

Prepared by and return to:

Kimberly Cunningham Mosley
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

Folio Number: **504213210010**

ASSUMPTION OF LIABILITY AND HOLD HARMLESS AGREEMENT

THIS ASSUMPTION OF LIABILITY AND HOLD HARMLESS AGREEMENT
("Assumption Agreement") is entered into this ____ day of _____ 2025, by and between:

P66 Commons, LLC, a Florida Limited Liability Company, whose
principal address is 6900 Tavistock Lakes Boulevard, Suite 200,
Orlando, FL 32827 ("OWNER")

and

The City of Fort Lauderdale, a Florida municipality having a
principal address at 101 NE 3rd Avenue, Suite 2100, Fort
Lauderdale, Florida 33301 ("CITY" or "City").

R E C I T A L S

WHEREAS, OWNER is the owner of a parcel of land legally described in **Exhibit "A"**
attached hereto and made a part hereof (the "Property"); and

WHEREAS, certain landscape and streetscape improvements are proposed, by OWNER,
to be installed in the right-of-way on State Road A1A (SE 17th Street), which is under the
jurisdiction of the State of Florida Department of Transportation Highway System ("FDOT")
(hereinafter referred to as "Improvements"); and

WHEREAS, the Improvements are proposed to be installed on State Road A1A from Mile
Post 1.233 to M.P. 1.492; and

WHEREAS, in order to permit the Improvements to be constructed in the FDOT
right-of-way, FDOT requires the City to enter into an amended agreement entitled "Amendment
Number Twenty-One (21) to Florida Department of Transportation District Four (4) Landscape
Inclusive Maintenance Memorandum of Agreement" ("Agreement"), which is attached hereto and
incorporated herein as **Exhibit "B"**; and

WHEREAS, the terms and conditions are set forth in the Agreement and impose
responsibility for maintenance of the Improvements; and

WHEREAS, as a condition to executing the Agreement, OWNER shall agree to assume all liability, obligations and responsibility under the Agreement and agree to indemnify and hold harmless the City from any and all liability under the Agreement only for the Improvements; and

WHEREAS, OWNER shall not be obligated to assume any maintenance responsibilities with respect to the City's Improvements; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable considerations, the sufficiency and adequacy of which is hereby acknowledged, OWNER and the City hereby agree as follows:

1. Recitals. The foregoing Recitals are true and correct and are incorporated herein.

2. Terms. The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

City Manager means CITY's Chief Executive Officer, its City Manager, or his or her designee.

City Engineer means the City Engineer (Urban Design Engineer) for the CITY, or the City Engineer's designee. In the administration of this agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the City Engineer. For the purposes hereof, the CITY Engineer's designee shall be the Urban Design Engineer.

Day(s). In computing any period of time expressed in day(s) in this Agreement, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday nor legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

Effective Date means the effective date of this Assumption Agreement, which shall be the date upon which both (i) this Agreement is executed by the proper corporate officials for OWNER and the CITY and (ii) the Agreement is executed by FDOT and the City.

Person means any individual, firm, partnership (general or limited), corporation, company, association, joint venture, joint stock association, estate, trust, business trust, cooperative, limited liability corporation, limited liability partnership, limited liability company or association, or body politic, including any heir, executor, administrator, trustee, receiver, successor or assignee or other person acting in a similar representative capacity for or on behalf of such Person.

3. Compliance and Default. OWNER agrees to assume any and all liability and responsibility for performance under the Agreement except that OWNER shall not be liable for

any improvements and work done by the City or third parties unless OWNER provides written consent to such improvements. OWNER hereby agrees to abide by and comply with each and every term and condition set forth in the Agreement and this Assumption Agreement and failure to so comply shall constitute a default under this Assumption Agreement. Any acts or omissions by OWNER or OWNER's contractors, agents or employees that are not in compliance with the terms and conditions of the Agreement shall constitute a default under this Assumption Agreement. The Agreement is incorporated into this Assumption Agreement as if fully set forth herein.

4. Indemnification and Hold Harmless.

(a) OWNER shall protect, defend, indemnify and hold harmless the CITY, its officers, elected officials, volunteers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses charged or incurred, including reasonable attorney's fees actually incurred, or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of OWNER under the Agreement and this Assumption Agreement, conditions contained therein, the location, construction, repair, maintenance use or occupancy by OWNER of the Improvements, or the breach or default by OWNER of any covenant or provision of the Agreement or this Assumption Agreement. Without limiting the foregoing, any and all such charges, claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation or restoration of the Improvements by OWNER or others, including but not limited to costs, charges and other expenses charged or incurred, including reasonable attorney's fees and costs actually incurred or liabilities arising out of or in connection with the rights, responsibilities and obligations of OWNER under the Agreement and this Assumption Agreement, or any actual violation of any applicable and known statute, ordinance, administrative order, rule or regulation or decree of any court by OWNER, is included in the indemnity.

(b) OWNER further agrees that upon delivery of proper and timely notice of violations under the Agreement it shall investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense. The City shall retain the right to select counsel of its own choosing as deemed appropriate. This indemnification shall survive termination, revocation or expiration of the Agreement and this Assumption Agreement and shall cover any acts or omissions occurring during the term of the Agreement and this Assumption Agreement.

5. Insurance. At all times during the term of the Agreement and this Assumption Agreement, OWNER, at its expense, shall keep or cause to be kept in effect the insurance coverages for the Improvements set forth in the Agreement and OWNER shall cause such coverage to be extended to CITY as an additional insured and shall furthermore provide Certificates of Insurance to CITY at least fourteen (14) days prior to the commencement of the Agreement and annually thereafter on the anniversary date of the policies.

6. Removal of Improvements and Restoration of Improvement Area.

(a) Except as may otherwise be expressly provided herein, it is agreed that upon termination of the Agreement, in whole or in part, OWNER shall remove all or any part of the

Improvements in accordance with the terms and conditions of the Agreement, and OWNER shall restore the right of way and any impacted public utilities to conditions acceptable to FDOT. Such removal and restoration shall be at OWNER's sole cost and expense. In the event OWNER fails to begin to remove all or any part of the Improvements contemplated herein with thirty (30) days after written demand by FDOT or CITY, the CITY is hereby authorized to remove the Improvements that interfere with the easement rights or the public's use of dedicated rights-of-way and restore the right of way and any public utilities to conditions acceptable to FDOT, and all reasonable costs associated with the removal and restoration thereof shall be fully reimbursed by OWNER.

(b) In the event OWNER fails to remove the Improvements and CITY finds it necessary to remove the Improvements in accordance with the foregoing, then the total expense incurred by the CITY in removing the Improvements and the reasonable administrative costs associated therewith shall be considered a special assessment and lien upon the Property. OWNER consents to and grants the City the right to place a lien on the Property. OWNER shall have sixty (60) days from the date of the statement of the total expenses incurred by the CITY and the administrative costs associated therewith within which to pay or contest to the CITY the full amount due. Failure to timely pay the amount due or serve upon the CITY Manager a written letter contesting the statement of assessed expenses and administrative costs after an adequate review of no less than sixty (60) days will result in the matter being scheduled before the CITY Commission for consideration of and adoption of a Resolution assessing against the Property the expenses and administrative costs associated with the CITY's removal of the Improvements. The Resolution may also impose a special assessment lien against the Property for the expenses and costs so assessed. A Notice of the Special Assessment assessed by the CITY Commission for the unpaid expenses and costs as stated above shall be recorded with the CITY Clerk and in the Public Records of Broward County, Florida. The assessed expenses and costs and the lien provided for herein may be foreclosed in the manner provided by law. Any lien filed pursuant to this Agreement shall be subordinate to any mortgages/construction financing obtained for any portion of the Project, whether the mortgage/construction financing obtained before or after the Claim of Lien is recorded.

7. Event of Default; Remedy. In the event the OWNER fails to perform or violates any of the terms or conditions of the Agreement or this Assumption Agreement or is in breach or default in any term or condition thereof, the City shall notify OWNER of the specific failure or violation of this Assumption Agreement or the Agreement in writing and OWNER shall thereafter have a period of thirty (30) days to cure any such failure or violation to the City's reasonable satisfaction (an "Event of Default"). Upon an Event of Default, the City has the right 1) to take any equitable action to enforce the terms and conditions of the Agreement or this Assumption Agreement, it being stipulated by the parties that since the Agreement and this Assumption Agreement deal with the right to use public easements and rights-of-way of FDOT used for a governmental purpose, a violation or breach of any term or condition of the Agreement or this Assumption Agreement constitutes an irreparable injury to the public and CITY for which there is no adequate remedy at law or 2) take such curative action that was required to be taken by the OWNER under the Agreement and the cost and expense incurred in CITY's curative actions shall be passed on to and owed by OWNER, in which case OWNER shall be liable for payment to CITY for all reasonable and necessary costs and expenses incurred by CITY in connection with the

performance of the action or actions associated with the Improvements. OWNER shall reimburse CITY within thirty (30) days following written demand for payment thereof. Interest shall accrue on the unpaid amount at the rate of twelve percent (12%) per annum simple interest but in no event shall interest exceed the highest amount allowed by Florida law. If a dispute arises as to the need for, or amount due to the CITY for repairs or maintenance undertaken by CITY in accordance with the Agreement or Assumption Agreement, and such dispute is not resolved within thirty days (30) days after the date that CITY makes the written demand for payment, OWNER shall pay to CITY the undisputed amount and shall provide CITY with a bond or other security acceptable to CITY for the disputed amount pending a resolution of the dispute by negotiation or litigation. If OWNER does not make the payments required under this Section within the thirty (30) day period set forth herein, then CITY shall have a right to record a Claim of Lien against the Property, which Lien may be either (a) for the total amount of the fines, including all subsections thereunder, or (b) for all reasonable and necessary costs and expenses of any cure undertaken by CITY in accordance with this Section, the cost of any interim insurance policy as provided herein, and reasonable attorneys' fees and costs associated therewith. The Lien shall be effective upon the recording of a Claim of Lien in the Public Records of Broward County, Florida, which Claim of Lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of such lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for OWNER's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. CITY shall have all other rights and remedies granted to it at law or in equity for OWNER's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. The remedies found within this Section are cumulative. The exercise of one does not preclude the exercise of any other remedy.

8. Emergencies. If an emergency situation arises with respect to the Agreement or the Assumption Agreement where the Improvement Area or any condition thereof presents an imminent threat to the health or safety of Persons or property, the CITY shall make reasonable efforts to provide telephone or email notice to OWNER's Contact Person. If, following that notice, OWNER fails to take timely action to correct the emergency situation, and allowing the emergency situation to continue would pose an imminent threat to health or safety to Persons or property, CITY may undertake such limited actions as are necessary to eliminate the emergency; and CITY shall be entitled to recover its reasonable costs of cure or resolve the emergency from OWNER in accordance with provisions hereof. For the purposes of this Section, OWNER's Contact Person shall be Tom Domeika; telephone number (703) 675-9501; and e-mail address: tdomeika@piersictysixresort.com. In the event the OWNER's Contact Person or any other information pertaining to the OWNER's Contact Person shall change, such change shall be provided to the CITY Engineer and the CITY's Director of the Transportation and Mobility Department, in writing.

9. Damage to Public Property. In the event the use, operation, maintenance, repair, construction, demolition or reconstruction of the Improvements cause(s) any damage whatsoever to any other public property, then OWNER shall be responsible for the cost of repair and shall, at CITY's option, make said repairs, subject to CITY's reasonable satisfaction.

10. Notices.

(a) Except as provided in subparagraph (c) below, whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to any matter set forth in the Agreement or this Assumption Agreement, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by hand delivery, or by a nationally recognized overnight courier, or by mailing the same by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or addresses and to such other person or firm as OWNER may from time to time designate by notice as herein provided.

(b) All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder upon receipt if by hand delivery, or upon one (1) business day after deposit with such overnight courier as required above, or upon two (2) business days after deposit with the United States mail, postage prepaid, in the manner aforesaid, provided, however, that for any distance in excess of five hundred (500) miles, air mail service or Federal Express or similar carrier shall be utilized, if available.

AS TO CITY: Rickelle Williams
City Manager
City of Fort Lauderdale
101 NE 3rd Avenue, Suite 2100
Fort Lauderdale, Florida 33301

With copy to: D'Wayne Spence
Interim City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, Florida 33301

With a copy to: Transportation and Mobility Director
City of Fort Lauderdale
290 N.W. 3rd Avenue
Fort Lauderdale, Florida 33301

AS TO OWNER: P66 Commons, LLC
ATTN: Tom Domeika
2301 SE 17th Street
Fort Lauderdale, FL 33316

(c) As to activities under Paragraph 8, Emergencies, notice need not be given in accordance with subparagraph (a) above, but notice shall be sufficient if given to the Contact Person pursuant to Paragraph 8, Emergencies.

11. Independent Contractor. As between CITY and OWNER, OWNER is an independent contractor under this Assumption Agreement. In providing such services, neither OWNER nor its agents shall act as officers, employees, or agents of CITY. No partnership, joint venture, or other joint relationship is created hereby. CITY does not extend to OWNER or OWNER's agents any authority of any kind to bind CITY in any respect whatsoever.

12. Joint Preparation. Each party and its counsel have participated fully in the review and revision of this Assumption Agreement and acknowledge that the preparation of this Assumption Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other. The language in this Assumption Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.

13. Interpretation of Agreement; Severability. This Assumption Agreement shall be construed in accordance with the laws of the State of Florida. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Assumption Agreement or the application of the remainder of the provisions, shall not be affected. Rather, this Assumption Agreement is to be enforced to the extent permitted by law. The captions, headings and title of this Assumption Agreement are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of this Assumption Agreement is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this Assumption Agreement, unless otherwise expressly provided. All terms and words used in this Assumption Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and other gender, as the context requires.

14. Successors. This Assumption Agreement shall be binding on and inure to the benefit of the parties, their successors and assigns. It is intended that this Assumption Agreement and the rights and obligations set forth herein shall run with the land and shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

15. No Waiver of Sovereign Immunity. Nothing contained in this Assumption Agreement is intended to serve as a waiver of sovereign immunity by the City to which sovereign immunity may be applicable.

16. Third Party Beneficiaries. The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Assumption Agreement. None of the parties intend to directly or substantially benefit a third party

by this Agreement. The parties agree that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the parties based on this Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.

17. Non-Discrimination. OWNER shall not discriminate against any Person in the performance of duties, responsibilities and obligations under this Assumption Agreement because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

18. Records. Each party shall maintain its own respective records and documents associated with this Assumption Agreement in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with any public documents request served upon it pursuant to Chapter 119, Florida Statutes as applicable, and any resultant award of attorney's fees for non-compliance with that law.

19. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Assumption Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

20. Waiver. The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Assumption Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Assumption Agreement shall not be deemed a waiver of such provision or modification of this Assumption Agreement. A waiver of any breach of a provision of this Assumption Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Assumption Agreement.

21. Governing Law. This Assumption Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Assumption Agreement and any action involving the enforcement or interpretation of any rights hereunder, shall be brought exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Assumption Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **By entering into this Assumption Agreement, CITY and OWNER hereby expressly waive any rights either party may have to a trial by jury of any civil litigation related to the Agreement or this Assumption Agreement or any acts or omissions in relation thereto.**

22. Recording. This Assumption Agreement shall be recorded in the Public Records of Broward County, Florida, the costs of which shall be borne by OWNER. OWNER shall record this Assumption Agreement with attached exhibits and a copy of the recorded Assumption Agreement shall be provided to City and filed with the City Clerk's Office.

23. Term. This Assumption Agreement shall continue in full force and effect until such time as the Agreement becomes null and void by removal of the Improvements, by operation of law or in accordance with the terms of the Agreement, or is terminated by a court order or mutual agreement between OWNER, FDOT and CITY and no obligations lying thereunder survive such termination.

24. Assignment. OWNER may assign this Assumption Agreement without the prior written consent of the City to a transferee of the fee simple interest in the Property or to an owner responsible for the common areas of the Property (including a condominium association, homeowner's association or property owner's association), with written notice to the City of such assignment and delivery of a copy of the written assumption of responsibilities executed by the assignor and recorded in the Public Records of Broward County, Florida.

25. Police Power. Nothing herein shall be construed as a waiver of the City's police power. OWNER shall comply with the City's codes, ordinances and regulations with respect to installation and construction of the Improvements. OWNER shall construct operate and maintain the Improvements in compliance with all health, sanitary, fire, zoning and building code requirements and any other governing authority with jurisdiction over the Improvement Area and Improvements.

26. No Property Rights. OWNER expressly acknowledges that pursuant to the terms hereof, it gains no property right through this Assumption Agreement or the Agreement to the continued possession or use of the Improvements within the Improvement Area.

(SIGNATURES TO FOLLOW)

IN WITNESS WHEREOF, the parties enter into this Assumption of Liability and Hold Harmless Agreement by OWNER and the CITY OF FORT LAUDERDALE and execute this Agreement as follows:

Witnesses:

OWNER:

P66 Commons, LLC, a Florida Limited Liability Company

(Witness #1 Signature)

By: _____
T. Craig Collin, President

(Print Name)

(Witness #2 Signature)

(Print Name)

ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 2025, by T. Craig Collin, as President for P66 Commons, LLC, a Florida Limited Liability Company.

