

This instrument was prepared by:
Name: City of Doral
Address: 8401 NW 53rd Terrace
Doral, FL 33166

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA BY CITY OF DORAL, A FLORIDA MUNICIPAL CORPORATION, PROVIDING FOR THE PROTECTION AND MANAGEMENT OF 3.916 ACRES OF WETLANDS AND UPLAND BUFFERS BETWEEN APPROXIMATELY N.W. 97TH AND 102ND AVENUES AND BETWEEN N.W. 75TH AND 78TH STREETS IN MIAMI-DADE COUNTY, FLORIDA.

Whereas, the Undersigned, the City of Doral ("Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Composite Exhibit A, attached hereto and incorporated herein by reference and hereinafter called the "Property," and known as folios 35-3008-000-0045/-0050

In order to assure the County that representations made by the Owner during consideration of its permit application CLIV20160107 will be abided by the Owner freely, voluntarily and without duress, makes the following Restrictive Covenant covering and running with the Property:

1. The Owner shall preserve and maintain the Property for the duration of this Covenant in accordance with the mitigation plan dated February 22, 2017 and prepared by Miller Legg and attached as Exhibit B.
2. The Owner shall notify Miami-Dade County in writing at least thirty (30) days prior to any conveyance, sale, grant or transfer of the Property or any portion thereof, to any heirs, successors, assigns or grantees. The Owner shall also notify the heirs, successors, assigns or grantees in writing of this covenant and its requirement and provide the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (hereinafter referred to as "DERM"), or its successor, with a copy of this written notification.
3. The Owner shall prohibit and use commercially reasonable efforts to prevent public access to the Property with the exception of the boardwalk and viewing platform as shown on the site plan entitled "Doral Glades Park Wetland Boardwalk Mitigation" and attached as Exhibit C. In the event that the Property is being degraded (i.e., the Property is being destroyed or damaged, plants removed or trampled upon or trash and debris are accumulating on the Property), DERM may require the Owner to install protective barriers around any area within the Property which has been degraded.
4. This Covenant running with the Land shall be recorded in the public records of Miami-Dade County by Miami-Dade County at the expense of the Owners, its heirs, successors, assigns and grantees.

5. Approval of this Restrictive Covenant neither authorizes nor constitutes a permit of any kind for work in wetlands at the Property.
6. DERM shall have the right to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the Owner in this Covenant. If the Director of DERM or his designee determines after such an inspection that some curative action(s) on the Property is necessary in order to preserve the terms of this Covenant, DERM shall notify the Owner in writing by certified mail, return receipt requested, at the address provided to DERM by the Owner of the particular curative action(s) to be taken by the Owner of the Property and the reasons therefore. The Owner shall take such curative action(s) within a reasonable time, provided however, the Owner shall have the right to appeal such proposed curative action(s) to the Miami-Dade County Environmental Quality Control Board by filing a written appeal within fifteen (15) days after receipt of written notification of said proposed curative action and the reasons therefore.
7. The Owner shall manage the Property so that it is free from exotic vegetation as listed below immediately following maintenance treatments and does not exceed 5% coverage of those species between maintenance treatments. The target plants include those species listed in the Florida Exotic Pest Plant Council (FLEPPC) as Category I or II, and comprise the following species:
 - *Albizia lebbbeck* (woman's tongue)
 - *Neyraudia reynaudiana* (cane grass)
 - *Schinus terebinthifolius* (Brazilian Pepper)
 - *Ricinus communis* (Castor Bean)
 - *Casuarina* spp. (Australian Pines)
 - *Cupaniopsis anacardioides* (Carrotwood)
 - *Melaleuca quinquenervia* (Punk Tree)
 - *Merremia tuberosa* (wood rose)
 - *Bischofia javanica* (Bishopwood)
 - *Pennisetum purpureum* (Napier grass)
 - *Ardisia elliptica* (Shoebuttan Ardisia)
 - *Calophyllum antillanum* (mast wood)
 - *Cestrum diurnum* (Day Jasmine)
 - *Hibiscus tiliaceus* (mahoe)
 - *Dioscorea bulbifera* (air-potato)
 - *Acacia auriculiformis* (earleaf acacia)
 - *Adenantha pavonina* (red sandlewood)
 - *Jasminum fluminense* (jasmine)
 - *Jasminum dichotomum* (gold coast jasmine)
 - *Ficus altissima* (lofty fig)
 - *Ficus bengalensis* (banyan fig)
 - *Ficus elastica* (Indian rubber tree)
 - *Ficus microcarpa* (laurel fig)
 - *Lygodium microphyllum* (Old World climbing fern)

