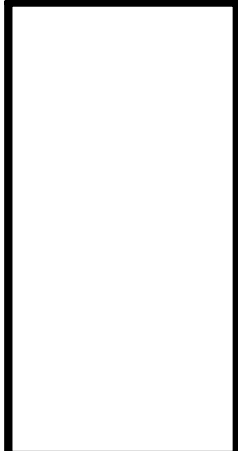
Exhibit B: EEL Covenant Boundary on the property of Michael & Holly Davis
Folio: 30-5932-001-0081



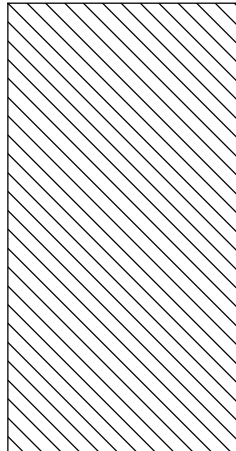
Legend



Parcels



Property Boundary



EEL Covenanted Area: 0.907 Acres

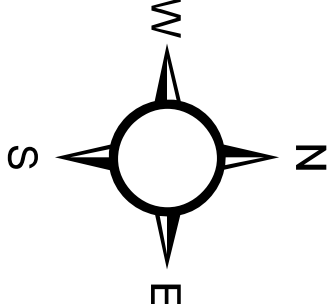


Exhibit C

Pine Rockland Management Plan for Michael and Holly Davis

Location: 16900 SW 162 Ave, Miami-Dade County, Florida.

Size: 1.76 acre parcel
0.907 acres qualify for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-5932-001-0081

Forest Type: Transitional pine rockland/Tropical hardwood hammock

Location

The property is located at 16900 SW 162 Ave. which is on the west side of SW 162 Avenue and south of SW 168 Street, in Section 32 of Township 55, Range 39. This property is outside of the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 3,815 feet northeast of Wilkins Pierson Pineland (folio #: 30-5932-002-0090).

Distance from nearest privately-owned NFC site: approximately 0.00 feet south of Marcos and Elizabeth Perez (folio #: 30-5932-001-0080)

Distance from nearest EEL Covenanted site: approximately 1.23 miles northwest of Jame Kern (folio #: 30-6905-000-0076).

Property Information

The site is a developed 1.76-acre lot located outside the Urban Development Boundary (UDB). The property contains a single-family home and is surrounded by agricultural/single-family properties to the east, west, and south, and by undeveloped properties containing Natural Forest Communities (NFC) to the north/northeast. The property can be categorized as a remnant pine rockland with a substantial transition towards hardwood hammock due to the long exclusion of fire. The property was designated as NFC by the Miami-Dade County Board of County Commissioners in 1984 via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 21, T55 R39 S32, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that

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

Present Condition

The property possesses good-quality natural habitat. Historically, the property was composed of pine rockland habitat, however this has since largely transitioned towards tropical hardwood hammock due to the absence of fire. Mature South Florida slash pines (*Pinus elliottii* var. *densa*) are still present on the south side of the property, along with miscellaneous pine rockland understory species. Native hardwoods exist throughout the portions which qualify for the EEL Covenant, with the north section being hardwood dominant. The most common hardwood is Virginia live oak (*Quercus virginiana*), though also present are species such as gumbo limbo (*Bursera simaruba*), willow busic (*Sideroxylon salicifolium*), and strangler fig (*Ficus aurea*). The limestone substrate is in substantially good condition. Opportunities exist to expand the biodiversity of the habitat via replanting, with other hammock-associated species being appropriate for the north section while pine rockland species being appropriate for the south.

The property currently contains a low coverage of exotics (~10-15%), mainly of species such as cowitch (*Mucuna pruriens*), oysterplant (*Tradescantia spathacea*), and rosary pea (*Abrus precatorius*). Other species, such as Australian umbrellatree (*Schefflera actinophylla*) and arrowhead vine (*Syngonium podophyllum*) are present in fewer numbers. Swift management of all exotic species onsite is essential to prevent their spread in the EEL area.

Conclusion

The site provides biological connectivity to other Natural Forest Communities (NFCs) to the south and west. The property supports two different habitat types, namely pine

rockland and tropical hardwood hammock, providing diverse resources for native wildlife. The county will benefit from the active management of the site through the inherent values that natural habitats provide. It is important to note that the preservation of this site, as well as others in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continuation of the eradication of exotic plant species, with selective hardwood thinning on the south side to create a more open habitat for pine rockland species.

Ecological Goals

1. Maintain the present extent of the hardwood hammock on the north side and the pine rockland on the south.
2. Encourage and maintain a diverse understory, preserve vestiges of open pine rockland to the greatest degree practicable, and preserve rare hammock species.
3. Provide suitable habitat for native wildlife.
4. Eliminate and control the proliferation of exotic and invasive plant species.

Management Goals

1. Remove invasive exotic plant species to achieve 3% or less coverage within the covenanted area. Larger exotic trees may be treated in place to minimize damage to surrounding native resources.
2. Maintain native biodiversity, focusing on rare and listed species. Add appropriate native diversity via planting. All plantings must be approved by DERM.
3. Prevent closure of the southern pine rockland area via exotic and selective hardwood removal.
4. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the covenanted area. All work must be done by hand (i.e. chainsaw, hand tools) Please see current Exotic Removal permit for more details.)

Year 1-5: Commence the eradication of exotic plant species within the covenanted area to achieve the 3% or less exotic plant species coverage throughout the covenanted area. Prevent the closure, if feasible, of any open canopy areas that contain pine rockland plant species. This may include selectively removing hardwood (native and exotic) trees in certain areas. Monitor for native plant recruitment and plant appropriate species as necessary. All planting must be approved by the DERM.

Year 6-10: Continued management of exotic plant species, taking care to not impact sensitive native vegetation, maintaining the property at 3% or less exotic cover. Maintain open canopy areas that contain pine rockland plant species. Monitor for native plant recruitment and plant appropriate species as necessary. All planting must be approved by the DERM.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	Rosary pea	E/EPPC I
<i>Ambrosia artemisiifolia</i>	Common ragweed	N
<i>Anemia adiantifolia</i>	Pine fern	N
<i>Angadenia berteroi</i>	Pineland allamanda	N/FL Threatened
<i>Ayenia euphrasiifolia</i>	Eyebright ayenia	N
<i>Bidens alba</i>	Spanish needle	N
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Cnidoscolus stimulosus</i>	Tread-softly	N
<i>Coccothrinax argentata</i>	Florida silver palm	N/FL Threatened
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Echites umbellatus</i>	Devil's potato	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Ficus citrifolia</i>	Shortleaf fig	N
<i>Galium bermudense</i>	Coastal bedstraw	N
<i>Jacquemontia curtisii</i>	Pineland clustervine	N/FL Threatened
<i>Koanophyllon villosum</i>	Florida shrub thoroughwort	N/FL Endangered
<i>Melanthera parvifolia</i>	Pineland blackanthers	N/FL Threatened
<i>Momordica charantia</i>	Balsampear	E/EPPC II
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Mucuna pruriens</i>	Cowitch	E

<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	Corksystem passionflower	N
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Piriqueta cistoides</i>	Pitted stripeseed	N
<i>Polygala violacea</i>	Candyweed	N
<i>Pteridium caudatum</i>	Lacy bracken fern	N
<i>Quercus pumila</i>	Running oak	N
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Rhus copallinum</i>	Winged sumac	N
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Schefflera actinophylla</i>	Australian umbrellatree	E/EPPC I
<i>Serenoa repens</i>	Saw palmetto	N/Commercially exploited
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Smilax auriculata</i>	Earleaf greenbrier	N
<i>Stenaria nigricans</i> var. <i>floridana</i>	Florida diamond flowers	N
<i>Swietenia mahagoni</i>	West Indian mahogany	N/FL Threatened
<i>Syngonium podophyllum</i>	Arrowhead vine	E/EPPC I
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Michael Davis
SIGNATURE

7/22/2025
DATE

I, Holly Riley-Davis hereby certify that I have read and understood this management plan and agree to follow its management recommendations.

Holly Riley-Davis
SIGNATURE

7/22/2025
DATE

ATTACHMENT P

THIS INSTRUMENT PREPARED BY:

Cheryl Oswald

Mailing address:

14299 SW 224 Street

Miami, Florida 33170

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 14299 SW 224
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6915-000-0345.

WHEREAS, the undersigned Owner, Cheryl Oswald, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto, and hereinafter called the “Property,” and

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
17th day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: LORRAINE ZHANG

Address: 6890 N KENDALL DR., B201
PIEDCREST, FL 33156

Sign: [Signature]

Print: CHARLES W. MERRILL

Address: 8445 SW 117 AVE
MIAMI, FL 33156

OWNER: Cheryl Oswald

Sign: [Signature]

Print: Cheryl OSWALD

Title: Property owner

Address: 14299 SW 224 ST
MIAMI, FL 33156

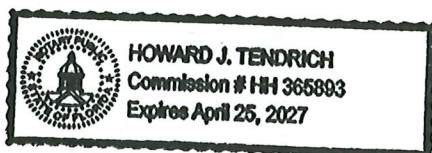
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 17 day of July, 20 25.
(date) (month) (year)

by Cheryl OSWALD
(name(s) of individual swearing or affirming)

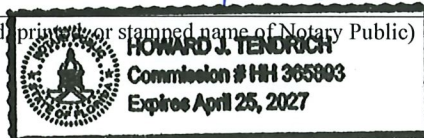
Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



(Affix Florida Notary Seal above)

(Signature of Notary Public)

(typed, printed, or stamped name of Notary Public)