(SEAL)

Notary Public, State of _____
(Signature of Notary taking Acknowledgment)

Print, Type of Stamp Commissioned Name
of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

ATTEST:

CITY OF FORT LAUDERDALE

David R. Soloman, City Clerk

By: _____
Dean J. Trantalis, Mayor

_____ day of _____, 20____

(SEAL)

By: _____
Rickelle Williams, City Manager

_____ day of _____, 20____

Approved as to form and correctness:
D'Wayne M. Spence, Interim City Attorney

By: _____
Kimberly Cunningham Mosley
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Dean J. Trantalis, Mayor of the City of Fort Lauderdale, a Florida municipality. He is personally known to me.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Rickelle Williams, City Manager of the City of Fort Lauderdale, a Florida municipality. She is personally known to me.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Exhibit A
Legal Description and Sketch

EXHIBIT "A"**SKETCH & DESCRIPTION FOR:****F.D.O.T. MAINTENANCE AGREEMENT**

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

LAND DESCRIPTION:AREA 1

A portion of Section 13, Township 50 South, Range 42 East lying within the right-of-way of S.E. 17th Street Causeway, described as follows:

COMMENCE at the southeast corner of Tract "A", KIMBERLY PLAT, according to the Plat thereof as recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida, said point being on the north right-of-way of S.E. 17th Street Causeway; thence S88°05'46"W, along the south line of said Tract "A" and said north right-of-way, 6.18 feet to the POINT OF BEGINNING; thence S01°54'14"E, 62.91 feet; thence N75°20'53"W, 10.75 feet; thence N88°33'49"W, 59.58 feet; thence N89°24'19"W, 153.60 feet; thence N85°01'37"W, 102.43 feet; thence S88°26'06"W, 26.04 feet; thence S10°55'03"W, 3.21 feet; thence S01°33'54"E, 6.86 feet; thence S88°26'06"W, 178.70 feet to a point of curvature of a curve concave to the northeast; thence northerly along the arc of said curve, having a radius of 28.00 feet and a central angle of 88°16'12", an arc distance of 43.14 feet; thence N86°42'18"E, 10.00 feet; thence N03°17'42"W, 18.64 feet to a point on said south line of Tract "A" and said north right-of-way, said point hereinafter referred to as POINT A; thence N88°05'46"E, along said south line and said north right-of-way, 548.71 feet to the POINT OF BEGINNING.

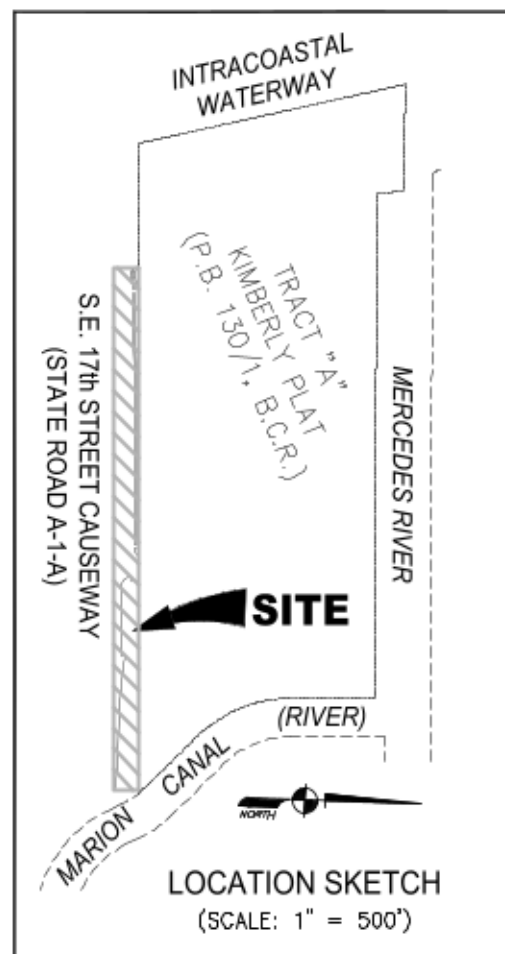
TOGETHER WITH:

AREA 2

A portion of Section 13, Township 50 South, Range 42 East lying within the right-of-way of S.E. 17th Street Causeway, described as follows:

COMMENCE at the aforementioned POINT A; thence S88°05'46"W, along the aforementioned south line of Tract "A", KIMBERLY PLAT and said north right-of-way of S.E. 17th Street Causeway, 63.14 feet to the POINT OF BEGINNING; thence continue S88°05'46"W, along said south line and north right-of-way, 19.34 feet, said point hereinafter referred to as POINT B; thence S01°56'08"E, 7.88 feet to a point of curvature of a curve concave to the northeast; thence southeasterly along the arc of said curve, having a radius of 1.50 feet and a central angle of 90°00'00", an arc distance of 2.36 feet; thence N88°03'52"E, 4.28 feet to a point of curvature of a curve concave to the north; thence northeasterly along the arc of said curve, having a radius of 14.50 feet and a central angle of 69°15'56", an arc distance of 17.53 feet to the POINT OF BEGINNING.

----- LAND DESCRIPTION continue on Sheet 2 of 7 -----

**REVISIONS**

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #: **7531-45**

SCALE: N/A

DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

F.B. N/A RC N/A

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EXHIBIT "A"**SKETCH & DESCRIPTION FOR:****F.D.O.T. MAINTENANCE AGREEMENT**

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

----- **LAND DESCRIPTION continue from Sheet 1 OF 7** -----

TOGETHER WITH:

AREA 3

A portion of Section 13, Township 50 South, Range 42 East lying within the right-of-way of S.E. 17th Street Causeway, described as follows:

COMMENCE at the aforementioned POINT B; thence S88°05'46"W, along the aforementioned south line of Tract "A", KIMBERLY PLAT and said north right-of-way of S.E. 17th Street Causeway, 10.00 feet to a point hereinafter referred to as POINT C; thence S01°56'08"E, 5.22 feet to the POINT OF BEGINNING; thence continue S01°56'08"E, 2.32 feet to a point of curvature of a curve concave to the northwest; thence southwesterly along the arc of said curve, having a radius of 1.68 feet and a central angle of 90°00'00", an arc distance of 2.64 feet; thence S88°03'52"W, 434.18 feet; thence S86°01'47"W, 109.90 feet to a point of curvature of a curve concave to the north; thence westerly along the arc of said curve, having a radius of 1289.00 feet and a central angle of 02°02'05", an arc distance of 45.78 feet; thence S88°03'52"W, 62.01 feet to a point hereinafter referred to as POINT D; thence N01°56'08"W, 6.00 feet; thence N88°03'52"E, 62.01 feet to a point of curvature of a curve concave to the north; thence easterly along the arc of said curve, having a radius of 1283.00 feet and a central angle of 02°02'05", an arc distance of 45.57 feet; thence N86°01'47"E, 110.01 feet; thence N88°03'52"E, 430.44 feet; thence S01°56'08"E, 2.00 feet; thence N88°03'52"E, 5.52 feet to the POINT OF BEGINNING.

TOGETHER WITH:

AREA 4

A portion of Section 13, Township 50 South, Range 42 East lying within the right-of-way of S.E. 17th Street Causeway, described as follows:

COMMENCE at the aforementioned POINT D; thence S88°03'52"W, 6.07 feet to a point of curvature of a curve concave to the south; thence westerly along the arc of said curve, having a radius of 74.86 feet and a central angle of 5°28'34", an arc distance of 7.16 feet to the POINT OF BEGINNING; thence continue southwesterly along the arc of said curve, having a radius of 74.86 feet and a central angle of 17°23'20", an arc distance of 22.72 feet to a point of reverse curvature of a curve concave to the north; thence westerly along the arc of said curve, having a radius of 14.33 feet and a central angle of 26°06'10", an arc distance of 6.53 feet to a point of compound curvature of a curve concave to the north; thence northwesterly along the arc of said curve, having a radius of 98.83 feet and a central angle of 08°32'51", an arc distance of 14.74 feet to a point of compound curvature of a curve concave to the northeast; thence northwesterly along the arc of said curve, having a radius of 19.33 feet and a central angle of 41°53'54", an arc distance of 14.14 feet; thence N72°28'29"E, 3.52 feet to a point on a non-tangent curve concave to the northeast, a radial line to said point bears N41°21'28"E; thence southeasterly along the arc of said curve, having a radius of 22.50 feet and a central angle of 24°35'59", an arc distance of 9.66 feet; thence S16°45'29"W, along a radial line, 0.50 feet to a point on a non-tangent curve concave to the north, a radial line to said point bears S16°45'29"W; thence easterly along the arc of said curve, having a radius of 23.00 feet and a central angle of 43°04'26", an arc distance of 17.29 feet to a point of reverse curvature of a curve concave to the south; thence northeasterly along the arc of said curve, having a radius of 80.86 feet and a central angle of 18°54'14", an arc distance of 26.68 feet; thence S07°24'42"E, 6.00 feet to the POINT OF BEGINNING.

----- **LAND DESCRIPTION continue on Sheet 3 OF 7** -----

REVISIONS

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)



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JOB #: **7531-45**

SCALE: N/A

DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

F.B. N/A RG N/A

Page 15 of 42 OF 7

EXHIBIT "A"**SKETCH & DESCRIPTION FOR:****F.D.O.T. MAINTENANCE AGREEMENT**

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

----- **LAND DESCRIPTION** continue from Sheet 2 of 7 -----

TOGETHER WITH:

AREA 5

A portion of Section 13, Township 50 South, Range 42 East lying within the right-of-way of S.E. 17th Street Causeway, described as follows:

COMMENCE at the aforementioned POINT C; thence S88°05'46"W, along the aforementioned south line of Tract "A", KIMBERLY PLAT and said north right-of-way of S.E. 17th Street Causeway, 566.26 feet to the POINT OF BEGINNING; thence continue S88°05'46"W, 150.14 feet to a point on a non-tangent curve concave to the north, a radial line to said point bears N66°56'18"E; thence southeasterly along the arc of said curve, having a radius of 15.00 feet and a central angle of 93°15'15", an arc distance of 24.41 feet to a point of reverse curvature of a curve concave to the south; thence easterly along the arc of said curve, having a radius of 88.86 feet and a central angle of 24°22'49", an arc distance of 37.81 feet; thence N88°03'52"E, 68.08 feet to a point of curvature of a curve concave to the north, having a radius of 1275.00 feet and a central angle of 01°07'57", an arc distance of 25.20 feet to the POINT OF BEGINNING.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 31,541 square feet (0.7241 acres), more or less.

AREA CALCULATION

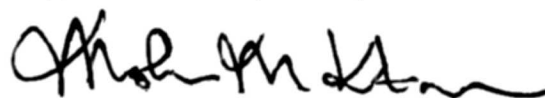
F.D.O.T. MAINTENANCE EASEMENT AREA	SQUARE FEET	ACRES
AREA 1	26,939	0.6184
AREA 2	146	0.0034
AREA 3	3,910	0.0898
AREA 4	262	0.0060
AREA 5	284	0.0065
TOTAL	31,541	0.7241

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Digitally signed by
Marisha M. Kreitman,
P.S.M.

Date: 2025.03.17
19:00:41 -04'00'



MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)



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JOB #: **7531-45**

SCALE: N/A

DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

F.B. N/A PG N/A

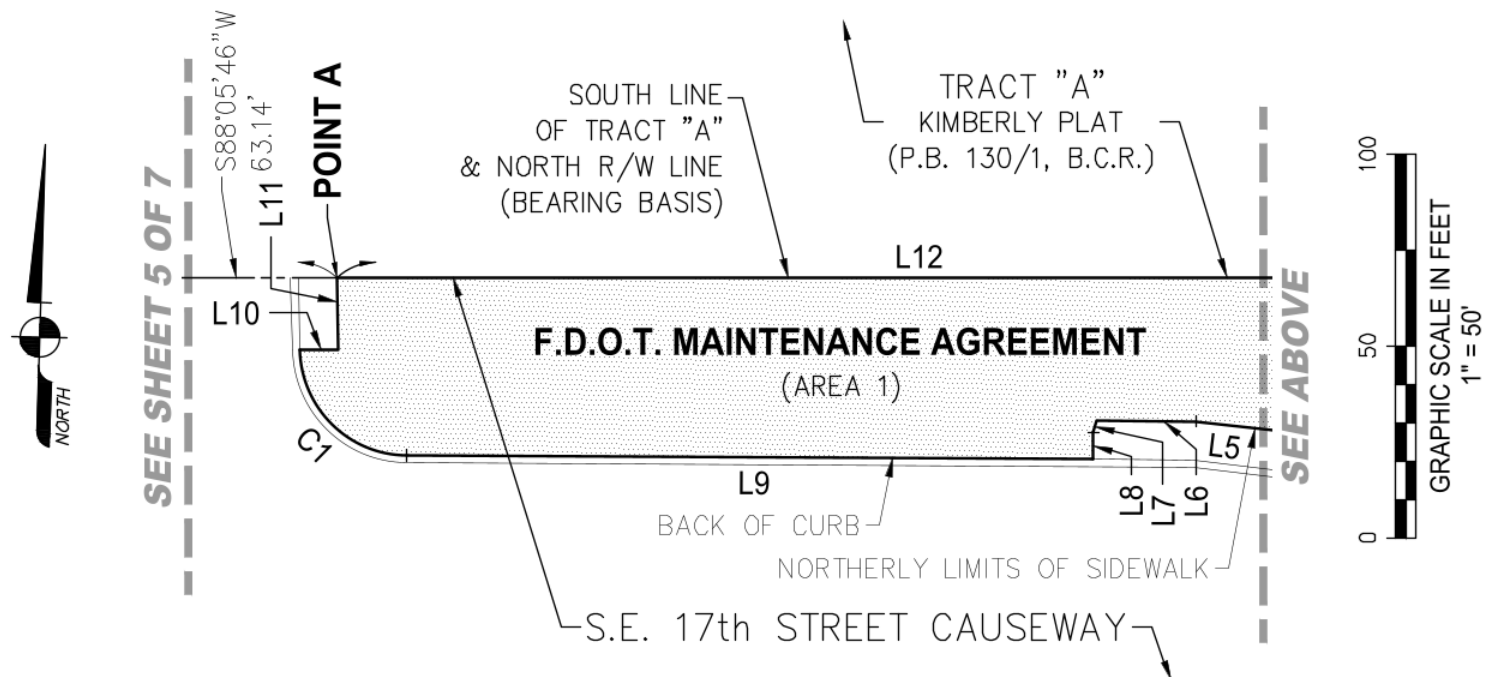
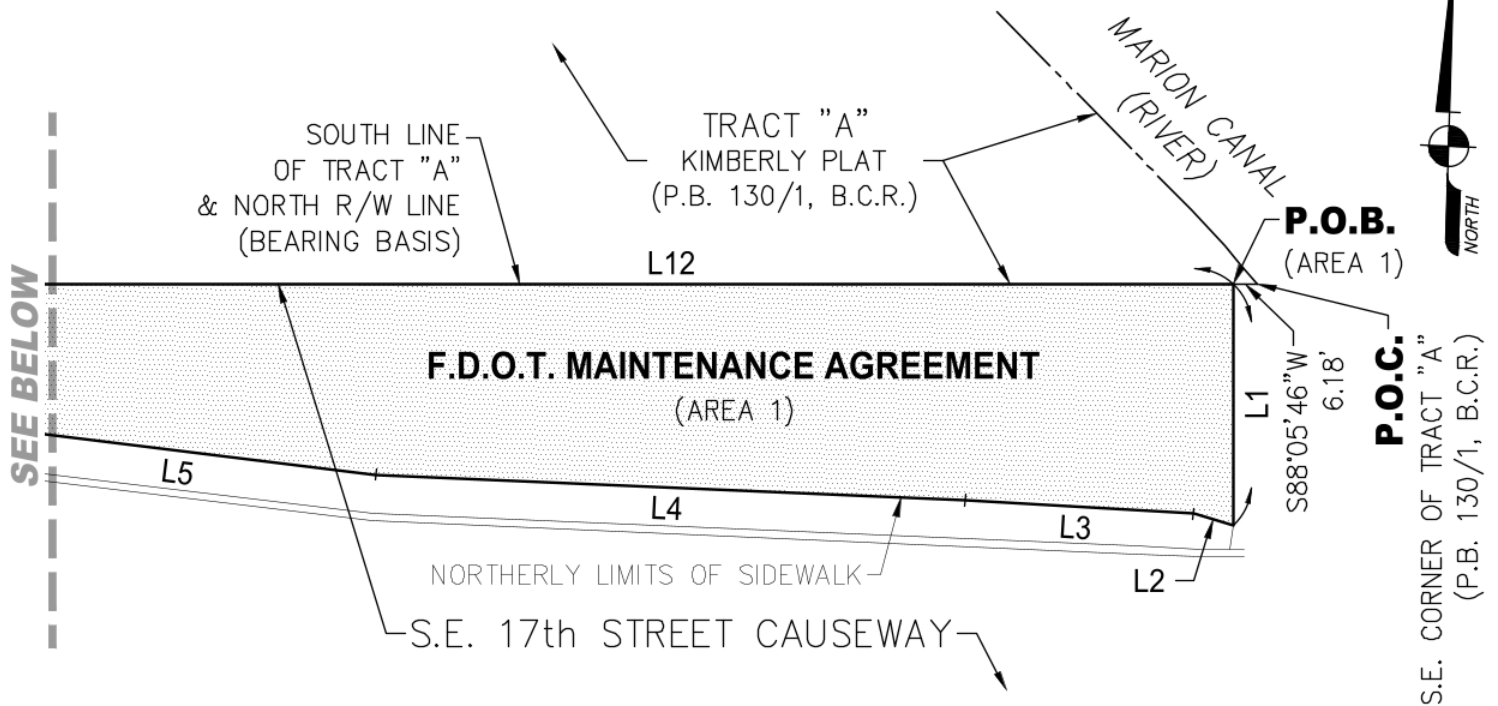
Page 16 of 45 OF 7

EXHIBIT "A"

SKETCH & DESCRIPTION FOR:

F.D.O.T. MAINTENANCE AGREEMENT

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

**NOTE: SEE SHEET 7 OF 7 FOR CURVE AND LINE TABLE****REVISIONS**

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)


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JOB #: **7531-45**

SCALE: 1" = 50'

DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

F.B. N/A PG N/A

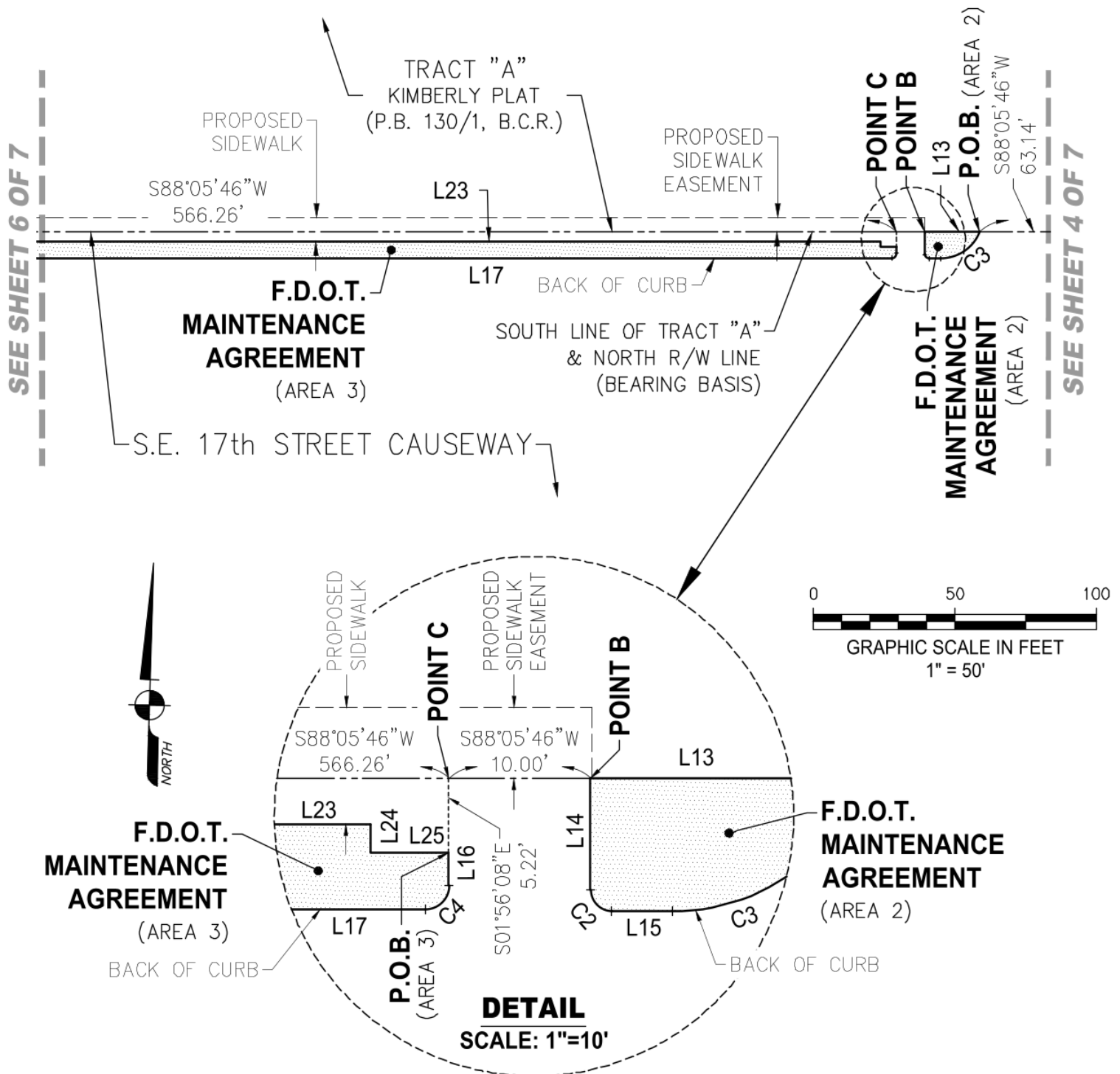
SHEET 17 OF 44 OF 7

EXHIBIT "A"

SKETCH & DESCRIPTION FOR:

F.D.O.T. MAINTENANCE AGREEMENT

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

**NOTE: SEE SHEET 7 OF 7 FOR CURVE AND LINE TABLE****REVISIONS**

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)



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DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

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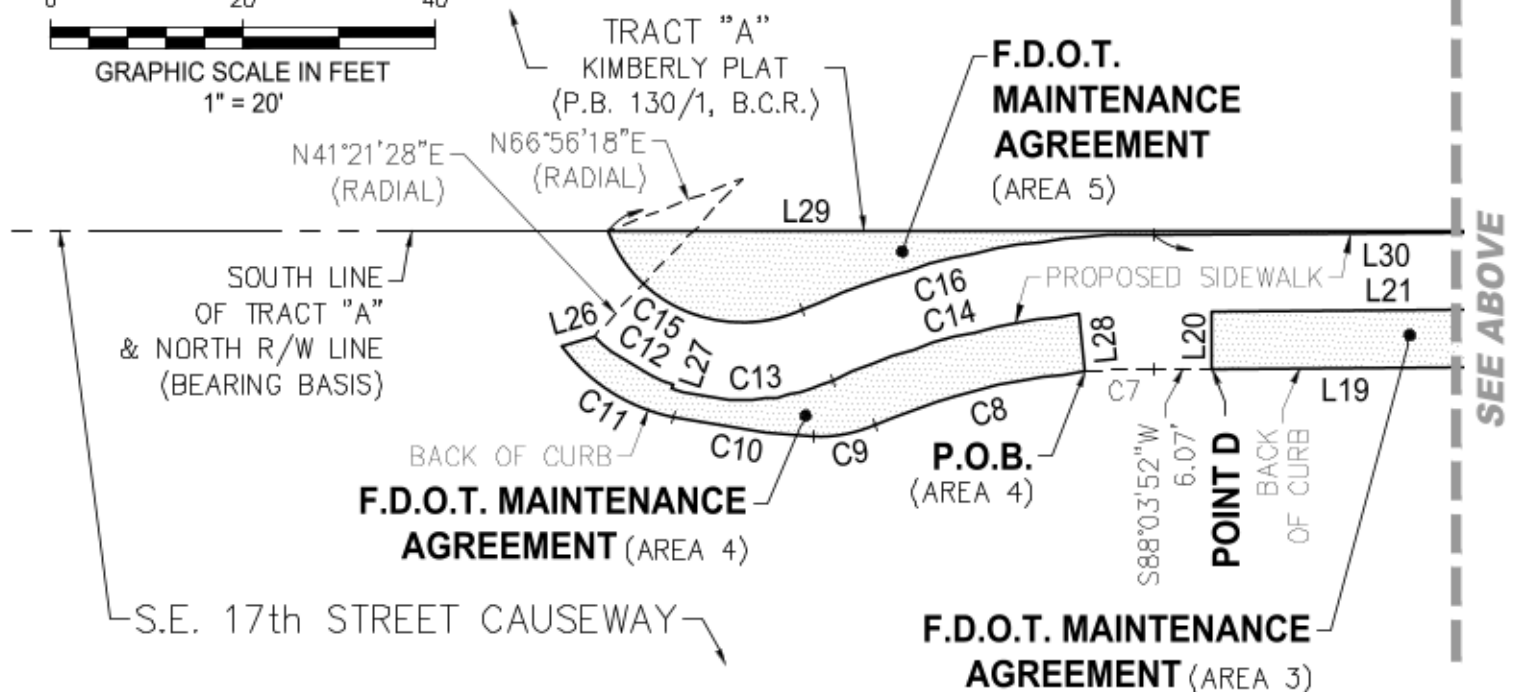
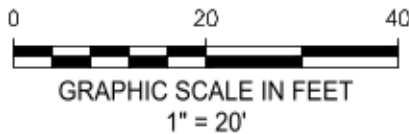
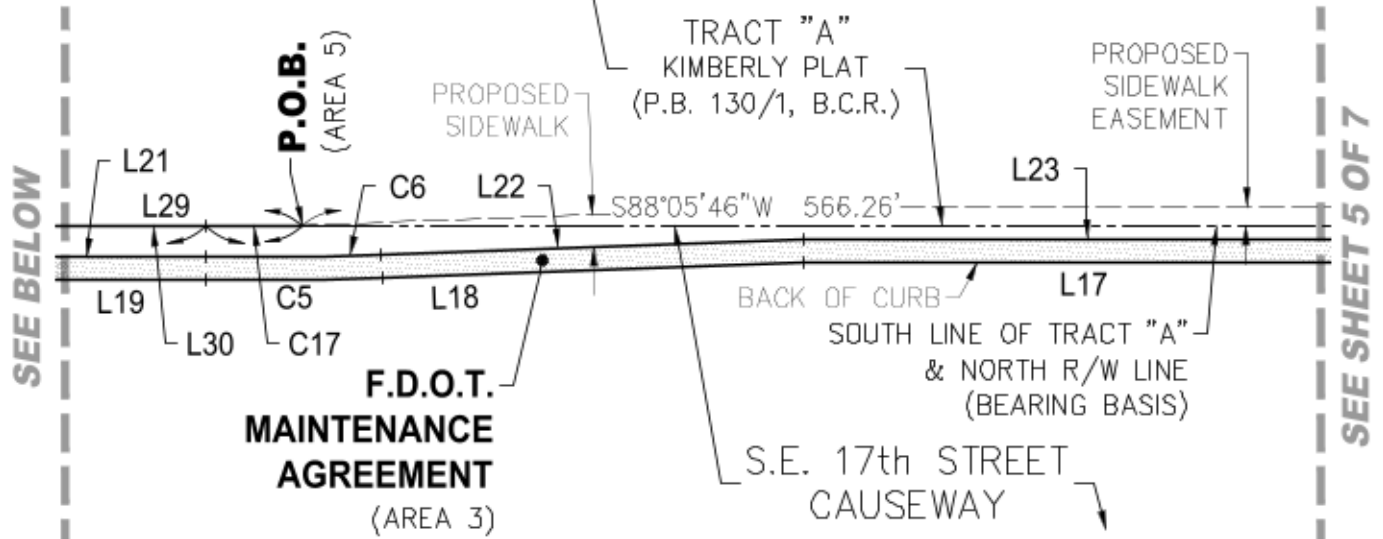
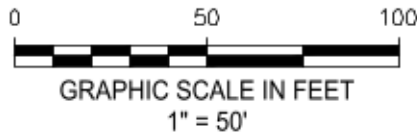
SHEET 18 OF 45 OF 7

EXHIBIT "A"

SKETCH & DESCRIPTION FOR:

F.D.O.T. MAINTENANCE AGREEMENT

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

**NOTE: SEE SHEET 7 OF 7 FOR CURVE AND LINE TABLE****REVISIONS**

REVISED PER CITY COMMENTS 03/17/2025 (M.M.K.)



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SHPage 19 of 46 OF 7

EXHIBIT "A"**SKETCH & DESCRIPTION FOR:****F.D.O.T. MAINTENANCE AGREEMENT**

LYING WITHIN S.E. 17th STREET CAUSEWAY IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°54'14"E	62.91'
L2	N75°20'53"W	10.75'
L3	N88°33'49"W	59.58'
L4	N89°24'19"W	153.60'
L5	N85°01'37"W	102.43'
L6	S88°26'06"W	26.04'
L7	S10°55'03"W	3.21'
L8	S01°33'54"E	6.86'
L9	S88°26'06"W	178.70'
L10	N86°42'18"E	10.00'
L11	N03°17'42"W	18.64'
L12	N88°05'46"E	548.71'
L13	S88°05'46"W	19.34'
L14	S01°56'08"E	7.88'
L15	N88°03'52"E	4.28'
L16	S01°56'08"E	2.32'
L17	S88°03'52"W	434.18'
L18	S86°01'47"W	109.90'
L19	S88°03'52"W	62.01'
L20	N01°56'08"W	6.00'
L21	N88°03'52"E	62.01'
L22	N86°01'47"E	110.01'
L23	N88°03'52"E	430.44'
L24	S01°56'08"E	2.00'
L25	N88°03'52"E	5.52'
L26	N72°28'29"E	3.52'
L27	S16°45'29"W	0.50'
(RADIAL)		
L28	S07°24'42"E	6.00'
L29	S88°05'46"W	150.14'
L30	N88°03'52"E	68.08'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	28.00'	88°16'12"	43.14'
C2	1.50'	90°00'00"	2.36'
C3	14.50'	69°15'56"	17.53'
C4	1.68'	90°00'00"	2.64'
C5	1289.00'	2°02'05"	45.78'
C6	1283.00'	2°02'05"	45.57'
C7	74.86'	5°28'34"	7.16'
C8	74.86'	17°23'20"	22.72'
C9	14.33'	26°06'10"	6.53'
C10	98.83'	8°32'51"	14.74'
C11	19.33'	41°53'54"	14.14'
C12	22.50'	24°35'59"	9.66'
C13	23.00'	43°04'26"	17.29'
C14	80.86'	18°54'14"	26.68'
C15	15.00'	93°15'15"	24.41'
C16	88.86'	24°22'49"	37.81'
C17	1275.00'	1°07'57"	25.20'

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, KIMBERLY PLAT, based on the south line of Tract "A" having a bearing of S88°05'46"W.

5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. The purpose of this Utility Easement is to encompass both above ground and underground communication utilities. This easement was create by the surveyor based on above ground evidence of such utilities and based on direction from the client, without the benefit of as-builts.
7. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; F.D.O.T. = Florida Department of Transportation; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way.

REVISIONS

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JOB #: **7531-45**

SCALE: N/A

DATE: 03/03/2025

BY: M.M.K.

CHECKED: CAM #25-0077

F.B. N/A PG. N/A

SHEPage 20 of 43 OF 7

Exhibit B

**Amendment Number Twenty-One (21) to Florida Department of Transportation District
Four (4) Landscape Inclusive Maintenance Memorandum of Agreement**

COUNTY: BROWARD
SECTION: 86050000
STATE RD: A1A (SE 17th Street)
PERMIT: 2024-L-491-00011

**AMENDMENT NUMBER TWENTY- ONE (21) TO
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FOUR (4)
LANDSCAPE INCLUSIVE MAINTENANCE MEMORANDUM OF AGREEMENT**

THIS AMENDMENT Number Twenty (21) to the Agreement dated January 31, 2008, was made and entered into this _____ day of _____ 20____ by and between the **DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the **DEPARTMENT**, and the **CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, hereinafter called the **AGENCY**.

W I T N E S S E T H

WHEREAS, the parties entered into the Landscape Inclusive Maintenance Memorandum of Agreement ("Original Agreement") dated January 31, 2008 for the purpose of the AGENCY maintaining landscape and hardscape improvements on **State Road A1A (SE 17th Street)**; and,

WHEREAS, the DEPARTMENT and the AGENCY agree to amend the Original Agreement for the purpose of adding additional landscape improvements ("Additional Improvements") to be installed by permit on **State Road A1A** in accordance with the above referenced Original Agreement; and,

WHEREAS, the AGENCY by Resolution No. _____ dated _____ attached hereto as **Exhibit D** and by this reference made a part hereof, desires to enter into this Agreement and authorized its officers to do so; 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 section one (1) of Amendment Eleven (11) to the Original Agreement, the AGENCY has agreed to allow an Adjacent Property Owner to construct Additional Improvements or to modify an improvement located as indicated in **Exhibit "A"** on SR A1A from **M.P. 1.233 to M.P. 1.492**.
2. The Additional Improvements shall be installed according to the plans attached to this Amendment as **Exhibit "B"** and incorporated into the Original Agreement.
3. The AGENCY agrees to maintain the Additional Improvements in accordance with Part I of **Exhibit "C"** Maintenance Plan for Landscape Improvements, of the Original Agreement, and in compliance with:

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.

COUNTY: BROWARD
SECTION: 86050000
STATE RD: A1A (SE 17th Street)
PERMIT: 2024-L-491-00011

LIST OF EXHIBITS

Exhibit A - Maintenance Limits
Exhibit B - Landscape Improvement Plans
Exhibit C – Resolution

MAINTENANCE PLAN Landscape Improvements

Project State Road No(s): SE 17th Street / SR A1A from (M.P. 1.233) to (M.P. 1.492)
Permit or FM No(s): FDOT Permit 2024-L-491-00011
RLA of Record: Jeffrey Suiter
Maintaining Agency: City of Fort Lauderdale
Date: December 18, 2024

PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

1. Canopy Trees are intended to be maintained at mature height and spread. (Referred to in Part I)

Pruning for clear sight window and vertical clear zone pruning requirements.)
 - *Conocarpus erectus* (Green Buttonwood) to be maintained at 8' min. clear trunk.
 - *Brachychiton acerifolius* (Flame Tree) to be maintained at 8' min. clear trunk.
 - *Caesalpinia granadillo* (Bridal Veil Tree) to be maintained at 8' min. clear trunk.
 - *Jacaranda mimosifolia* (Jacaranda) to be maintained at 8' min. clear trunk.
 - *Peltophorum dubium* (Yellow Poinciana) to be maintained at 8' min. clear trunk.
2. Remove suckering growth from base and clear trunk areas for single and multi-trunked trees on an annual basis, Green Buttonwood, Bridal Veil, Flame Tree, Jacaranda, and Yellow Poinciana on a as needed to maintain clear site.
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 on a schedule adhering to city ordinances.
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 clean edge 1 – 2" offset at the edge of curb, pavement, sidewalk and/or other hardscape improvements.

5. Maintain the vertical height and spread of:

- *Clusia rosea* trimmed to maintain visibility and shaped to a standard shrub form with a clear 4' trunk. Height not to exceed 8'. Spread not to exceed 5'.
- *Guaiacum sanctum* trimmed to maintain visibility and shaped to a standard shrub form with a clear 4' trunk. Height not to exceed 8'. Spread not to exceed 5'.
- *Myrcianthes fragrans* trimmed to maintain visibility and shaped to a standard shrub form with a clear 4' trunk. Height not to exceed 8'. Spread not to exceed 5'.
- *Tabebuia bahamensis* trimmed to maintain visibility and shaped to a standard shrub form with a clear 4' trunk. Height not to exceed 8'. Spread not to exceed 5'.
- *Rhapis excelsa* to its natural form and growth pattern. Height not to exceed 72". Spread not to exceed 60".
- *Serenoa repens* 'silver' to its natural form and growth pattern. Height not to exceed 36" and spread not to exceed 24".
- *Strelitzia nicolai* to its natural form and growth pattern. Height not to exceed 60". spread not to exceed 48".
- *Ficus macrocarpa* 'green island' to its natural form full to ground. Height not to exceed 24".
- *Hymenocallis latifolia* to its natural form full to ground. Height not to exceed 18".
- *Liriope muscari* to its natural form and growth pattern. Height not to exceed 18".
- *Nephrolepis exaltata* to its natural form and growth pattern. Height not to exceed 15".
- *Zamia pumila* to its natural form and growth pattern. Height not to exceed 24".

6. Inspect groundcovers and shrubs on a quarterly basis for maintaining full ground coverage.
7. Evaluate plant material monthly 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. Inspect the irrigation system performance monthly 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.

