

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2024-L-491-00022

**AMENDMENT NUMBER THIRTY-TWO (32) TO
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4
INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

This is **AMENDMENT THIRTY-TWO (32)** to the Agreement dated December 5, 2007, made and entered into this _____ day of _____ 2025, by and between the **DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the **DEPARTMENT**, and the **CITY OF POMPANO BEACH**, a municipal corporation of the State of Florida, hereinafter called the **AGENCY**.

WHEREAS, the parties entered into the Inclusive Landscape Maintenance Memorandum of Agreement dated December 5, 2007 (Original Agreement) for the purpose of the AGENCY maintaining the landscape improvements on various State Road (s) including **State Road A1A (South Ocean Boulevard)**; and

WHEREAS, the DEPARTMENT and the AGENCY have agreed to amend the Original Agreement for the purpose of adding additional landscape improvements on **A1A (South Ocean Boulevard)** in accordance with the Original Agreement; and

WHEREAS, the AGENCY seeks to install by permit and maintain certain landscape improvements within the right of way of **A1A (South Ocean Boulevard)** as described in **Exhibit "B"**; and

WHEREAS, the AGENCY is agreeable to maintaining those landscape improvements within the AGENCY'S limits, including plant materials, irrigation systems and/or hardscape (such as specialty surfacing, site furnishings, or other nonstandard items (if applicable), but excluding standard concrete sidewalk). The AGENCY agrees that such improvements shall be maintained by periodic mowing, fertilizing, weeding, litter pick-up, pruning, necessary replanting, irrigation repair and/or repair/replacement of the specialty surfacing, as needed; and

NOW THEREFORE, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. Pursuant to paragraph 1, page 1 of the Amendment Number Six (6) Landscape Inclusive Maintenance Memorandum of Agreement dated August 9, 2013, the DEPARTMENT will allow an adjacent property owner to construct additional landscape improvements or to modify an improvement located as indicated in **Exhibit "A"**, State Road A1A (South Ocean Boulevard) from **M.P. 9.031 to M.P. 9.072** in accordance with the plans attached as **Exhibit "B"**.
2. The parties herein agree to modify the Original Agreement accordingly:
 - a. The following sentence is added to the end of section 4.A. MAINTENANCE OF FACILITIES:

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The AGENCY shall be responsible for all maintenance and repairs to FDOT sidewalks directly attributable to tree roots or other AGENCY-maintained improvements.

- b. AGREEMENT TERM shall be deleted in its entirety and replaced with:

The term of this Agreement commences upon execution by all parties and remains in effect so long as the improvements exist, or until this Agreement is terminated by either party in accordance with section 10.

- c. The following section is hereby added:

21. DEPARTMENT ACCESS TO FACILITIES

The DEPARTMENT will periodically need access to various features within the limits of this Agreement. Upon request of the DEPARTMENT, the AGENCY will have 14 calendar days to provide access to the items noted by the DEPARTMENT. This may require temporary or permanent removal of improvements such as hardscape, landscape or other items conflicting with the items to which the Department needs access.

Should the AGENCY fail to remove or relocate items as requested, the Department may:

- (1) Remove conflicting improvements or any portion thereof.
- (2) Restore the area with any material meeting Department standards.
- (3) Restore the improvements at the request and funding of the AGENCY.

- 3 The AGENCY shall agree to maintain the additional landscape improvements according to Exhibit "F" Maintenance Plan of the Original Agreement, and Amendment #32, as follows:

PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

LANDSCAPE ARCHITECT MAINTENANCE REQUIREMENT

1. Landscape Design Intent to be simple yet elegant, utilizing drought tolerant, native and Florida friendly plant species.
2. Canopy Trees are intended to be maintained at mature height and spread and shall be selectively pruned to maintain good character form and health. Shrubs and understory plants shall be maintained to their natural form and should not be sheared. (Refer to Part I Pruning, for clear sight window and vertical clear zone pruning requirements.)
3. Remove suckering growth from base and clear trunk areas for single trunked and/or multi-trunked) trees on a quarterly basis.

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4. To maintain the intended appearance of all palms, apply the latest palm fertilizer recommended by the University of Florida IFAS Extension per the manufacturer's specifications.
5. To maintain the intended appearance of all shrubs or turf grass, apply the latest fertilizer recommended by the University of Florida IFAS Extension per the manufacturer's specifications.
6. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain a 2" setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
7. Maintain the vertical height of:
(*Ficus Microcarpa* 'Green Island') 18"max, full to ground.
(*Monstera deliciosa*) mature height, do not trim.
(*Tripsacum, floridanum*) mature height, do not trim.
(*Carissa macrocarpa*) maintained at 18"max, full to ground.
8. Inspect groundcovers and shrubs on a monthly basis for maintaining full ground coverage.
9. Evaluate plant material on a monthly basis for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
10. Concrete pavers shall be inspected on a monthly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a twice-yearly bases to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected monthly to keep those areas free of weeds.
11. Inspect the irrigation system performance on a monthly basis and depending on the season, the irrigation system should be adjusted to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e., spray nozzles, spray heads, valve boxes, etc.) are repaired or replaced.

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CITY OF POMPANO BEACH

By: _____ Date: _____
Chairperson / Mayor / Manager

Attest: _____ (SEAL)
City Clerk

Legal Approval: _____

FLORIDA DEPARTMENT OF TRANSPORTATION

By: _____ Date: _____
John P. Krane (or designee)
Director of Transportation Development

Attest: _____
Alia Chanel (or designee) Madeleine Young
Executive Secretary

Legal Review: _____
Pamela G. Eidelberg (or designee)
Office of the General Counsel

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EXHIBIT A

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LANDSCAPE MAINTENANCE LIMITS FOR AMENDMENT #32:

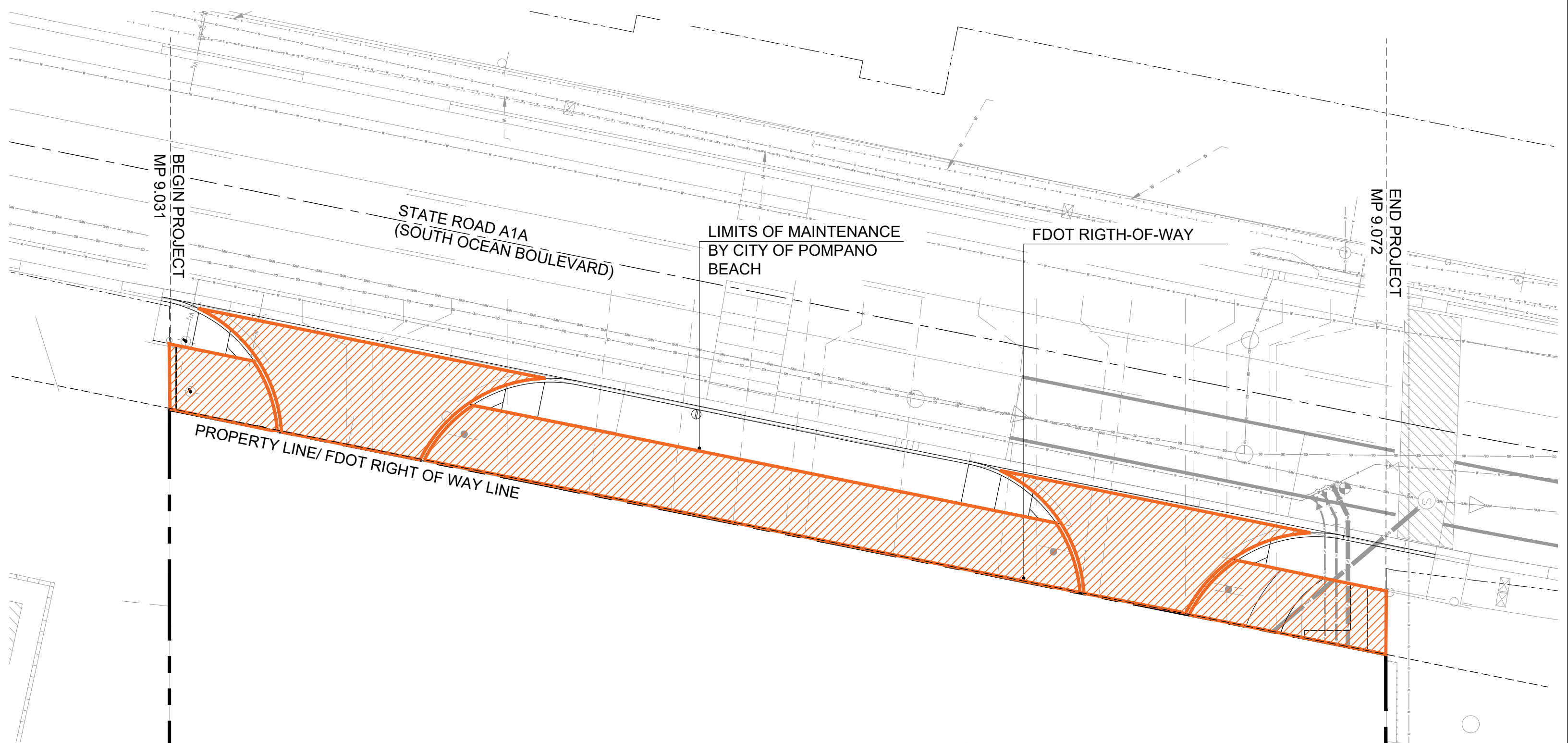
State Road A1A (South Ocean Boulevard) from **M.P. 9.031 to M.P. 9.072**

See Attached Map*

II. INCLUSIVE AGREEMENT LIMITS FOR STATE ROAD A1A (SO OCEAN BOULEVARD), PER THE ORIGINAL AGREEMENT:

State Road A1A (Ocean Boulevard) from M.P. 8.680 to 12.039 (Hillsboro Inlet)

**All limits of the Original Agreement and Amendments shall apply.*



LEGEND

 LIMIT OF MAINTENANCE BY CITY OF POMPANO BEACH

LANDSCAPE IMPROVEMENT
MAINTENANCE BOUNDARY MAP

CITY OF POMPANO BEACH
FDOT LANDSCAPE PERMIT # 2024-L-491-00022
A-1-A SOUTH OCEAN DRIVE STATE ROAD
FEBRUARY 24, 2025

SCALE: N.T.S 

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2024-L-491-00022

EXHIBIT B
LANDSCAPE IMPROVEMENT PLANS

The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Gerado J. Delgado, RLA
 ENEA Landscape Architecture

Date: 04-04-2025

1350 S OCEAN

1350 SOUTH OCEAN BLVD.
POMPANO BEACH, FLORIDA | 33062

OWNER
POMPANO JV HOLDINGS, LP
2850 TIGERTAIL AVENUE, SUITE 800
MIAMI, FL | 33133

CONSULTANTS

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NICHOLS ARCHITECTS
181 ALMERIA AVE
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305.443.5200
AEC 000980

STRUCTURAL ENGINEER
YISRAEL A. SHIMUK, P.E.
228 EAST 65th STREET, 2nd FLOOR
NEW YORK, NY | 10017-3303
212.987.2233

MEP & FP ENGINEER
MG ENGINEERING D.P.C.
300 SOUTH PARK ROAD, SUITE 140
HOLLYWOOD, FL | 33021
305.755.3833

CIVIL ENGINEER
KETH
2312 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL | 33316
954.788.3400

LANDSCAPE ARCHITECT
Enea LANDSCAPE ARCHITECTURE
7500 NE 4TH COURT,
STUDIO 104
MIAMI, FL | 33138
305.575.6702
REG.No. LC2000339

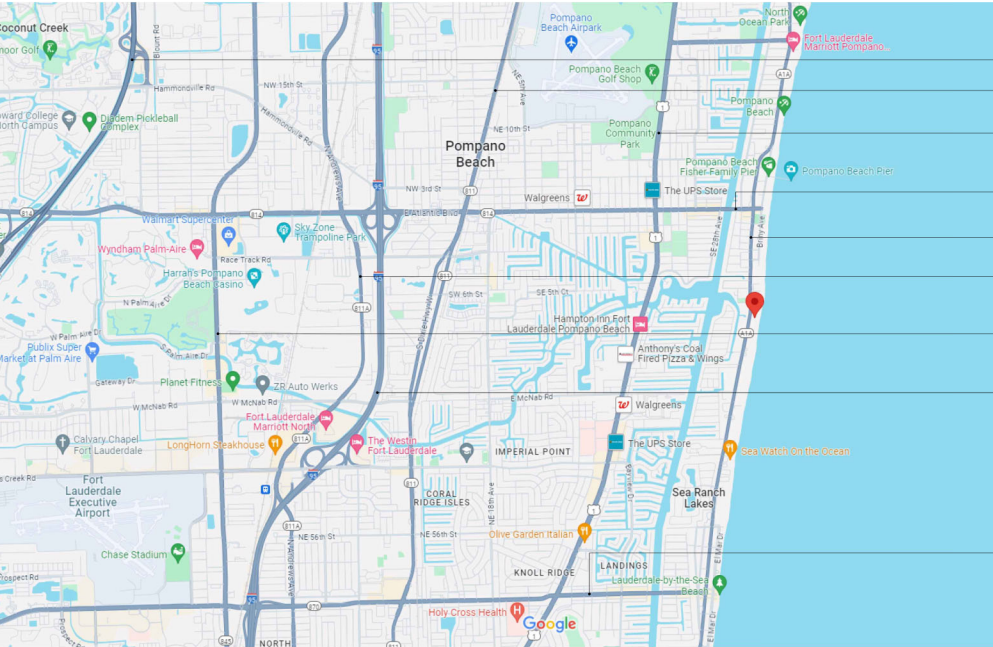
INTERIOR DESIGNER
BAMO
1000 BRANNAN STREET
SAN FRANCISCO, CA | 94103
415.979.9880