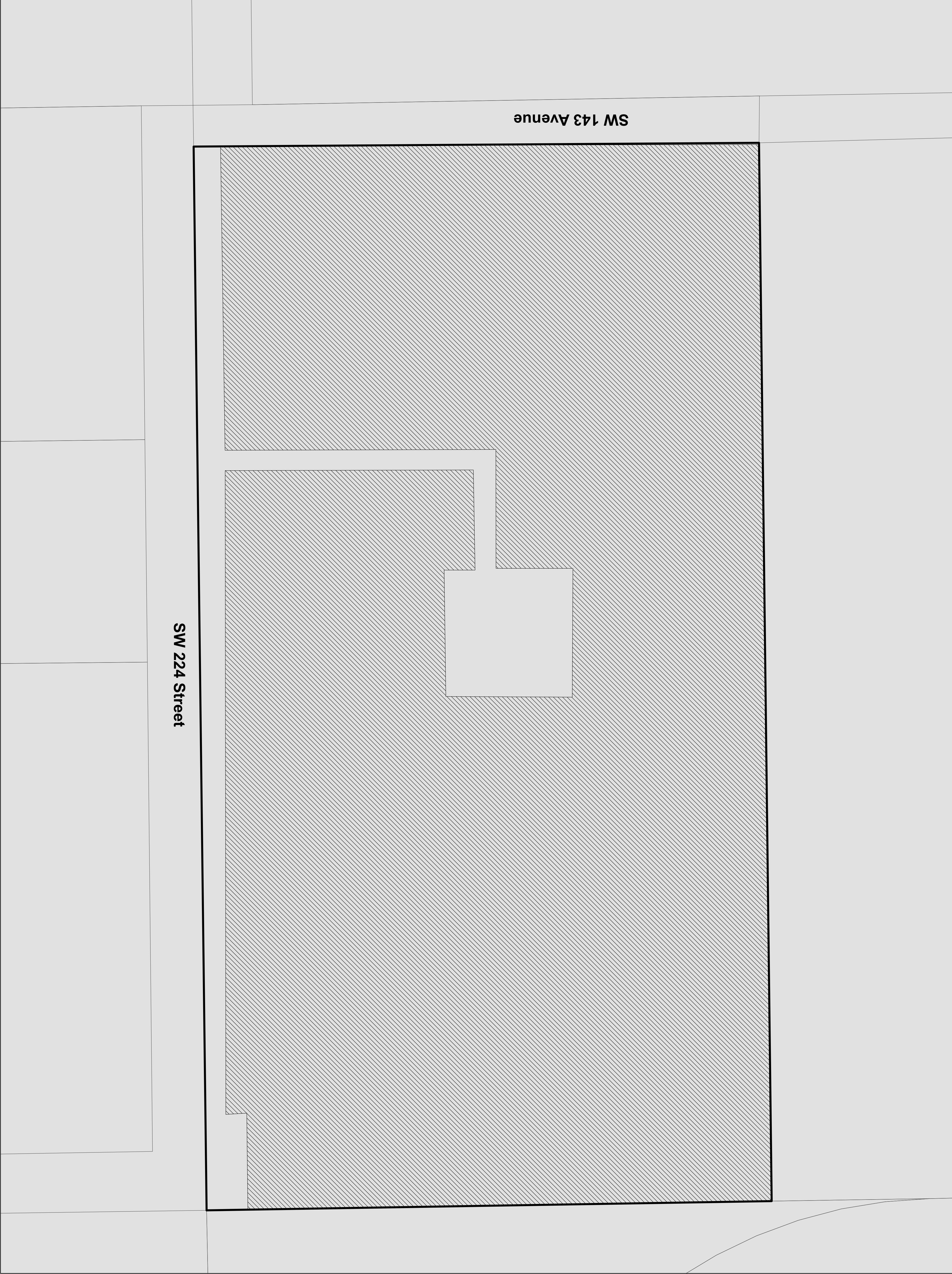
**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-6915-000-0345

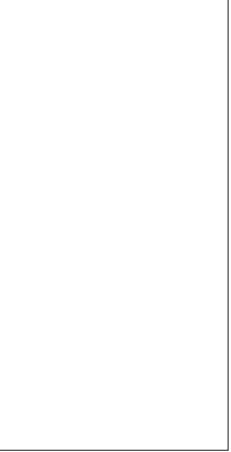
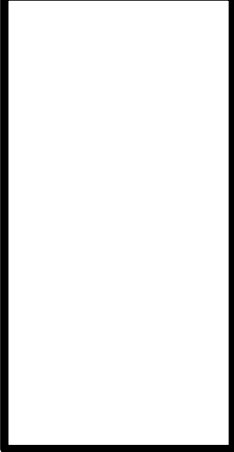
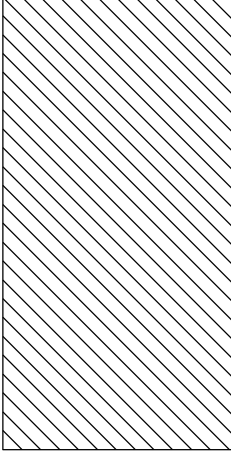
Property Address: 14299 SW 224 STREET
MIAMI-DADE COUNTY, FLORIDA 33170

Legal description: THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE
SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ IN SECTION
15, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING
AND BEING IN DADE COUNTY, FLORIDA.

Exhibit B: EEL Covenant Boundary on the property of Cheryl Oswald
Folio: 30-6915-000-0345



Legend

-  Parcels
-  Property Boundary
-  EEL Covenanted Area: 4.60 Acres

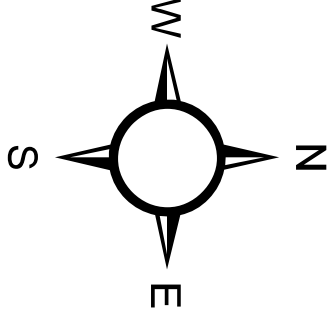


Exhibit C

Pine Rockland Management Plan for Cheryl Oswald

Location: 14299 SW 224 St., Miami-Dade County, Florida.

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

Folio #: 30-6915-000-0345

Forest Type: Transitional pine rockland/ Tropical hardwood hammock

Location

The property is located at 14299 SW 224 St. which is on the south side of SW 264th Street and lies in Section 15 of Township 56, Range 39. This property is outside of the Urban Development Boundary (UDB).

Distance from nearest County-owned NFC site: approximately 1,360 feet north of Silver Palm Pineland (folio #: 30-6915-000-0404).

Distance from nearest privately-owned NFC site: approximately 380 feet west of Ferradas Family Farm Inc. (folio #: 30-6915-000-0572).

Distance from nearest EEL Covenanted site: approximately 375 feet southeast of Shirley and Richard Medlock (folio #: 30-6915-000-0340).

Property Information

The site is a developed 4.81-acre lot located outside the Urban Development Boundary (UDB). The property contains a single-family home and is surrounded by agricultural properties to the east, west, and south, and by a single family residence to the north. The property can be categorized as a remnant pine rockland with a substantial transition towards hardwood hammock due to the long exclusion of fire. Despite the presence of forest resources, it does not have a Natural Forest Community (NFC) designation.

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

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

Present Condition

The property possesses good-quality natural habitat. A review of the historic aerials suggests that the property was at one point composed of pine rockland habitat. This pineland was cleared in previous decades, with the resulting substrate disturbance apparent to this day. Few examples of intact limestone rock were observed. Nevertheless, the property is supporting a high diversity of native flora. There is a dominance of native hardwood trees, with much of the canopy composed of false tamarind (*Lysiloma latisiliquum*), including specimen-sized trees. Other hammock-associated species present include gumbo limbo (*Bursera simaruba*), willow bustic (*Sideroxylon salicifolium*), and pigeon plum (*Coccoloba diversifolia*). Despite the heavy transition, gaps in the canopy where sunlight can sufficiently penetrate are supporting patches of remnant pine rockland. Various pine rockland-associated species were observed, including listed species such as pineland allamanda (*Angadenia berteroi*), locustberry (*Byrsonima lucida*), Blodgett's swallowwort (*Metastelma blodgettii*), and others. Opportunities exist to maintain and expand these open spots so that they continue supporting pine rockland plants.

The property currently has approximately 45% coverage by exotic plants, constituting a medium coverage. The worst offender is Australian pine (*Casuarina equisetifolia*), however significant populations exist of oysterplant (*Tradescantia spathacea*), Burma reed (*Neyraudia reynaudiana*), and Australian umbrellatree (*Schefflera actinophylla*). Australian pines are concentrated towards the northeast quadrant of the property. A variety of pine rockland understory plants were observed underneath stands of Australian pine. Treatment in place may be the most viable option to curb the growth of this exotic species.

The property is also supporting a variety of wildlife. Butterflies observed include sulphurs, Gulf fritillaries, and zebra longwings. Birds include cardinals and Cooper's hawks which apparently utilize the site to nest. An eastern cottontail rabbit was also observed during the initial inspection. It is also noted that pineland croton (*Croton*

linearis) is established in parts of the property, creating potential opportunities for the federally listed Bartram's hairstreak butterfly.

Conclusion

The site provides biological connectivity to the County-owned EEL preserve to the south and other nearby private properties that contain Natural Forest Community (NFC). The presence of native resources within this non-NFC property is largely the result of the commitment of the present property owner. The county will continue to benefit from the active management of the site through the inherent values that natural habitats provide. The property also provides key resources needed by wildlife, acting as a haven and reservoir for native fauna. It is important to note that the preservation of this site, as well as others in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging, and storm water runoff reduction.

Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will center on the continuation of the eradication of exotic plant species and further opening certain portions to promote pine rockland plants.

Ecological Goals

1. Encourage and maintain a diverse understory, preserve vestiges of open pine rockland to the greatest degree practicable, and preserve rare hammock species.
2. Provide suitable habitat for native wildlife.
3. Eliminate and control the proliferation of exotic and invasive plant species.

Management Goals

1. Remove invasive exotic plant species to achieve 3% or less coverage within the covenanted area. Larger exotic trees may be treated in place to minimize damage to surrounding native resources.
2. Maintain native biodiversity, focusing on rare and listed species. Add appropriate native diversity via planting. All plantings must be approved by DERM.
3. Prevent closure of any open canopy areas that contain pine rockland plant species.
4. The property owner shall submit annual reports to DERM listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the covenanted area. All work must be done by hand (i.e. chainsaw, hand tools) Please see current Exotic Removal permit for more details.)