COUNTY: BROWARD
SECTION: 86180000
STATE ROAD: A1A
PERMIT: 2024-L-491-00011

REFERENCES (Sept. 2024)

*This reference list is provided as a courtesy and may not contain the most current websites.
The most current references must be accessed for up-to-date information.*

Accessible Sidewalk (ADA)

- Accessible Sidewalks and Street Crossings <https://fdotwww.blob.core.windows.net>
- Sidewalks and Trails <https://www.fdot.gov/roadway/ada/sidewalksandtrails.shtm>
- ADA Standards for Accessible Design <https://www.ada.gov/law-and-regs/design-standards/>

American National Standard Institute, ANSI A300, (Part 1) for Tree Care Operations – Trees, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning), available for purchase <http://webstore.ansi.org/> / <https://tcimag.tcia.org/training/introducing-the-newly-designed-ansi-a300-tree-care-standards/>

Building Codes & Standards, Florida Department of Community Affairs (DCA),
2017 Florida Building Code, Chapter 11 Florida Accessibility Code for Building Construction Part A
http://www.floridabuilding.org/fbc/workgroups/Accessibility_Code_Workgroup/Documentation/CHAPTER_11_w_fl_a_specifcs.htm

Florida Dept. of Agriculture and Consumer Services, Division of Plant Industry, Florida Grades and Standards for Nursery Plants 2022 <https://sfyl.ifas.ufl.edu/media/sfylifasufledu/hillsborough/docs/pdf/environmentalhort/grades-and-standards-for-nursery-plants-2022.pdf>

FDOT Maintenance Specifications Workbook <https://www.fdot.gov/programmanagement/maintenance>

- Section 580 Landscape Installation https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/maintenance/fy-2024-25/spm5800000-724-i19425.pdf?sfvrsn=15564aa7_1

FDOT Standard Plans for Design, Construction, Maintenance and Utility Operations on the State Highway System, Standard Plans - FY 2024-25 <https://www.fdot.gov/design/standardplans/current>

- Index Series 102-600 Traffic Control through Work Zones
- Index 580-001 Landscape Installation
- Index 591-001 Landscape Irrigation Sleeves

FDOT Design Manual for Design, Construction, Maintenance and Utility Operations on the State Highway System, <https://www.fdot.gov/roadway/fdm/default.shtm>

- Chapter 212.11 Clear Sight Triangles
- Chapter 215.2.3 Clear Zone Criteria and 215.2.4 Lateral Offset, Table 215.2.1 Clear Zone Width, Table 215.2.2 Lateral Offset Criteria (for Trees)

FDOT Landscape Architecture Website

<https://www.fdot.gov/roadway/landscape-architecture/landscape-architecture-programs>

FDOT Maintenance Rating Program Handbook <https://www.fdot.gov/maintenance/mainratingprogram.shtm>

FDOT Outdoor Advertising Database <https://www.fdot.gov/rightofway/OutdoorAdvertising.shtm/new-outdoor-advertising-site>

Florida Exotic Pest Plant Council Invasive Plant Lists

<https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/>

Florida Irrigation Society <http://www.fisstate.org>

Florida Power and Light (FPL) - Right Tree, Right Place

http://www.fpl.com/residential/trees/right_tree_right_place.shtml

COUNTY: BROWARD
SECTION: 86180000
STATE ROAD: A1A
PERMIT: 2024-L-491-00011

EXHIBIT A

MAINTENANCE LIMITS

I. INCLUSIVE LANDSCAPE MAINTENANCE AGREEMENT LIMITS FOR STATE ROAD A1A:

From State Road 5 (US 1) M.P. 0.000 (Section 86180000)
to Flamingo Avenue (M.P. 6.410) (Section 86050000)

By Individual Sections:

Southbound One Way (Section 86050100)
M.P. 0.0000 (Seville Street) to M.P. 0.926 (Bahia Mar Hotel Entrance)

Northbound One Way / Seabreeze Blvd / 17th Street Causeway (Section 86180000):
M.P. 0.000 (State Road 5) (US 1) to M.P. 2.964 (State Road 842) (Las Olas Boulevard)

North Fort Lauderdale Beach Area (Section 86050000):
M.P. 2.039 (south of Poinsettia Street) to M.P. 6.410 (Flamingo Avenue)

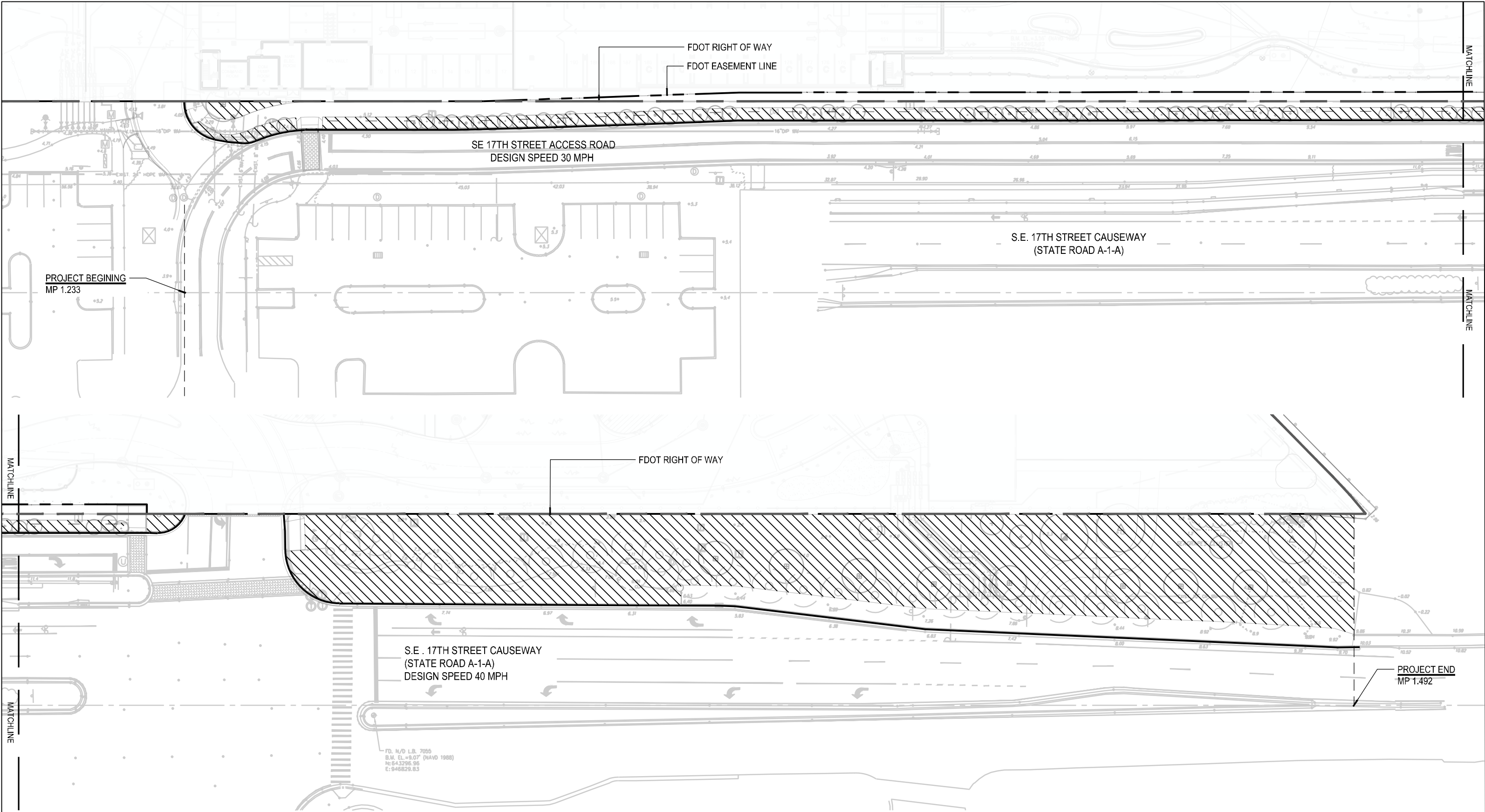
II. MAINTENANCE LIMITS FOR AMENDMENT #21:

Section Number 86180000 (A1A)
State Road A1A (Ocean Boulevard) from **MP 1.233 to 1.492**

III. AMENDMENT #21 MAINTENANCE BOUNDARY MAP:

Please See Attached

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



LEGEND



LIMITS OF LANDSCAPE
MAINTENANCE BY CITY OF
FORT LAUDERDALE

LANDSCAPE IMPROVEMENTS
MAINTENANCE BOUNDARY MAP

CITY OF FORT LAUDERDALE
STATE ROAD S.E. 17TH STREET CAUSEWAY / STATE ROAD 1
FDOT PERMIT 2024-L-491-00011

CAM #25-0977
Exhibit 2



NORTH

COUNTY:	BROWARD
SECTION:	86180000
STATE ROAD:	A1A
PERMIT:	2024-L-491-00011

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: Jeffrey Suiter, PLA
EDSA

Date: October 14, 2024

PIER 66 HOTEL & MARINA

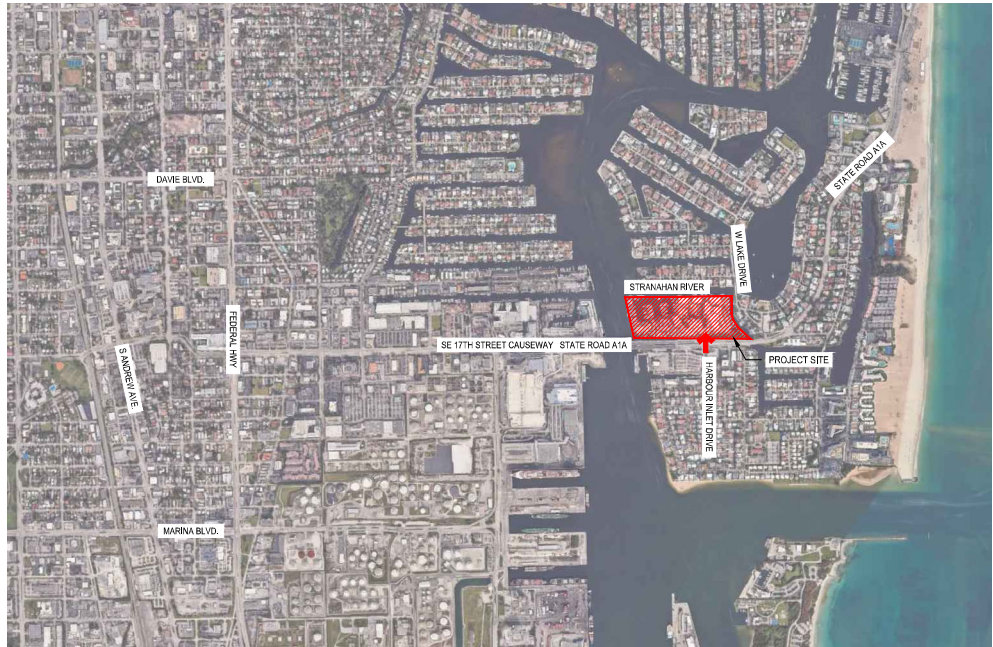
FORT LAUDERDALE, FL. 33316

FDOT PERMIT 2024-L-491-00011

JULY 31, 2024

REVISION 2 - OCTOBER 14, 2024

STATE ROAD A1A
2301 SE 17th STREET
FORT LAUDERDALE, FL. 33316
SR A1A DESIGN SPEED = 40 MPH AND
17TH STREET RAMP ACCESS ROAD
DESIGN SPEED = 30 MPH



LOCATION MAP

NORTH

SHEET INDEX

- L1.01 TREE DISPOSITION PLAN
- L1.02 TREE DISPOSITION PLAN
- L1.03 TREE DISPOSITION PLAN
- L1.04 TREE DISPOSITION LIST
- L3.00 HARDSCAPE SCHEDULE
- L3.01 SITE PLAN
- L3.02 SITE PLAN
- L3.03 SITE PLAN
- L4.01 HARDSCAPE DETAILS
- L5.00 LANDSCAPE SCHEDULE
- L5.01 PLANTING PLAN
- L5.02 PLANTING PLAN
- L5.03 PLANTING PLAN
- L6.00 LANDSCAPE NOTES
- L6.01 LANDSCAPE DETAILS
- L6.02 LANDSCAPE DETAILS

Tree Disposition removed from plan.



CONSULTANTS

Always call 811 two full business days before you dig to have underground utilities located and marked.

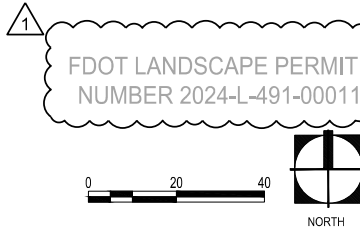
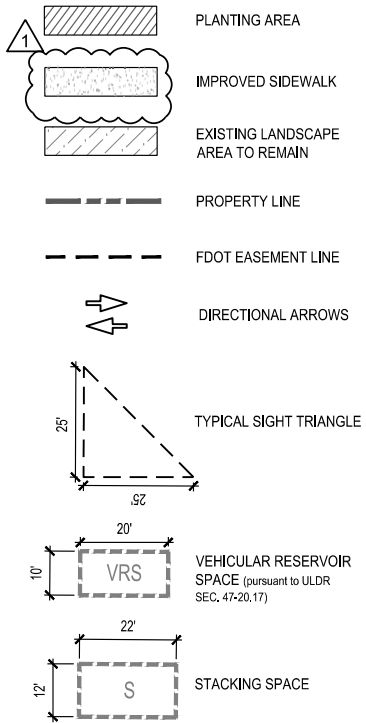
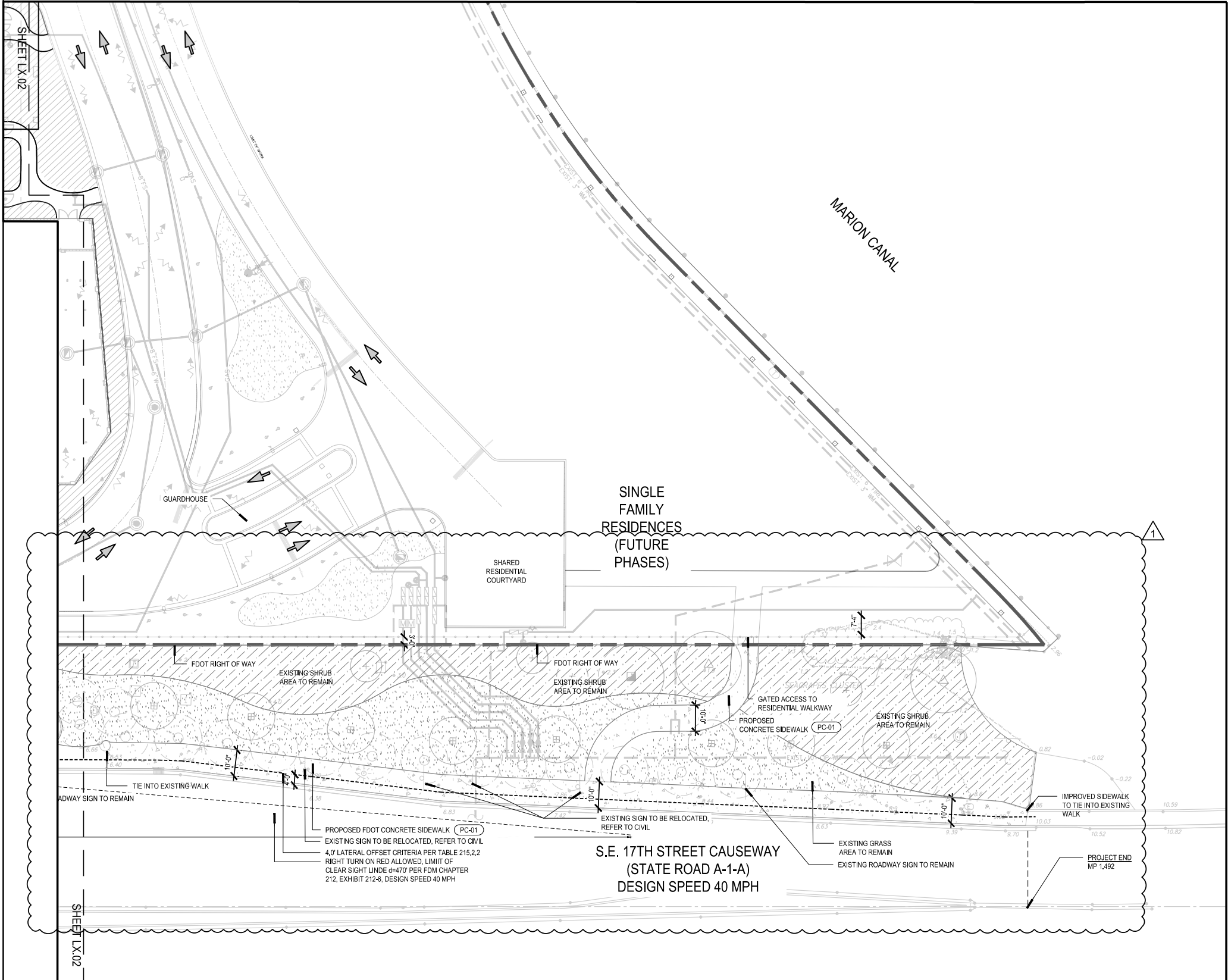


PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 C000001

PLOT DATE:

TEMPLATE VERSION



PROJECT TEAM:

HOTEL ARCHITECT
HKS ARCHITECTS, INC.
#AA F000119
225 EAST ROBINSON STREET, SUITE 405
ORLANDO, FL 32801

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EDSA
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FLYNN ENGINEERING SERVICES, PA
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308

MEP ENGINEER
EXP US SERVICES INC
2801 WESTHALL LANE
MAITLAND, FL 32751

TRANSPORTATION
DC ENGINEERS, INC.
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071

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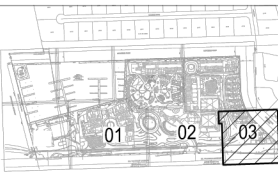
Sunshine811.com

PROJECT:

PIER SIXTY-SIX
HOTEL & MARINA

OWNER
TAVISTOCK DEVELOPMENT COMPANY
6900 TAVISTOCK LAKES BLVD., SUITE 200
ORLANDO, FL 32827

KEY PLAN



REVISION NO.	DESCRIPTION	DATE
1	Response to Comments	09/12/2024

PROJECT #
20960,000

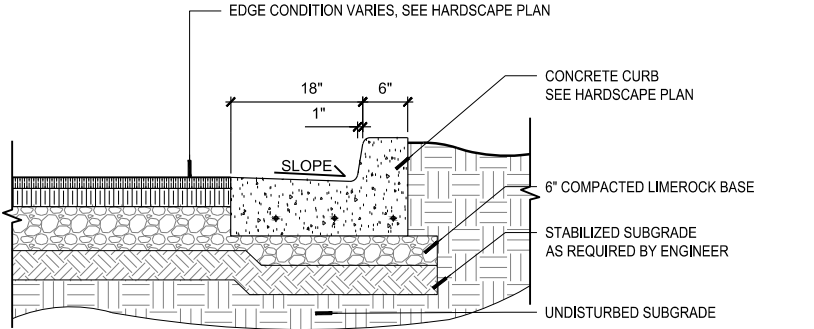
SUBMITTAL DATE
JULY 31, 2024

ISSUE
FDOT - SUBMITTAL

SHEET TITLE
SITE PLAN

CAM #25-0077
Exhibit 2
Page 32 of 45

L3.03



1 CONCRETE 'F' CURB

SCALE - 1"=1'-0"



PROJECT TEAM:

HOTEL ARCHITECT

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#AA F000119
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ORLANDO, FL 32801

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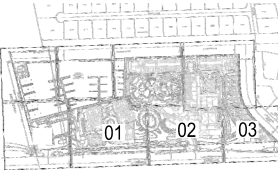
PROJECT:

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ORLANDO, FL 32827

KEY PLAN



REVISION

NO. DESCRIPTION DATE

1 Response to Comments 09/12/2024

PROJECT #

20960.000

SUBMITTAL DATE

JULY 31, 2024

ISSUE

FDOT - SUBMITTAL

SHEET TITLE

HARDSCAPE

DETAILS

CAM #25-0077

Exhibit 2

Page 33 of 45

L4.01

1 FDOT LANDSCAPE PERMIT
NUMBER 2024-L-491-00011

PLOT DATE: TEMPLATE VERSION:

FDOT PLANTING SCHEDULE

TREES - FDOT							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CAL	REMARKS
BRA	4	Brachychiton acerifolius	Flame Tree		30' HT x 40' SPR	6"	8' Minimum clear trunk
CG	1	Caesalpinia granadillo	Bridal Veil Tree	100 Gal	12'-14' HT x 8' SPR	4"	Single Straight Trunk Specimen Form, 8' Minimum clear trunk
CE	8	Conocarpus erectus	Buttonwood		18'-22' HT x 6' SPR	4"-6"	Standard, 8' Minimum clear trunk
JM	1	Jacaranda mimosifolia	Jacaranda	FG/Marl Grown	14' HT x 5' SPR	3"	Standard, Single Straight Trunk, Specimen Form, 8' Minimum clear trunk
PP	2	Peltophorum dubium	Yellow Poinciana		16' HT x 8' SPR	6"	Standard, 8' Minimum clear trunk

SHRUBS STANDARD FORM - FDOT							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CAL	REMARKS
CR-3	10	Clusia rosea	Pitch Apple	Standard	8' HT x 5' SPR	2"	Standard, Single Straight Trunk, 4' C.T.
GS	9	Guaiaacum sanctum	Lignum vitae	Standard	8' HT x 5' SPR	2"	Standard, Single Straight Trunk, 4' C.T.
MF2	20	Myrcianthes fragrans	Simpson Stopper	Standard	8' HT x 5' SPR	NA	Standard, Multi-trunk,
TB	14	Tabebuia bahamensis	White tabebuia	Standard	8' HT x 5' SPR	2"	Standard, Single Straight Trunk, 4' C.T.

NOTE: TREES AND SHRUBS STANDARD FORM TO BE MAINTAINED TO MEET THE REQUIREMENTS OF THE FDOT MAINTENANCE RATING PROGRAM (MRP) STANDARDS.

SHRUBS - FDOT					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
REX	3	Rhapis excelsa	Lady Palm	6" O.A.	per plan
SES-2	9	Serenoa repens 'Silver'	Silver Saw Palmetto	36" HT x 24" SPR	per plan
STN	15	Strelitzia nicolai	Giant Bird of Paradise	5 gal	per plan

SHRUB AREAS - FDOT					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
FIM	700	Ficus microcarpa 'Green Island'	Ficus Green Isle	24" HT x 18" SPR	18" o.c.
HYM	488	Hymenocallis latifolia	Spider Lily	18" OA	24" o.c.
LIM	113	Liriope muscari 'Emerald Goddess'	Emerald Goddess Lily Turf	24" HT x 18" SPR	30" o.c.
NEE	70	Nephrolepis exaltata	Boston Fern	15" HT x 12" SPR	18" o.c.
ZAM	264	Zamia pumila	Coontie Cycad	24" HT x 24" SPR	24" o.c.

FDOT GENERAL NOTES

1. 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>
2. GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, FY 2024-25 Standard Specifications for Road and Bridge Construction at the following website:
<https://www.fdot.gov/programmanagement/implemented/specbooks>
3. CONTRACTOR SHALL REPAIR ALL DAMAGE DONE TO FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.
4. 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.
5. 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 BROWARD OPERATIONS CENTER OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DEPARTMENT, INCLUDING ASPHALT MILLINGS.

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 \(fdotwww.blob.core.windows.net\)](#)
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.

Online Reference: [580-001.pdf \(fdotwww.blob.core.windows.net\)](#)
3. CYPRESS MULCH IS NOT PERMITTED ON 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.
4. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD PLANS INDEX 570-010 AND STANDARD SPECIFICATIONS SECTIONS 162, 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.



PROJECT TEAM:

HOTEL ARCHITECT

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#AA F000119
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ORLANDO, FL 32801

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MAITLAND, FL 32751

TRANSPORTATION

DC ENGINEERS, INC.
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071



PROJECT:

PIER SIXTY-SIX
HOTEL & MARINA

OWNER

TAVISTOCK DEVELOPMENT COMPANY
6900 TAVISTOCK LAKES BLVD., SUITE 200
ORLANDO, FL 32827

REVISION

NO.	DESCRIPTION	DATE
1	Response to Comments	09/12/2024
2	Response to Comments	10/14/2024

PROJECT #

20960.000

SUBMITTAL DATE

JULY 31, 2024

ISSUE

FDOT - SUBMITTAL

SHEET TITLE

LANDSCAPE

SCHEDULE

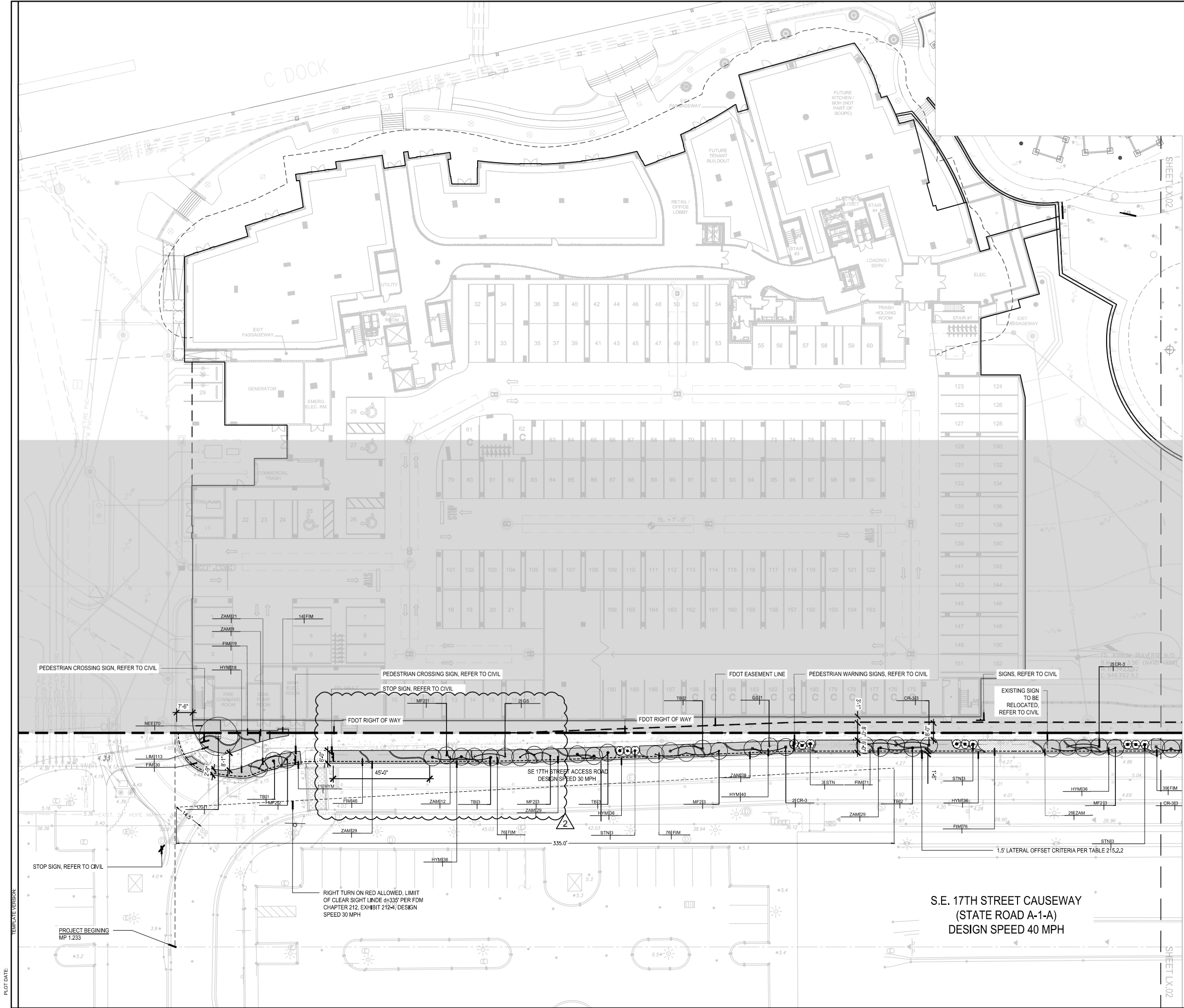
CAM #25-0077

Exhibit 2

Page 34 of 45

L5.00

FDOT LANDSCAPE PERMIT
NUMBER 2024-L-491-00011



EXISTING LANDSCAPE AREA TO REMAIN

PROPERTY LINE

FDOT EASEMENT LINE

TYPICAL SIGHT TRIANGLE

LIGHT POST

TREE /PALM TO REMAIN

TREE PROTECTION BARRIER

PROJECT TEAM:

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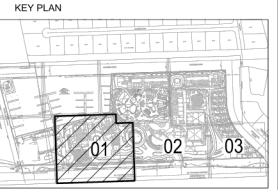
Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PROJECT:

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HOTEL & MARINA**

OWNER
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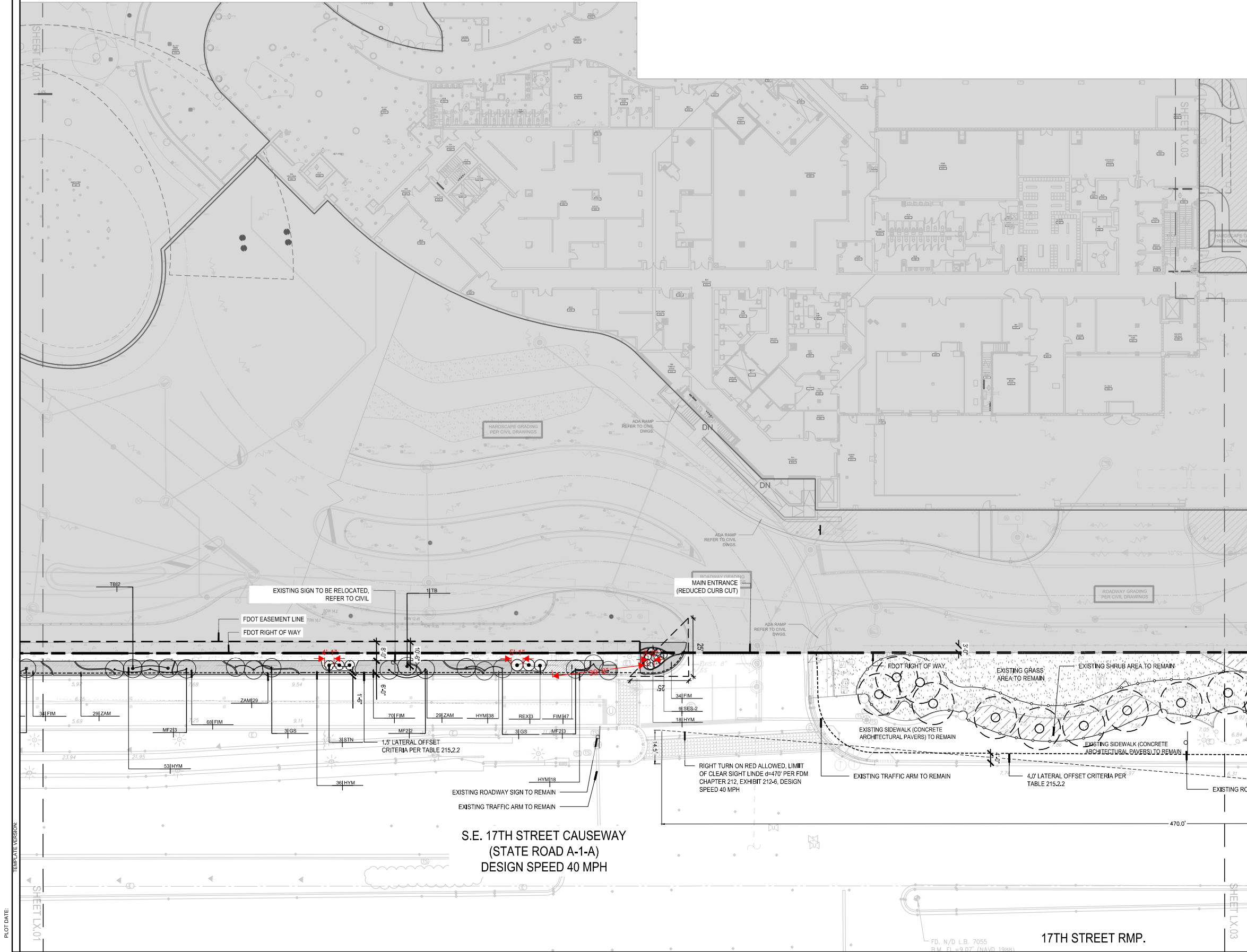


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FDOT - SUBMITTAL



EXISTING LANDSCAPE AREA TO REMAIN

PROPERTY LINE

FDOT EASEMENT LINE

TYPICAL SIGHT TRIANGLE

LIGHT POST

TREE /PALM TO REMAIN

TREE PROTECTION BARRIER

PROJECT TEAM:

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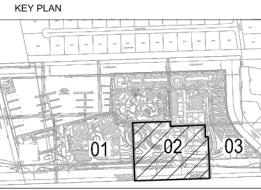
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ISSUE
FDOT - SUBMITTAL

SHEET TITLE
PLANTING PLAN

CAM #25-0077
Exhibit 2
Page 36 of 45
L5.02

LANDSCAPE GENERAL NOTES

1. All existing trees to remain and all relocated plant material shall be protected from damage or injury and shall be barricaded or otherwise suitably flagged and protected from injury.
2. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
3. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
4. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
5. NOT INCLUDED
6. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
7. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
8. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
9. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
10. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
11. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
12. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.
14. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
18. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunks excluded as specified
19. Guying / staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
20. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball.
21. Trees grown in grow bags or grow bag type material are not allowed.
22. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
23. All landscape and specifications shall meet or exceed the minimum requirements as shown in the City of Ft. Lauderdale codes.
24. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing and grubbing permits are obtained from the City
25. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period
26. All highly invasive exotic plants must be removed from the development area. The development area must also be maintained free from invasive exotic plants in perpetuity.

27. The following species of exotic plants are considered invasive and may not be used to fulfill any requirements of this division:
- a. Albizia lebeck- (Woman's Tongue)

b. Bischofia javonica- (Bishopwood)

c. Cuplanopsis anacardioides- (Carrotwood)

d. Dalbergia sissoo- (Rosewood)

e. Eucalyptus camaldulensis- (Murry Red Gum)

f. Ficus Benjamina- (Benjamin Fig)
- g. Ficus retusa- (Cuban Laurel)

h. Sapium sebiferum- (Chinese Tallow)

i. Syzygium cumini- (Java Plum)

j. Syzygium jambos- (Rose Apple)

k. Thespesia populnea- (Cork Tree)

l. Wedelia trilobata- (Wedelia)
28. All existing trees to remain that may impede construction shall be protected by installing protective barriers around the dripline of trees. The protective barriers shall be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy materials (not flagging or ribbons) and shall be installed prior to and maintenance throughout construction and/or land development:
- a. Do not store or use materials or equipment within the dripline of any tree to be relocated on site unless the activity is being done to protect trees.

b. Do not discharge or contaminate the soil within the dripline of any tree to be relocated on site with any construction materials such as paint, oil, solvents, pet- petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.

c. Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots.

d. Make no attachments, other than those of a protective and non-damaging nature, to any tree to be retained on the site.

e. Do not change the natural grade above the root system within the dripline of any tree to be retained on site unless it can be demonstrated to the County that it will not damage the tree.

f. Avoid any encroachments, excavations or severe grade changes within the dripline of preserved trees unless it can be demonstrated to the County that it will not impact any tree.
29. Plant size specifications take precedence over container size.
30. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, moving, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be guyed or staked as shown in the details.
5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.
8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free mulch as specified.
11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
2. Apply Roundup (manufactured by Monsanto Corp. or equal) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
4. Scarify subsoil to a depth of six inches (6").
5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
6. See L-3.02 for soil specifications.
7. Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.3 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable nut grass and other undesirable weeds.
8. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of four inches (3") throughout all lawn areas and twelve inches (8") in all areas to be landscaped.
9. Remove all rocks and other objects over one inches (1") in diameter.
10. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
11. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
12. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 5.5 to 6.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 5.5 to 6.5.
13. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
14. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
15. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

TREE PROTECTION AND RELOCATION NOTES

GENERAL NOTE:

All trees and palms will be evaluated for protection and relocation. Relocated trees will be handled in accordance with the following specifications. Trees to be removed will be mitigated as required by the City of Ft. Lauderdale.

1.1 WORK TO BE PERFORMED AND WORK INCLUDED

A. Provide the following:

Prepare and relocate trees and palms designated for relocation within the project boundaries into holding areas, to include all aspects of preparation, acclimatization, holding, relocation, protection, and maintenance.