- *Flacourtia indica* (governor's plum)
- *Dalbergia sisoo* (Indian rosewood)
- *Colubrina asiatica* (lather leaf)
- *Leucaena leucocephala* (lead tree)
- *Melia azedarach* (Chinaberry)
- *Mimosa pigra* (catclaw mimosa)
- *Sapium sebiferum* (Chinese tallow)
- *Schefflera actinophylla* (Queensland umbrella)
- *Solanum viarum* (tropical soda apple)
- *Thespesia populnea* (seaside mahoe)

In addition, none of the following species shall exceed 10% of the cover on the Property:

- *Typha* spp. (cattails)
- *Panicum repens* (torpedo grass)
- *Ludwigia octovalvis* (water primrose)
- *Trismeria trifoliata*

8. The control techniques to be used for removal and control of exotic vegetation shall be approved by the Director of the DERM or the Director's designee.
9. This Restrictive Covenant and the provisions contained herein prohibit the Owner from permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant, and this Restrictive Covenant may be enforced by DERM or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and reasonable attorney's fees in favor of Miami-Dade County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.
10. No cancellation, revision, alteration or amendment of the Covenant shall be effective without prior approval from Miami-Dade County pursuant to the provisions of Section 24-48.2 of the Code of Miami-Dade County.
11. 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 thirty (30) years after the date this Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.
12. The term Owner shall include the Owner, and its heirs, successors and assigns.
13. This Restrictive Covenant supersedes the Restrictive Covenant previously recorded in Official Record Book 30465, Page 4278-4289, in the Public Records of Miami-Dade County, Florida.

State of Florida, County of Miami-Dade

IN WITNESS WHEREOF, the undersigned have caused this Covenant Running with the Land to be

Executed this 11 day of October, 2018

Witness:

Sign: [Signature]

Print: Lazarus Quintana

Address: 8401 NW 53rd Terr
Doral, FL 33166

Property Owner(s):

Sign: [Signature]

Print: Edward Rojas

Corporate Seal (if applicable)

Witness:

Sign: [Signature]

Print: Barbara Hernandez

Address: 8401 NW 53rd Terr
Doral, FL 33170

Sign: [Signature]

Print: CONNIE DIAZ

Attorney:

Sign: [Signature]

Print: Luis Figueredo

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of October, 2018, by Edward A. Rojas, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: Karina La Rosa

State of Florida at Large (Seal)