enea
landscape architecture

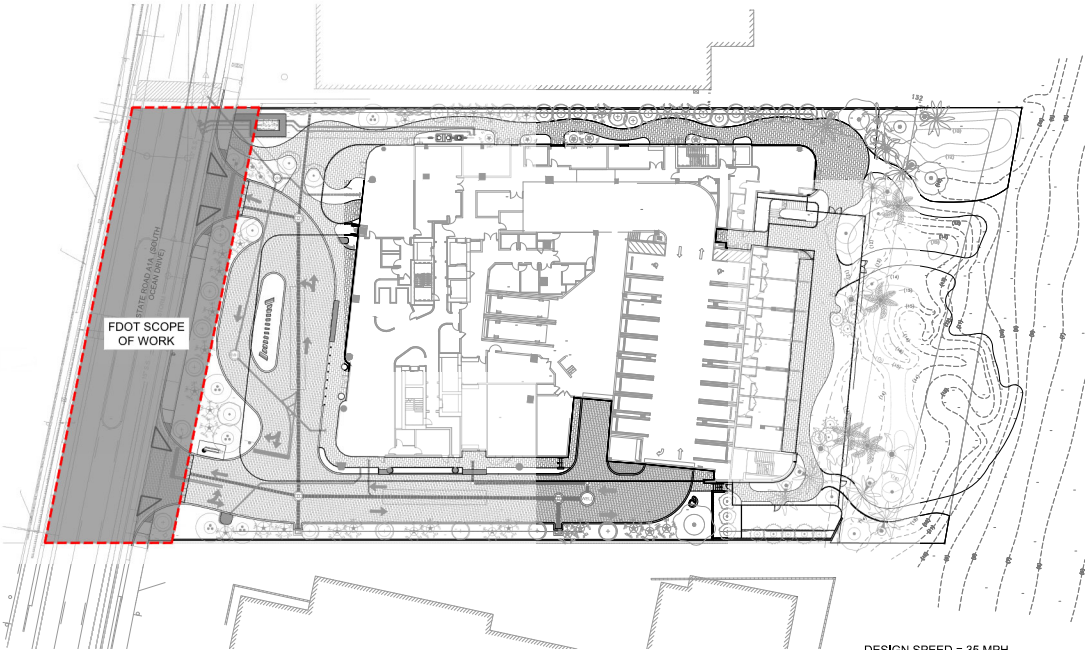
- 1350 S OCEAN BLVD -
POMPANO BEACH, FL

SHEET INDEX

X= SHEET SUBMITTED • =SHEET REVISED										
SHEET #	SHEET NAME	FDOT SUBMISSION	FDOT SUBMISSION REV1_01.15.2025	FDOT SUBMISSION REV2_02.14.2025	FDOT SUBMISSION REV3_03.12.2025	FDOT SUBMISSION REV4_04.04.2025	FDOT SUBMISSION REV4_04.04.2025	FDOT SUBMISSION REV4_04.04.2025	FDOT SUBMISSION REV4_04.04.2025	FDOT SUBMISSION REV4_04.04.2025
L-0	COVER SHEET AND INDEX	X	X	•	X	•	X	•	X	•
L-1	LANDSCAPE NOTES	X	X	•	X	•	X	•	X	•
L-2	TREE DISPOSITION PLAN & SCHEDULE	X	X	•	X	•	X	•	X	•
L-3	OVERALL SITE PLAN & CANOPY PLAN - ROW	X	X	•	X	•	X	•	X	•
L-4	UNDERTORY PLANTING PLAN & SCHEDULE - ROW	X	X	•	X	•	X	•	X	•
L-5	DETAILS	X	X	•	X	•	X	•	X	•
L-6	IRRIGATION PLAN - GROUND FLOOR	X	X	•	X	•	X	•	X	•
L-7	IRRIGATION DETAIL - GROUND FLOOR	X	X	•	X	•	X	•	X	•



A. LOCATION MAP
SCALE: N.T.S.



B. KEY PLAN OVERALL PROJECT SITE
SCALE: N.T.S.

NO.	DATE	ISSUE
1	01.15.2025	FDOT Comment response-1
2	02.17.2025	FDOT Comment response-2
3	03.12.2025	FDOT Comment response-3
4	04.04.2025	FDOT Comment response-4

DATE OF ISSUE
08.16.2024

PROJECT STATUS
FDOT SET

PROJECT NO.
MA22110

SEAL & SIGNATURE

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574
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COVER SHEET AND
INDEX

FDOT LANDSCAPE PERMIT #
2024-L-491-00022

THESE PLANS MAY HAVE BEEN REDUCED IN
SIZE BY REPRODUCTION. THIS MUST BE
CONSIDERED WHEN OBTAINING SCALE DATA.

FDOT PERMIT SET - 8.16.24

1350 S OCEAN

1350 SOUTH OCEAN BLVD.
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33062

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 305.576.6702
 REG. No. LC26000330

INTERIOR DESIGNER
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landscape architecture

REVISIONS

[illegible]

DATE OF ISSUE

08.16.2024

PROJECT STATUS

FDOT SET

PROJECT NO.

MA2211C

SEAL & SIGNATURE

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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TREE DISPOSITION PLAN & SCHEDULE



LEGEND:



TREE PROTECTION AND LANDSCAPE NOTES

1. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.
2. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT, CITY URBAN FORESTER AND OR CITY PLANNING DEPARTMENT STAFF, INCLUDING CITY ENGINEER.

TREE REMOVAL NOTES:

1. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON- NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT, PREFER TO TREE DISPOSITION LIST AND ALSO CONFORM WITH LOCAL GOVERNING AGENCY..
2. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE UNLESS OTHERWISE NOTED, LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
3. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON- NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT, PREFER TO TREE DISPOSITION LIST AND ALSO CONFORM WITH LOCAL GOVERNING AGENCY..

ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

DROUGHT-RESISTANT SOD OR DROUGHT-RESISTANT GROUND COVER SHALL BE INSTALLED ON THE ENTIRE DISTURBED AREAS BEFORE CLOSE-OUT OF THE PERMIT AND THEREAFTER MAINTAINED.

ALL ASPHALT, ROCK, AND OTHER NON-NATURAL MATERIALS SHALL BE REMOVED AND REFILLED TO THE UNDISTURBED LOT LEVEL WITH CLEAN SOIL BEFORE ANY PLANTING OR INSTALLATION OF THE REQUIRED DROUGHT-RESISTANT SOD OR GROUND COVER.