Protection and care of existing trees and palms to remain within the project boundaries.

3. Installation and operation of temporary irrigation system and hand watering as required by these specifications.

4. Establishment of holding areas as necessary to support the phasing of the project.

4. Follow-up maintenance as required by these specifications.

5. Labor, materials, equipment and services to complete all preparation, relocations and protection work as indicated on the drawings, as specified herein, or both.

PART II - PRODUCTS

2.1 PLANTING SOIL MIXES

A. Planting Soil Mixture A to be placed in St. Augustine sod areas, shrub and ground cover beds and in broadleaf tree pits, both new and transplanted:

- * 20% Topsoil
- * 10% Peat or Compost
- * 70% Sand

B. Planting Soil Mixture B to be placed as backfill around the root balls of palms shall be:

- * 90% native sand from on site or approved source
- * 10% topsoil.

2.2 Soil Amendments

A. See written specification 02920.

PART III - EXECUTION

3.1 PREPARATION FOR RELOCATION OF TREES AND PALMS

A. Crown Pruning

1. Broadleaf Trees - All trees are to be trimmed by thinning the crown only, and not by reducing crown dimensions. Trim to conform to NAA and ISA standards, including removal of dead wood. Repair any existing injuries to trees including cavities and machinery marks.
2. Palms - Remove all seed pods and lowest fronds, leaving 9-11 youngest fronds. For Sabal Palms only, cut back all fronds in a "hurricane cut" prior to transplanting unless specified otherwise in the field by the landscape architect.

B. Fertilization and Watering

1. Preparation

- a. All Trees and Palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation. See specification 02920.
- b. Form and maintain an earth berm 6" high outside the proposed root ball prior to watering and apply 3" approved mulch within saucer. Water application shall saturate the root ball to its entire depth.

C. Root Pruning

1. Watering

All trees and palms to be relocated are to be provided with an automatic irrigation system which provides 2 bubbler heads to each tree and palm, prior to root pruning.

Provide irrigation timer, or battery powered valve to water trees to be relocated. Hand watering in lieu of automatic system shall not be allowed, however hand watering shall be performed to avoid lapses should the automatic system be inoperable for more than 24 hours and during the initial planting period as specified.

2. Barricades

Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner.

Root Pruning Technique - All trees shall be excavated by digging a trench 36" deep, either by hand or with a trenching machine designed for this purpose. Hand cut broadleaf tree roots after trenching to produce clean cuts with no splits or tears. Trees to be root pruned shall have a minimum root ball size of 10" per 1" of caliper measured at DBH for broad leaf trees, 30" for Sabal Palms, 42" for Coconut Palms. Sabal palms shall not require root pruning.

Timing - All broadleaf trees are to be relocated shall be maintained for a minimum of ten (10) weeks after root pruning prior to relocation. All palms except Sabal Palms, shall be maintained a minimum of four (4) weeks prior to relocation.

3.2 RELOCATION OF TREES AND PALMS

A. Preparation - Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for seven consecutive days prior to relocation. Accurately locate position and elevation where all trees are intended to be planted, for verification by Landscape Architect. Verify that no overhead or underground utilities, existing or proposed, conflict with proposed locations.

B. Digging and Handling

Determine line of previous root pruning and excavate around root mass to leave area outside line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 48" deep.

Trees shall be handled in such a way as to avoid damage to bark and limbs subject to support cables or chains. Attach padded support cables or chains at multiple points where possible.

Root balls shall be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching, to keep intact the entire root ball.

Trees shall be properly wrapped during moving so trunks will not be scarred and damaged and to avoid broken limbs. Broken limbs or scarred trunks shall cause tree to be unacceptable and rejected at the Owner's option. Root balls and foliage shall be kept moist during all phases of relocation.

Partially backfill tree pits with 12" of approved planting soil prior to setting tree. This layer of soil to be thoroughly drenched prior to relocation to achieve a stable platform at the correct elevation so that the top of root ball is 1" above proposed grade.

Backfilling - Flood bottom foil layer to settle tree into best position and to remove air pockets. Continue to flood root ball as planting soil is deposited to insure removal of all air pockets. Produce saucer to retain water per drawings.

Bracing - Support tree with machinery until bracing is complete. Buttresses may support separate trunks on multiple trunk trees. Maintain braces until completion of project.

Irrigation - Install bubbler heads on all trees and palms. Connect each tree's system immediately to water source. Additionally, all transplanted trees and palms shall be hand watered daily for a period of six (6) weeks after transplanting. The irrigation system is designed for maintaining plant material only, and does not provide the volume of water required immediately after transplanting. Set time to run daily, to provide an equivalent of 6" of rain per week for 30 days, then reduce to equivalent of 3" per week.

C. Holding Area

A holding area shall be provided specifically designated for storage and acclimatization of relocated trees and palms that are to be relocated in later project phases, or in the current phase. The holding area shall be of sufficient size to allow for temporary planting of trees and palms without undue crowding.

Holding area shall be provided with a temporary automatic irrigation system, and shall be excavated and provided with a soil layer a minimum of 30" deep. Irrigation shall be monitored and supplemented as necessary to provide water in volumes sufficient for growth.

3.3 PROTECTION AND CARE OF EXISTING TREES AND PALMS TO REMAIN

Watering - Existing irrigation shall remain operable to the greatest extent possible during construction. All on site trees to remain shall be supplied with temporary irrigation to remain operable until permanent irrigation is operable. Existing irrigation system to be demolished may be utilized as the temporary irrigation system.

Barricading - Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner. Barricades shall be installed at an offset distance two feet (2') outside the tree drip line/edge of tree canopy to the extent practical, prior to any construction activity.

IRRIGATION NOTES

1. Contractor shall provide a complete irrigation system tied into the existing hotel system for all landscape and sodded areas.
2. the contractor shall submit the proposed irrigation products and design of the system to the landscape architect for review prior to installation.
3. The source of the proposed irrigation system shall be municipal water, contractor to field verify meter and water source location, for review by the landscape architect or owner.
4. The irrigation system shall be configured to accommodate existing trees and palms.
5. All landscape areas shall be irrigated in accordance with all local/county requirements.
6. Irrigation system shall be designed and installed in accordance with the Florida irrigation society standards and specifications for turf and landscape irrigation systems. (revised June 10, 1988)
7. Irrigation coverage shall be 100 %, with 50% overlap and the system shall include an approved rain/ moisture sensor.
8. Irrigation to be electrically controlled and fully automatic from an approved water source.
9. Controller shall be expandable to accommodate 2 additional zones for lighting.
10. Sleeves shall be utilized for all irrigation under hardscape areas for all irrigation lines.
11. Remove existing irrigation equipment which interferes with any construction, this includes, but is not limited to, controllers, sprinkler heads, pipe, quick couplers, backflow preventers, control wire, and conduit. additionally, the contractor is responsible to maintain the existing system throughout the construction process.
12. Concrete thrust blocks to be utilized where main line turns, main lines shall have a depth of 24" min, lateral lines shall have a depth of 18" min.
13. Place all valve boxes and top of pop up sprinkler heads even with and vertical to the finish grade, adjacent valve boxes shall be aligned vertical and horizontal to each other for a neat and uniform appearance. backflow prevention devices shall be placed in horizontal and vertical position, alignment of all equipment is subject to owner approval before they are acceptable.
14. Landscape contractor shall coordinate all planting work with irrigation work. inspect irrigation system and ensure that adequate water is available before beginning planting operations. irrigation systems will not provide sufficient quantities of water for newly planted materials. the landscape contractor is responsible for deep root hand watering.

PROJECT TEAM:

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CONDO + VILLA ARCHITECT

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MEP ENGINEER

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TRANSPORTATION

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PROJECT:

PIER SIXTY-SIX

HOTEL & MARINA

OWNER

TAVISTOCK DEVELOPMENT COMPANY
6900 TAVISTOCK LAKES BLVD., SUITE 200
ORLANDO, FL 32827

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE
1	Response to Comments	09/12/2024

PROJECT

20960.000

SUBMITTAL DATE

JULY 31, 2024

ISSUE

FDOT - SUBMITTAL

SHEET TITLE

LANDSCAPE

NOTES

CAM #25-0077

Exhibit 2

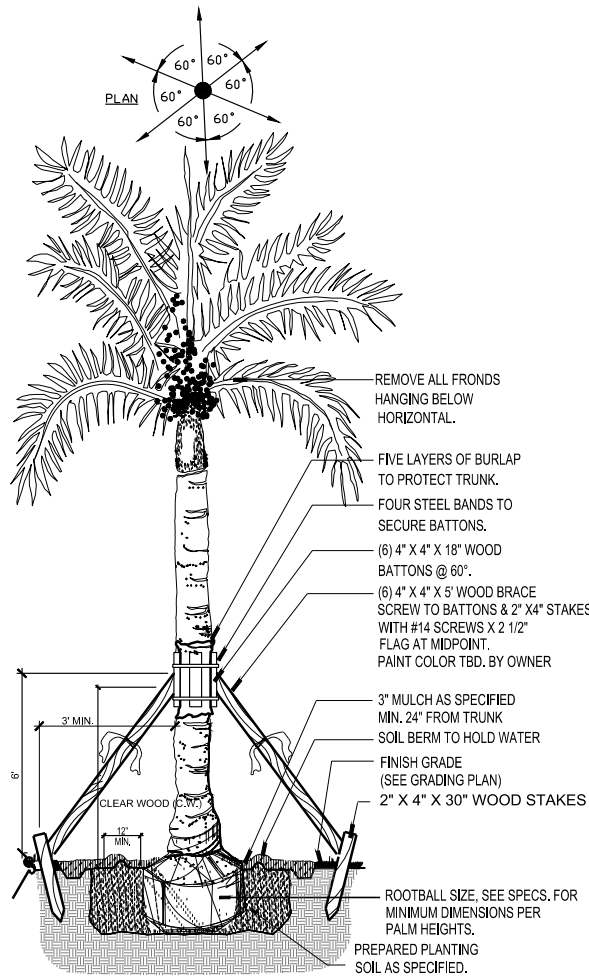
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L6.00

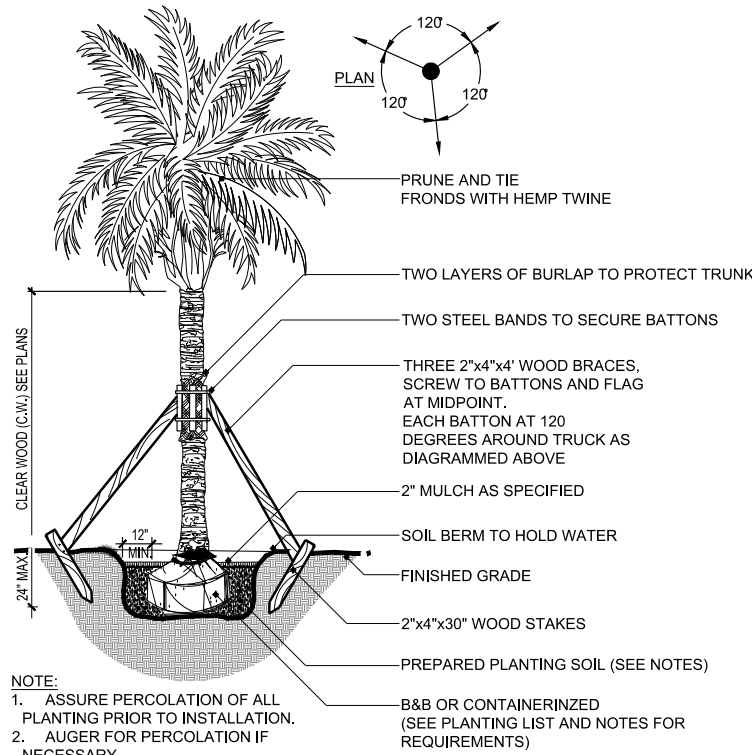
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FDOT LANDSCAPE PERMIT
NUMBER 2024-L-491-00011

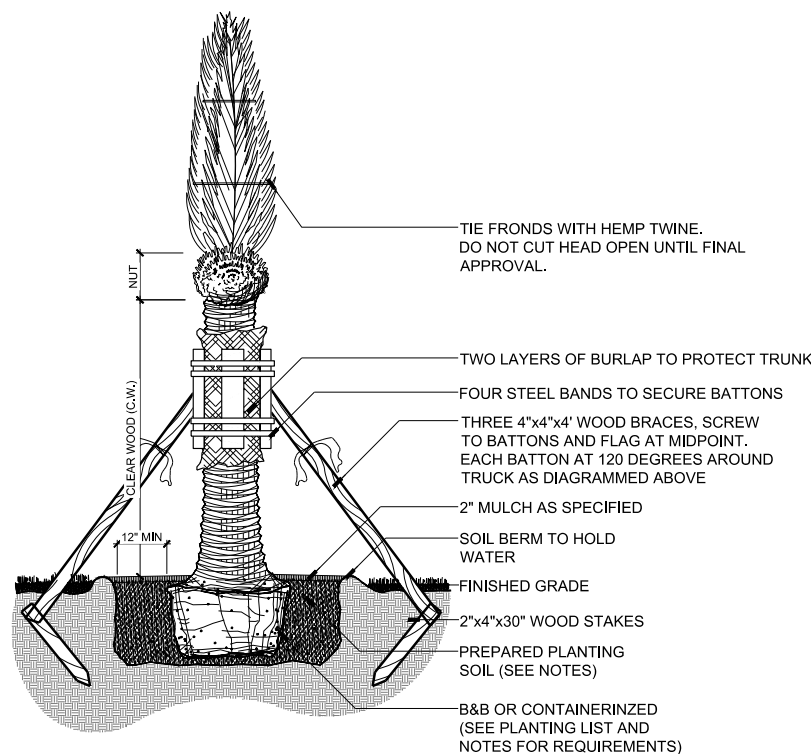
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



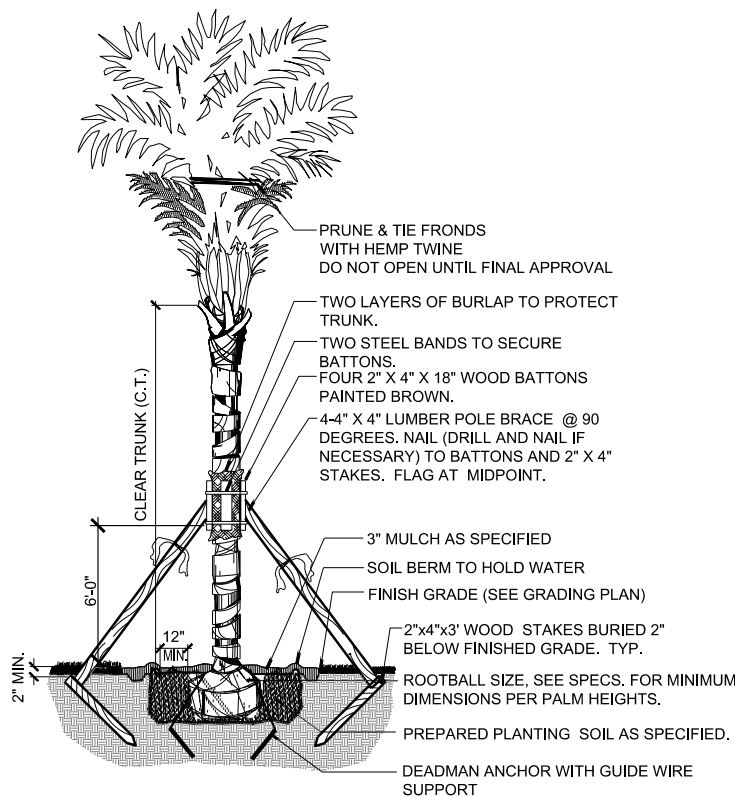
1 ROYAL PALM
SECTION
SCALE: 1/2" = 1'-0"



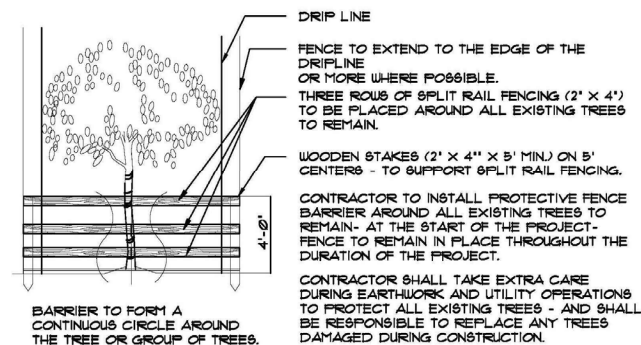
2 SMALL PALM
SECTION
SCALE: 3/4" = 1'-0"



