

**AMENDMENT NUMBER TEN (10) TO
FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 4
LANDSCAPE INCLUSIVE MAINTENANCE MEMORANDUM OF AGREEMENT**

THIS AMENDMENT Number TEN (10) to the Agreement dated July 20, 2017, was made and entered into this _____ day of _____ 20____ by and between the **DEPARTMENT OF TRANSPORTATION**, hereinafter called the **DEPARTMENT**, and the **TOWN OF HIGHLAND BEACH**, 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 on July 20, 2017 ("Original Agreement") for the purpose of the AGENCY maintaining the landscape improvements on various roads including **State Road A1A (South Ocean Boulevard)**; and,

WHEREAS, the DEPARTMENT and the AGENCY agree to amend the Original Agreement for the purpose of adding additional landscape improvements ("Additional Improvements") on **State Road A1A (South Ocean Boulevard) from M.P. 6.325 to M.P. 6.337** in accordance with the above referenced Original Agreement; and,

WHEREAS, the parties hereto mutually recognize the need for entering into this Amendment, designating and setting forth the responsibilities of each party for the Additional Improvements.

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 Page 7, Paragraph 9 of the Original Agreement, an Adjacent Property Owner may construct additional landscape improvements or modify an improvement, located as indicated in **Exhibit "A"**, on **State Road A1A (South Ocean Boulevard)** from **M.P. 6.325 to M.P. 6.337**.
2. The Additional Improvements (landscape, irrigation and paver sidewalk) shall be installed according to the plans attached to this Amendment as **Exhibit "B"** and incorporated into the Original Agreement.
3. The parties herein agree to modify the Original Agreement accordingly:
 - a) The following sentence is added to the end of section 4.A. MAINTENANCE OF FACILITIES:

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

- b) Section 9.A. AGREEMENT TERM shall be deleted in its entirety and replaced with:

The term of this Agreement commences upon execution by all parties and remains in effect so long as the improvements exist, or until this Agreement is terminated by either party in accordance with section 8.

- c) The following section is hereby added:

19. DEPARTMENT ACCESS TO FACILITIES

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

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

- (a) Remove conflicting improvements or any portion thereof.
 - (b) Restore the area with any material meeting Department standards.
 - (c) Restore the improvements at the request and funding of the AGENCY.
4. The AGENCY agrees to maintain the Additional Improvements in accordance with **Exhibit "E"** of the Original Agreement, and with **Exhibit "C"**, Maintenance Plan for Landscape Improvements.

LIST OF EXHIBITS FOR AMENDMENT #10:

Exhibit A - Landscape Improvements Maintenance Boundaries
Exhibit B - Landscape Improvement Plans
Exhibit C – Maintenance Plan for Landscape Improvements
Exhibit D - Resolution

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.

In Witness whereof, the parties hereto have executed with this Amendment effective the day year written and approved.

TOWN OF HIGHLAND BEACH

By: _____ Date: _____
Natasha Moore, (or designee)
Mayor

Attest: _____ (SEAL)
Lanelda Gaskins, (or designee)
Town Clerk

Legal Approval: _____

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

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

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

Legal Review: _____
Pamela G. Eidelberg (or designee)
Assistant General Counsel, District 4

