

SECTION: 86050000
STATE ROAD: A1A (S. Ocean Blvd.)
COUNTY: Broward
PERMIT: 2025-L-491-00011

**AMENDMENT NUMBER THIRTY-FIVE (35) TO
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4
INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

This is **AMENDMENT NUMBER THIRTY-FIVE (35)** to the Agreement dated December 5, 2007, made and entered into this ____ day of _____ 20____, 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 (S. Ocean Boulevard)**; and

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

WHEREAS, the AGENCY seeks to install by permit and maintain certain landscape and hardscape improvements within the right of way on **State Road A1A (S. Ocean Boulevard) from M.P. 8.874 to M.P. 8.929**, as described in **Exhibit "A"**; and

WHEREAS, the AGENCY is agreeable to maintaining the 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. The AGENCY shall agree to maintain the additional landscape improvements according to the Maintenance Plan of the Original Agreement, and of Amendment #35, as follows:

PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

1. Pitch Apple trees are intended to be maintained with an 8.5' C.T. over the sidewalk.
2. Remove suckering growth from base and clear trunk areas for Pitch Apple trees on a monthly basis.
3. 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.

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4. 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 4" setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
5. Maintain the vertical height of:
 - Small Leaf Clusia at 6' maximum, full to ground
 - Green Island Ficus at 24" maximum, full to ground
 - St. Augustine Grass trim down to 4" on an as-needed basis.
6. Inspect groundcovers and shrubs on a monthly basis for maintaining full ground coverage.
7. 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.
8. 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 yearly basis 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 on a monthly basis to keep those areas free of weeds.
9. Inspect the irrigation system performance on a monthly basis 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 SIGNATURE PAGE

FOR CITY OF POMPANO BEACH

By: _____
Rex Hardin, Mayor

By: _____
Gregory P. Harrison, City Manager

Date: _____

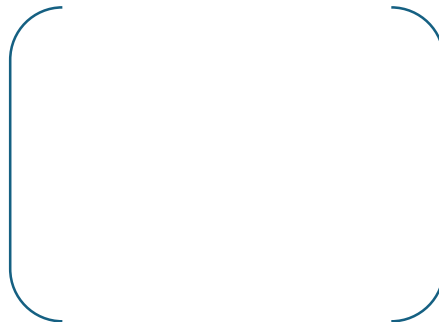
Attest:

Kervin Alfred, City Clerk

(SEAL)

Approved As To Form:

Mark E. Berman
City Attorney



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FLORIDA DEPARTMENT OF TRANSPORTATION SIGNATURE PAGE

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

Date: _____

Attest: _____
Alia Chanel (or designee)
Executive Secretary, District 4

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 #35:

State Road A1A (S. Ocean Boulevard) from **Avenue (M.P. 8.874) to (M.P. 8.929)**

See Attached Map*

II. INCLUSIVE AGREEMENT LIMITS FOR STATE ROAD A1A (OCEAN BOULEVARD) DESIGNATED IN THE ORIGINAL AGREEMENT:

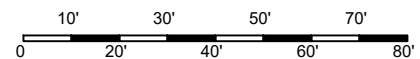
State Road A1A (Ocean Boulevard) from (M.P.8.680) to Hillsboro Inlet (M.P. 12.039)

***All limits of the Original Agreement and Amendments thereto, not otherwise referenced herein, remain in full force and effect.*



EAST TOWER LANDSCAPE IMPROVEMENT BOUNDARY MAP

NORTH

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

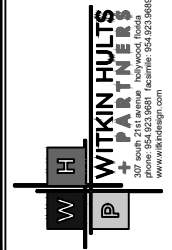
Drawing: Landscape Maintenance
Boundary Map
Date: 02/07/2023
Scale: See Left
Drawn by: DA
Sheet No.:

L-EXHIBIT 1

Cad Id.: 2022-035

**RITZ CARLTON RESIDENCE
POMPANO BEACH**
1380 SOUTH OCEAN BLVD, POMPANO BEACH, FL 33062
EAST TOWER MAINTENANCE BOUNDARY MAP

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THE DESIGN AND DRAWINGS HEREIN ARE
THE INTELLECTUAL PROPERTY OF THIS
ARCHITECT AND ARE PROTECTED UNDER
THE COPYRIGHT PROTECTION ACT