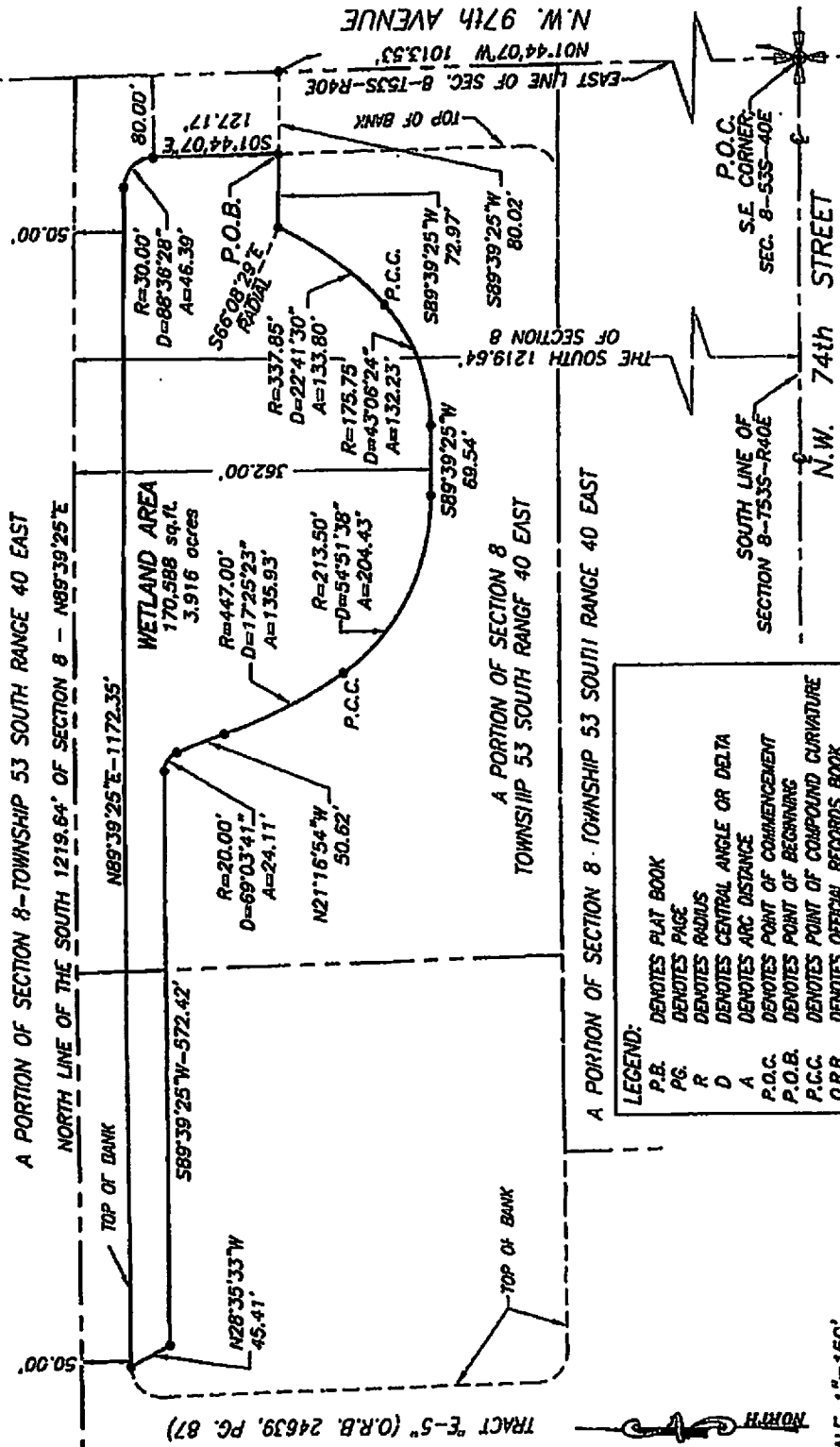
My Commission Expires:



Karina La Rosa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF219157
Expires 4/9/2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WETLAND AREA



LEGEND:
 P.B. DENOTES FLAT BOOK
 P.C. DENOTES PAGE
 R DENOTES RADIUS
 D DENOTES CENTRAL ANGLE OR DELTA
 A DENOTES ARC DISTANCE
 P.O.C. DENOTES POINT OF COMMENCEMENT
 P.O.B. DENOTES POINT OF BEGINNING
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE
 O.R.B. DENOTES OFFICIAL RECORDS BOOK

SHEET 2 OF 3 SHEETS

REVISIONS	SECY & TREAS.

Schwabke-Shakin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954) 435-7010 FAX No. (954) 436-3288
 ORDER NO. 201695 PREPARED UNDER MY SUPERVISION
 DATE: JULY 29, 2013
 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHANSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

RECEIVED

FEB 22 2017

Department of Regulatory
and Economic Resources
Natural Resources Division**EXHIBIT**

tabbles

B

DORAL GLADES PARK

THE RECREATION DEVELOPMENT PROJECT IS APPROXIMATELY 24.25. CURRENTLY A 3.91 ACRE NATURAL PRESERVE INCLUDING 3.6 ACRES OF WETLANDS AND 0.31 ACRES OF DENSELY PLANTED UPLAND BUFFER AND A PERIMETER ROAD/ PATH TO PROVIDE EMERGENCY ACCESS VIA THE PARK TO NW 97TH AVENUE AS WELL AS A RECREATIONAL PATH ADJACENT TO THE PRESERVE AREA IS FOUND ONSITE. THE FOLLOWING HABITATS ARE OBSERVED:

1. LONG HYDROPERIOD MARSH (BIRD FORAGING AREA) 3.35 ACRES
2. RESTORED FRESHWATER MARSH (CURRENTLY MELALEUCA/ AUSTRALIAN PINE) 0.25 ACRES
3. FORESTED UPLAND BUFFER (0.31 ACRES/ 1,300 LINEAR FEET)
4. LAKE/ FISH HABITAT

CITY IS NOW LOOKING TO DEVELOP THE UPLAND PORTION OF THE PARK PROJECT THAT WAS PERMITTED AND DEEDED TO CITY FROM TERRA DORAL. THE CITY WOULD LIKE TO HAVE AN EMPHASIS ON ENVIRONMENTAL EDUCATION FOR THE PARK AND WOULD LIKE TO INCLUDE A PASSIVE BOARDWALK THROUGH THE WETLANDS FOUND ON SITE. THE FINAL SITE PLAN ACCOMMODATED THE MINIMUM DEVELOPMENT REQUIREMENTS AND PROPOSED TO IMPACT 0.10 ACRE OF LOW QUALITY WETLANDS FOR THE CONSTRUCTION OF A BOARDWALK AND TO USE THE SIDEWALK AT THE TOP OF THE BANK TO ACCESS THE AREA.

AVOIDANCE TO IMPACTS TO WETLANDS WAS CONSIDERED, BUT THE ENTIRE THEME OF THE EDUCATIONAL EMPHASIS FOR THIS SITE SHOULD ALLOW STUDENTS AND RESIDENTS TO BECOME MORE FAMILIAR WITH THE WETLAND AREAS AND BE ABLE TO GET CLOSER TO THE AREA THUS BY ENTERING THE WETLAND AREA ON TOP OF A RAISED BOARDWALK.

PROPOSED PLAN

- ONSITE IMPROVEMENTS INCLUDES THE CONSTRUCTION OF A PASSIVE USE ELEVATED BOARDWALK.
- ELEVATED BOARDWALK WILL REDUCE ANY HYDROLOGIC IMPACTS TO WETLAND SYSTEM AND CAUSE SHADING OF WETLAND ONLY BY BOARDWALK.
- TO MITIGATE FOR UNAVOIDABLE IMPACTS ONSITE ENHANCEMENT IS PROPOSED WITH THE INSTALLATION OF NATIVE GROUND COVER, SHRUBS AND TREES.

PROJECT BENEFITS

- THE PROPOSED PROJECT WILL NOT IMPACT WILDLIFE USAGE BUT INSTEAD ENHANCE THE AREA TO CREATE BETTER OPPORTUNITY
- PUBLIC EDUCATION
- EDUCATIONAL SIGNAGE
- WILDLIFE UTILIZATION OF SHADED AREAS EQ. FISH, SNAILS
- INCREASED DIVERSITY OF PLANTS REQUIRING LESS DIRECT SUNLIGHT CAN BE USED
- PROVIDE PUBLIC USE OF THE SITE THAT ALLOWS FOR RESOURCE BASED PASSIVE RECREATIONAL USE, ENVIRONMENTAL EDUCATION THAT DOES NOT HAVE A DETRIMENTAL EFFECT ON THE NATURAL RESOURCES OF THE PROPERTY.
- PROVIDE OPEN SPACE, FUNCTIONING NATURAL HABITATS AND PROTECTION FOR WILDLIFE SPECIES FOUND IN THE AREA

MAINTENANCE AND MONITORING PLAN

THE PERMITTEE SHALL MONITOR AND MAINTAIN THE ON-SITE PRESERVATION AREA TO ENSURE THE AREA CONTAINS LESS THAN FIVE PERCENT (5%) EXOTIC PLANT SPECIES AND NUISANCE PLANT SPECIES BY VEGETATIVE COVER BETWEEN MAINTENANCE EVENTS. FOR THE PURPOSES OF THIS CONDITION, "EXOTIC PLANT SPECIES" SHALL BE THOSE SPECIES LISTED ON FLORIDA EXOTIC PEST PLANT COUNCIL'S (FLEPPC) CATEGORY 1 AND CATEGORY 2 LIST OF INVASIVE EXOTIC PLANTS.