Year 1-5: Commence the eradication of exotic plant species within the covenanted area to achieve the 3% or less exotic plant species coverage throughout the

covenanted area. Prevent the closure, if feasible, of any open canopy areas that contain pine rockland plant species. This may include selectively removing hardwood (native and exotic) trees in certain areas. Monitor for native plant recruitment and plant appropriate species as necessary. All planting must be approved by the DERM-Tree and Forest Resources Section.

Year 6-10: Continued management of exotic plant species, taking care to not impact sensitive native vegetation, maintaining the property at 3% or less exotic cover. Maintain open canopy areas that contain pine rockland plant species. Monitor for native plant recruitment and plant appropriate species as necessary. All planting must be approved by the DERM-Tree and Forest Resources Section.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Acalypha chamaedrifolia</i>	Three-seeded copperleaf	N
<i>Agalinis fasciculata</i>	Beach false foxglove	N
<i>Anemia adiantifolia</i>	Pine fern	N
<i>Angadenia berteroi</i>	Pineland allamanda	N/FL Threatened
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Arecaceae</i> sp.	Exotic palm	E
<i>Ayenia euphrasiifolia</i>	Eyebright ayenia	N
<i>Baccharis</i> sp.		N
<i>Bidens alba</i>	Spanish needle	N
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Byrsonima lucida</i>	Locustberry	N/FL Threatened
<i>Casuarina equisetifolia</i>	Australian pine	E/EPPC I
<i>Chamaecrista</i> sp.	Partridge pea	N
<i>Chiococca alba</i>	Hammock snowberry	N
<i>Chiococca pinetorum</i>	Pineland snowberry	N

<i>Chromolaena odorata</i>	Jack-in-the-bush	N
<i>Chrysobalanus icaco</i>	Cocoplum	N
<i>Coccoloba diversifolia</i>	Pigeon plum	N
<i>Coccoloba uvifera</i>	Seagrape	N
<i>Coccothrinax argentata</i>	Florida silver palm	N/FL Threatened
<i>Crossopetalum ilicifolium</i>	Quailberry	N/FL Threatened
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Croton linearis</i>	Pineland croton	N
<i>Cynodon dactylon</i>	Bermuda grass	E
<i>Epipremnum pinnatum</i>	Pothos	E
<i>Eugenia foetida</i>	Spanish stopper	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Flaveria linearis</i>	Narrowleaf yellowtops	N
<i>Hamelia patens</i> var. <i>patens</i>	Firebush	N
<i>Lantana camara</i>	Shrubverbena	E/EPPC I
<i>Lantana involucrata</i>	Buttonsage	N
<i>Lysiloma latisiliquum</i>	False tamarind	N
<i>Metastelma blodgettii</i>	Blodgett's swallowwort	N/FL Threatened
<i>Metopium toxiferum</i>	Poisonwood	N
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Mucuna pruriens</i>	Cowitch	E
<i>Myrcianthes fragrans</i>	Simpson's stopper	N/FL Threatened
<i>Myrsine cubana</i>	Myrsine	N
<i>Neyraudia reynaudiana</i>	Burma reed	E/EPPC I
<i>Oeceoclades maculata</i>	Monk orchid	E
<i>Passiflora suberosa</i>	Corkstem passionflower	N
<i>Phyllanthus pentaphyllus</i>	Florida five-petal leafflower	N
<i>Pilea microphylla</i>	Artillery plant	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Piriqueta cistoides</i>	Pitted stripeseed	N
<i>Pisonia aculeata</i>	Devil's claws	N
Poaceae sp.	Grasses	N
<i>Polygala violacea</i>	Candyweed	N
<i>Psilotum nudum</i>	Whisk fern	N
<i>Psychotria nervosa</i>	Shiny-leaf wild coffee	N
<i>Pteris vittata</i>	Chinese brake fern	E/EPPC II
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Rhynchospora floridensis</i>	Florida whitetop	N
<i>Rousselia humilis</i>	Shine seed	E

<i>Russelia equisetiformis</i>	Firecracker plant	E
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Schefflera actinophylla</i>	Australian umbrellatree	E/EPPC I
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/EPPC I
<i>Senna ligustrina</i>	Privet senna	N
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Simarouba glauca</i>	Paradisetree	N
<i>Smilax auriculata</i>	Earleaf greenbrier	N
<i>Sophora tomentosa</i> var. <i>truncata</i>	Yellow necklacepod	N
<i>Spermacoce verticillata</i>	Shrubby false buttonweed	E/EPPC II
<i>Swietenia mahagoni</i>	West Indian mahogany	N/FL Threatened
<i>Symphytotrichum adnatum</i>	Clasping aster	N
<i>Thelypteris kunthii</i>	Southern shield fern	N
<i>Tradescantia spathacea</i>	Oysterplant	E/EPPC II
<i>Turnera ulmifolia</i>	Yellow alder	E
<i>Varronia bullata</i> subsp. <i>humilis</i>	Curacao bush	N/FL Endangered
<i>Zamia furfuracea</i>	Cardboard palm	E
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

Cheryl Oswald
SIGNATURE

7-17-25
DATE

ATTACHMENT Q

THIS INSTRUMENT PREPARED BY:

Jack & Rosemary Erdozain

Mailing address:

17290 SW 264 Street

Miami, Florida 33031

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 17290 SW 264
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
6931-000-0560.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
18 day of July, 2025.

WITNESSES:

Sign: Christine Overton

Print: Christine Overton

Address: 4217 FIELD OAK DR
WAKE FOREST NC 27589

Sign: Megan Erdozain

Print: Megan Erdozain

Address: 17290 SW 264 Street
HOMESTEAD, FL 33081

OWNER: Jack Erdozain

Sign: Jack Erdozain

Print: Jack Erdozain

Title: Owner

Address: 17290 SW 264 St.
HOMESTEAD, FL 33081

WITNESSES:

Sign: Megan Erdozain

Print: Megan Erdozain

Address: 17290 SW 264 Street
HOMESTEAD, FL 33081

Sign: Christine Overton

Print: Christine Overton

Address: 4217 FIELD OAK DR
WAKE FOREST NC 27589

OWNER: Rosemary Erdozain

Sign: Rosemary Erdozain

Print: Rosemary Erdozain

Title: Owner

Address: 17290 SW 264 Street
HOMESTEAD, FL 33081

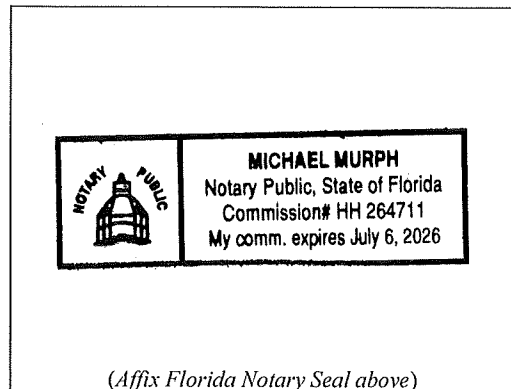
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one)*:

☒ physical presence ☐ online notarization this 18th day of July, 2025.
(date) (month) (year)

by Jack ERDOZEAN Rosemary ERDOZEAN
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence FLDL.
(type)



[Signature]
(Signature of Notary Public)

Michael Murph
(typed, printed, or stamped name of Notary Public)

**EXHIBIT A
LEGAL DESCRIPTION**

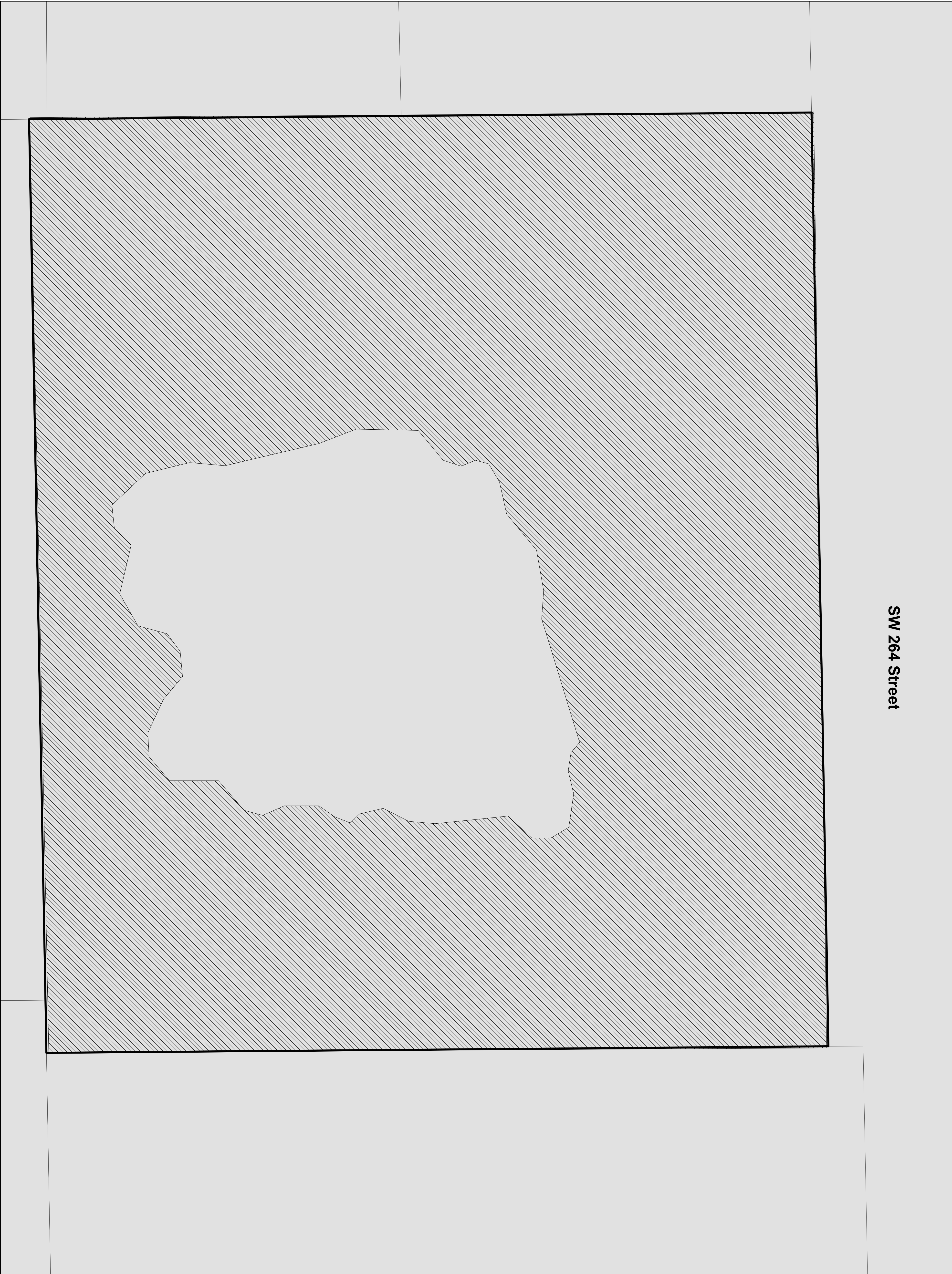
Folio Number: 30-6931-000-0560

Property Address: 17290 SW 264 STREET
MIAMI-DADE COUNTY, FLORIDA 33031

Legal description: THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF
NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION
31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS
THE NORTH 40 FEET THEREOF, ALREADY
DEDICATED TO DADE COUNTY, FLORIDA, LYING
AND BEING IN DADE COUNTY, FLORIDA.