TREE DATA, CONDITION AND NOTES PROVIDED
ISA#SO-0502 REGISTERED CONSULTING ARBORIST
REGISTERED CONSULTING ARBORIST, ASCA
PRESIDENT, CHIEF ARBORIST
LAUDERDALE TREE SERVICE, INC.
954-583-1888
WWW.LAUDERDALETREESERVICE.COM
4320 S.W. 74TH AVENUE DAVIE, FLORIDA 33314

TREE DISPOSITION - 1350 S OCEAN BLVD POMPAHO BEACH							
#	COMMON NAME	SCIENTIFIC NAME	HEIGHT (FT)	CONDITION	DISPOSITION	APPRAISED VALUE	NOTES
152	Sabal palm	Sabal palmetto	12	55% FAIR	REMOVE	\$215	
*1	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*2	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*3	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*4	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*5	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*6	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*7	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
*8	Sabal palm	Sabal palmetto				\$215	TREE NOT INDICATED ON ARBORIST REPORT
APPRAISED VALUE OF REMOVED TREES						\$1,935	TOTAL LOT AREA: 74,537 SQ FT

NOTES: 1. TREE DISPOSITION PLAN AND SCHEDULE PER TREE SURVEY AND CORRESPONDING IS A CERTIFIED ARBORIST REPORT (DATED 11-16-22)
2. APPRAISED VALUE IS ONLY AN ESTIMATE AND FOR REFERENCE ONLY.
3. ONLY TREES WITHIN THE R.O.W SHOWN ON TREE DISPOSITION SCHEDULE

FDOT LANDSCAPE PERMIT #
2024-L-491-00022

Always call 811 two full business days before you dig.

Sunshine811.com

1/16"=1'-0"



0' 8' 16' 32'

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1350 S OCEAN

1350 SOUTH OCEAN BLVD.
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AEC 000880

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HOLLYWOOD, FL | 33021
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FORT LAUDERDALE, FL | 33319
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1000 BRANNAN STREET
SAN FRANCISCO, CA | 94103
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REVISIONS		
NO.	DATE	ISSUE
1	01.15.2025	FDOT Comment response -1
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3	03.17.2025	FDOT Comment response -3
4	04.04.2025	FDOT Comment response -4

DATE OF ISSUE	
08.16.2024	

PROJECT STATUS	
FDOT SET	

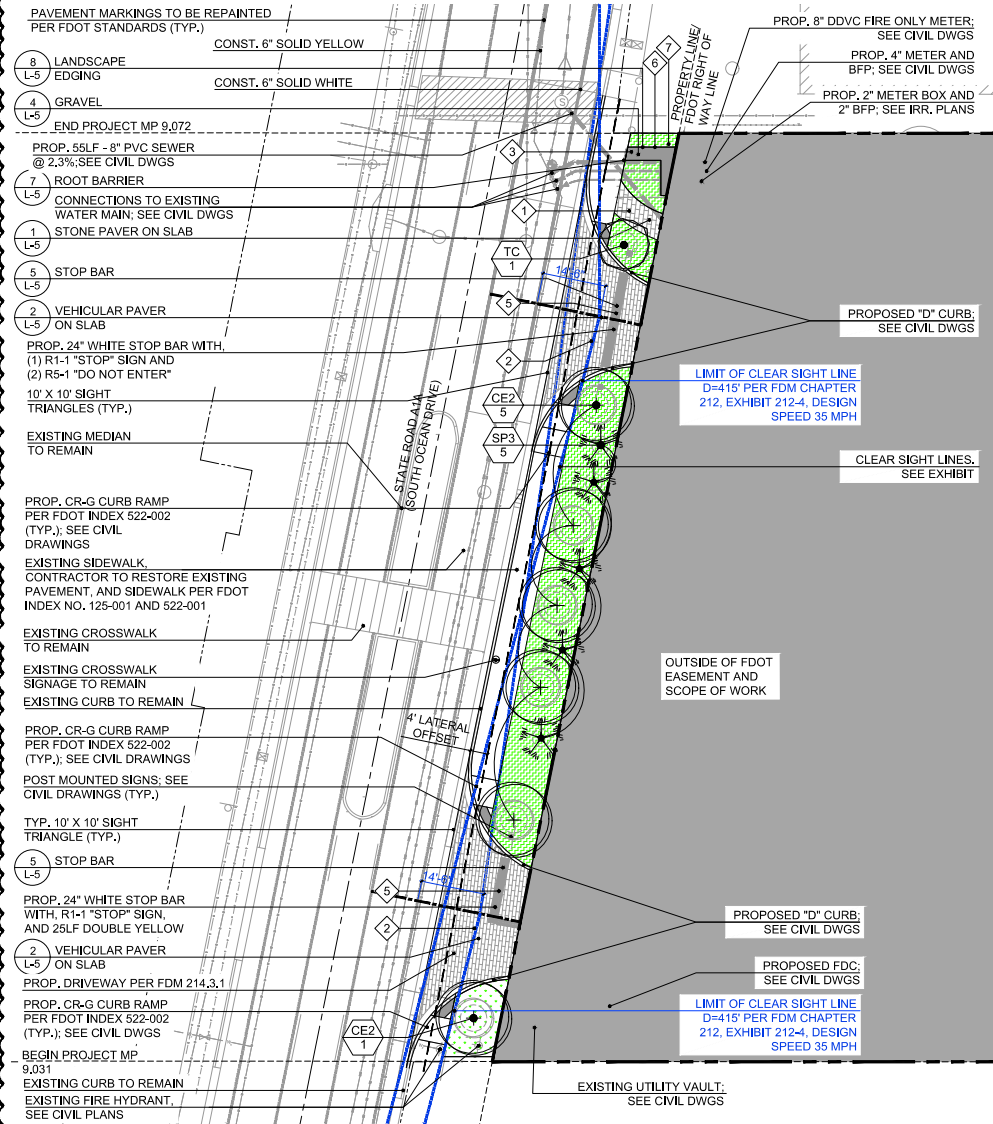
PROJECT NO.	
MA22110	

SEAL & SIGNATURE	
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FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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OVERALL SITE PLAN AND
CANOPY PLAN GROUND
FLOOR



CANOPY PLANT SCHEDULE - GROUND FLOOR FDOT ROW.										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	CAL.	NATIVE	APPRAISED VALUE
TREES										
	CE2	6	Conocarpus erectus	Green Buttonwood	FG	16 FT	10 FT	5 IN MIN.	YES	\$5,000.00
	TC	1	Tabebuia caribaea	Silver Trumpet Tree	FG	16 FT	12 FT	9 IN MIN.	NO	\$3,000.00
PALM TREES										
	SP3	5	Sabal palmetto	Cabbage Palmetto	FG, B&B	12 FT GW	10 FT	10 IN MIN.	YES	\$180.00