3 SPECIMEN PALM
SECTION
SCALE: 1/2" = 1'-0"



4 COCONUT PALM
SECTION
SCALE: 1" = 1'-0"



5 TREE PROTECTION DETAIL (CITY OF FT. LAUDERDALE)
ELEVATION
SCALE: N.T.S.

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SHEET TITLE

LANDSCAPE

DETAILS

CAM #25-0077

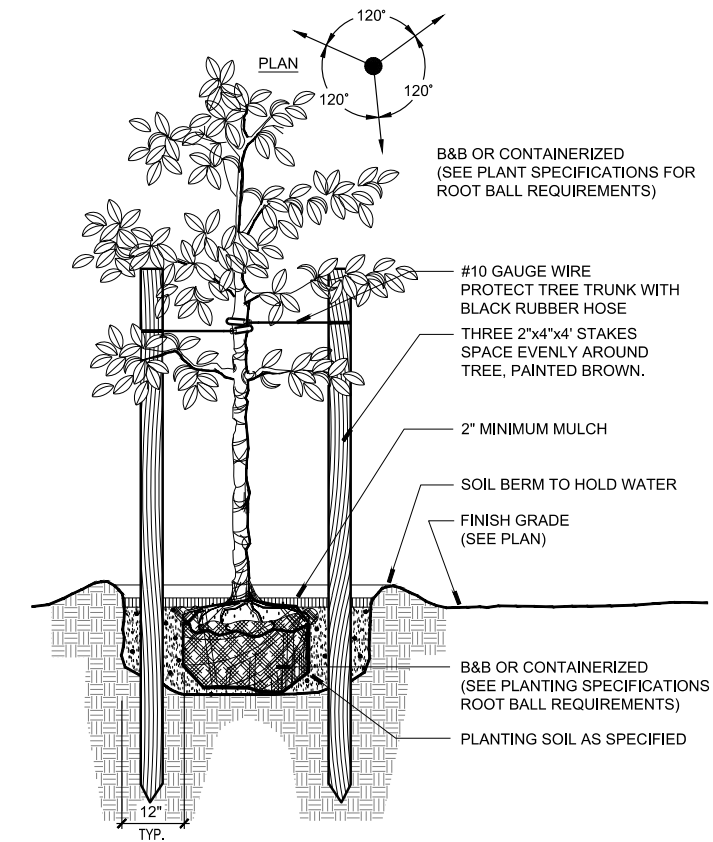
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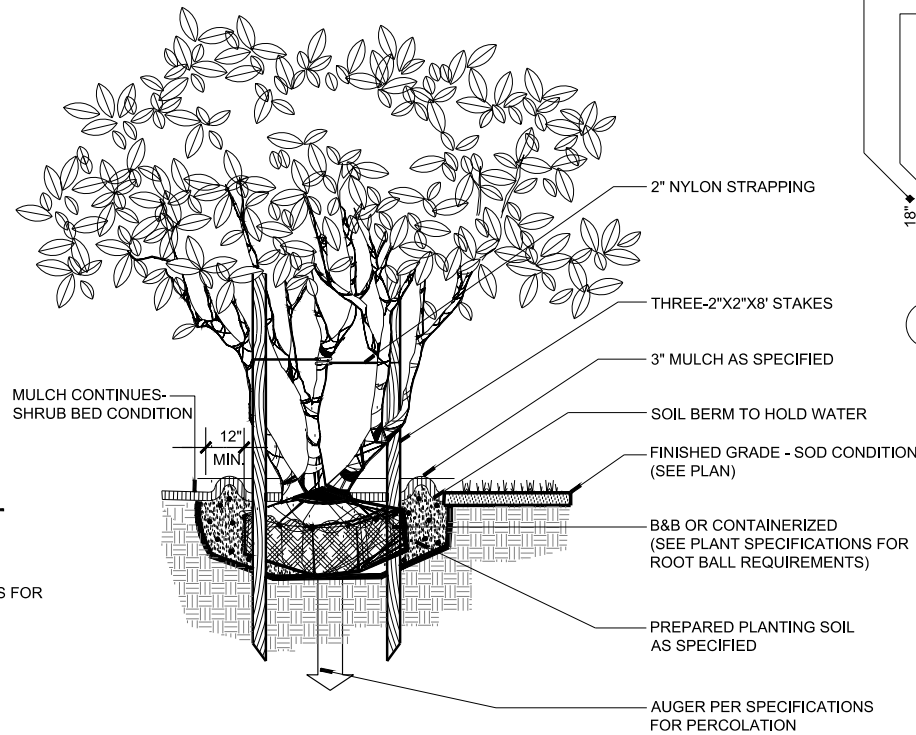
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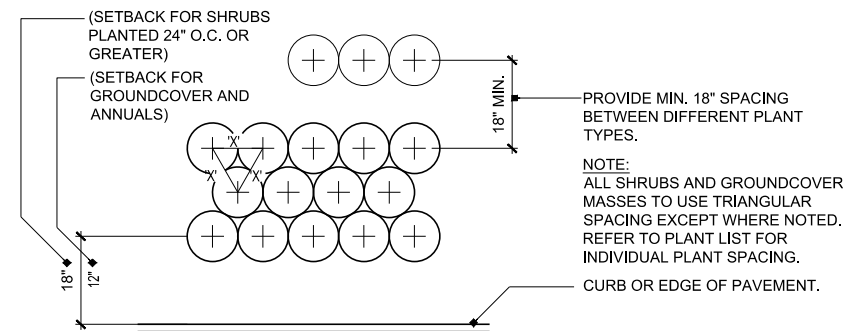
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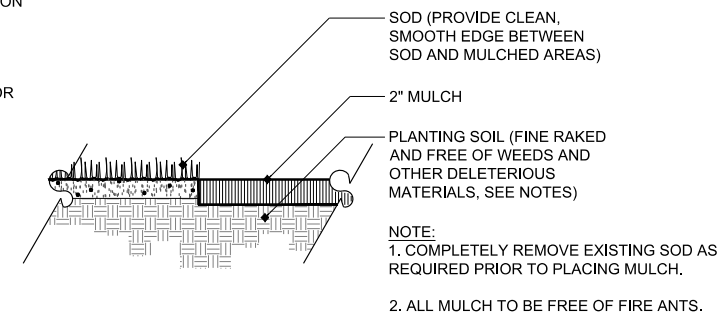
1 SMALL TREE - 3" CALIPER OR LESS
SECTION SCALE: 1"=1'-0"



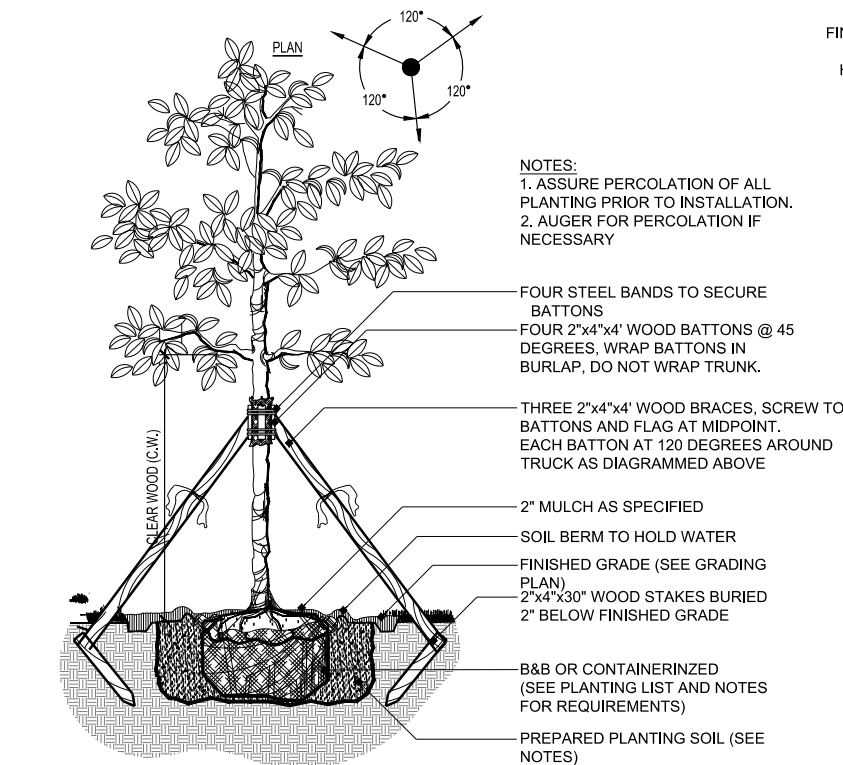
2 MULTI-TRUNK TREE
SECTION SCALE: 1"=1'-0"



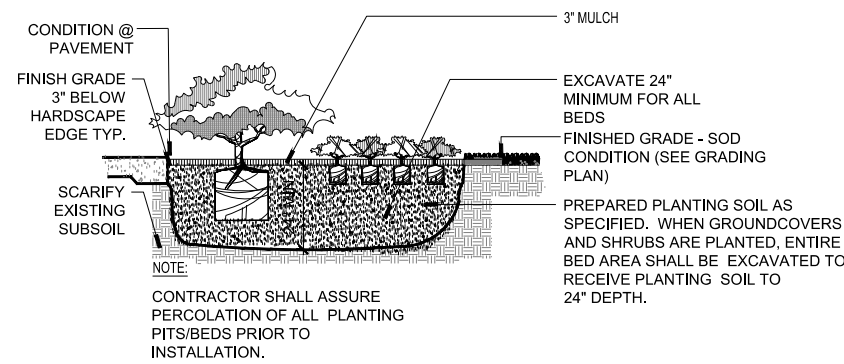
3 TYPICAL PLANT SPACING
PLAN SCALE: N.T.S.



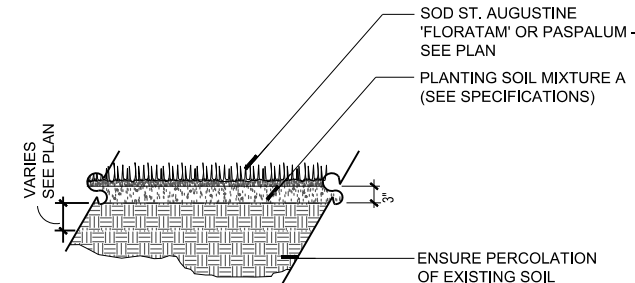
4 MULCH
SECTION SCALE: 1"=1'-0"



5 LARGE TREE - GREATER THAN 3" CALIPER
SECTION SCALE: 1/2"= 1'-0"



6 SHRUB AND GROUNDCOVER
SECTION SCALE: N.T.S.



7 SODDING
SECTION SCALE: N.T.S.

PROJECT TEAM:
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PIER SIXTY-SIX
HOTEL & MARINA

OWNER
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KEY PLAN

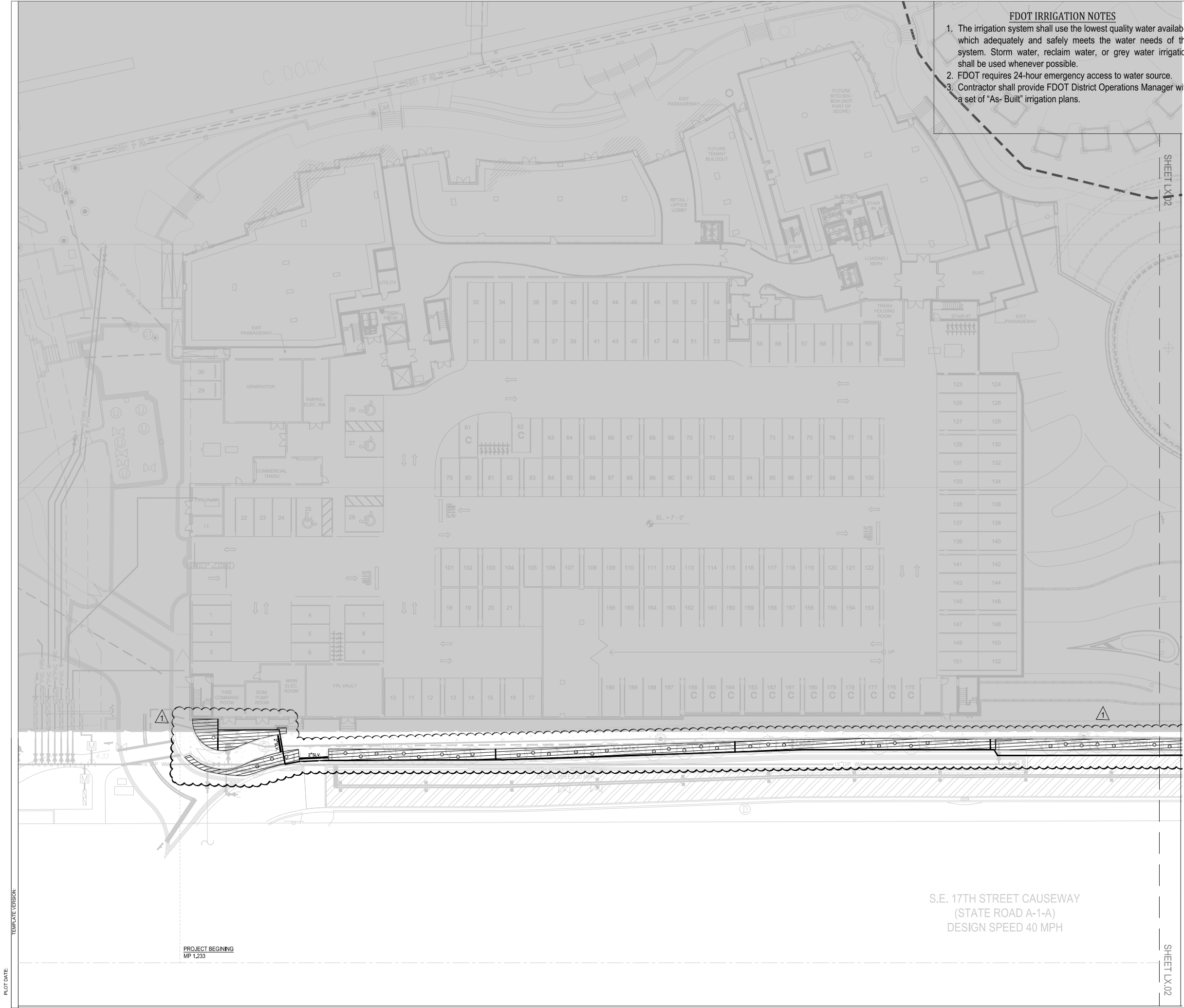
REVISION	NO.	DESCRIPTION	DATE
1	Response to Comments	09/12/2024	

PROJECT #
20960,000
SUBMITTAL DATE
JULY 31, 2024
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FDOT LANDSCAPE PERMIT
NUMBER 2024-L-491-00011

SHEET TITLE
LANDSCAPE DETAILS
CAM #25-0077
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L6.02

PLOT DATE: TEMPLATE VERSION:



- 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. FDOT requires 24-hour emergency access to water source.
 3. Contractor shall provide FDOT District Operations Manager with a set of "As- Built" irrigation plans.

S.E. 17TH STREET CAUSEWAY
(STATE ROAD A-1-A)
DESIGN SPEED 40 MPH



PROJECT TEAM:

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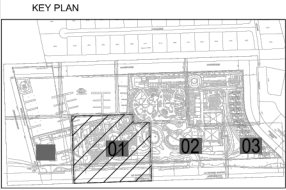
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REVISION NO.	DESCRIPTION	DATE
1	FDOT PERMIT PLAN REVIEW	2021.09.22
2	FDOT PERMIT REVIEW	2022.01.14
3	FDOT PERMIT REVIEW	2022.02.18
4	REVISION 1	2024.17.09

PROJECT #
20960.000

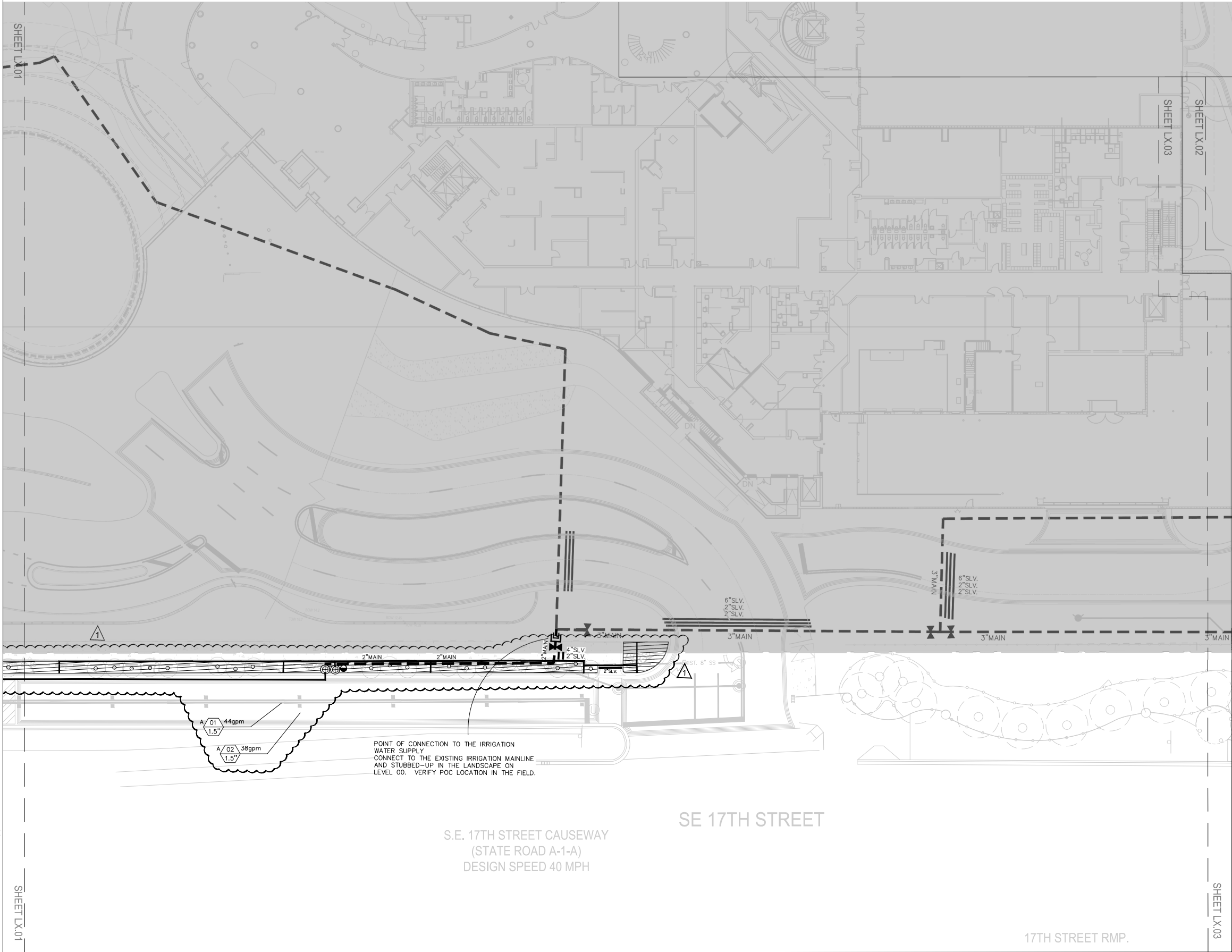
SUBMITTAL DATE
JUNE 29, 2020

ISSUE
FDOT - SUBMITTAL
FDOT LANDSCAPE PERMIT NUMBER
2020-L-491-00020

SHEET TITLE
IRRIGATION PLAN

CAM #25-0077
Exhibit 2
Page 41 of 45
L7.01

PLOT DATE: _____
TEMPLATE VERSION: _____



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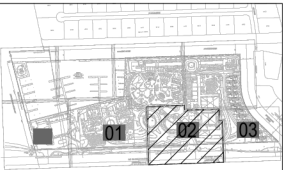
TRANSPORTATION
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PROJECT:
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KEY PLAN