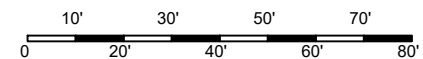
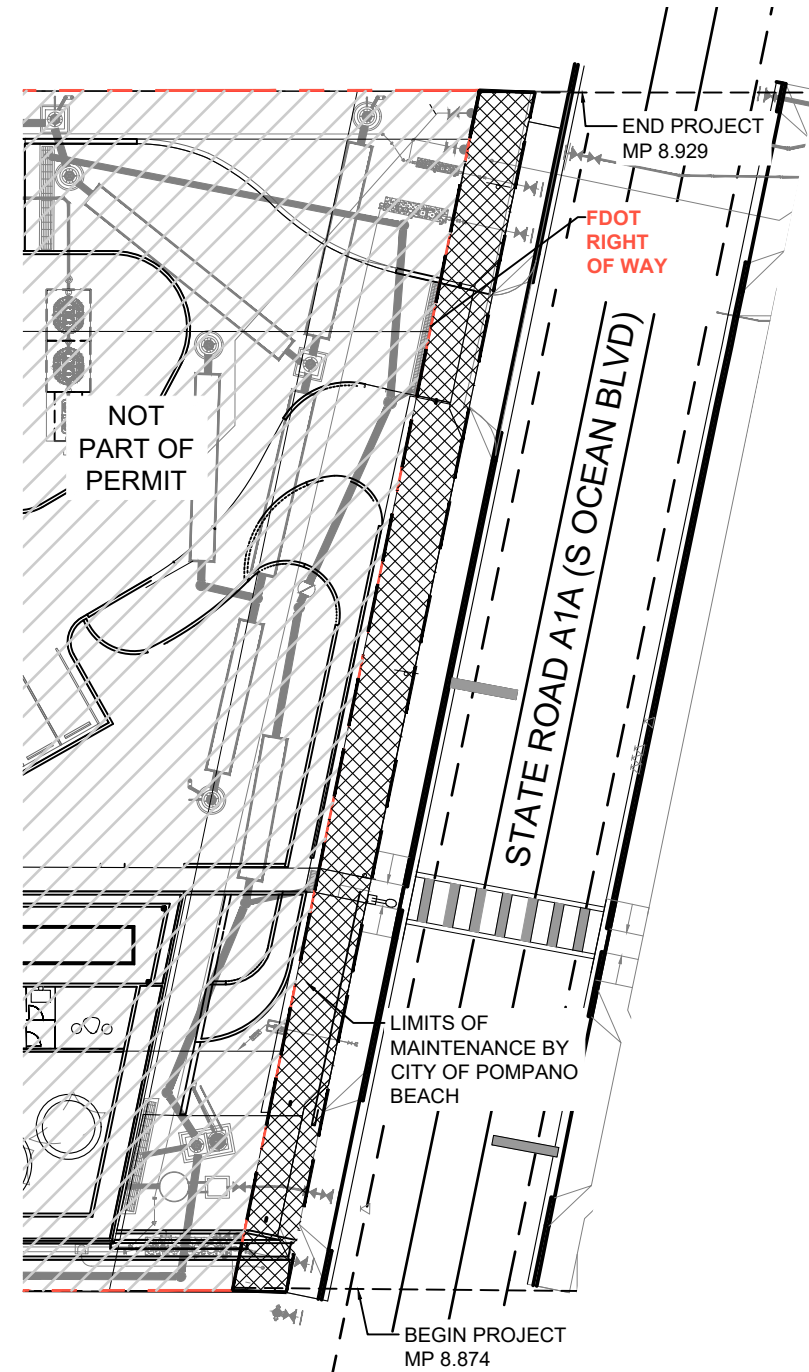




CITY OF POMPANO BEACH
FDOT PERMIT NO. 2025-L-491-00011
STATE ROAD A1A
12/17/2025

WEST TOWER LANDSCAPE IMPROVEMENT BOUNDARY MAP

Scale: 1" = 40'-0"