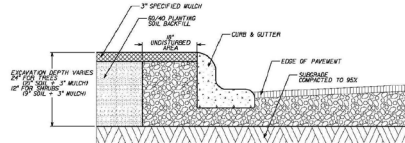
GENERAL NOTES:
- SEE CIVIL PLANS FOR GRADING AND DRAINAGE
- REFER TO SHEET L-5 AND L-6 FOR IRRIGATION PLANS, DETAILS AND NOTES.
- CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY LA, IN WRITING, OF ANY PLAN DISCREPANCIES PRIOR TO INSTALLATION OF UNDERSTORY AND CANOPY.
- CONTRACTOR TO PROVIDE ROOT BARRIER, 24" MIN. DEEP, ON PLANTING ADJACENT TO CIVIL UTILITIES.
- NO TREE OR PALMS SHALL BE PLANTED WITHIN MIN. 3'-0" OF FACE OF CONCRETE CURB.
- PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ONSITE WHERE THERE IS TREE PROTECTION AND/OR PLANT MATERIAL INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- ALL TREE WORK TO BE PERMITTED BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
- ALL LANDSCAPE MATERIALS (EXCEPT FOR SOD) TO BE LOCATING MIN. 5' FROM ANY PORTION OF CITY OWNED UTILITIES WITHIN PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES ETC. ADDITIONALLY, NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN 3' OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER; SEE SURVEY AND CIVIL DRAWINGS FOR UTILITIES LOCATIONS.
- WATER SHALL BE CLEAN AND FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
- ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL UTILIZE WELL AND/OR DOMESTIC WATER SUPPLY. IF DOMESTIC WATER IS USED, A BACKFLOW PREVENTER SHALL BE INSTALLED + RAIN SENSOR.
- IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP.
- INSTALLATION OF IRRIGATION SYSTEMS SHALL CONFORM TO SPECIFICATIONS PROVIDED WITH IRRIGATION PLANS.
- ALL CANOPY TREES AND PALMS AT THE GROUND LEVEL SHALL BE MAINTAINED WITH AN 8' CLEAR TRUNK.
- ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
- PLANTING MIX:
A. PLANTING MIX AND GROUND LEVEL SHALL BE 70/30 MIX, 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% COMPOST).
B. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATIONS AT ANY TIME DURING EXECUTION OF WORK.
C. SUBMIT SOIL ANALYSIS AND PRODUCT DOCUMENTATION FOR REVIEW.
- IRRIGATION PLANS SHALL BE SUBMITTED AND APPROVED AT TIME OF BUILDING PERMIT. DUNE IRRIGATION SHALL BE TEMPORARY, AND SHALL BE REMOVED ONCE PLANTING IS ESTABLISHED.
- LANDSCAPE ARCHITECT TO TAG AND FACE IN PERSON ALL SPECIMEN TREES AND, SPECIMEN TREES/PALM TREES, PROVIDE PHOTOS SUBMITTAL BEFORE TAGGING.

FDOT GENERAL NOTES:

- GOVERNING STANDARD PLANS: FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2024-25 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS) ARE AVAILABLE AT THE FOLLOWING WEBSITE: [HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS](https://www.fdot.gov/design/standardplans)
- GOVERNING STANDARD SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, JANUARY 2024-25 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: [HTTPS://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS](https://www.fdot.gov/programmanagement/implemented/specbooks)
- CONTRACTOR SHALL REPAIR ALL DAMAGE DONE TO THE FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.
- ANY PLANT MATERIAL SUBSTITUTION WITHIN OR IMPACTING THE FDOT RIGHT OF WAY WHETHER REQUESTED BY THE CONTRACTOR, OWNER, LANDSCAPE ARCHITECT OR OTHER WILL NEED TO GET APPROVAL FROM THE FDOT DISTRICT LANDSCAPE ARCHITECT.
- OWNERSHIP OF ALL SUITABLE EXCAVATED MATERIALS, AS DETERMINED BY THE DEPARTMENT, SHALL REMAIN IN THE DEPARTMENT UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS FULFILLED. EXCAVATED MATERIALS SHALL BE HAULED BY THE PERMITTEE, AT THEIR COST & EXPENSE FROM THE SITE TO THE PALM BEACH OPERATIONS CENTER OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DEPARTMENT, INCLUDING ASPHALT MILLINGS.
- ARCHITECTURAL PAVERS INSTALLATION FOR SIDEWALKS, MEDIANS, DRIVEWAYS, OR ROADWAYS WITHIN THE FDOT RIGHT OF WAY SHALL COMPLY WITH CURRENT FDOT STANDARD SPECIFICATION 526. [HTTPS://FDOTWWW.BLOB.CORE.WINDOWS.NET/SITEFINITY/DOCS/DEFAULT-SOURCE/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS/FY2025-26/2025-26-EBOOK-COMPRESSED.PDF?SFVRSN=A07D3F95_1](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/implemented/specbooks/fy2025-26/2025-26-EBOOK-COMPRESSED.PDF?SFVRSN=A07D3F95_1)

FDOT PLANTING NOTES:

- FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY, LANDSCAPE INSTALLATION SHALL COMPLY WITH CURRENT APPLICABLE FDOT MAINTENANCE SPECIFICATION 580. ONLINE REFERENCE: [HTTPS://FDOTWWW.BLOB.CORE.WINDOWS.NET/SITEFINITY/DOCS/DEFAULT-SOURCE/PROGRAMMANAGEMENT/MAINTENANCE/JUL22SSM580000WD-722-117992.PDF?SFVRSN=1ABF91A1_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/maintenance/jul22ssm580000wd-722-117992.pdf?SFVRSN=1ABF91A1_2)
- FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY REFER TO THE FDOT STANDARD PLANS INDEX 580-001 LANDSCAPE INSTALLATION. [HTTPS://FDOTWWW.BLOB.CORE.WINDOWS.NET/SITEFINITY/DOCS/DEFAULT-SOURCE/DESIGN/STANDARDPLANS/2024/IDX580-001.PDF?](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx580-001.pdf?)
- IN ALL PLANTING AREAS, SOIL MATERIAL SHALL BE SUITABLE FOR PLANT GROWTH. THE ORGANIC MATTER CONTENT OF THE SOIL LAYER SHALL BE A MINIMUM OF 2.5%, A MAXIMUM OF 10% AND HAVE A PH VALUE OF 5.5 OR GREATER AND LESS THAN OR EQUAL TO 7.0. PLANTING AREAS WHERE THE EXISTING SUB-GRADE IS FOUND TO BE UNSUITABLE SOIL OR COMPACTED ROAD BASE, WILL NEED TO BE REPLACED WITH AMENDED PLANTING SOIL, AS FOLLOWS:
 - CONTRACTOR SHALL PRESERVE A CONTINUOUS BAND OF UNDISTURBED COMPACTED SUB-BASE 18" FROM THE BACK OF CURB (SEE DETAIL BELOW).
 - CONTRACTOR SHALL INSURE THAT ALL UNSUITABLE SOIL INCLUDING CONCRETE, PAVEMENT, ROAD BASE, STONES OVER 3" DIAMETER AND ALL CONSTRUCTION DEBRIS, IS REMOVED FROM AREAS TO BE PLANTED AND REPLACED WITH SPECIFIED PLANTING SOIL, E.G., 60% SAND AND 40% MUCK.
 - AREAS TO BE PLANTED WITH SHRUBS AND/OR GROUND COVERS: REMOVE COMPACTED SOIL TO A DEPTH OF 12" AND REPLACE WITH SPECIFIED PLANTING SOIL. PLANTING SOIL SHALL COME UP TO 4" FROM TOP OF CURB, RESERVING SPACE FOR 3" COMPACTED MULCH AND 1" CLEAR FROM TOP OF CURB.
 - PLANTING PITS FOR TREES AND PALMS: REMOVE COMPACTED SOIL WITHIN THE AREA OF EACH PLANTING PIT TO A DEPTH OF 24" FROM THE TOP OF CURB. PLANTING SOIL SHALL COME UP TO 4" FROM TOP OF CURB, RESERVING SPACE FOR 3" COMPACTED MULCH, AND 1" CLEAR FROM TOP OF CURB.