REVISION NO.	DESCRIPTION	DATE
	FDOT PERMIT PLAN REVIEW	2021.09.22
	FDOT PERMIT REVIEW	2022.01.14
	FDOT PERMIT REVIEW	2022.02.18
1	REVISION 1	2024.17.09

PROJECT #
20960.000

SUBMITTAL DATE
JUNE 29, 2020

ISSUE
FDOT - SUBMITTAL

FDOT LANDSCAPE PERMIT NUMBER
2020-L-491-00020

SHEET TITLE
IRRIGATION PLAN



PROJECT TEAM:

HOTEL ARCHITECT

HKS ARCHITECTS, INC.
#AA F000119
225 EAST ROBINSON STREET, SUITE 405
ORLANDO, FL 32801

EXISTING TOWER ARCHITECT /

HOTEL INTERIOR DESIGN

DAROFF DESIGN INC. + DDI ARCHITECTS, PC.
2121 MARKET STREET
PHILADELPHIA, PA 19103

CONDO + VILLA ARCHITECT

GARCIA STROMBERG | GS4 STUDIOS
2365 VISTA PARKWAY SUITE 18
WEST PALM BEACH, FL 33411

RESIDENCE ARCHITECT

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912 W. FAIRBANKS AVE.
WINTER PARK, FL 32789

LANDSCAPE ARCHITECT

EDSA
1512 EAST BROWARD BLVD., SUITE 110
FT. LAUDERDALE, FL 33301

CIVIL ENGINEER

FLYNN ENGINEERING SERVICES, PA
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308

MEP ENGINEER

EXP US SERVICES INC.
2801 WESTHALL LANE
MAITLAND, FL 32751

TRANSPORTATION

DC ENGINEERS, INC.
12743 NW 13TH COURT
CORAL SPRINGS, FL 33071



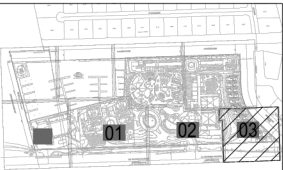
PROJECT:

PIER SIXTY-SIX
HOTEL & MARINA

OWNER

TAVISTOCK DEVELOPMENT COMPANY
6900 TAVISTOCK LAKES BLVD., SUITE 200
ORLANDO, FL 32827

KEY PLAN



REVISION NO.	DESCRIPTION	DATE
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SHEET TITLE

IRRIGATION PLAN

CAM #25-0077

Exhibit 2

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L7.03

IRRIGATION NOTES

- 1.) SOME PIPE LINES ARE DRAWN OFF SET FOR CLARITY. INSTALL ALL IRRIGATION LINES IN LANDSCAPED AREAS.
- 2.) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS TO INSTALL HEADS AT APPROPRIATE LOCATIONS.
- 3.) ADJUST ALL NOZZLES TO REDUCE OVERTHROW ON PAVING & WALLS. THROTTLE ALL IRRIGATION CONTROLS TO PREVENT FOGGING. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.
- 4.) INSTALL RISERS 18" FROM WALLS OR BUILDINGS, AND 24" FROM PAVED SURFACES. PAINT ALL RISERS AND SUPPORTS FLAT BLACK.
- 5.) INSTALL POP-UP HEADS 18" FROM WALLS, 6" FROM WALKS, DECKS AND CURBS, 6 FEET FROM CURBLESS ROADS, AND 30" FROM THE END OF PARKING SPACES.
- 6.) SET TOP OF POP-UP HEAD CAPS 1" ABOVE FINISHED GRADE PRIOR TO SOO OR MULCH INSTALLATION.
- 7.) REFER TO UTILITY PLANS PRIOR TO TRENCHING. THE IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK DURING THE PROJECT.
- 8.) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 9.) ELECTRIC POWER SUPPLY FOR THE IRRIGATION CONTROLLER SHALL BE BROUGHT TO A JUNCTION BOX AT THE CONTROLLER LOCATION BY THE BUILDING ELECTRICAL CONTRACTOR. IRRIGATION INSTALLER TO PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.
- 10.) IRRIGATION WATER CONNECTIONS AND SYSTEM CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL CODES FOR IRRIGATION INSTALLATION AND CONNECTIONS TO THE WATER SUPPLY.
- 11.) IRRIGATION INSTALLER TO ACQUIRE ALL PERMITS AND UTILIZE ALL SAFETY PRECAUTIONS REQUIRED TO WORK IN ROW OF ROADWAY.
- 12.) SIXTY (60) PSI MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.
- 13.) AT THE END OF PARKING SPACES PLACE HEADS IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB. (TYPICAL)
- 14.) PRIOR TO STARTING THE WORKS INSPECT THE SITE AND LOCATE ALL EXISTING IRRIGATION PIPES, WIRES AND EQUIPMENT. PROVIDE LABOR AND MATERIALS TO REPAIR ANY DAMAGED EXISTING IRRIGATION. PROVIDE "LIFELINE" PIPES AND WIRES TO KEEP ADJACENT IRRIGATION ZONES OPERATIONAL THROUGHOUT THE WORKS.
- 15.) THE IRRIGATION MAINLINE IS DRAWN OFFSET FOR GRAPHIC CLARITY. DO NOT SCALE THE MAINLINE FROM THE DRAWING FOR INSTALLATION. LAYOUT THE IRRIGATION MAINLINE ROUTE IN THE FIELD TO AVOID PROPOSED AND EXISTING TREE ROOT ZONES AND UTILITIES.
- 16.) THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
- 17.) FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO WATER SOURCE.
- 18.) CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS-BUILT" IRRIGATION PLANS.

IRRIGATION LEGEND

IRRIGATION WATER TAP AND WATER METER. SIZE INDICATED ON PLAN. PROVIDED BY THE SITE UTILITY CONTRACTOR, PER LOCAL CODES.

IRRIGATION WATER CONNECTION. CONNECT TO LINE STUBBED UP IN PLANTER BED BY BUILDING PLUMBING CONTRACTOR. SIZE INDICATED ON PLAN PER LOCAL CODES.

REDUCED PRESSURE BACKFLOW PREVENTER. PROVIDED BY IRRIGATION INSTALLER, PER LOCAL CODES. WATTS 909, OR EQUAL.

IRRIGATION CONTROLLER WITH RAIN SWITCH. NUMBER OF STATIONS INDICATED ON PLAN. 120 VOLT, 1.0 AMP. ELECTRIC CIRCUIT FROM NEAREST ELECTRICAL PANEL, BY THE BUILDING CONTRACTOR. PROVIDE CONTROLLER GROUNDING WITH 15' #6 BARE COPPER WIRE. 5/8" X 6" COPPER CLAD GROUND ROD AND CROWDED GT1616 WELD KIT. RAINBIRD ESP-LX MODULAR SERIES WITH WIRELESS RAIN SWITCH. HUNTER I-CORE SERIES WITH WIRELESS RAIN CLUCK.

IRRIGATION CONTROL VALVE. PLASTIC BODY WITH FLOW CONTROL. MOUNT IN 15" RECTANGULAR VALVE BOX. SIZE INDICATED ON PLAN. PROVIDE 1/4" I.D. COPPER CONTROL WIRE TO ALL VALVES. RAINBIRD PER PPS VALVE SERIES, OR EQUAL. HUNTER IGV VALVE SERIES, OR EQUAL.

IRRIGATION CONTROL VALVE TAG. INDICATES VALVE LOCATION, STATION NUMBER, SIZE AND ZONE FLOW RATE.

IRRIGATION ISOLATION VALVE. SIZE SAME SIZE AS PIPE. MOUNT IN 19" RECTANGULAR VALVE BOX WITH 8" NDS DRAIN PIPE EXTENSION AS NEEDED. 2.5" AND SMALLER - BRONZE THREAD ON TYPE WITH WHEEL HANDLE. 3" AND LARGER - CAST IRON GASKET JOINT TYPE WITH 2" OPERATING NUT HANDLE, AND VALVE TO PIPE RESTRAINING FITTINGS. PROVIDE ONE VALVE KEY FOR EACH TYPE VALVE INSTALLED.

SIZE
PVC MAIN LINE PIPE. CLASS 200, PVC. INSTALL 18" DEEP. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS. 3" AND LARGER, GASKET JOINT TYPE AND HARGO DUCTILE IRON GASKET JOINT FITTINGS AND CONCRETE THRUST BLOCKS.

SIZE
PVC LATERAL LINE PIPE. INSTALL 12" DEEP. 3/4" AND LARGER, CLASS 200, PVC. 1/2" PIPE SIZE, CLASS 315, PVC. 2.5" AND SMALLER, SOLVENT WELD PVC PIPE AND FITTINGS.

SIZE SLV.
PVC SLEEVE PIPE, CLASS 200, PVC. SOLVENT WELD PVC PIPE AND FITTINGS.

1" BRASS QUICK COUPLER VALVE. MOUNT ON O-RING TYPE SWING JOINT AND STABILIZE IN 10" ROUND VALVE BOX. PROVIDE ONE QCV KEY WITH 1" HOSE SWIVEL ADAPTER PER TWO QUICK COUPLER VALVES. RAINBIRD 44LRC VALVE WITH 44K KEY + SH-1. HUNTER HQ-44LRC VALVE WITH HK-44 KEY + HS-1.

DRIP IRRIGATION VALVE, FILTER AND REGULATOR ASSEMBLY. 2-5 GPM (3/4") - RAIN BIRD LOW FLOW CONTROL ZONE KIT (KCZ-075-PRF) 3-15 GPM (1") - RAIN BIRD MEDIUM CONTROL ZONE KIT (KCZ-PRB-100-10M) 15-40 GPM (1.5") - RAIN BIRD CONTROL ZONE KIT (KCZ-PRB-150-COM) 40-60 GPM (1.5") - HUNTER DRIP ZONE KIT (ICZ-151-40)

DRIP EMITTER TUBING - .9 GPHX 12" EMITTER SPACING, AND 18" ROW SPACING. PVC PIPE SUPPLY AND EXHAUST HEADERS WITH AIR RELEASE VALVES, AND AUTO FLUSH VALVES IN VALVE BOXES PER HIGH, LOW, AND END POINTS OF THE TUBING. PROVIDE A 12" POP-UP SPRAY HEAD WITH THE NOZZLE SHUT OFF AS A SYSTEM OPERATION INDICATOR. USE PVC PIPE TO, AND BETWEEN, EACH PLANTING AREA. NETAFIM UNI-TECHLINE-ONL - 1 GPH - 12" OC, OR EQUAL.

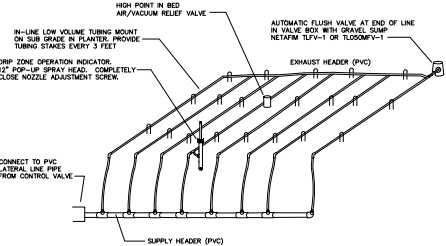
DENOTES TREE IN THIS AREA. REFER TO TREE DRIP COIL DETAIL.

SPRAY BODIES

RAINBIRD 1800 SERIES SPRAY BODIES & ADAPTERS
 POLY PIPE AND INSERT FITTING SWING JOINTS
 PROVIDE MPR SPRAY NOZZLES PER PLAN
 USE U-SERIES NOZZLES FOR "B", "D", "E", "H", "K", "L" & "P" NOZZLE DESIGNATION
 USE VAN SERIES NOZZLES FOR "Z", "ZZ" & "Z1" NOZZLE DESIGNATION

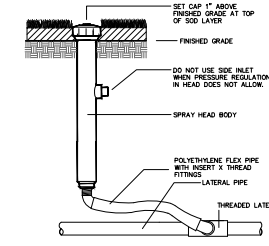
- 5 8" POP-UP TURF SPRAY BODY
- 5 TREE BUBBLER ON FLEX PE PIPE

LETTER	GPM AT 30 PSI	RADIUS	PATTERN
A	0.92	15'	QUARTER
B	1.30	15'	ONE THIRD
C	1.85	15'	HALF
D	2.48	15'	TWO THIRD
E	2.92	15'	THREE QTR.
F	3.70	15'	FULL
G	0.65	12'	QUARTER
H	0.80	12'	ONE THIRD
J	1.30	12'	HALF
K	1.75	12'	TWO THIRD
L	2.00	12'	THREE QTR.
M	2.60	12'	FULL
N	0.39	10'	QUARTER
P	0.57	10'	ONE THIRD
R	0.79	10'	HALF
Q	1.58	10'	FULL
U	0.61	4' X 15'	END STRIP
UI	0.5	4' X 15'	LEFT CORNER STRIP
Ur	0.5	4' X 15'	RIGHT CORNER STRIP
V	1.21	4' X 30'	SIDE STRIP
W	1.2	4' X 30'	CENTER STRIP
X	1.7	9' X 18'	SIDE STRIP
Z1	VARIES	10'	10' ADJUSTABLE ARC
Z2	VARIES	15'	12' ADJUSTABLE ARC
Z	VARIES	15'	15' ADJUSTABLE ARC
Y	0.5	1'	FLOOD BUBBLER
O	1.0	8"	STREAM BUBBLER
1	0.26	8"	QUARTER
2	0.32	8"	ONE THIRD
3	0.52	8"	HALF
4	1.05	8"	FULL
5	.1	5'	QUARTER
6	.2	6'	ONE THIRD
7	.2	5'	HALF
8	.38	5'	FULL



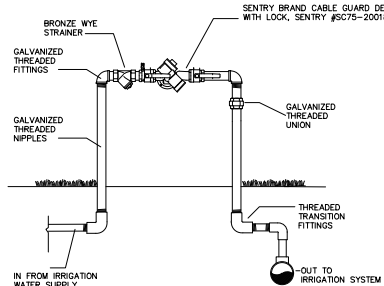
DRIP IRRIGATION LINES IN PLANTERS

NOT TO SCALE



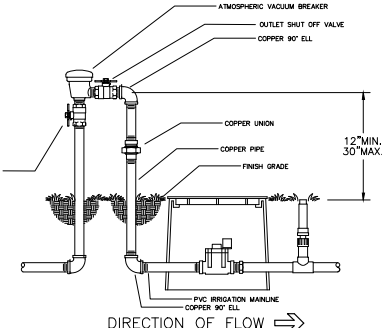
POP UP SPRAY BODY IN TURF

NOT TO SCALE

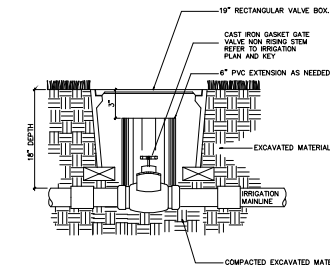


REDUCED PRESSURE BACKFLOW PREVENTER

NOT TO SCALE

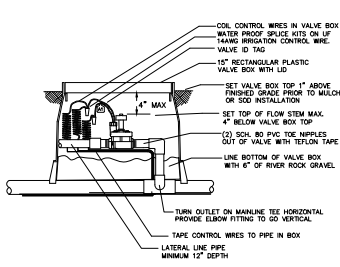


PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION
WILKINS MODEL 720A



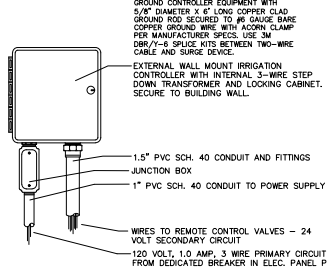
GATE VALVE

NOT TO SCALE



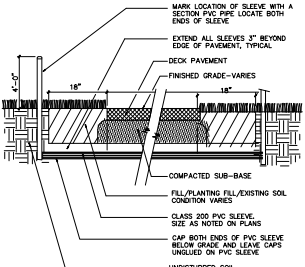
SOLENOID CONTROL VALVE

NOT TO SCALE



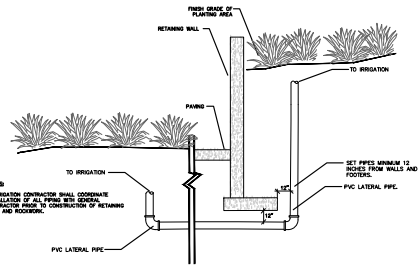
WALL MOUNTED CONTROLLER

NOT TO SCALE



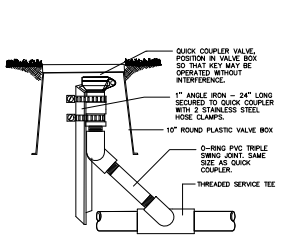
SLEEVE UNDER PAVING

NOT TO SCALE



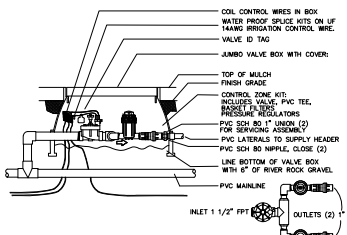
LATERAL PIPE - RETAINING WALL

NOT TO SCALE



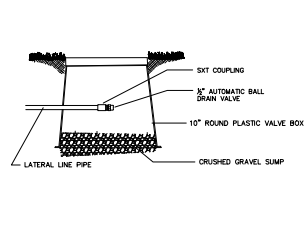
BRASS QUICK COUPLER VALVE

NOT TO SCALE



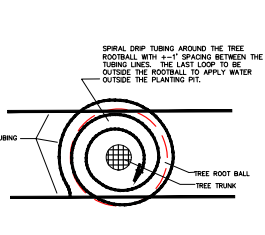
DRIP CONTROL ZONE KIT - 1.5"

NOT TO SCALE



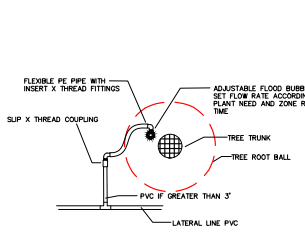
AUTOMATIC BALL DRAIN VALVE

NOT TO SCALE



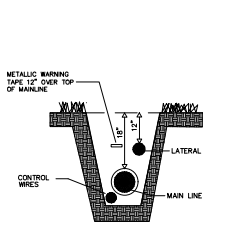
TREE DRIP COIL

NOT TO SCALE



TREE BUBBLER - 0.5 GPM ADJUSTABLE

NOT TO SCALE



TYPICAL TRENCHING

NOT TO SCALE

PROJECT TEAM:

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 #AA F000119
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Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PROJECT:

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HOTEL & MARINA

OWNER

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SHEET TITLE

IRRIGATION LEGEND,
NOTES & DETAILS

CAM #25-0077

Exhibit 2

Page 44 of 45

L7.04

COUNTY:	BROWARD
SECTION:	86180000
STATE ROAD:	A1A
PERMIT:	2024-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