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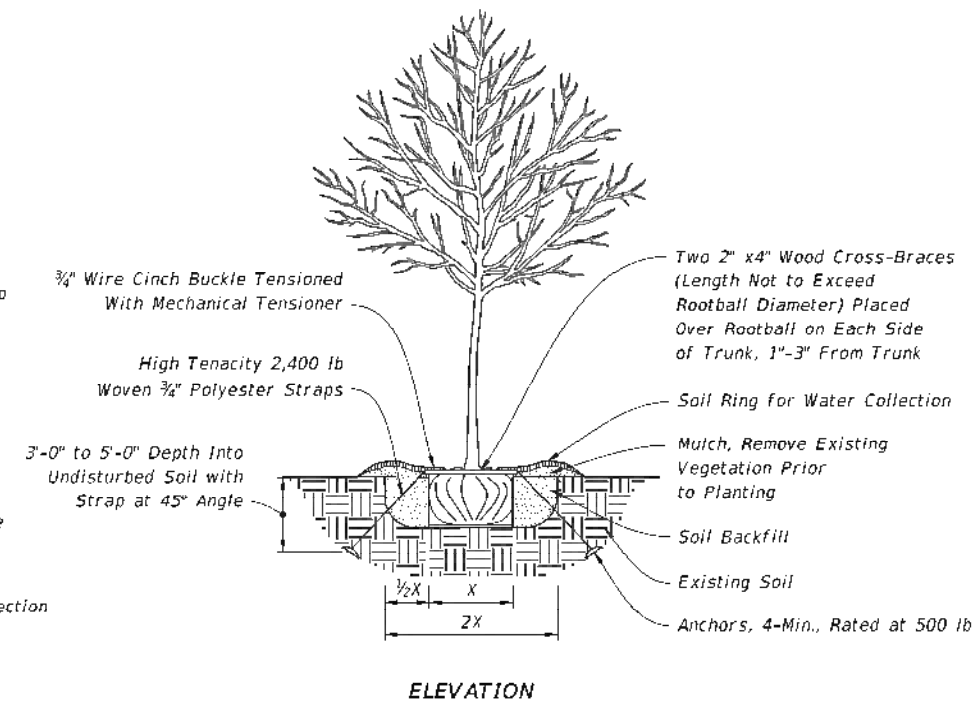
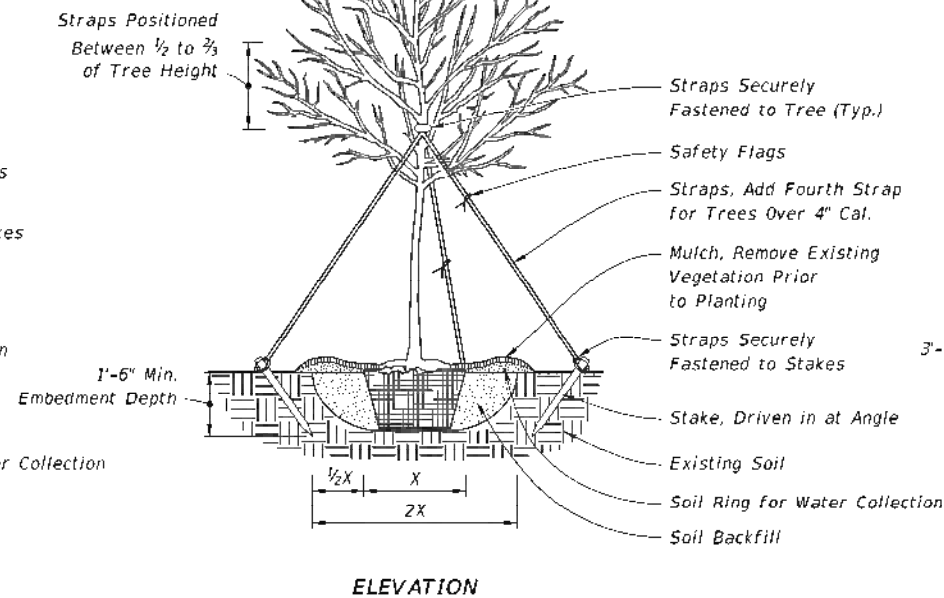
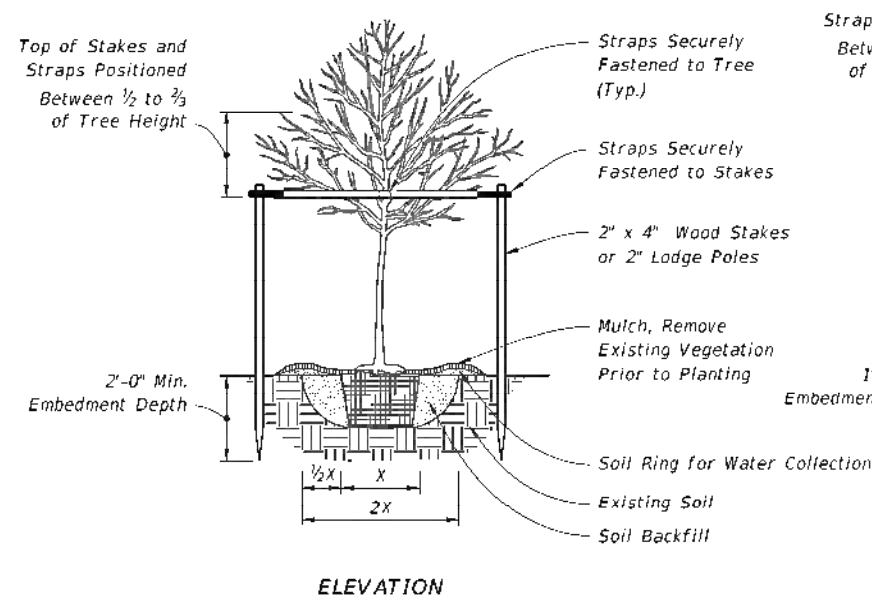
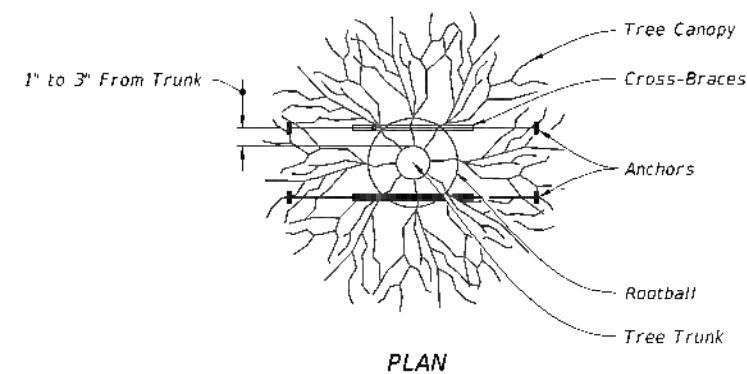
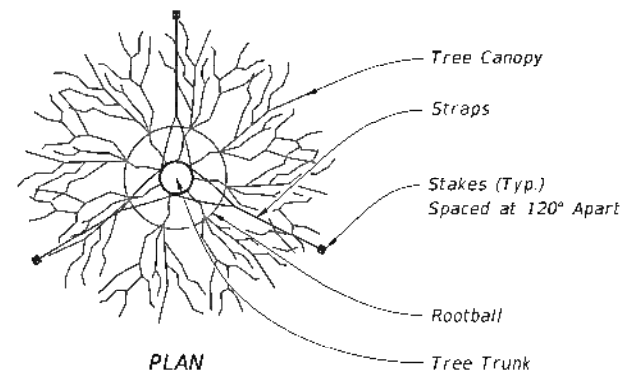
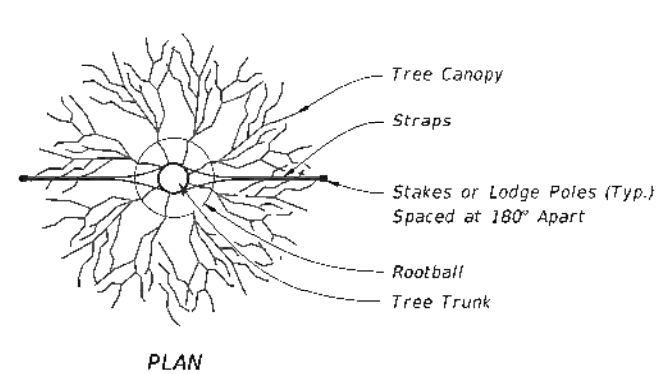
EXHIBIT B

