

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2025-L-491-00008

**AMENDMENT NUMBER THIRTY-SIX (36) TO
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4
INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

This is **AMENDMENT THIRTY-SIX (36)** to the Agreement dated December 5, 2007, made and entered into this _____ day of _____ 2026, 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 (N. 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 **State Road A1A (N. 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 (N. 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. 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 (N. Ocean Boulevard) from M.P. 11.280 to M.P. 11.345** in accordance with the plans attached as **Exhibit "B"**.
2. The agency shall agree to maintain the additional landscape improvements according to the Maintenance Plan of the Original Agreement and also this Amendment #36, *Part II: Specific Project Site Maintenance Requirements and Recommendations* described as follows:

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STATE ROAD: A1A
COUNTY: Broward
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PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

- a) It is the general intent that the planting in this area shall be maintained in healthy and vigorous fashion, and the irrigation shall remain functional.
- b) Canopy Trees are intended to be maintained at mature height and spread (with at least 8' of clear trunk). (Refer to Part I Pruning, for clear sight window and vertical clear zone pruning requirements.)
- c) Remove suckering growth from base and clear trunk areas for single trunked and/or multi-trunked trees on an "as-needed" basis.
- d) 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.
- e) 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.
- f) Do not remove fronds from self-cleaning palms, unless damaged. Palms with persistent fronds shall only have dead fronds removed, do not remove any green fronds. If it is deemed necessary to prune a palm's fronds, no fronds shall be trimmed above 3 o'clock and 9 o'clock on the horizontal plain.
- g) 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 the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
- h) Maintain the vertical height of:
 - Liriope Muscari "Evergreen Giant" between 12" and 18" tall
 - Ernodea littoralis between 18" and 24" tall
 - Muhlenberghia cappillaris between 24" and 30" tall
 - Nephrolepis bisserata "Macho" between 24" and 30" tall
- i) Inspect groundcovers and shrubs on a monthly basis for maintaining full ground coverage.
- j) 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.

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- k) Concrete 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 it shall be cleaned on a yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a monthly basis to keep those areas free of weeds.

- l) 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 replace

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2025-L-491-00008

CITY OF POMPANO BEACH SIGNATURE PAGE

FOR CITY OF POMPANO BEACH

By: _____
Rex Hardin, Mayor

By: _____
Gregory P. Harrison, City Manager

Date: _____

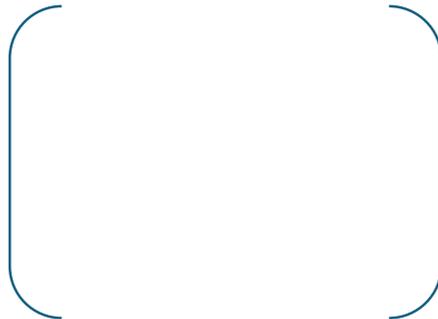
Attest:

Kervin Alfred, City Clerk

(SEAL)

Approved As To Form:

Mark E. Berman
City Attorney



SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2025-L-491-00008

FLORIDA DEPARTMENT OF TRANSPORTATION SIGNATURE PAGE

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

Date: _____

Attest: _____
Alia Chanel (or designee)
Executive Secretary

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

SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2025-L-491-00008

EXHIBIT A

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LANDSCAPE MAINTENANCE LIMITS FOR AMENDMENT #36:

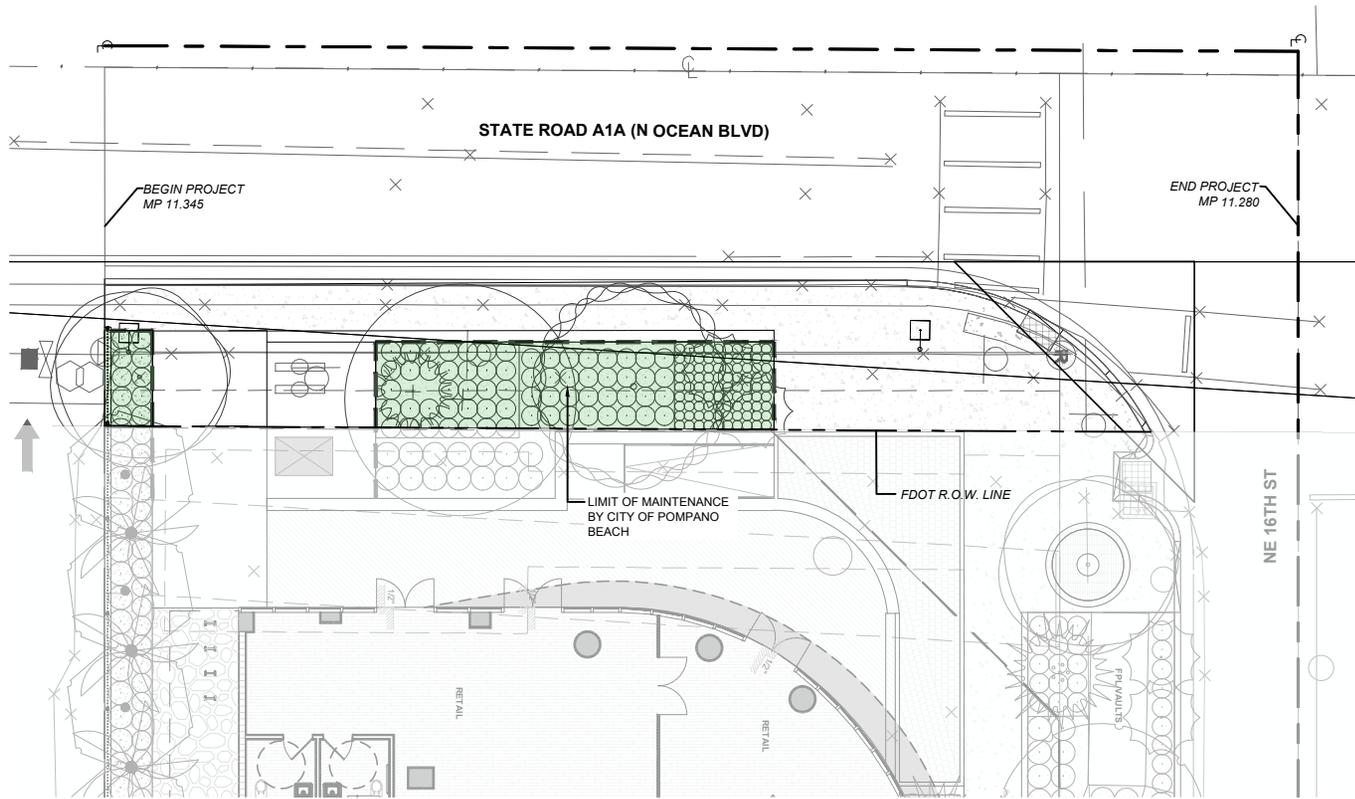
State Road A1A (N. Ocean Boulevard) from **M.P. 11.280 to M.P. 11.345**