- CYPRESS MULCH IS NOT PERMITTED ON THE FDOT RIGHT OF WAY. MULCH PERMITTED TO BE USED ARE HARDWOOD MULCH (CONTAINING NO CYPRESS PRODUCTS), RECYCLED MULCH OR APPROVED EQUAL, CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION.
- SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD PLANS INDEX 570-010 AND STANDARD SPECIFICATIONS SECTIONS 570, 981, 982, 983, 987 OF THE DEPARTMENT'S LATEST EDITION OF GOVERNING DESIGN STANDARDS AND STANDARD SPECIFICATIONS. ALL DISTURBED AREAS WILL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
- PROVIDE A MINIMUM PLANTING VERTICAL CLEARANCE, AS REQUIRED BY THE FDOT MAINTENANCE RATING PROGRAM:
 - SIDEWALK = 8.5' VERTICAL CLEARANCE
 - ROADWAY = 14.5' VERTICAL CLEARANCEOnline Reference: <https://www.fdot.gov/maintenance/MainRatingProgram.shtm>

FDOT LANDSCAPE PERMIT #
2024-L-491-00022

1/16"=1'-0"
0' 8' 16' 32'
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REVISIONS

NO.	DATE	ISSUE
1	01.15.2025	FDOT Comment response -1
2	02.17.2025	FDOT Comment response -2
3	03.12.2025	FDOT Comment response -3
4	04.04.2025	FDOT Comment response -4

DATE OF ISSUE
08.16.2024

PROJECT STATUS

FDOT SET

PROJECT NO.

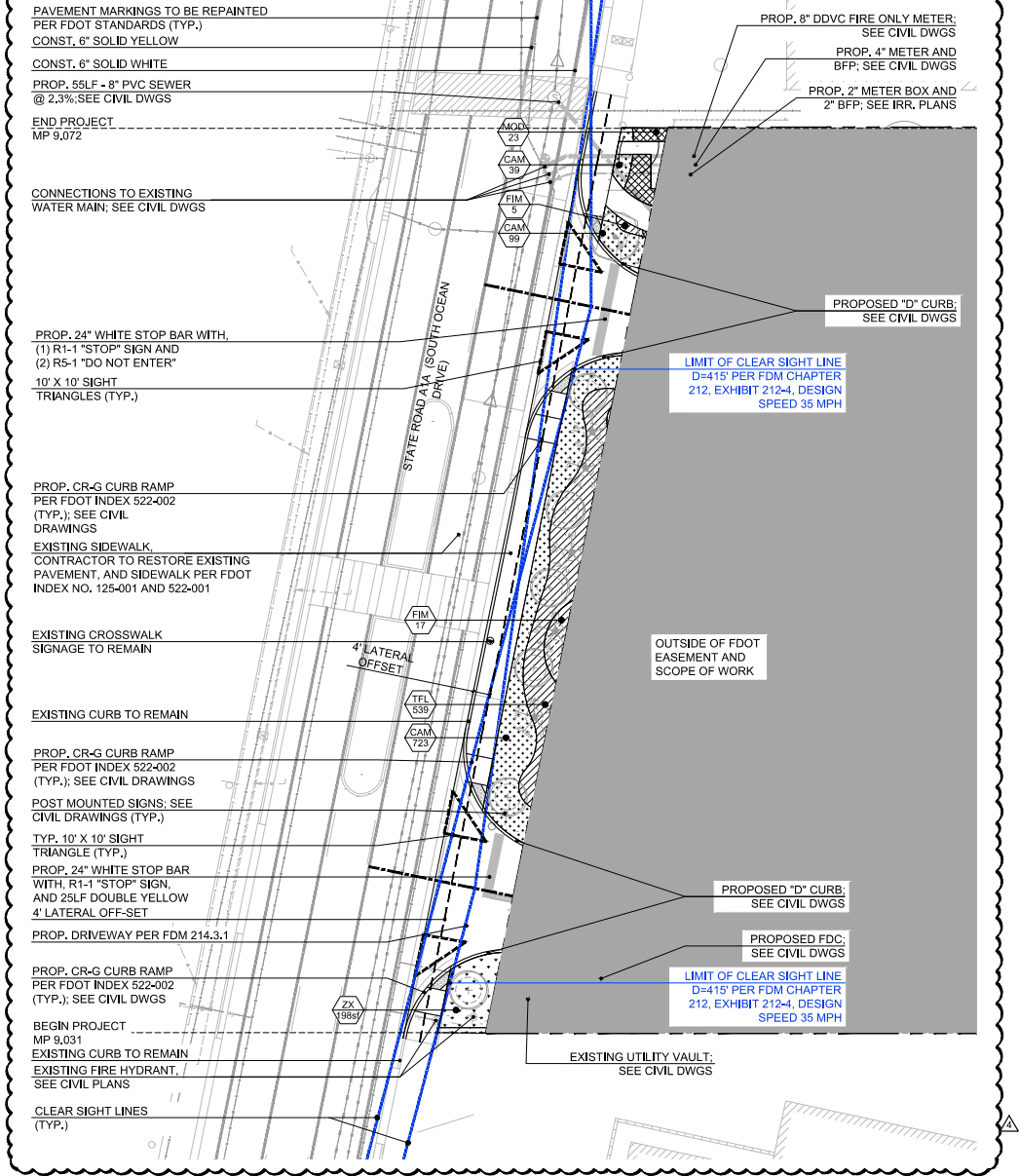
MA22110

SEAL & SIGNATURE

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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L-4
UNDERSTORY PLANTING
PLAN & SCHEDULE -
GROUND FLOOR



LEGEND

--- PROPERTY LINE
--- LIMIT OF CLEAR SIGHT LINE D=415' PER FDM CHAPTER 212, EXHIBIT 212-4, DESIGN SPEED 35 MPH

PLANT SCHEDULE ROW										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	REMARKS
SHRUB AREAS										
	HW	22	<i>Ficus microcarpa 'Green Island'</i>	Green Island Ficus	7 GAL.	24 IN.	24 IN.	24 IN. O.C.	NO	FULL
	MOD	23	<i>Monstera delavayi</i>	Monstera	7 GAL.	36 IN.	36 IN.	36 IN. O.C.	NO	FULL
	TFL	539	<i>Tripsacum dandaneum</i>	Dwarf Fakahatchee Grass	3 GAL.	24 IN.	12 IN.	12 IN. O.C.	YES	
GROUND COVERS										
	CAM	861	<i>Carissa macrocarpa 'Nana'</i>	Dwarf Natal Plum	3 GAL.	12 IN.	18 IN.	12 IN. O.C.	NO	FULL
	ZK	196 sf	<i>Zoysia s.</i>	Zoysia Grass	---					SOD

NOTES:
1. PER FDOT DESIGN MANUAL (FDM) CHAPTER 212.11.8, FIGURE 212.11.2 SPECIAL AREAS LIMITED TO GROUND COVER. DO NOT PLACE TREES, PALMS, OR SHRUBS WITH A MATURE HEIGHT GREATER THAN 18' BELOW THE SIGHT LINE DATUM WITHIN THE HATCHED-OUT AREAS AS SHOWN IN FIGURE 212.11.2. THE HATCHED-OUT AREA IS FOR GROUND COVER ONLY.