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: Valeria Soto, PLA
Witkin Hults Design Group

Date: 11/17/2025




= UNDER 2½" CALIPER TREE PLANTING

= 2½" TO 6" CALIPER TREE PLANTING

= UNDER 4" CALIPER TREE PLANTING
WITH UNDERGROUND BRACING

GENERAL NOTES:

1. Staking guidelines are based on standard horticultural requirements and are provided for plant establishment purposes only. Details not intended to apply when bracing is intended to address safety considerations. When bracing for safety, refer to Designer generated signed and sealed details. These guidelines are not intended to apply when the tree or palm is within falling distance of a roadway, pedestrian or bicycle route, under extreme wind loads, non-standard soil properties, non-standard plant dimensions, or when rootball is anticipated to be greater than 4 feet diameter and planted on 1:3 slope or steeper.
2. All dimensions 6" and less are exaggerated for illustrative purposes only. Dimensions shown for wood materials are nominal. Slopes shown are Vertical:Horizontal.
3. Remove plant containers prior to planting. Remove a minimum of the top 1/3 of burlap, fabric, or wire mesh for plants not grown in containers.
4. Allow no more than 1" of soil to cover the uppermost root on all trees. Set the top of rootball 1"-2" above finish grade after settling and set plumb to the horizon.
5. Backfill with loosened existing soil or as shown in the plans. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. Contact the Engineer prior to planting if existing soils contain excessive sand, clay, or other material not conducive to proper plant growth.
6. Construct soil rings at the outer edge of the planting pit with a height of 3" and gently sloping sides unless a permanent, subsurface or drip irrigation system is provided. Do not pile soil on top of rootball.
7. Construct a 3" deep layer of mulch placed 2" off the edge of the trunk flare, around the base of shrub, or solidly around ground cover. Never pile mulch against the tree trunk.
8. Install guying with minimum 1" wide nylon or polypropylene straps with a minimum 600 lb. break strength. Check straps monthly and adjust as required to eliminate girdling of tree. Locate all wood stakes beyond the edge of soil ring in existing soil and embed a minimum of 18" below finished grade unless otherwise specified. Alternate tree bracing and guying systems specified or approved by the Engineer may be used in lieu of the tree bracing and guying methods detailed on the Index.
9. Relocated Trees and Palms: Brace relocated trees and palms in accordance with the Contract Documents. Remove bracing at the conclusion of the contract or as directed by the Engineer. Bracing or straps must not damage or become embedded in the tree bark.
10. Use 2" x 2" minimum wood stakes unless otherwise shown in the Plans or directed by the Engineer. Use wood meeting #2 Common or better in accordance with the Standard Grading Rules for Southern Pine.
11. Drive stakes into existing, undisturbed soil. Localized compaction may be provided to prevent displacement of the stakes for previously disturbed existing soils that do not provide sufficient stability.