Exhibit B: EEL Covenant Boundary on the property of Jack & Rosemary Erdozain

Folio: 30-6931-000-0560



Legend

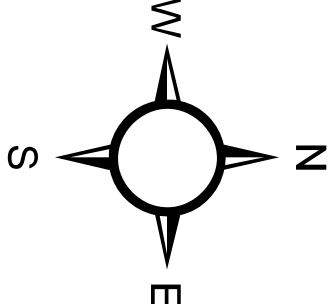
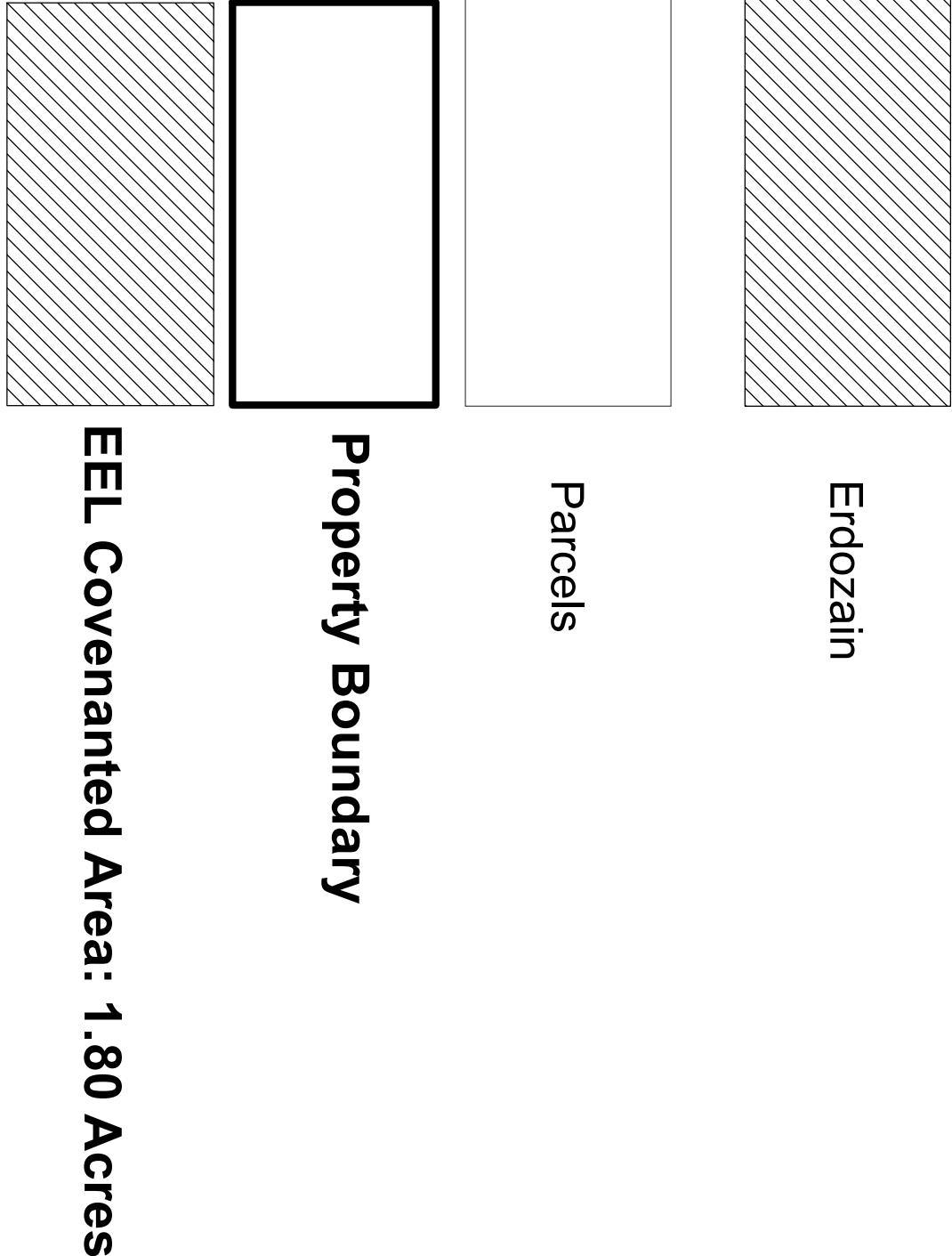


Exhibit C
Pine Rockland and Tropical Hardwood Hammock Management Plan
for Jack & Rosemary Erdozain

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

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

Folio #: 30-6931-000-0560

Forest Type: Pine Rockland and Tropical Hardwood Hammock

Location

The property is located on the south side of SW 264th Street, east of SW 173rd Place. The site is a developed residential lot outside the urban development boundary (UDB) and it is bordered by agriculture and residential properties. The property directly to the north, Camp Owaissa Bauer, is a large County owned property containing county-designated Natural Forest Community (NFC) pineland and hammock. The property can be accessed via SW 264th Street.

Distance from nearest County-owned Natural Forest Community (NFC) site: approximately 100 feet south of Camp Owaissa Bauer (folio #: 30-6930-000-0260)

Distance from nearest privately-owned Natural Forest Community (NFC) site: approximately 500 feet west of Carlos & Lourdes Conrado (folio #: 30-6931-000-0470)

Distance from nearest EEL Covenanted site: ~0 feet west of Jeffrey & Cynthia Stone (folio #: 30-6931-000-0110)

Property Information

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

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

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

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

Present Condition

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

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

Of particular significance, DERM staff have observed a small population of the Florida tree snail (*Liguus fasciatus*) within the property. DERM staff have observed both adult and juvenile snails. The Florida tree snail population within Miami-Dade County had declined drastically over the last 10 years in part due to the introduction of the exotic New Guinea flatworm that feed on the snails.

Conclusion

Overall, the site is in good condition and will continue to improve with future management efforts encouraged and supported by the EEL covenant. Within the property we find a fair diversity of native plants representative of both pine rockland and hardwood hammocks (see species list). Future management of this property will center on continuing to eliminate the existing invasive exotics and vines, concentrating on the western side of the property.

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

Ecological Goals

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

Management Goals:

1. Eliminate invasive exotic plants to achieve 3% or less exotic cover.
2. Allow natural regeneration of native plants.
3. The property owner shall submit an annual report listing all management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule:

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools) Please see current Exotic Removal Permit for more details.)

Year 1-4: Hand removal and herbicide treatment of all invasive exotic plant species to achieve 3% or less exotic coverage. Monitor for native plant species recruitment in areas that have been cleared of exotics and plant native species, if necessary. All plantings must be approved by DERM.

Year 5-10: Continue the hand removal and herbicide treatment of all invasive exotic plant species. The exotic plant species coverage shall be maintained at 3% or less. Continued monitoring for native plant species recruitment.

PLANT SPECIES LIST*

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

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

Scientific Name	Common Name	Origin/Status
<i>Abrus precatorius</i>	Rosary pea	E/EPPC I
<i>Acalypha chamaedrifolia</i>	Bastard copperleaf	N
<i>Albizia lebeck</i>	Woman's tongue	E/EEPC I
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	N/FL endangered
<i>Ambrosia artemisiifolia</i>	Common ragweed	N
<i>Anemia adiantifolia</i>	Pineland fern	N
<i>Angadenia berteroi</i>	Pineland allamanda	N/FL threatened
<i>Ardisia elliptica</i>	Shoebuttan ardisia	E/EPPC I
<i>Ardisia escallonioides</i>	Marlberry	N
<i>Argythmania blodgettii</i>	Blodgett's wild mercury	N/FL endangered
<i>Ayenia euphrasiifolia</i>	Eyebright ayenia	N
<i>Bidens alba</i> var. <i>radiata</i>	Spanish needles	N
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Callicarpa americana</i>	Beauty berry	N
<i>Cassytha filiformia</i>	Love vine	N
<i>Centrosema virginianum</i>	Spurred butterfly pea	N
<i>Chamaecrista deeringiana</i>	Deering partridge pea	N
<i>Chaptalia albicans</i>	White sunbonnets	N/FL threatened
<i>Chiococca alba</i>	Snowberry	N
<i>Chiococca parvifolia</i>	Pineland snowberry	N
<i>Chrysophyllum oliviforme</i>	Satin leaf	N/FL threatened
<i>Coccoloba diversifolia</i>	Pigeon plum	N
<i>Coccothrinax argentata</i>	Silver palm	N/FL threatened
<i>Commelina erecta</i>	Whitemouth dayflower	N
<i>Crossopetalum ilicifolium</i>	Quailberry	N/FL threatened
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Croton linearis</i>	Pineland croton	N
<i>Dicanthelium commutatum</i>	Variable panic grass	E
<i>Dychoriste oblongifolia</i>	Common twinflower	N
<i>Eragostris elliottii</i>	Elliott's lovegrass	N
<i>Eugenia axillaris</i>	White stopper	N
<i>Euphorbia hirta</i>	Pillpod sandmat	N
<i>Euphorbia cyathophorosa</i>	Painted leaf	N