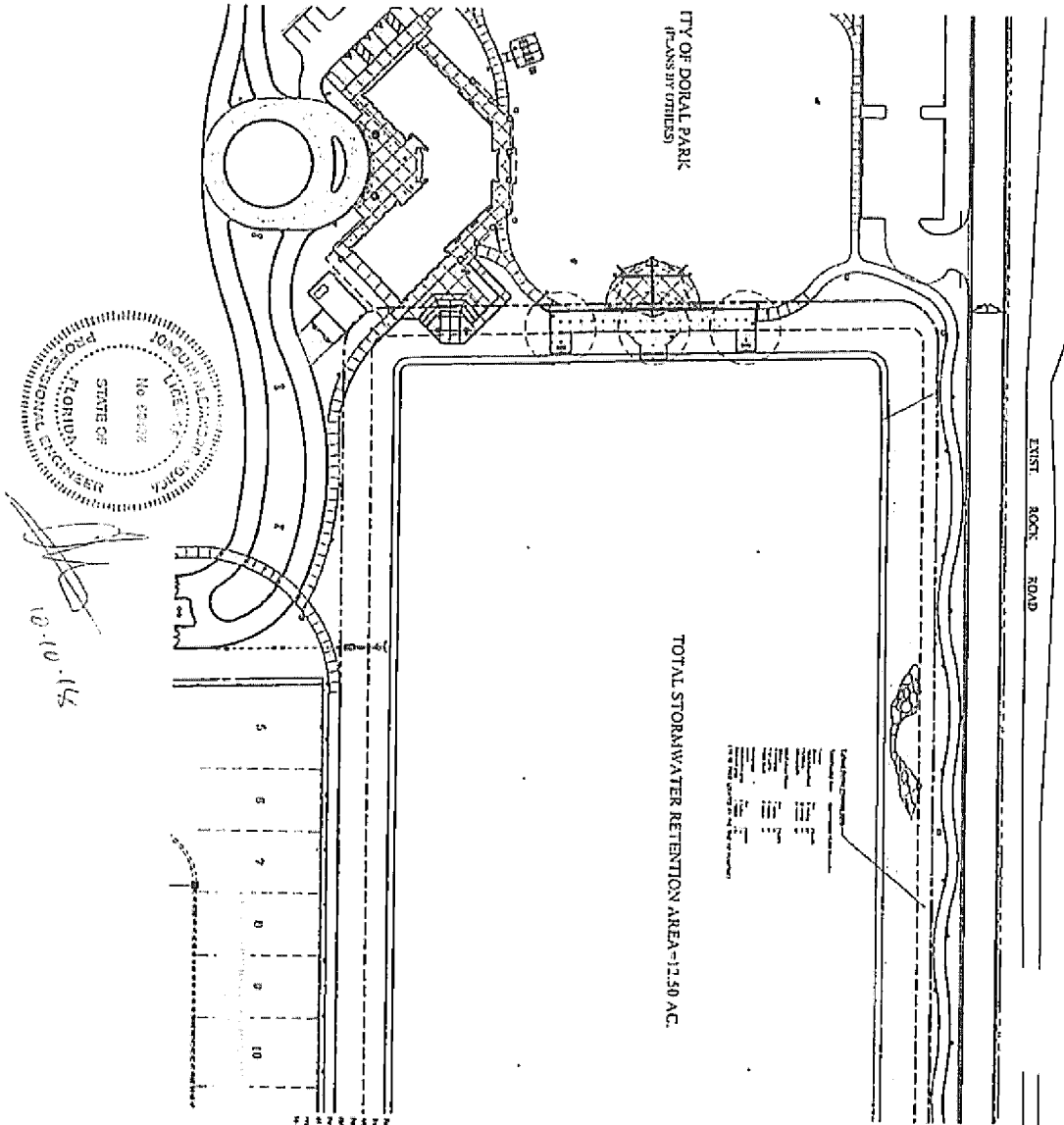
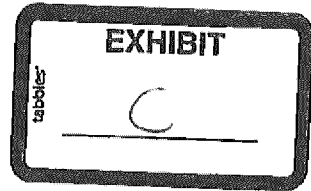
MAINTENANCE WILL BE CONDUCTED AND WILL USE APPROPRIATE METHODS OF CONTROL WHICH INCLUDE BUT ARE NOT LIMITED TO CUTTING, MOWING, CHEMICAL TREATMENT, HAND REMOVAL, OR ANY COMBINATION THEREOF.