LAST REVISION 11/01/19	DESCRIPTION:  FY 2025-26 STANDARD PLANS	LANDSCAPE INSTALLATION	INDEX 580-001	SHEET 1 of 2
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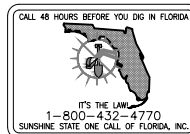
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Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 07/22/2022
Scale: See Left
Drawn by: DA
Sheet No.:

Permit No. 2025-L-491-00011



**WITKIN HULTS
+ PARTNERS**
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9688
www.witkindesign.com

**RITZ CARLTON RESIDENCE
POMPANO BEACH**
1380 SOUTH OCEAN BLVD., POMPANO BEACH, FL 33062
EAST TOWER IRRIGATION PLAN

[illegible]

ic. # LA0000889
ember: A.S.L.A.

Drawing: East Tower Irrigation Plan
 Date: 02/07/2023
 Scale: See Left
 Drawn by: DA
 Sheet No.:

R-1

cad Id.: 2022-035

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

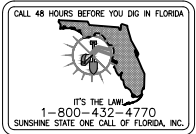
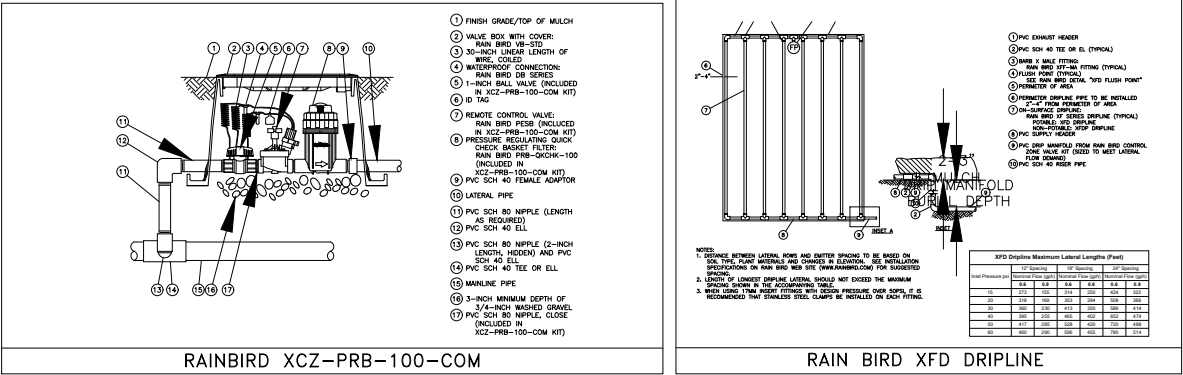
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