<i>Eustachys petraea</i>	Pinewoods fingergrass	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Forestiera segregata</i>	Pineland privet	N
<i>Galactia volubilis</i>	Downy milkpea	N
<i>Galactia striata</i>	Florida hammock milkpea	N
<i>Galium hispidulum</i>	Coastal bedstraw	N
<i>Ilex krugiana</i>	Krug's holly	N/FL threatened
<i>Ipomoea hederifolia</i>	Scarlet creeper	N
<i>Ipomoea indica</i>	Oceanblue morning glory	N
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/EPPC I
<i>Koanophyllon villosum</i>	Shrub eupatorium	N/FL endangered
<i>Krugiodendron ferreum</i>	Black ironwood	N
<i>Lantana depressa</i>	Pineland lantana	N/FL endangered
<i>Lantana involucrata</i>	Wild sage	N
<i>Lysiloma latislquum</i>	Wild tamarind	N
<i>Melanthera parvifolia</i>	Snow squarestem	N
<i>Merremia tuberosa</i>	Woodrose	E/EPPC II
<i>Metopium toxiferum</i>	Poison wood	N
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Mosiera longipes</i>	Long-stalked stopper	N/FL threatened
<i>Myrcianthes fragans</i>	Simpson stopper	N/FL threatened
<i>Myrica cerifera</i>	Wax myrtle	N
<i>Myrsine floridana</i>	Myrsine	N
<i>Nectandra coriacea</i>	Lancewood	N
<i>Nephrolepis exalta</i>	Sword fern	N
<i>Neyraudia reynaudiana</i>	Burma reed	N
<i>Oplimenus hirtellus</i>	Woodgrass	N
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	Corkystem passionflower	N
<i>Phyllanthus pentaphyllus</i> var. <i>floridanus</i>	Five-petal leafflower	N
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Pilea microphylla</i>	Artillery plant	N
<i>Pinus elliottii</i> var. <i>densa</i>	Slash pine	N/endemic
<i>Pisonia aculeata</i>	Pullback	N
<i>Pittosporum pentandrum</i>	Taiwanese cheese tree	N
<i>Psychotria nervosa</i>	Wild coffee	N
<i>Pteridium aquilinum</i> var. <i>caudatum</i>	Bracken fern	N
<i>Quercus virginiana</i>	Live oak	N
<i>Quercus pumila</i>	Running oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Rhus copallinum</i>	Southern sumac	N
<i>Ruellia carolinensis</i>	Carolina wild petunia	N
<i>Rhynchospora floridensis</i>	White top sedge	N
<i>Sabal palmetto</i>	Sabal palm	N
<i>Schefflera actinophylla</i>	Queensland umbrella tree	E/EPPC I
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/EPPC I
<i>Schizachyrium gracile</i>	Wire bluestem	N

<i>Scleria lithosperma</i>	Florida Keys nutrush	N/FL endangered
<i>Senna mexicana</i> var. <i>chapmanii</i>	Bahama senna	N/FL threatened
<i>Serenoa repens</i>	Saw palmetto	N
<i>Sideroxylon foetidissimum</i>	Wild mastic	N
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Simarouba glauca</i>	Paradise tree	N
<i>Smilax auriculata</i>	Greenbriar	N
<i>Smilax bona-nox</i>	Saw greenbriar	N
<i>Smilax havanensis</i>	Everglades greenbriar	N/FL threatened
<i>Starchytarpheta jamaicensis</i>	Blue porterweed	N
<i>Stenotaphrum secundatum</i>	St. Augustine's grass	E
<i>Symphytotrichum adnatum</i>	Scale leaf aster	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL threatened
<i>Toxicodendron radicans</i>	Poison ivy	N
<i>Tragia saxicola</i>	Noseburn	N/FL threatened
<i>Trema micrantha</i>	Florida trema	N
<i>Tripsacum floridanum</i>	Florida gamma grass	N
<i>Vachellia farnesiana</i> var. <i>pinetorum</i>	Pineland acacia	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Zamia intergrifolia</i>	Coontie	N

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

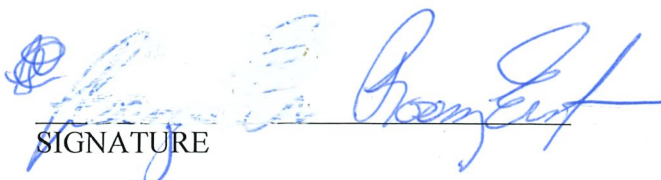
MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

7/18/25
DATE

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


SIGNATURE

7/18/25
DATE

ATTACHMENT R

THIS INSTRUMENT PREPARED BY:

Blue Capital Partners, LLC.

Mailing address:

175 SW 7th Street, Suite 2311

Miami, Florida 33130

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 19400 SW 293
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
7802-000-0321.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
24 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: IVANA DEMARCHI

Address: 951 Brickell Ave. #4100
Miami, FL 33131

Sign: [Signature]

Print: Alberto Rossetti

Address: 3940 NW 79th Ave. #147
Doral, FL 33166

WITNESSES:

Sign: [Signature]

Print: Alberto Rossetti

Address: 3940 NW 79th Ave. #147
Doral, FL 33166

Sign: [Signature]

Print: Amara Pops

Address: 1871 NW South River Dr.
Miami Florida 33125

OWNER: Pedro Fernandez De Los Muros

Sign: [Signature]

Print: PEDRO FERNANDEZ DE LOS MUROS

Title: MANAGING MEMBER

Address: 175 SW 7th STREET UNIT 2310
MIAMI, FL 33130

OWNER: Mauricio Armando

Sign: [Signature]

Print: MAURICIO ARMANDO

Title: Managing Member

Address: 175 SW 7th St.
Unit 2310 Miami FL 33130

WITNESSES:

Sign: Dypl

Print: Amaraute Rojas

Address: 1871 NW South River Dr
Miami, FL 33125

Sign: [Signature]

Print: Ivana Demarchi

Address: 951 Brickell Ave APT 4100
Miami, FL 33131

OWNER: Ignacio Guerrero

Sign: Ignacio Guerrero

Print: IGNACIO GUERRERO

Title: MANAGING MEMBER

Address: 175 SW 7th St. SUITE 2310
MIAMI, FL 33130

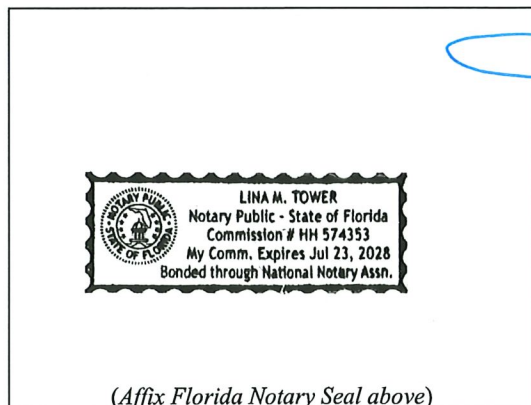
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 25 day of JUN, 20 25.
(date) (month) (year)

by PEDRO FERNANDEZ DE LOS MUROS, MAURICIO ARMANDO, IGNACIO GUERRERO
(name(s) of individual swearing or affirming)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



[Signature]
(Signature of Notary Public)

Lina M. Tower
(typed, printed, or stamped name of Notary Public)

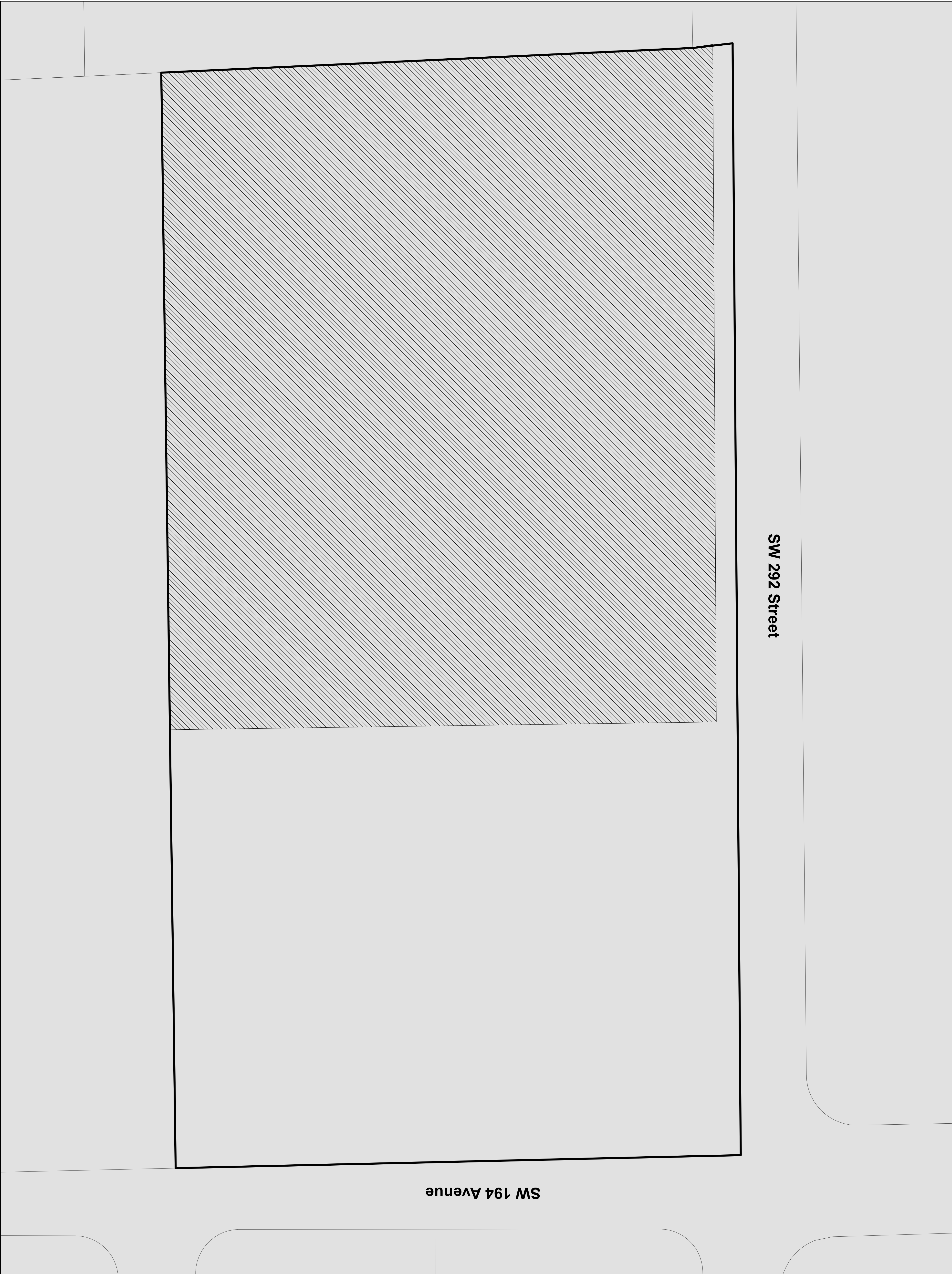
**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-7802-000-0321