NOTES:

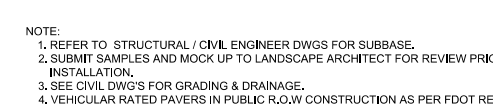
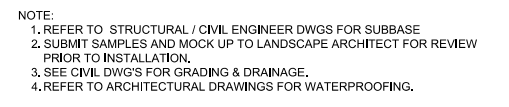
- Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material installed on site.
- All road rock, concrete, asphalt and other non natural material shall be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
- All tree work to be permitted by a registered Broward County Tree Trimmer.
- All landscape materials (except for sod) to be locating min. 5' from any portion of City owned utilities within public street right-of-way including meters, hydrants, service lines etc. Additionally, no trees, shrubbery or obstruction shall be placed within 3' of a City-owned sewer lateral cleanout or water &/or reuse meter; see survey and civil drawings for utilities locations.
- Water shall be clean and free of substances harmful to plant growth, objectionable odor or staining agents free of soil, debris, poisons, pesticides, contaminants, and any other material that is harmful or inhibits vigorous plant growth
- All landscaped areas within limits of work shall be irrigated with an automatic irrigation system which shall utilize well and/or domestic water supply. If domestic water is used, a backflow preventer shall be installed + rain sensor.
- Irrigation system shall provide 100% coverage with minimum 50% overlap. Back flow preventor and rain sensor.
- Installation of irrigation systems shall conform to specifications provided with irrigation plans.
- No top soil shall be added seaward of the CCCL at ground level.
- All canopy trees and palms at the ground level shall be maintained with an 8' clear trunk.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with Girdling, intact leader circling and/or plunging roots will be rejected.
- Planting Mix:
 - a. Planting mix and ground level shall be 70/30 mix, 70% crushed oolitic limestone or sand, and 30% organic material (composed of 15% decomposed wood chips and 15% compost).
 - b. The landscape Architect reserves the right to reject planting mix utilized that fails to meet the specifications at any time during execution of work.
 - c. Planting on structural decks shall receive lightweight soil rooftop intensive 700, weight class 70/80 or equal. Submit soil analysis and product documentation for review.
- All proposed beach demolition and construction, landscaping and irrigation must first be approved by the State of Florida DEP. Approved, stamped plans and permit must be submitted with the building permit
- Irrigation plans shall be submitted and approved at time of building permit. Dune irrigation shall be temporary, and shall be removed once planting is established."
- Landscape architect to tag and face in person all specimen trees and, specimen trees/palm trees, Provide photos submittal before tagging.
- Drought-resistant sod or drought-resistant ground cover shall be installed on the entire disturbed areas before close-out of the permit and after that maintained.
- All asphalt, rock, and other non-natural materials shall be removed and refilled to the undisturbed lot level with clean soil before west CCCL and sand only eastward of CCCL, any planting or installation of the required drought-resistant sod or ground cover.
- Refer to civil plans for all all-existing city-owned and maintained potable water mains and services, as well as sanitary sewer mains or laterals and storm drainage lines.

FDOT LANDSCAPE PERMIT #
2024-L-491-00022

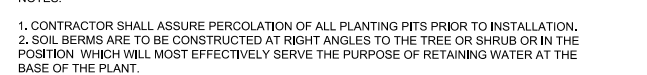
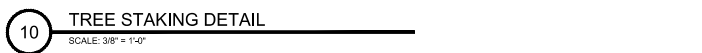
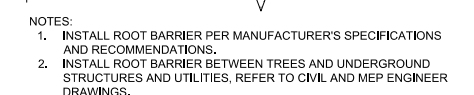
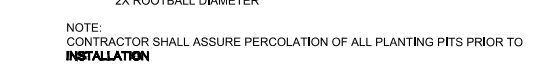
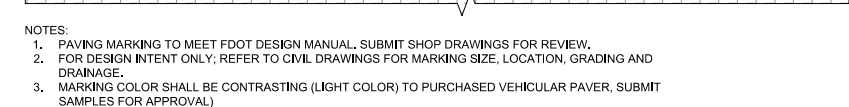
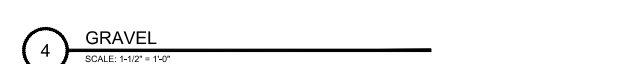
Always call 811 two full business days before you dig



1/16"=1'-0"
0' 8' 16' 32'
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**TYPICAL STONE CURB DETAIL
REMOVED FROM SET. ROW CURBS
TO MEET FDOT STANDARDS; REFER
TO CIVIL PLANS FOR
SPECIFICATIONS**



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415,979,9880

[illegible]

DATE OF ISSUE
08.16.2024

PROJECT STATUS _____
FDOT SET

PROJECT NO. MA22110

SEAL & SIGNATURE _____

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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L-5

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REVISIONS		
NO.	DATE	ISSUE
1	01.15.2025	FDOT
2	02.18.2025	FDOT
4	04.04.2025	FDOT