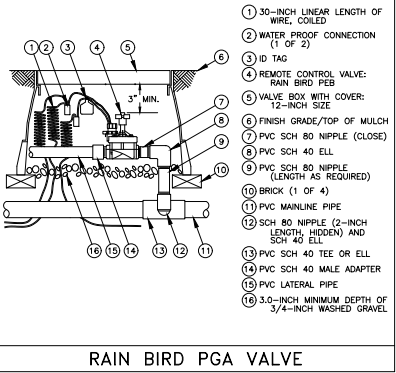
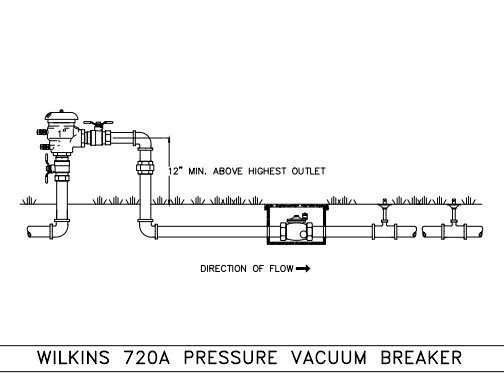
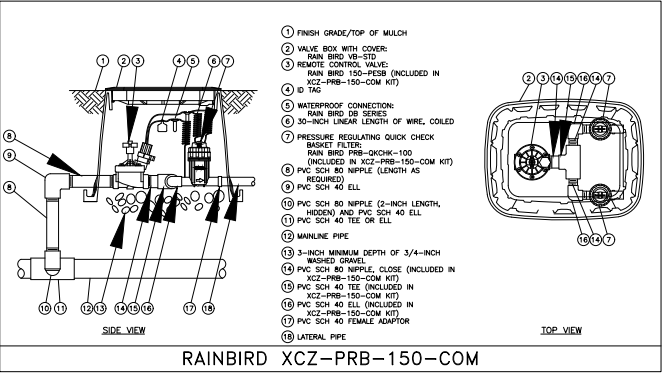
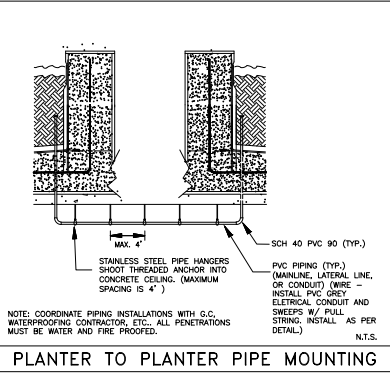
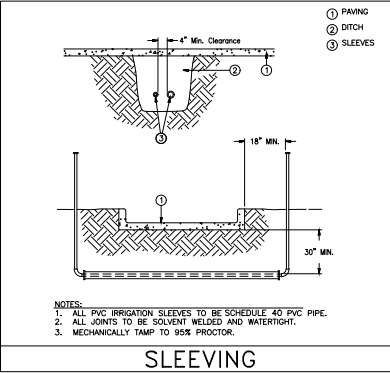
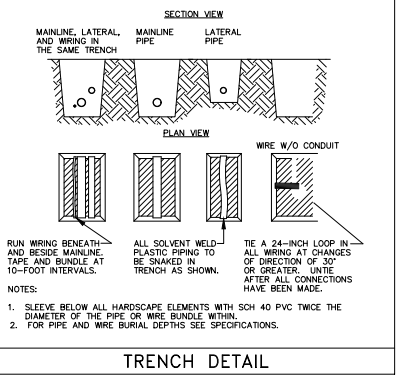
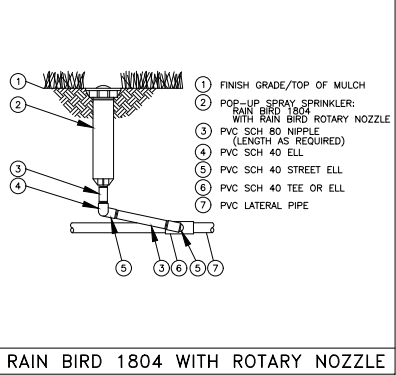
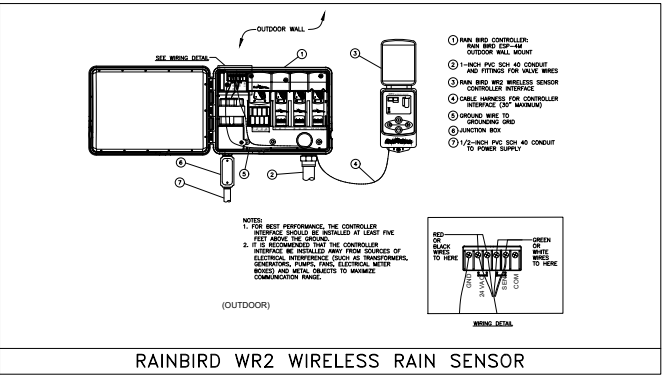
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE	
Backflow Preventers	
Symbol	Description
	Reduced Pressure Zone Vacuum Breaker
Controllers	
Symbol	Description
	Rainbird ESP-Me with LNK WiFi Module
	Rainbird ESP-Me with LNK WiFi Module
	Rainbird WR2 Wireless Rain Sensor
Irrigation Heads	
Symbol	Description
	RAINBIRD 1800 SERIES 1404 Series Bubbler"
	RAINBIRD R-VAN R08-14-08 90°
	RAINBIRD R-VAN R08-14-08 180°
	RAINBIRD R-VAN R08-14-10 90°
	RAINBIRD R-VAN R08-14-10 180°
	RAINBIRD R-VAN R08-14-14 180°
	RAINBIRD R-VAN R13-18 180°
	RAINBIRD R-VAN R17-24 90°
	RAINBIRD R-VAN R17-24 180°
	RAINBIRD R-VAN R17-24 360°
Drip	
Symbol	Description
	Rainbird XFD-09-18-500
Pipe (Lateral)	
Symbol	Description
	Class 160 PVC (Lateral)
Pipe (Mainline)	
Symbol	Description
	Schedule 40 PVC Pipe 2"
Pipe (Sleeve)	
Symbol	Description
	Schedule 40 PVC Pipe
Valves	
Symbol	Description
	Rainbird PGA Valve
	Rainbird PGA Master Valve
	Rainbird XCZ-100-PRB-COM
	Rainbird XCZ-150-PRB-COM
Water Meters	
Symbol	Description
	Water Meter
Point of Connection	
Symbol	Description
	Point of Connection for Elevated Level

Notes: Zones for Controller B all feed the raised level. Civil to coordinate pipe layout to elevated portion.