REGARDING THE FLORATAM GRASS FOUND ON THE BUFFER AREA, THIS GRASS WILL ACT ONLY AS A TEMPORARY STABILIZER. THEREFORE, ANY FLORATAM GRASS REMAINING ON THE PROTECTIVE BUFFERS SHALL BE REMOVED WITHIN 5 YEARS OF PERMIT ISSUANCE. ADDITIONALLY, IF THE FLORATAM GRASS ENCROACHES INTO THE ADJACENT PRESERVE, IT SHALL BE REMOVED IMMEDIATELY.

MONITORING WILL BE CONDUCTED ANNUALLY AND WILL INCLUDE VISUAL DETERMINATION OF EXOTIC COVERAGE, INSPECTIONS OF SOILS TO VERIFY NO CHANGE OR ALTERATION AND PHOTOGRAPHS OF WETLAND AREAS INCLUDING SOILS, VEGETATION AND WILDLIFE UTILIZATION.

A MINIMUM OF 80 PERCENT SURVIVORSHIP OF INSTALLED PLANT MATERIAL IS REQUIRED FOR THE DURATION OF THE MONITORING PHASE. ALL PLANTINGS SHALL MAINTAIN AN 80% SURVIVAL RATE FOR A MINIMUM OF FIVE (5) YEARS. IF AT ANY TIME DURING THE (5) YEAR MONITORING PERIOD, 80% SURVIVORSHIP IS NOT BEING MET OR MAINTAINED, THE PERMITTEE SHALL CONDUCT SUPPLEMENTAL PLANTING USING THE APPROVED PLANT SPECIES LISTS TO ACHIEVE THE MINIMUM 80% SURVIVORSHIP RATE. ONLY THOSE PLANTS EXHIBITING A HEALTHY, NON-CHLOROTIC, VIGOROUS CONDITION SHALL BE COUNTED TOWARD SURVIVAL. PLANTING QUANTITIES CAN BE FOUND IN TABLE ATTACHED- "CITY OF DORAL - DORAL GLADES PARK PLANTING QUANTITIES CLIV20130001 AND CLIV20160107"

2/13/2017 Doral Glades Park Monitoring Schedule		
CLIV 20160107		
PROJECT ACTIVITY		DUE DATE
Construction Complete/Baseline Report		January 1, 2020
Semiannual Monitoring Report		June 1st, 2020
Submit First Annual Monitoring Report		January 1, 2021
Submit Second Annual Monitoring Report		January 1, 2022
Submit Third Annual Monitoring Report		January 1, 2023
Submit Fourth Annual Monitoring Report		January 1, 2024
Submit Fifth Annual Monitoring Report		January 1, 2025



Legend

1	Proposed Stormwater Retention Area
2	Proposed Stormwater Retention Area
3	Proposed Stormwater Retention Area
4	Proposed Stormwater Retention Area
5	Proposed Stormwater Retention Area
6	Proposed Stormwater Retention Area
7	Proposed Stormwater Retention Area
8	Proposed Stormwater Retention Area
9	Proposed Stormwater Retention Area
10	Proposed Stormwater Retention Area

Note: This plan shall be approved by the City of Doral, Florida, and the State of Florida, Department of Environmental Protection, and the State of Florida, Department of Agriculture, before any construction begins. The Engineer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Engineer shall also be responsible for ensuring that all construction complies with all applicable laws, regulations, and codes. The Engineer shall also be responsible for ensuring that all construction is completed in accordance with the approved plans and specifications. The Engineer shall also be responsible for ensuring that all construction is completed in a timely and efficient manner. The Engineer shall also be responsible for ensuring that all construction is completed in a safe and sound manner. The Engineer shall also be responsible for ensuring that all construction is completed in a professional and ethical manner. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the profession. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the community. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the environment. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the economy. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the society. The Engineer shall also be responsible for ensuring that all construction is completed in a manner that is consistent with the highest standards of the world.