DATE OF ISSUE
08.16.2024

PROJECT STATUS

FDOT SET

PROJECT NO. _____

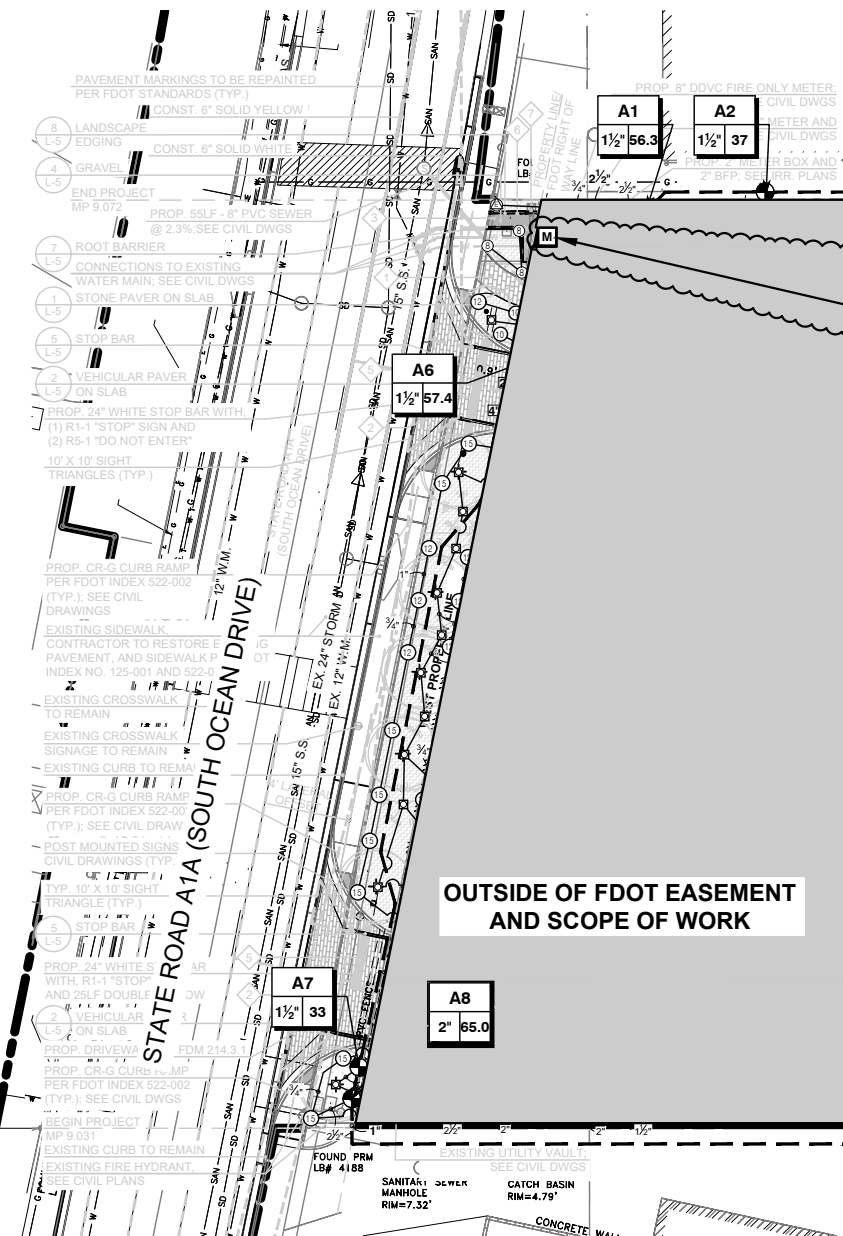
MA22110

SEAL & SIGNATURE _____

FOR THE FIRM:
DIEGO JOSE VANDERBIEST
R.L.A. 6667355

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L-6
IRRIGATION PLANS -
GROUND FLOOR



2" WATER METER/WATER
SOURCE OUTSIDE OF FDOT
RIGHT OF WAY. SHOWN FOR
REFERENCE PURPOSES ONLY.

OUTSIDE OF FDOT EASEMENT AND SCOPE OF WORK

FDOT Irrigation Notes

1. THE IRRIGATION SYSTEM SHALL USE THE LOWEST POSSIBLE QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER, RECLAIM WATER, OR GREY WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
2. FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO THE WATER SOURCE.
3. THE CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS-BUILT" IRRIGATION PLANS.

FDOT GENERAL NOTES:

1. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FOOT RIGHT OF WAY, LANDSCAPE INSTALLATION SHALL COMPLY WITH CURRENT APPLICABLE FOOT MAINTENANCE SPECIFICATION 580. ONLINE REFERENCE: [HTTPS://FDOTWWW.BLOB.CORE.WINDOWS.NET/SITEFINITY/DOCS/DEFAULT-SOURCE/PROGRAMMANAGEMENT/MAINTENANCE/JUL22/SSM5800000WDO-722-117992.PDF?SFVRSN=1ABF91A1_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/maintenance/jul22/ssm5800000wdo-722-117992.pdf?SFVRSN=1ABF91A1_2)
2. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FOOT RIGHT OF WAY REFER TO THE FOOT STANDARD PLANS INDEX 580-001 LANDSCAPE INSTALLATION.
[HTTPS://FDOTWWW.BLOB.CORE.WINDOWS.NET/SITEFINITY/DOCS/DEFAULT-SOURCE/DESIGN/STANDARDPLANS/2024/IDX580-001.PDF?](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx580-001.pdf?)
3. IN ALL PLANTING AREAS, SOIL MATERIAL SHALL BE SUITABLE FOR PLANT GROWTH. THE ORGANIC MATTER CONTENT OF THE SOIL LAYER SHALL BE A MINIMUM OF 2.5%, A MAXIMUM OF 10% AND HAVE A PH VALUE OF 5.5 OR GREATER AND LESS THAN OR EQUAL TO 7.0. PLANTING AREAS WHERE THE EXISTING SUB-GRADE IS FOUND TO BE UNSUITABLE SOIL OR COMPACTED ROAD BASE, WILL NEED TO BE REPLACED WITH AMENDED PLANTING SOIL, AS FOLLOWS:
 - a. CONTRACTOR SHALL PRESERVE A CONTINUOUS BAND OF UNDISTURBED COMPACTED SUB-BASE 16" FROM THE BACK OF CURB (SIDE OF CURB BELOW).
 - b. CONTRACTOR SHALL INSURE THAT ALL UNSUITABLE SOIL INCLUDING CONCRETE, PAVEMENT, ROAD BASE, STONES OVER 3" DIAMETER AND ALL CONSTRUCTION DEBRIS, IS REMOVED FROM AREAS TO BE PLANTED AND REPLACED WITH SPECIFIED PLANTING SOIL, E.G., 60% SAND AND 40% MUCK.
 - c. AREAS TO BE PLANTED WITH SHRUBS AND/OR GROUND COVERS: REMOVE COMPACTED SOIL TO A DEPTH OF 12" AND REPLACE WITH SPECIFIED PLANTING SOIL. PLANTING SOIL SHALL COME UP TO 4" FROM TOP OF CURB, RESERVING SPACE FOR 3" COMPACTED MUCK AND MULCH CLEAR FROM TOP OF CURB.
 - d. PLANTING PITS FOR TREES AND PALMS: REMOVE COMPACTED SOIL WITHIN THE AREA OF EACH PLANTING PIT TO A DEPTH OF 24" FROM THE TOP OF CURB. PLANTING SOIL SHALL COME UP TO 4" FROM TOP OF CURB, RESERVING SPACE FOR 3" COMPACTED MULCH, AND 1" CLEAR FROM TOP OF CURB.

Irrigation Notes

1. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AUTOMATIC IRRIGATION SYSTEM USING APPROVED WATER SOURCE. BUBBLERS ARE TO BE PROVIDED FOR LARGE TREES AND PALMS. SEE LANDSCAPE PLAN FOR PROPOSED TREES AND RELOCATED TREE LOCATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND SPECIFICATIONS ATTACHED TO THIS PLAN.
3. BUBBLERS WILL BE PROVIDED FOR ALL AND NEW RELOCATED TREES AND PALMS.
4. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE.
5. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSING CUT-OFF DEVICE THAT SHALL BE LOCATED AND INSTALLED SO THAT BUILDINGS EAVES, BALCONIES AND SIMILAR OVERHANDS DO NOT INTERFERE WITH THE EFFECTIVE OPERATION OF THE DEVICE.
6. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100% WITH 50% OVERLAP.
7. WATER USED FOR IRRIGATION SHALL BE RUST FREE EXCEPT WHERE DEEMED UNNECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR.
8. WATER USED FOR IRRIGATION SHALL BE REUSE WATER WHERE PRACTICABLE.



FDOT PERMIT SET - 8.16.24

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2024-L-491-00022

**EXHIBIT C
RESOLUTION**

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the FLORIDA DEPARTMENT OF TRANSPORTATION and the AGENCY.

Please see attached