Depth of Pipe	
Vehicle traffic areas	
Pipe Size (inches)	Depth of Cover (inches)
1/2 - 2-1/2	18
3 - 5	24
6 and larger	30
Non vehicle traffic areas	
Pipe Size (inches)	Depth of Cover (inches)
1/2 - 2-1/2	6
2 - 3	12
4 - 6	18
more than 6	24
Sleeves under paved areas shall be installed to a minimum depth of 24"	



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SLEEVING

PLANTER TO PLANTER PIPE MOUNTING

RAINBIRD XCZ-PRB-150-COM

WILKINS 720A PRESSURE VACUUM BREAKER

RAIN BIRD PGA VALVE

Project:

Revisions:

11 FDOT Comments

Date:

By:

10/27/2025

AB

Seal:

Lic. # LA0000899

Member: A.S.L.A.

Drawing: East Tower Irrigation Details

Date: 02/07/2023

Scale: See Left

Drawn by: DA

Sheet No.:

Cad Id.: 2022-035

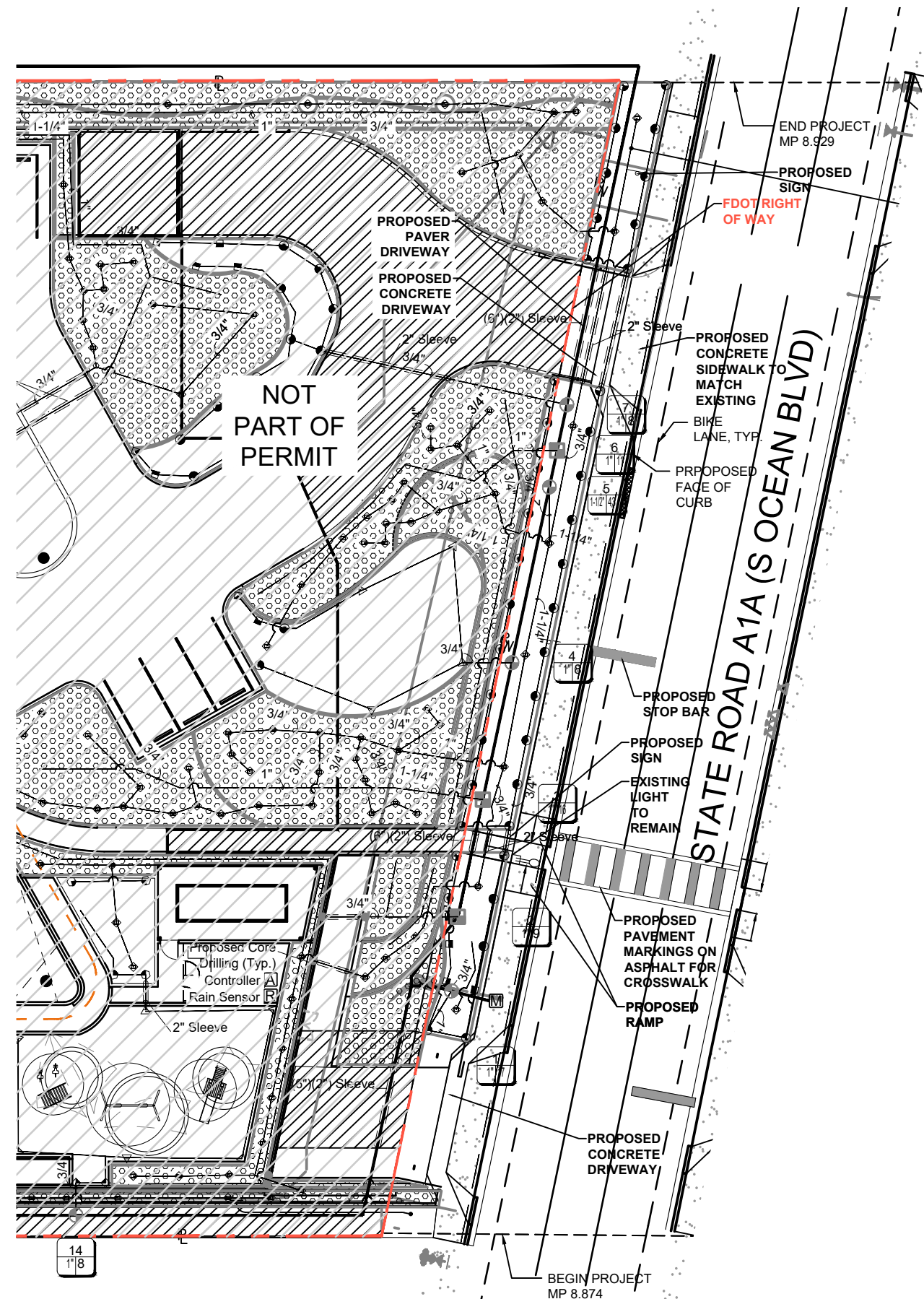
IR-2

FDOT REQUIRES 24-HOUR
EMERGENCY ACCESS TO THE
WATER SOURCE.

THE CONTRACTOR SHALL PROVIDE
FDOT DISTRICT OPERATIONS
MANAGER WITH A SET OF "AS-BUILT"
IRRIGATION PLANS.