Scale: 1" = 100'

North Arrow

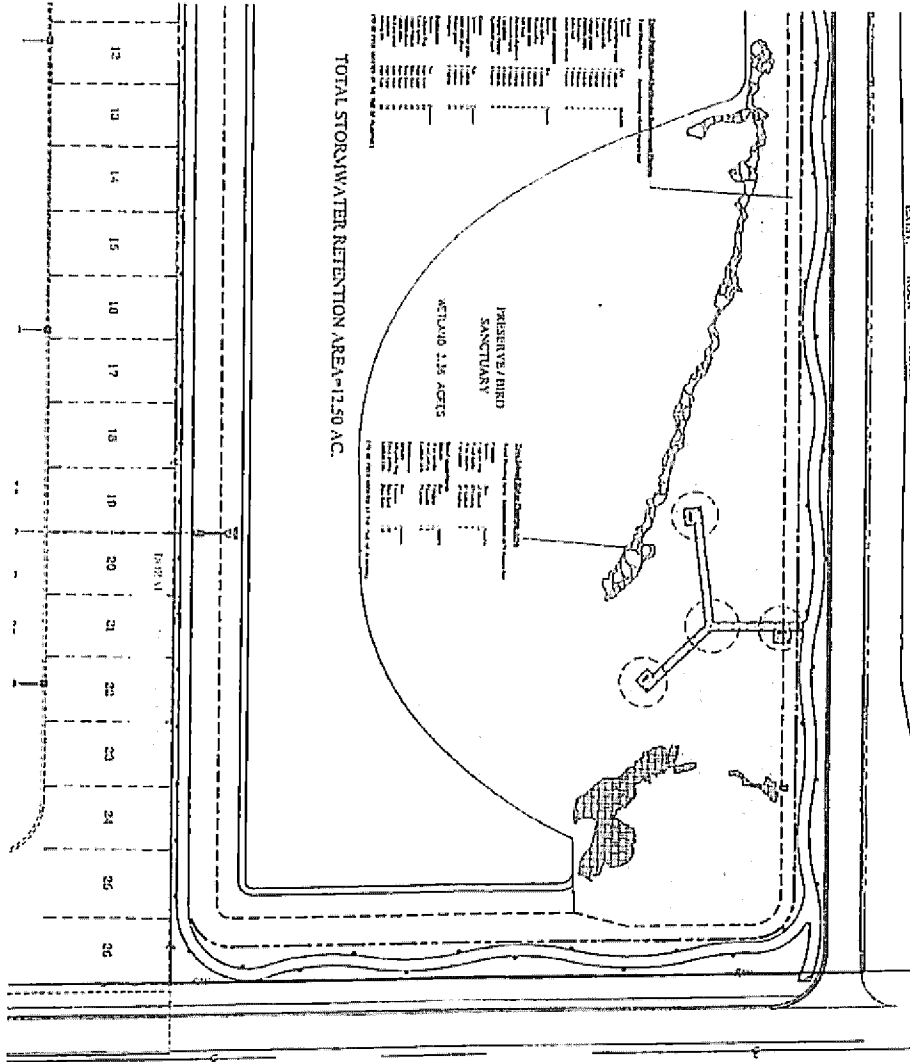
CPZ ARCHITECTS, INC.

10000 W. WINDY HILL BLVD., SUITE 200
DORAL, FL 33126
TEL: 305-466-1111
WWW.CPZARCHITECTS.COM

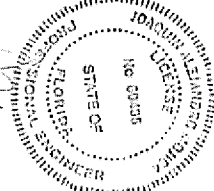
Donal Glades Park
Section 8, Township 53 South, Range 43 East
City of Doral, Florida, FL

MILLER LEGG

WPP-1



Doral Glades Park
Wetland Boardwalk
Mitigation



10/18/18
 I, Alexander J. Miller, a duly Licensed Professional Engineer in the State of Florida, License No. 001436, do hereby certify that the above is a true and correct copy of the original plans and specifications for the project described herein, and that I am a duly Licensed Professional Engineer in the State of Florida, License No. 001436, and that I am the author of the design and specifications herein.

Doral Glades Park
 Section 4, Tract 4, Parcel 43, Sub 3, Range 50 East
 City of Doral, Miami, FL

MILLER LEGG
 ARCHITECTS

CPZ ARCHITECTS, INC.



DATE: 10/18/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 WPP-2