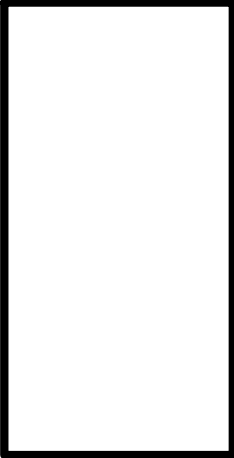
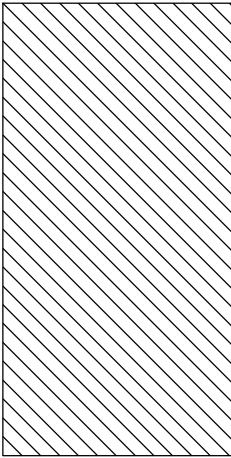
Property Address: 19400 SW 293 STREET
MIAMI-DADE COUNTY, FLORIDA 33030

Legal description: THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF
SECTION 32, TOWNSHIP 57 SOUTH, RANGE 38
EAST, LYING AND BEING IN MIAMI-DADE
COUNTY, FLORIDA.

Exhibit B: EEL Covenant Boundary on the property of Blue Capital Partners, LLC.
Folio: 30-7802-000-0321



Legend

-  Parcels
-  Property Boundary
-  EEL Covenanted Area: 3.04 Acres

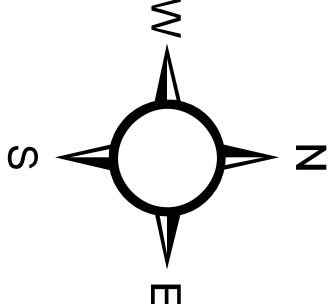


Exhibit C
Pine Rockland Management Plan
for Blue Capital Partners, LLC

Location: 19400 SW 293 Street, Miami-Dade County, Florida.

Size: 5.00 acre parcel
3.04 acre qualifies for an Environmentally Endangered Lands (EEL) covenant

Folio #: 30-7802-000-0321

Forest Type: Pine Rockland

Location

The property is located at the intersection of SW 292 Street and SW 194 Avenue, on the southwest corner and lies in Section 02 of Township 57, Range 38. The site is a developed residential lot inside the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 256 feet southeast of South Dade Middle School (folio #: 30-7802-000-0291).

Distance from nearest County-designated NFC site: approximately 200 feet east of Orlando de Jesus Ortiz and Yanet Gonzalez (folio #: 30-7802-000-0305).

Distance from nearest EEL Covenanted site: approximately 0.34 miles northeast of Kevin and Francene Hagarman (folio #: 30-7810-000-0021).

Property Information

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

Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development has now reduced pine rocklands to about 20,000

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

Present Condition

The natural plant community is typical of a pine rockland with an open understory consisting of many typical pine rockland species, including herbaceous plants. These include, but are not limited to, saw palmetto (*Serenoa repens*), running oak (*Quercus pumila*), dwarf live oak (*Quercus minima*), West Indian lilac (*Tetrazygia bicolor*), white indigoberry (*Randia aculeata*), poisonwood (*Metopium toxiferum*) and coontie (*Zamia pumila*). Slash pines (*Pinus elliotti* var. *densa*) can be found throughout the preservation area, with several age classes present. The northern and southwestern portions of the site are being encroached upon by a woody hardwood, wild tamarind (*Lysiloma latisiliquum*). These will need to be selectively thinned to prevent the transition of the habitat towards hardwood hammock. Overall, the site possesses a high amount of native plant diversity, including ample listed threatened, endangered, and endemic species.

Some exotic and invasive species are found on site. The property owner has actively been removing the invasive exotics, including a large thicket of Brazilian pepper (*Schinus terebinthifolius*) that was growing along the northern side of the pine rockland area. DERM staff observed native plant recruitment in all areas, including those that had recent exotic species removal.

Conclusion

The subject site is an important component of the handful of pine rockland properties in this vicinity. Managed fragmented pieces help ensure continuity and connectivity in the developed landscape. Managed areas close to this site include the West Biscayne pineland and Fuchs hammock as well as several EEL covenanted properties. The county will benefit from the active management of the site through the inherent values that natural areas provide and by gaining improved and increased wildlife habitat and biodiversity. It is important to note that the preservation of this site, as well as other

natural areas in the EEL Covenant Program, provides other environmental benefits such as carbon sequestration, ground water recharging and storm water runoff reduction. Overall, the site is in good condition and will continue to benefit with the management efforts encouraged and supported by the EEL Covenant. Future management of this property will continue to center on the eradication and management of exotic and invasive plant species.

Ecological Goals

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

Management Goals

1. Eliminate thickets of exotic plant species from the interior of the site to achieve 3% or less exotic plant cover.
2. Remove organic material such as pine duff as a fire substitute.
3. Manage hardwoods and vines to mimic fire management.
4. Allow natural regeneration of native plants.
5. The property owner shall submit annual reports to DERM listing all the management practices and treatments that were conducted within the covenanted area.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Please see current Exotic Removal Permit for more details.)

Years 1-2: Continue the eradication of exotic plant species to achieve the goal of 3% or less exotics throughout the entire covenanted area. Retreat any re-sprouting or recolonizing invasive exotic plants. Perform a prescribed burn if possible. Selectively control hardwood plant species and allow for pine proliferation. Monitor native plant recruitment and plant as necessary. All plantings must be approved by DERM.

Years 3-10: Continue to eradicate exotic plants and re-treat any re-sprouting or recolonizing exotic plants to maintain goal of 3% or less exotic plant cover. Monitor and if needed remove accumulated organics, including pine duff. Monitor slash pine recruitment. Thin out hardwoods and vines if needed to maintain an open understory. Perform a prescribed burn if possible. Monitor native plant recruitment.

PLANT SPECIES LIST*

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

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

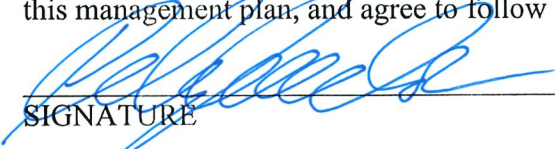
<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Acalypha chamaedrifolia</i>	Three-seeded copperleaf	N
<i>Albizia lebbbeck</i>	Woman's tongue	E/EPPC I
<i>Anemia adiantifolia</i>	Pine fern	N
<i>Angadenia berteroi</i>	Pineland allamanda	N/FL Threatened
<i>Berlandiera subcaulis</i>	Florida greeneyes	N
<i>Bidens alba</i>	Spanish needle	N
<i>Buchnera americana</i>	American bluehearts	N
<i>Byrsonima lucida</i>	Locustberry	N/FL Threatened
<i>Cassytha filiformis</i>	Lovevine	N
<i>Catharanthus roseus</i>	Madagascar periwinkle	E
<i>Chamaecrista nictitans</i>	Hairy sensitive pea	N
<i>Chiococca pinetorum</i>	Pineland snowberry	N
<i>Chromolaena odorata</i>	Jack-in-the-bush	N
<i>Chrysophyllum oliviforme</i>	Satinleaf	N/FL Threatened
<i>Cnidoscolus stimulosus</i>	Tread-softly	N
<i>Coccothrinax argentata</i>	Florida silver palm	N/FL Threatened
<i>Corchorus siliquosus</i>	Slippery burr	N
<i>Crossopetalum ilicifolium</i>	Quailberry	N/FL Threatened
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Desmodium incanum</i>	West Indian beggar's ticks	N
<i>Echites umbellatus</i>	Devil's potato	N
<i>Forestiera segragata</i>	Florida privet	N
<i>Guettarda scabra</i>	Rough velvetseed	N
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/EPPC I
<i>Lantana camara</i>	Shrubverbena	E/EPPC I
<i>Lantana involucrata</i>	Buttonsage	N
<i>Lysiloma latisiliquum</i>	False tamarind	N
<i>Macroptilium lathyroides</i>	Wild bush-bean	E/EPPC II

<i>Melanthera parvifolia</i>	Pineland blackanthers	N/FL Threatened
<i>Melinis repens</i>	Rose natalgrass	E/EPPC I
<i>Metopium toxiferum</i>	Poisonwood	N
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Myrsine cubana</i>	Myrsine	N
<i>Neyraudia reynaudiana</i>	Burma reed	E/EPPC I
<i>Passiflora suberosa</i>	Corkystem passionflower	N
<i>Phyllanthus pentaphyllus</i>	Florida five-petal leafflower	N
<i>Physalis walteri</i>	Walter's groundcherry	N
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
Poaceae sp.	Grasses	N
<i>Polygala violacea</i>	Candyweed	N
<i>Pteridium caudatum</i>	Lacy bracken fern	N
<i>Pterocaulon pycnostachyum</i>	Blackroot	N
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Randia aculeata</i>	White indigoberry	N
<i>Rhus copallinum</i>	Winged sumac	N
<i>Rhynchosia minima</i>	Least snoutbean	N
<i>Rhynchosia reniformis</i>	Dollarleaf	N
<i>Rhynchospora floridensis</i>	Florida whitetop	N
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/EPPC I
<i>Serenoa repens</i>	Saw palmetto	N/Commercially exploited
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Smilax bona-nox</i>	Saw greenbrier	N
<i>Solidago chapmanii</i>	Chapman's goldenrod	N
<i>Stachytarpheta jamaicensis</i>	Blue porterweed	N
<i>Symphotrichum adnatum</i>	Clasping aster	N
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL Threatened
<i>Toxicodendron radicans</i>	Eastern poison ivy	N
<i>Tragia saxicola</i>	Florida Keys noseburn	N/FL Threatened
<i>Trema micrantha</i>	Florida nettletree	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Waltheria indica</i>	Sleepy morning	E/EPPC II
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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