**See Attached Map*

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

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

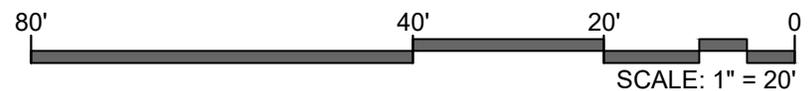
**Except as modified by this Amendment, all terms and conditions of the Original Agreement and all Amendments thereto shall remain in full force and effect.*



LIMIT OF MAINTENANCE BY CITY OF POMPANO BEACH

Roadway ID 86050000
 FDOT Landscape Permit Number 2025-L-491-00008
 August 15, 2025

**LANDSCAPE IMPROVEMENTS
 MAINTENANCE BOUNDARY MAP
 CITY OF POMPANO BEACH**



SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
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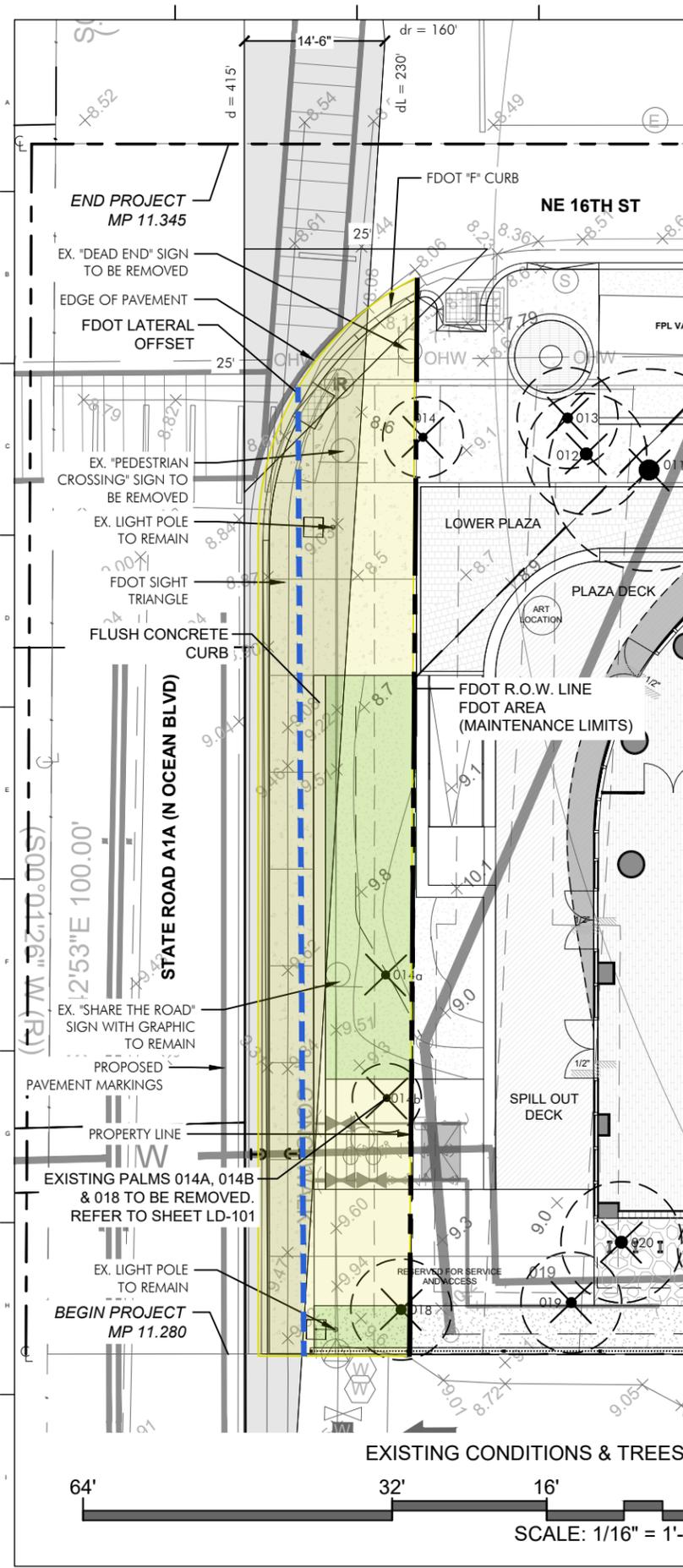
EXHIBIT B

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: Kenneth Eric Gardner, RLA
GSLA Design

Date: January 28, 2026



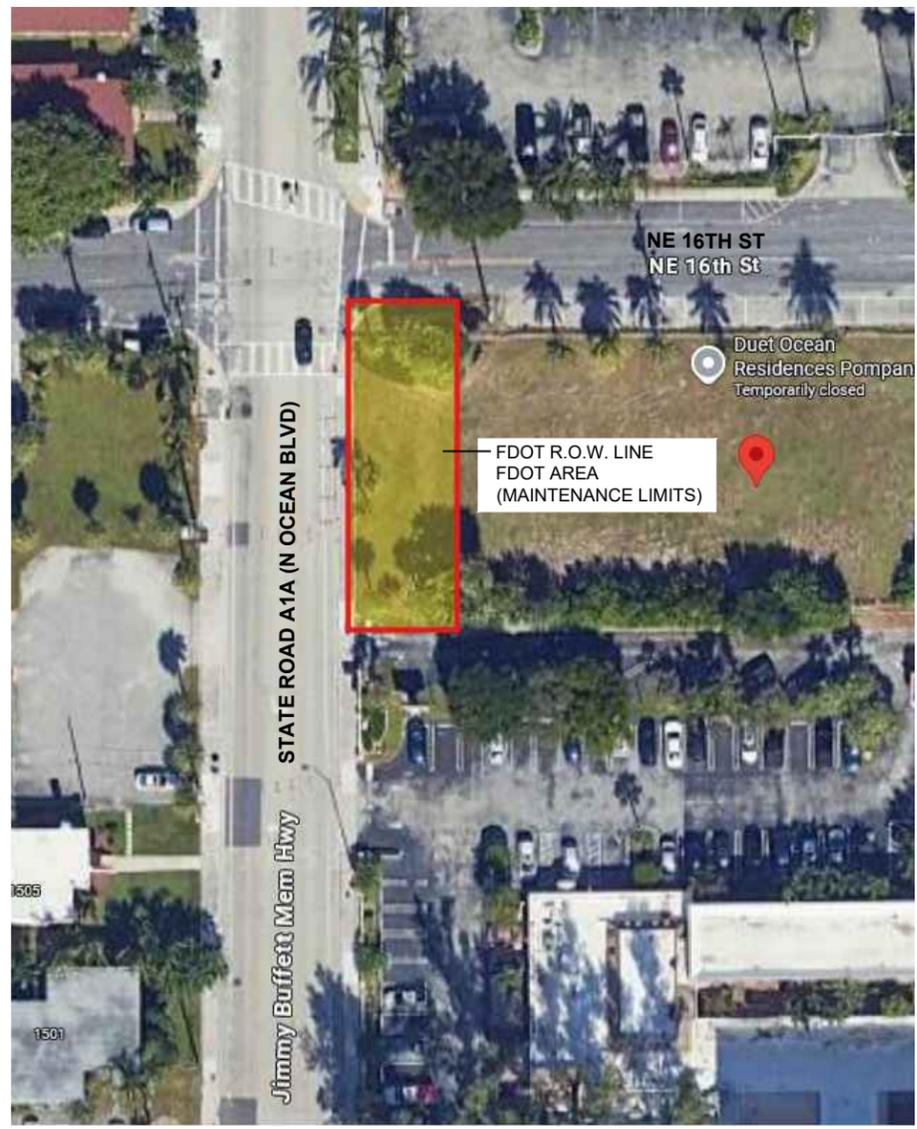
EXISTING TREE DISPOSITION LIST - IN FDOT ROW

| KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | | | HEALTH (%) | TREE DISPOSITION | DBH REMOVAL (MITIGATION) | APPRAISED VALUE | COMMENTS |
|------|--------------|-------------------------|------------|-----------|------------|------------|------------------|--------------------------|-----------------|---|
| | | | DBH. (in.) | HT. (ft.) | SPD. (ft.) | | | | | |
| 014a | Screw Pine | <i>Panadanus utilis</i> | 9 | 11 | 0 | 0% | Remove | Value Based | \$0.00 | Dead, double trunk |
| 014b | Coconut Palm | <i>Cocos nucifera</i> | 10 | 32 | 14 | 50% | Remove | Value Based | \$2,550.00 | Pencil top, moderate nutrient deficiency, moderate trunk damage |
| 018 | Sabal Palm | <i>Sabal palmetto</i> | 9 | 26 | 12 | 60% | Remove | Value Based | \$217.50 | Minor/moderate nutrient deficiency, tapering trunk, minor mechanical trunk damage |

*REFER TO ARBORIST REPORT

FDOT GENERAL NOTES:

- GOVERNING STANDARD PLANS:
 Florida Department of Transportation, FY 2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website: [Standard Plans - FY 2025-26](#)
- GOVERNING STANDARD SPECIFICATIONS:
 Florida Department of Transportation, FY 2025-26 Standard Specifications for Road and Bridge Construction at the following website: [2025-26-ebook-compressed.pdf](#)
- Contractor shall repair all damage done to 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 FDOT Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.



PROJECT, ADDRESS AND OWNER:

DUET
 1550 N OCEAN BLVD
 POMPANO BEACH, FL | 33062
 Mount Vernon Property Holdings, LLC
 219 NW 12th Ave. #812 Miami, FL 33128

OWNER

ARCHITECT:



CONSULTING ENGINEERS:
 STRUCTURAL ENGINEER:



LANDSCAPE ARCHITECT:
 GSLA DESIGN, INC.
 17670 NW 78th AVE., SUITE 214
 MIAMI, FL 33015

LANDSCAPE DESIGN LEAD:
 WEST & URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
 2133 ARCH ST., SUITE 101
 PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

| | Signature | Date |
|------------|-------------|-------------|
| P. Works | ___/___/___ | ___/___/___ |
| Fire Prev. | ___/___/___ | ___/___/___ |
| Planning | ___/___/___ | ___/___/___ |
| Zoning | ___/___/___ | ___/___/___ |
| Building | ___/___/___ | ___/___/___ |
| Structural | ___/___/___ | ___/___/___ |
| Electrical | ___/___/___ | ___/___/___ |
| Plumbing | ___/___/___ | ___/___/___ |
| Mech. | ___/___/___ | ___/___/___ |
| S. Waste | ___/___/___ | ___/___/___ |

SITE PLAN APPROVAL

PROJECT NO.: 2024/01/02
 ISSUE DATE: 2024/01/02
 REVISIONS: MINOR SITE PLAN REVISION RESUBMITTAL FDOT ROW PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

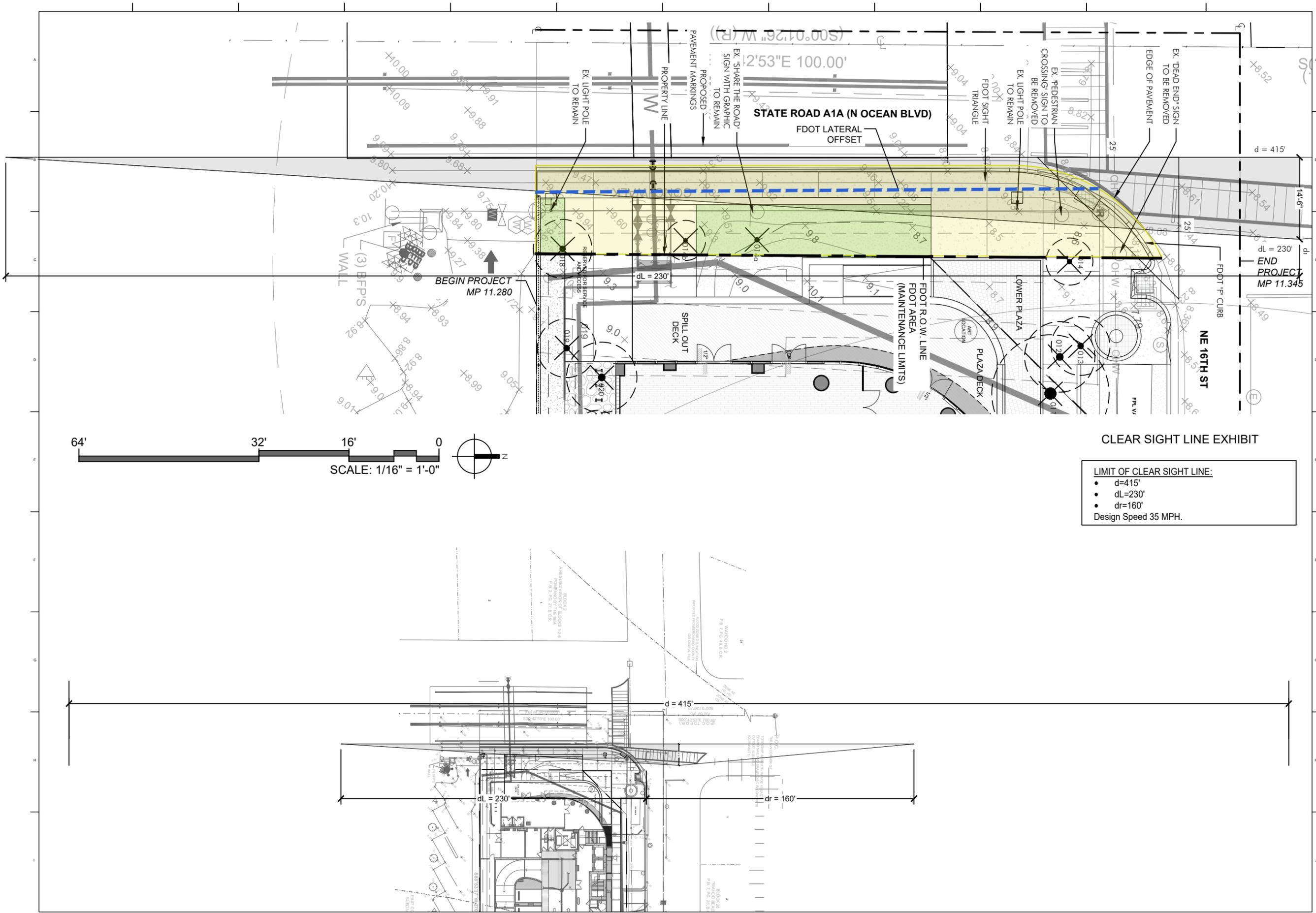
SEAL:

SIGNATURE:
 Ken Gardner, ASLA
 FL LA # 1569

SHEET No.: ETDP PLAN

FDOT-L-100

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



CLEAR SIGHT LINE EXHIBIT

LIMIT OF CLEAR SIGHT LINE:

- d=415'
- dL=230'
- dr=160'

Design Speed 35 MPH.

PROJECT, ADDRESS AND OWNER:

DUET

1550 N OCEAN BLVD
POMPAHO BEACH, FL 33062
Mount Vernon Property Holdings, LLC
219 NW 12th Ave. #812 Miami, FL 33128

OWNER:

ARCHITECT:

 G3 Architecture
975 Arthur Godfrey rd, suite 401
Miami beach florida 33140
t. 305 763 8471 e. admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

 **811** KNOW WHAT'S BELOW
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www.callsunshine.com

LANDSCAPE ARCHITECT:

 **GSLA DESIGN, INC.**
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015

LANDSCAPE DESIGN LEAD:

 **WEST URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.**
2133 ARCH ST., SUITE 101
PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

| Signature | Date |
|------------|------|
| P. Works | /// |
| Fire Prev. | /// |
| Planning | /// |
| Zoning | /// |
| Building | /// |
| Structural | /// |
| Electrical | /// |
| Plumbing | /// |
| Mech. | /// |
| S. Waste | /// |

SITE PLAN APPROVAL

PROJECT No.: 2024/01/02
ISSUE DATE: MINOR SITE PLAN REVISION RESUBMITTAL
REVISIONS: FDOT ROW PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

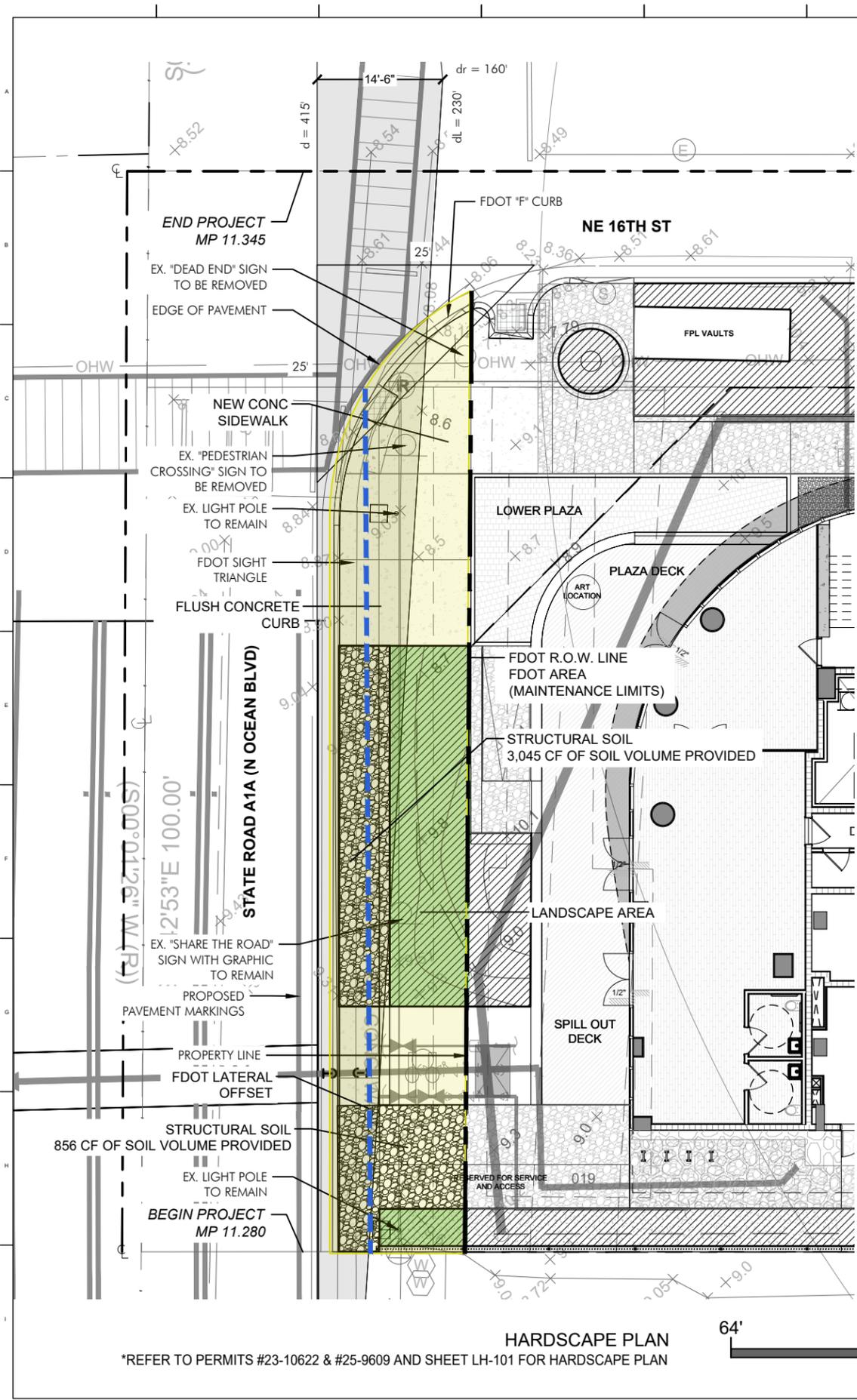
SEAL:

SIGNATURE:
Ken Gardner, ASLA
FL LA # 1569

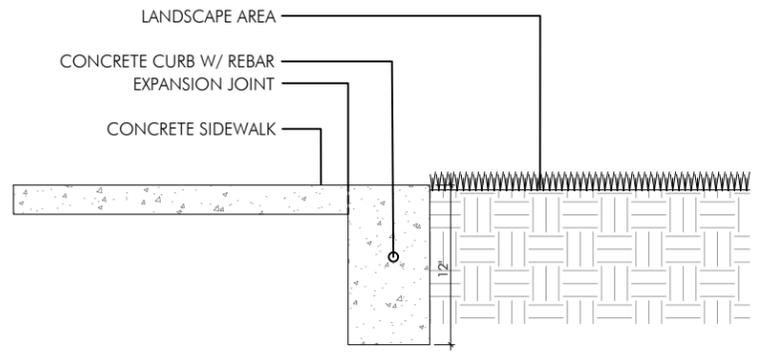
SHEET No.: CLEAR SIGHT LINE EXHIBIT
FDOT-L-100a

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

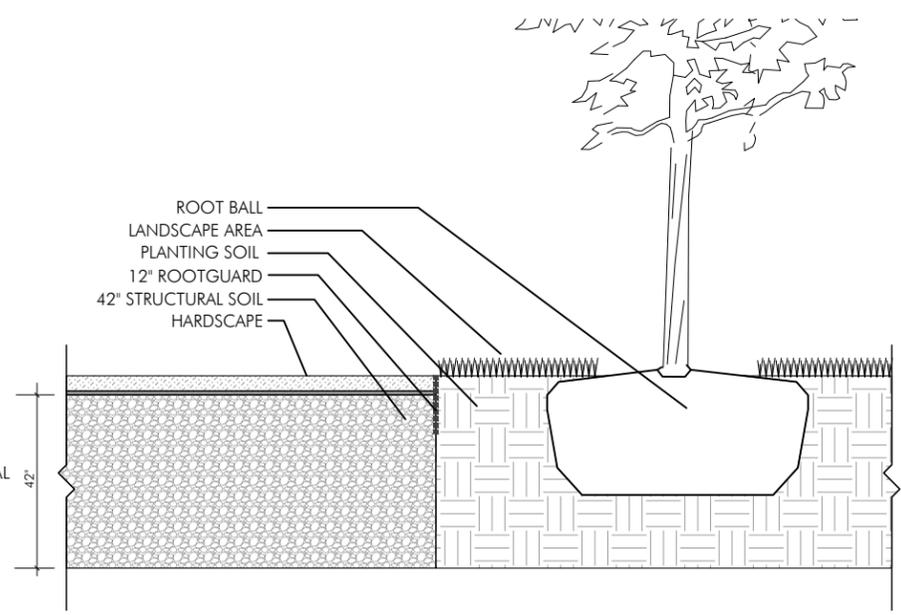
Design Speed = 35 MPH
FDOT Landscape Permit Number 2025-L-491-00008



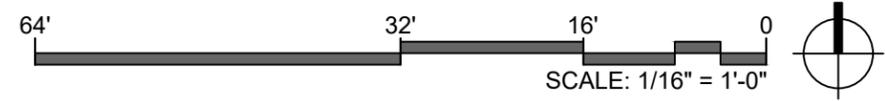
NON-STANDARD SITE COMPONENTS:
-STRUCTURAL SOIL



FLUSH CONCRETE CURB SECTION (TYP.)
N.T.S.



STRUCTURAL SOIL DETAIL (TYP.)
N.T.S.



HARDSCAPE PLAN
*REFER TO PERMITS #23-10622 & #25-9609 AND SHEET LH-101 FOR HARDSCAPE PLAN

PROJECT, ADDRESS AND OWNER:

DUET
1550 N OCEAN BLVD
POMPAHO BEACH, FL | 33062
Mount Vernon Property
Holdings, LLC
219 NW 12th Ave. #812 Miami, FL 33128

OWNER:

ARCHITECT:



CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:



LANDSCAPE ARCHITECT:
GSLA DESIGN, INC.
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33015

LANDSCAPE DESIGN LEAD:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
2133 ARCH ST., SUITE 101
PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

| | Signature | Date |
|------------|-------------|-------------|
| P. Works | ___/___/___ | ___/___/___ |
| Fire Prev. | ___/___/___ | ___/___/___ |
| Planning | ___/___/___ | ___/___/___ |
| Zoning | ___/___/___ | ___/___/___ |
| Building | ___/___/___ | ___/___/___ |
| Structural | ___/___/___ | ___/___/___ |
| Electrical | ___/___/___ | ___/___/___ |
| Plumbing | ___/___/___ | ___/___/___ |
| Mech. | ___/___/___ | ___/___/___ |
| S. Waste | ___/___/___ | ___/___/___ |

SITE PLAN APPROVAL

PROJECT No.: 2024/01/02
ISSUE DATE: 2024/01/02
REVISIONS: MINOR SITE PLAN REVISION RESUBMITTAL FDOT ROW PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

