



Date: April 21, 2026

Project Name: Modera Pompano Beach
Landscape Architects: Witkin Hults + Partners
Description: West Shoreline Narrative

The proposed improvements along the West shoreline of this property were supplemented by the following documents:

- *Preliminary Environmental Due Diligence Report, dated May 20, 2025 by Kimley Horn and Associates Inc.*
- *Retaining Structure Due Diligence Report, dated December 2025 by Kimley Horn and Associates Inc.*
- *Arborist Report and Mangrove Protection Plan (Appendix A), dated August 11, 2025 by JTC Management Group, Consulting Arborists*

All existing, invasive species along the adjacent waterfront are to be removed. Existing mangroves and native vegetation are to remain. A new retaining wall is proposed and was designed in an effort to preserve existing mangroves and native vegetation. The retaining wall shall not impact the critical root zones of nearby trees. A detail of this condition is included on L-3. This detail includes conceptual grading. The exact height of the retaining wall is to be determined. Conditions west of the proposed retaining wall are to remain as existing. Any erosion control measures, such as rip-rap, will be considered at the time of excavation.

Passive amenity spaces including walkways and seating areas are proposed East of the retaining wall. These amenity areas are private and not open to the public. A minimum 10' wide landscape buffer is provided between the building and these amenity areas. 30 foot plus tall, relocated palms are proposed within this landscape buffer. Native trees, palms, and lush landscaping are also proposed.

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