SIGNATURE

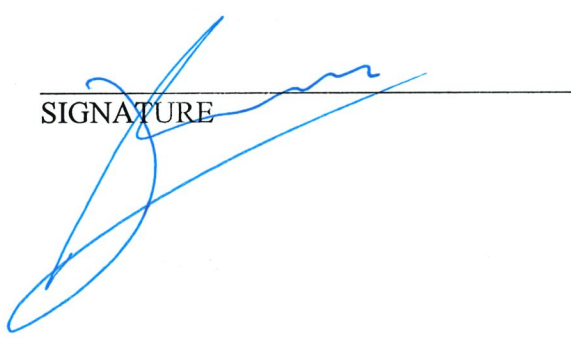
7/23/2025
DATE

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


SIGNATURE

07/24/2025
DATE

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


SIGNATURE

07/24/2025
DATE

ATTACHMENT S

THIS INSTRUMENT PREPARED BY:

Abdiel Ricardo Castillo

Mailing address:

19980 SW 324 Street

Miami, Florida 33030

COVENANT RUNNING WITH THE
LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA, CONCERNING
ENVIRONMENTALLY ENDANGERED
LAND LOCATED AT 19980 SW 324
STREET, MIAMI-DADE COUNTY,
FLORIDA, CURRENTLY FOLIO # 30-
7815-000-0500.

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this
23 day of July, 2025.

WITNESSES:

Sign: [Signature]

Print: Gisela Varona

Address: 13312 SW 208 St
Miami FL 33177

Sign: [Signature]

Print: Antonio Hernandez

Address: 13312 SW 208 St
Miami FL 33177

OWNER: Abdiel Ricardo Castillo

Sign: [Signature]

Print: Abdiel R Castillo

Title: Owner

Address: 19980 SW 324 St
Homestead FL 33030

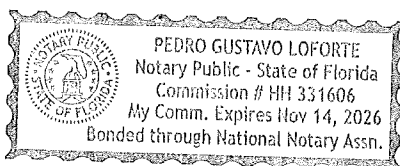
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one):

☒ physical presence ☐ online notarization this 26th day of July, 2025.
(date) (month) (year)

by Abdiel R Castillo
(name(s) of individual swearing or affirming)

Individual identified by: ☐ personal knowledge ☒ satisfactory evidence License.
(type)



(Affix Florida Notary Seal above)

P. f
(Signature of Notary Public)

Pedro Gustavo Loforte
(typed, printed, or stamped name of Notary Public)

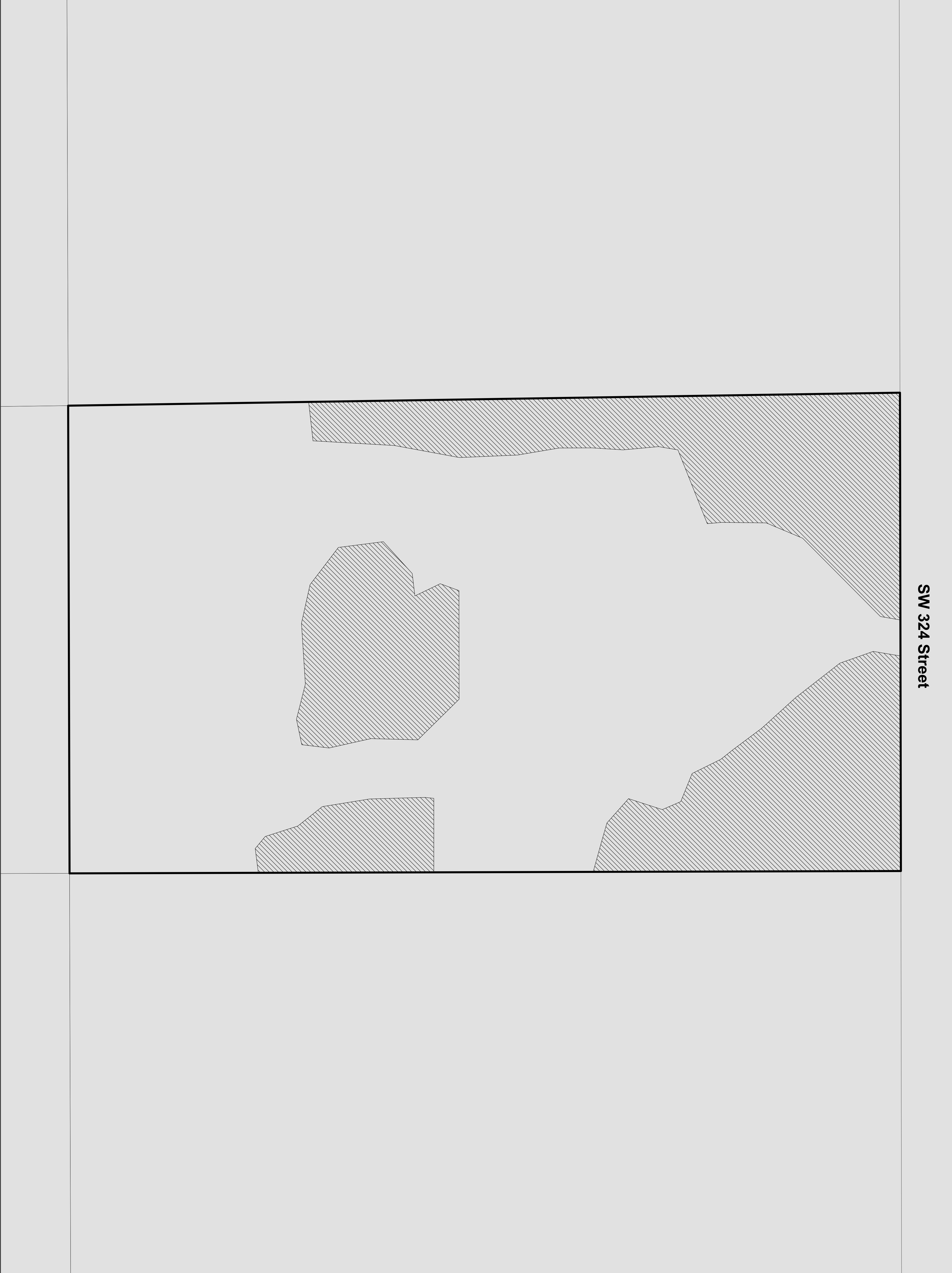
**EXHIBIT A
LEGAL DESCRIPTION**

Folio Number: 30-7815-000-0500

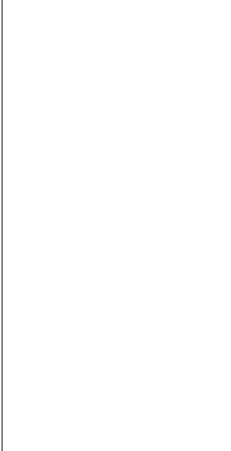
Property Address: 19980 SW 324 STREET
MIAMI-DADE COUNTY, FLORIDA 33030

Legal description: THE WEST $\frac{1}{2}$ OF NORTHWEST $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$
OF SOUTHWEST $\frac{1}{4}$, LESS THE NORTH 25 FEET
THEREOF FOR ROAD PURPOSES, OF SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 38 EAST, LOCATED
IN MIAMI-DADE COUNTY, FLORIDA.

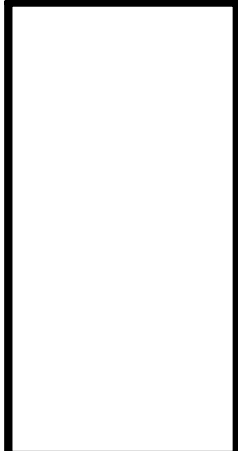
Exhibit B: EEL Covenant Boundary on the property of Abdiel Ricardo Castillo
Folio: 30-7815-000-0500



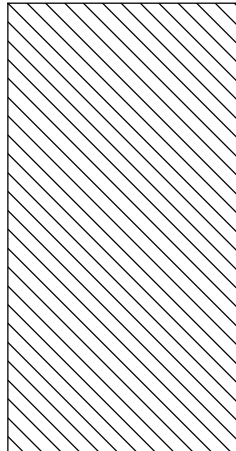
Legend



Parcels



Property Boundary



EEL Covenanted Area: 0.388 Acres

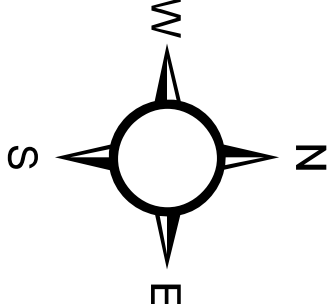


Exhibit C

Transitional Pine Rockland Management Plan for Abdiel Ricardo Castillo

Location: 19980 SW 324 St., Miami-Dade County.

Size: 1.19 acres
0.388 acres qualify for an Environmentally Endangered Lands (EEL) covenant.

Folio #s: 30-7815-000-0500

Forest Type: Transitional Pine Rockland

Location

The property is located at 19980 SW 324 St., south of the intersection of SW 324 St. and SW 199 Pl., in Section 15 of Township 57, Range 38. The property is outside the urban development boundary (UDB).

Distance from nearest County-owned NFC site: approximately 518 feet to the southwest from Navy Wells 2 (folio #: 30-7815-000-0370).