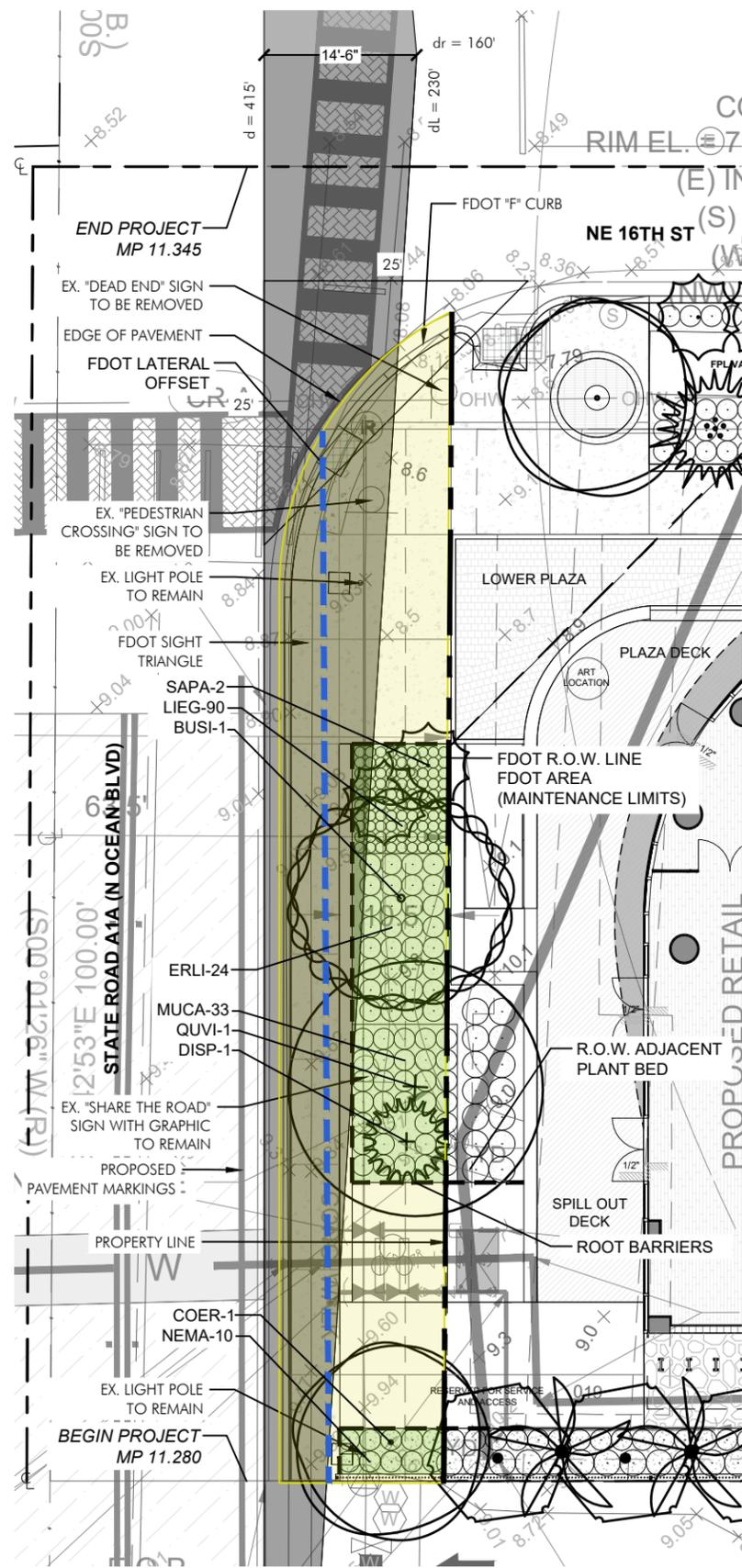
SEAL:

SIGNATURE:
Ken Gardner, ASLA
FL LA # 1569

SHEET No.: HARDSCAPE PLAN

FDOT-L-101

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT



| PLANT LIST - FDOT ROW | | | | |
|----------------------------------|---|---------|------|--|
| TREES | | | | |
| KEY | PLANT NAME | QTY. | UT. | SIZE |
| BUSI | Bursera simaruba ...Gumbo Limbo | 1 | ea. | 16' tall x 6' spread, 4" DBH |
| COER | Conocarpus erectus ...Green Buttonwood | 1 | ea. | 16' tall x 6' spread, 4" DBH |
| QUVI | Quercus virginiana ...Live Oak | 1 | ea. | 16' tall x 6' spread, 4" DBH |
| PALMS | | | | |
| KEY | PLANT NAME | QTY. | UT. | SIZE |
| SAPA | Sabal palmetto ...Sabal Palm | 2 | ea. | (1) @ 26' tall; (1) @ 32' tall; curved/character trunks, smooth trunk, hurricane cut, heavy leaning, mix sizes in groups |
| SHRUBS & GROUNDCOVERS | | | | |
| KEY | PLANT NAME | QTY. | UT. | SIZE |
| DISP | Dioon spinulosum ...Giant Dioon | 1 | ea. | 30" x 30" |
| ERLI | Ernodea littoralis ...Golden Creeper | 24 | ea. | 3 gal cans, full |
| LIEG | Liriope muscari 'Evergreen Giant' ...Evergreen Giant Lilyturf | 90 | ea. | 12" x 12" |
| MUCA | Muhlenbergia capillaris ...Muhly Grass | 33 | ea. | 3 gal cans, full |
| NEMA | Nephrolepis biserrata var. Macho ...Macho Fern | 10 | ea. | 18" x 18" |
| MISCELLANEOUS | | | | |
| | Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark | as req. | c.y. | excavate and backfill 18" depth in all planting areas. |
| | Shredded Melaleuca Mulch | as req. | c.y. | 3" layer in all shrub beds |
| | Rootguard | as req. | l.f. | 24" deep, manufacturer to be selected |
| | Native | | | |

LIMIT OF CLEAR SIGHT LINE:

- d=415'
- dL=230'
- dr=160'
- Design Speed 35 MPH.

NON-STANDARD SITE COMPONENTS:

- TREES
- PALMS
- SHRUBS
- GROUNDCOVERS

FDOT MAINTENANCE RATING PROGRAM:
 ACCORDING TO FDOT MAINTENANCE RATING PROGRAM, ALL TREES IN THE ROW MUST BE MAINTAINED AT THE FOLLOWING PLANTING CLEARANCES:

- Sidewalk = 8.5' Vertical clearance
- Roadway = 14.5' Vertical clearance

Online Reference: <https://www.fdot.gov/maintenance/MaintRatingProgram.shtm>

FDOT PLANTING NOTES:

1. 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: [SECTION 580](#)

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.

A. Contractor shall preserve a continuous band of undisturbed compacted sub-base 18" from the back of curb (See Detail 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 mulch and 1" 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.

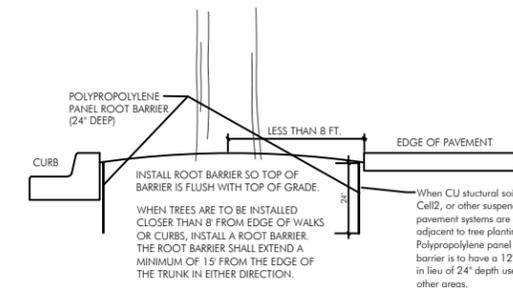
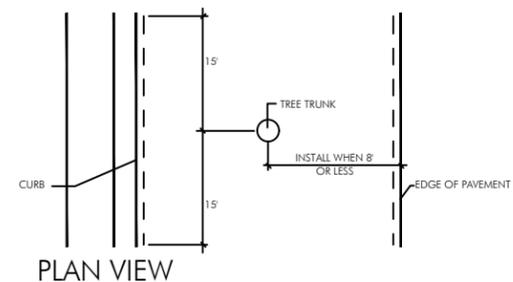
Online Reference: [580-001.pdf](#)

It is recommended that you verify the existing soil conditions within the right of way to be planted prior to finalizing your construction documents. (**ONLY USE THIS NOTE** if this project's soil is in poor condition and needs to be amended.)