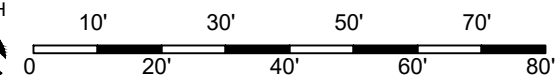
THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH.

Permit No. 2025-L-491-00011



WEST TOWER IRRIGATION PLAN

Scale: 1" = 30'-0"



**RITZ CARLTON RESIDENCE
POMPANO BEACH**
1381 SOUTH OCEAN BLVD, POMPANO BEACH, FL 33062
WEST TOWER IRRIGATION PLAN

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: West Tower Irrigation Plan

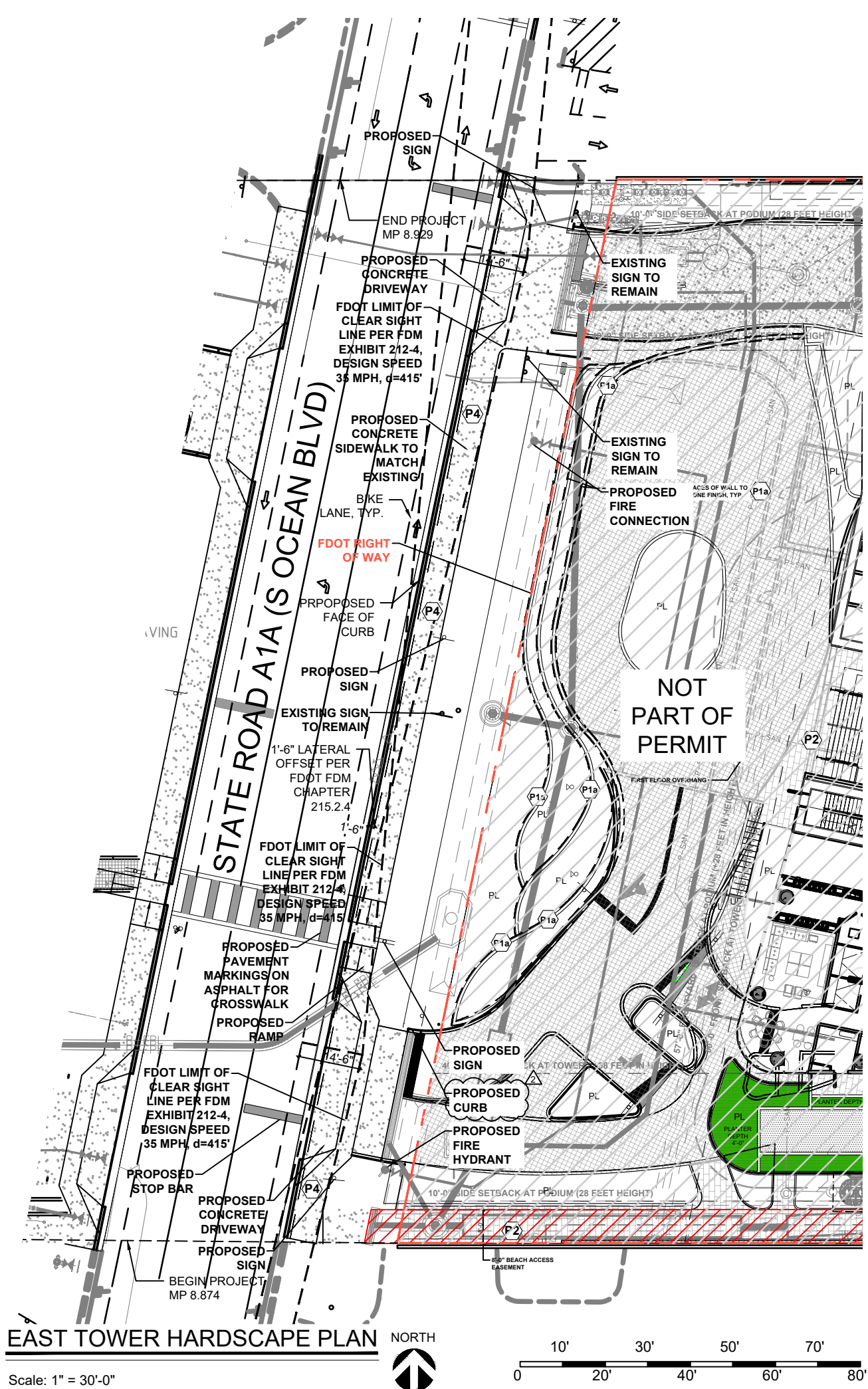
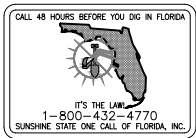
Date: 07/22/2022

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Drawn by: DA

Sheet No.:

Cad Id.: 2022-035



SECTION: 86050000
STATE ROAD: A1A (S. Ocean Blvd.)
COUNTY: Broward
PERMIT: 2025-L-491-00011

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*