Distance from nearest privately-owned County-designated NFC: approximately 0.00 feet to the northeast from Osvaldo Pena and Olga Noal (folio #: 30-7815-000-0640).

Distance from nearest EEL Covenanted site: approximately 595 feet to the northeast from Oberlin & Raquel Vidales (folio #: 30-7815-000-0680).

Property Information

The property is bordered on all sides by single family residential properties. The property contains a single-family residence and open yard spaces. A portion was designated as NFC by the Miami-Dade County Board of County Commissioners in 1984 via Resolution No. R-1764-84 and may be found on Miami-Dade County Natural Forest Community Map 38, T57 R38 S15, parcel B. NFCs are protected and regulated via Section 24-49 of the Code of Miami-Dade County.

There are approximately 0.388 acres that qualify for the EEL Covenant, best characterized as a transitional pine rockland. Pine rocklands were once South Florida's dominant plant community, occupying about 186,000 acres along the Miami rock ridge, which is a large limestone outcropping that extends south from the Miami River to Everglades National Park. Because of its high elevation, the Miami rock ridge was the first area to be impacted by development. The clearing of large tracts for development

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

Present Condition

The covenanted (preservation) area supports a native plant community typical of a transitional pine rockland, possessing remnant pine rockland understory species growing under various native hardwood trees. A few mature South Florida slash pines (*Pinus elliotii* var. *densa*) are present, however the bulk of the canopy is composed of species such as gumbo limbo (*Bursera simaruba*), live oak (*Quercus virginiana*), wild tamarind (*Lysiloma latisiliquum*), and strangler fig (*Ficus aurea*), with a sub-canopy composed of species such as sabal palm (*Sabal palmetto*), willow bustic (*Sideroxylon salicifolium*), and saw palmetto (*Serenoa repens*), as well as miscellaneous shrubby and herbaceous species. Remnant pine rockland-associated species observed include Florida silver palm (*Coccothrinax argentata*), West Indian lilac (*Tetrazygia bicolor*), and coontie (*Zamia integrifolia*).

The limestone is in decent condition in parts of the EEL-qualifying area, with an overall medium degree of disturbance. The property was subject to an enforcement case in years past, following unauthorized impacts to the NFC. The remaining habitat is composed of forested pockets on the north and central sections of the property. Despite the historic impacts, the overall exotic coverage is relatively low, with the species of greatest concern including arrowhead vine (*Syngonium podophyllum*), rosary pea (*Abrus precatorius*), bishopwood (*Bischofia javanica*), and Brazilian pepper (*Schinus terebinthifolius*). Active management will be essential to prevent the further spread of these and other exotics.

Conclusion

Overall, the preservation area is in good condition and its quality should continue to improve with further management under the EEL covenant. Future management shall focus on controlling invasive exotic plant species along the edges and eliminating them

from the interior, as well as facilitating natural regeneration of appropriate native species (hammock types to the west and pine rockland types to the south).

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

Ecological Goals

1. Maintain the present extent of the preservation area.
2. Encourage and maintain a diverse hammock and pine rockland understory. Increase overall native diversity via planting of appropriate species (all plantings require prior approval from DERM).
3. Provide suitable habitat for native wildlife.
4. Eliminate invasive exotic species and control their reproduction.
5. Maintain structural integrity of limestone substrate.

Management Goals

1. Eradicate invasive exotic plant species to achieve less than 3% exotic cover.
2. Maintain extant biodiversity and increase it via planting of appropriate species. All planting must receive prior approval by DERM.
3. Promote natural recruitment of appropriate native plants.
4. Prevent reproduction of invasive exotic plants and dispersal of their seeds within the site.
5. The property owner shall submit annual reports to DERM-Tree and Forest Resources Section listing all management practices and treatments that were conducted within the covenanted area. The reports are due by February 1st for the previous year's activities.

Miami-Dade County Division of Environmental Resources Management (DERM) will periodically inspect the property to ensure that management goals are achieved.

Management Techniques and Schedule

(No heavy machinery is allowed within the site. All work must be done by hand (i.e. chainsaw, hand tools). Refer to your current NFC Exotic Removal Permit for more details.)

Year 1-3: Eradicate invasive exotic plants to achieve less than 3% exotic plant cover. Allow for natural recruitment for the proper development of forest structure, to include canopy, subcanopy, and understory layers. Monitor native plant recruitment and wildlife.

Year 4-10: Continue to eradicate invasive exotic plants and maintain the site at less than 3% exotic plant cover. Monitor native plant recruitment and wildlife. Explore opportunities for reintroductions of appropriate floral diversity via replanting, focusing on threatened and endangered species. All plantings must receive prior approval from DERM.

PLANT SPECIES LIST*

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

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>Origin/Status</u>
<i>Abrus precatorius</i>	Rosary pea	E/EPPC I
<i>Acalypha alopecuroides</i>	Foxtail copperleaf	E
<i>Albizia lebbek</i>	Rattlepod	E/EPPC I
<i>Arecaceae</i> sp.	Exotic palm	E
<i>Asparagus aethiopicus</i>	Asparagus fern	E/EPPC I
<i>Bidens alba</i>	Spanish needle	N
<i>Bischofia javanica</i>	Bishopwood	E/EPPC I
<i>Bromeliaceae</i> sp.	Bromeliads	E
<i>Bursera simaruba</i>	Gumbo limbo	N
<i>Callicarpa americana</i>	American beautyberry	N
<i>Chromolaena odorata</i>	Jack-in-the-bush	N
<i>Chrysophyllum oliviforme</i>	Satinleaf	N/FL Threatened
<i>Coccothrinax argentea</i>	Florida silver palm	N/FL Threatened
<i>Cocos nucifera</i>	Coconut palm	E/EPPC II
<i>Crotalaria pumila</i>	Low rattlebox	N
<i>Crotalaria spectabilis</i>	Showy rattlebox	E
<i>Drymaria cordata</i>	Drymary	N
<i>Emilia sonchifolia</i>	Lilac tasselflower	E
<i>Eugenia axillaris</i>	White stopper	N
<i>Euphorbia cyathophora</i>	Paintedleaf	N
<i>Ficus aurea</i>	Strangler fig	N
<i>Ficus benjamina</i>	Weeping fig	E

<i>Galactia sp.</i>	Milkpea	N
<i>Galium bermudense</i>	Coastal bedstraw	N
<i>Guaiacum sanctum</i>	Hollywood lignum vitae	N/FL Endangered
<i>Hamelia patens</i> var. <i>patens</i>	Firebush	N
<i>Hibiscus sp.</i>	Ornamental hibiscus	E
<i>Jasminum dichotomum</i>	Gold Coast jasmine	E/EPPC I
<i>Lepidium virginicum</i>	Virginia pepperweed	N
<i>Lysiloma latisiliquum</i>	False tamarind	N
<i>Monstera deliciosa</i>	Swiss cheese plant	E
<i>Morinda royoc</i>	Mouse's pineapple	N
<i>Myrica cerifera</i>	Wax myrtle	N
<i>Nephrolepis sp.</i>	Sword fern	
<i>Oeceoclades maculata</i>	Monk orchid	E
Orchidaceae sp.	Exotic orchid	E
<i>Oxalis corniculata</i>	Yellow woodsorrel	N
<i>Parthenium hysterophorus</i>	Santa Maria feverfew	E
<i>Parthenocissus quinquefolia</i>	Virginia creeper	N
<i>Passiflora suberosa</i>	Corksystem passionflower	N
<i>Phlebodium aureum</i>	Golden polypody	N
<i>Pimenta racemosa</i>	Lemon bay rum	E
<i>Pinus elliottii</i> var. <i>densa</i>	South Florida slash pine	N
<i>Psilotum nudum</i>	Whisk fern	N
<i>Quadrella cynophallophora</i>	Jamaica caper tree	N
<i>Quercus virginiana</i>	Virginia live oak	N
<i>Radermachera sinica</i>	China doll	E
<i>Rhus copallinum</i>	Winged sumac	N
<i>Rhynchosia minima</i>	Least snoutbean	N
<i>Roystonea regia</i>	Royal palm	N/FL Endangered
<i>Ruellia blechum</i>	Green shrimp plant	E
<i>Sabal palmetto</i>	Cabbage palm	N
<i>Salvia coccinea</i>	Tropical sage	N
<i>Schefflera actinophylla</i>	Australian umbrellatree	E/EPPC I
<i>Schinus terebinthifolius</i>	Brazilian pepper	E/EPPC I
<i>Senna ligustrina</i>	Privet senna	N
<i>Serenoa repens</i>	Saw palmetto	N/Commercially exploited
<i>Sideroxylon salicifolium</i>	Willow bustic	N
<i>Smilax auriculata</i>	Earleaf greenbrier	N
<i>Smilax bona-nox</i>	Saw greenbrier	N
<i>Spermacoce verticillata</i>	Shrubby false buttonweed	E/EPPC II
<i>Stachytarpheta jamaicensis</i>	Blue porterweed	N

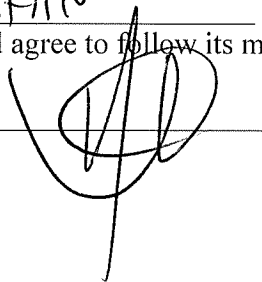
<i>Stenotaphrum secundatum</i>	St. Augustinegrass	E
<i>Syngonium podophyllum</i>	Syngonium	E/EPPC I
<i>Tabebuia</i> sp.	Tabebuia	E
<i>Tetrazygia bicolor</i>	West Indian lilac	N/FL Threatened
<i>Thrinax radiata</i>	Green thatch palm	N/FL Endangered
<i>Toxicodendron radicans</i>	Eastern poison ivy	N
<i>Vitis rotundifolia</i>	Muscadine grape	N
<i>Youngia japonica</i>	Rocketweed	E
<i>Zamia furfuracea</i>	Cardboard palm	E
<i>Zamia integrifolia</i>	Coontie	N/ Commercially exploited

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

MANAGEMENT PLAN AGREEMENT (must be signed by all owners)

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

SIGNATURE



DATE

7/23/25