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:

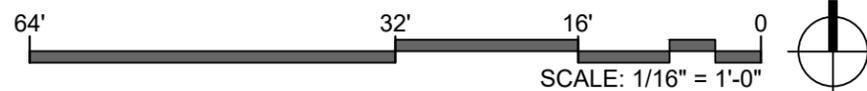
Cypress Mulch is not permitted on the FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector 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.



ROOT BARRIER INSTALLATION DETAIL

N.T.S.



PROJECT ADDRESS AND OWNER:

DUET

1550 N OCEAN BLVD
 POMPANO BEACH, FL 33062
 Mount Vernon Property Holdings, LLC
 219 NW 12th Ave. #812 Miami, FL 33128

OWNER:

ARCHITECT:



G3 Architecture, Inc.
 975 Arthur Godfrey rd, suite 401
 miami beach florida 33140
 t 305 763 8471 e admin@g3a.com
 www.g3a.com | #AA26003670

CONSULTING ENGINEERS:
 STRUCTURAL ENGINEER:



LANDSCAPE ARCHITECT:

GSLA DESIGN, INC.
 17670 NW 78th AVE., SUITE 214
 MIAMI, FL 33015

LANDSCAPE DESIGN LEAD:

WESTB B WEST B URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
 2133 ARCH ST., SUITE 101
 PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

| Signature | Date |
|------------|-------------|
| P. Works | ___/___/___ |
| Fire Prev. | ___/___/___ |
| Planning | ___/___/___ |
| Zoning | ___/___/___ |
| Building | ___/___/___ |
| Structural | ___/___/___ |
| Electrical | ___/___/___ |
| Plumbing | ___/___/___ |
| Mech. | ___/___/___ |
| S. Waste | ___/___/___ |

SITE PLAN APPROVAL

PROJECT NO.: 2024/01/02
 ISSUE DATE: MINOR SITE PLAN REVISION RESUBMITTAL
 REVISIONS: FDOT ROW PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
 Ken Gardner, ASLA
 FL LA # 1569

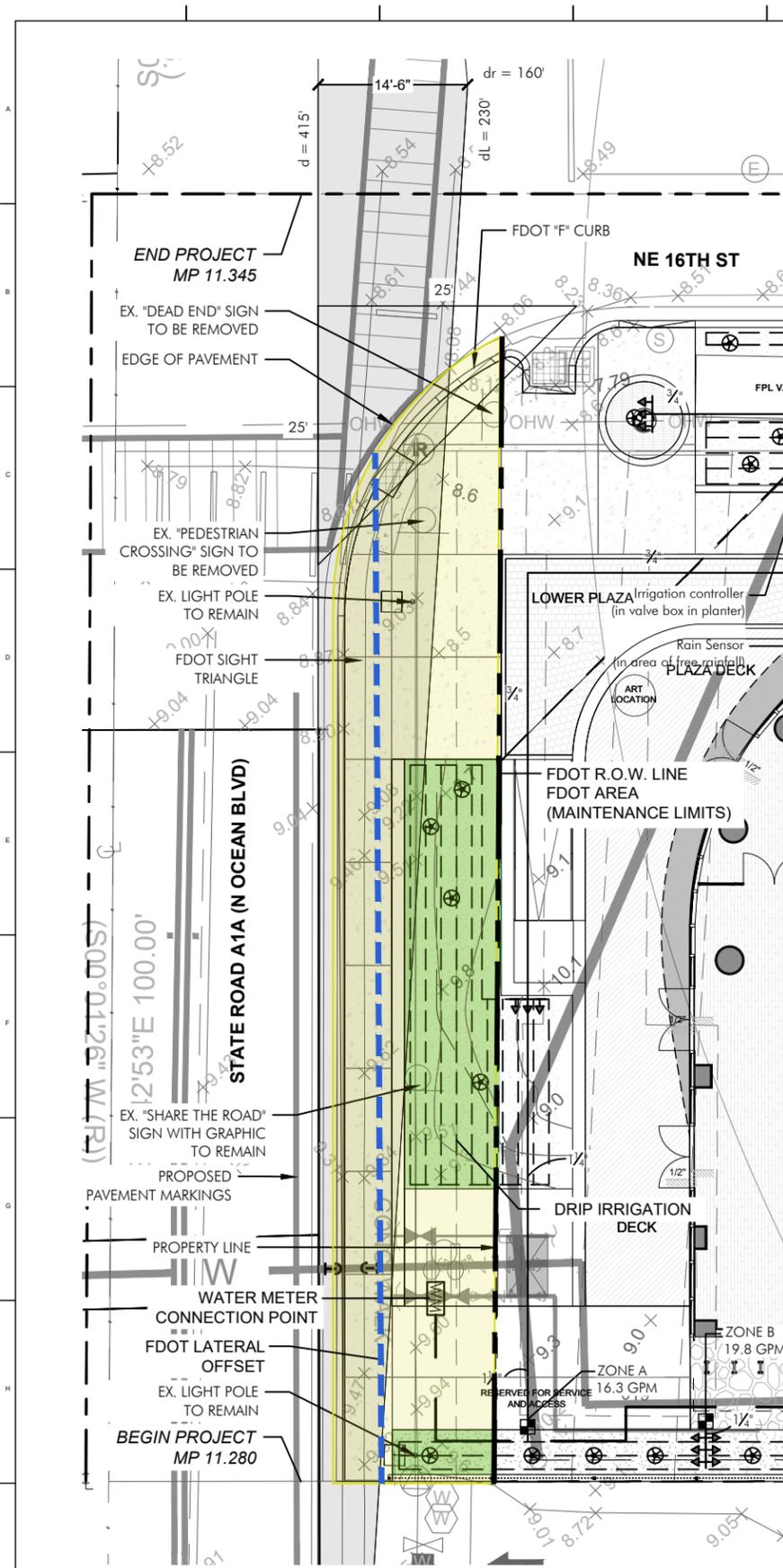
SHEET No.: PLANTING PLAN

FDOT-L-102

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

*REFER TO PERMITS #23-10622 & #25-9609 AND SHEET LP-101 FOR COMPLETE PLANTING PLAN

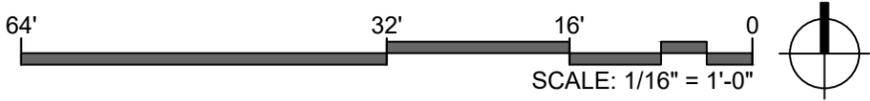
PLANTING PLAN



IRRIGATION PLAN

*REFER TO PERMITS #23-10622 & #25-9609 AND SHEET LI-101 FOR COMPLETE IRRIGATION PLAN

NON-STANDARD SITE COMPONENTS:
-IRRIGATION



FDOT IRRIGATION NOTES:

- 1.The irrigation system shall use the lowest 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.The FDOT requires 24-hour emergency access to the water source.
- 3.The contractor shall provide the FDOT District Operations Manager with a set of "As-Built" irrigation plans.

PROJECT, ADDRESS AND OWNER:

DUET

1550 N OCEAN BLVD
POMPANO BEACH, FL 33062
Mount Vernon Property
Holdings, LLC
219 NW 12th Ave. #812 Miami, FL 33128

OWNER:

ARCHITECT:



CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:



LANDSCAPE ARCHITECT:
GSLA DESIGN, INC.
17670 NW 78th AVE., SUITE 214
MIAMI, FL 33155

LANDSCAPE DESIGN LEAD:
WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C
2133 ARCH ST., SUITE 101
PHILADELPHIA, PA 19103

Reviewed for CODE COMPLIANCE

| | Signature | Date |
|------------|-------------|-------------|
| P. Works | ___/___/___ | ___/___/___ |
| Fire Prev. | ___/___/___ | ___/___/___ |
| Planning | ___/___/___ | ___/___/___ |
| Zoning | ___/___/___ | ___/___/___ |
| Building | ___/___/___ | ___/___/___ |
| Structural | ___/___/___ | ___/___/___ |
| Electrical | ___/___/___ | ___/___/___ |
| Plumbing | ___/___/___ | ___/___/___ |
| Mech. | ___/___/___ | ___/___/___ |
| S. Waste | ___/___/___ | ___/___/___ |

SITE PLAN APPROVAL

PROJECT No.:
ISSUE DATE: 2024/01/02
REVISIONS:
MINOR SITE PLAN REVISION
RESUBMITTAL
FDOT ROW PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

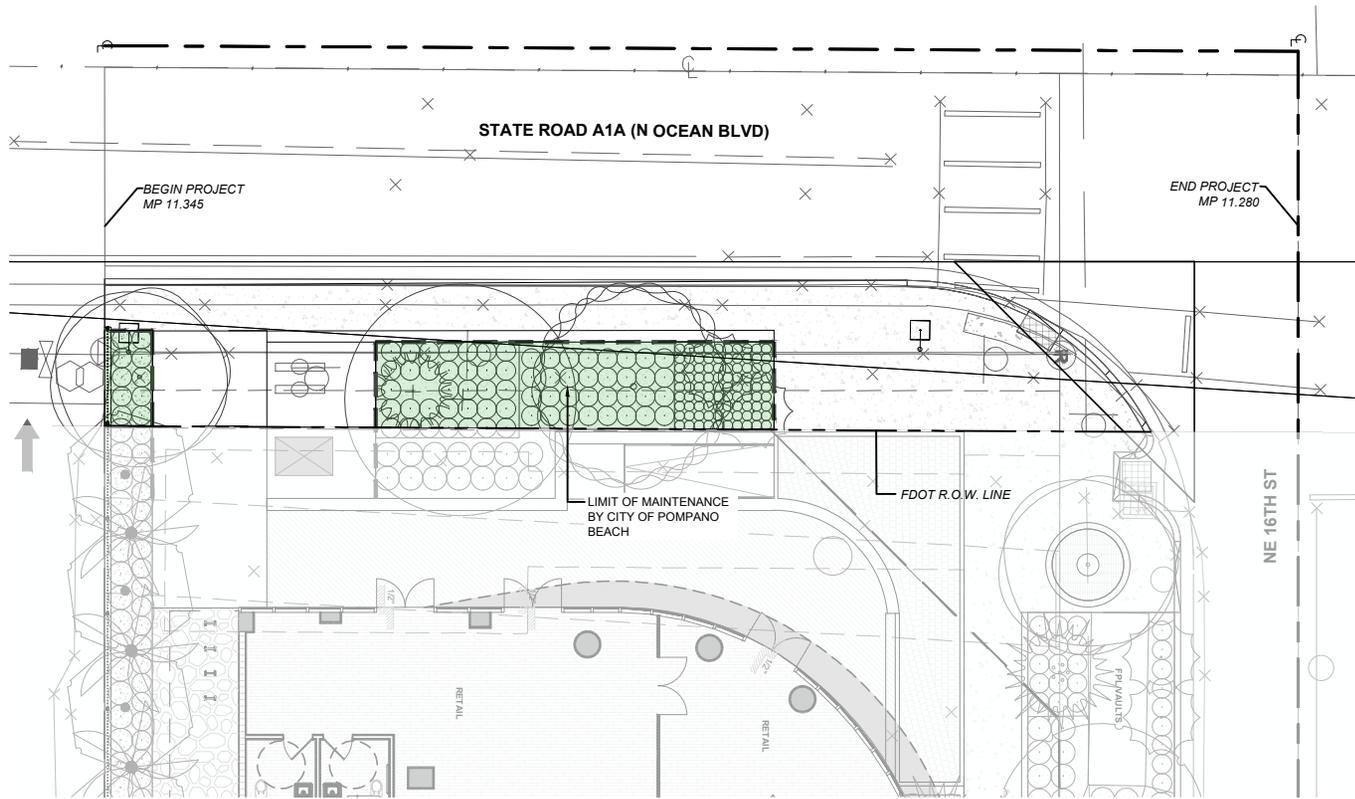
SEAL:

SIGNATURE:
Ken Gardner, ASLA
FL LA # 1569

SHEET No.: IRRIGATION PLAN

FDOT-L-103

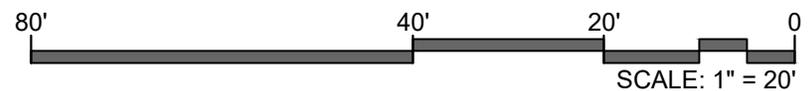
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LIMIT OF MAINTENANCE BY CITY OF POMPANO BEACH

Roadway ID 86050000
 FDOT Landscape Permit Number 2025-L-491-00008
 August 15, 2025

**LANDSCAPE IMPROVEMENTS
 MAINTENANCE BOUNDARY MAP
 CITY OF POMPANO BEACH**



SECTION: 86050000
STATE ROAD: A1A
COUNTY: Broward
PERMIT: 2025-L-491-00008

EXHIBIT C

SIGNATURE PAGES AND RESOLUTION

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

Please see attached

(To be provided by the Agency)