EXHIBIT A

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES

I. LANDSCAPE MAINTENANCE LIMITS FOR AMENDMENT #10:

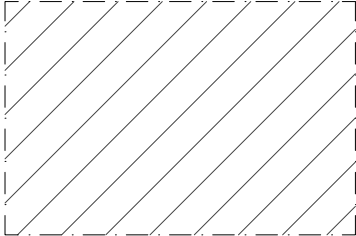
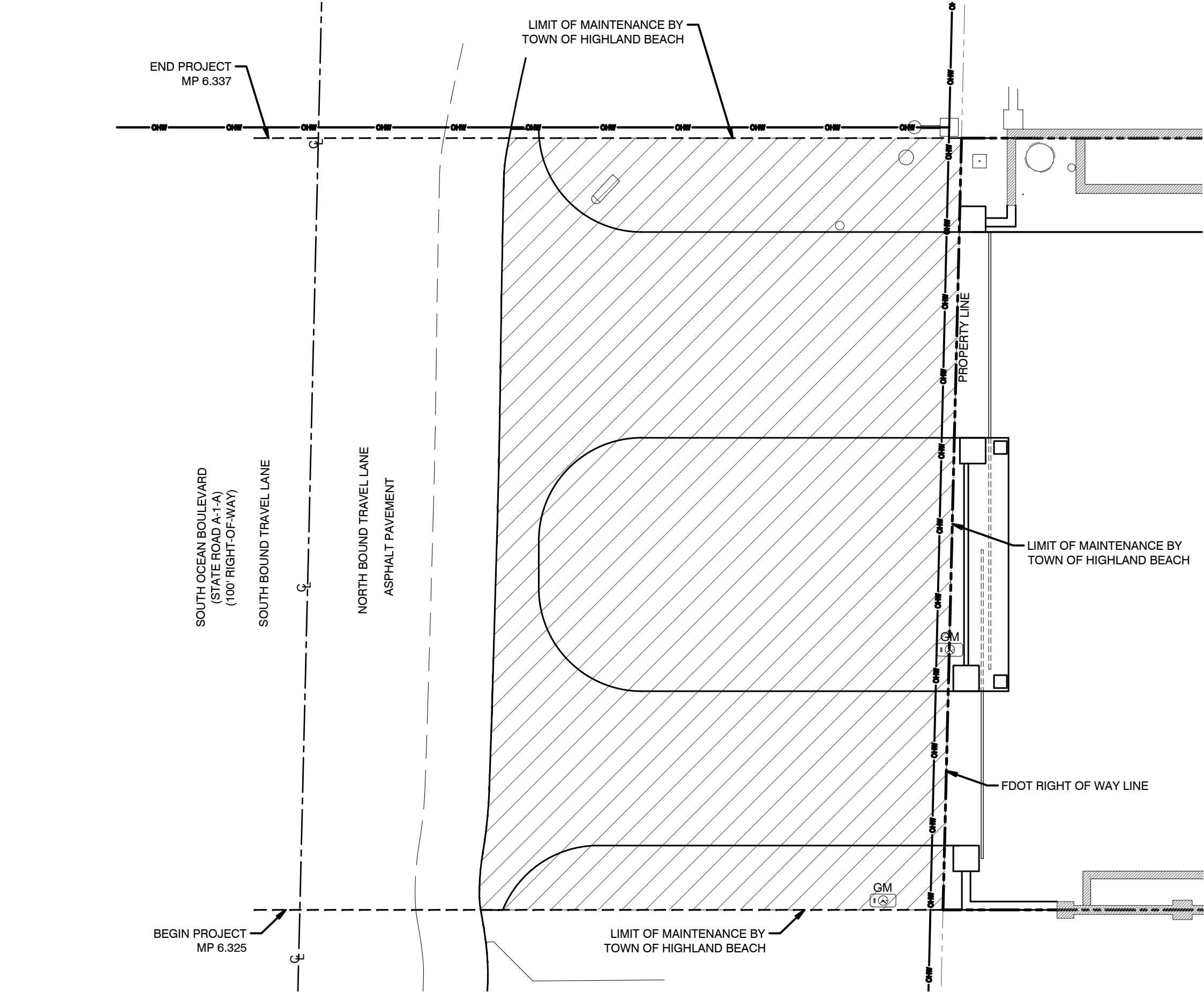
State Road A1A (South Ocean Boulevard) from M.P. **6.325** to M.P. **6.337**.

*See Attached Map**

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

State Road A1A from approximately $\frac{1}{4}$ mile north of Spanish River Boulevard (M.P. 4.868) to approximately $\frac{1}{2}$ mile south of Linton Boulevard (M.P. 7.711).

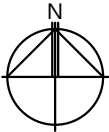
**All limits of the Original Agreement and Amendments shall apply.*




LIMIT OF MAINTENANCE BY
TOWN OF HIGHLAND BEACH

LANDSCAPE IMPROVEMENTS
MAINTENANCE BOUNDARY MAP
TOWN OF HIGHLAND BEACH

FDOT LANDSCAPE PERMIT
NUMBER 2025-L-496-00001



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1. FOR PERMIT 09/11/24
2. ISSUED 03/06/25
3. REVISION 04/10/25
4. MMOA SUB. 05/20/25

MASAREK RESIDENCE
3515 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
23-154

drawn by
AM/JS

sheet name

MMOA
PLAN

ISSUED
05/20/25

sheet number
L-1

SECTION: 93060000
PERMIT: 2025-L-496-00001
COUNTY: PALM BEACH
STATE RD: A1A

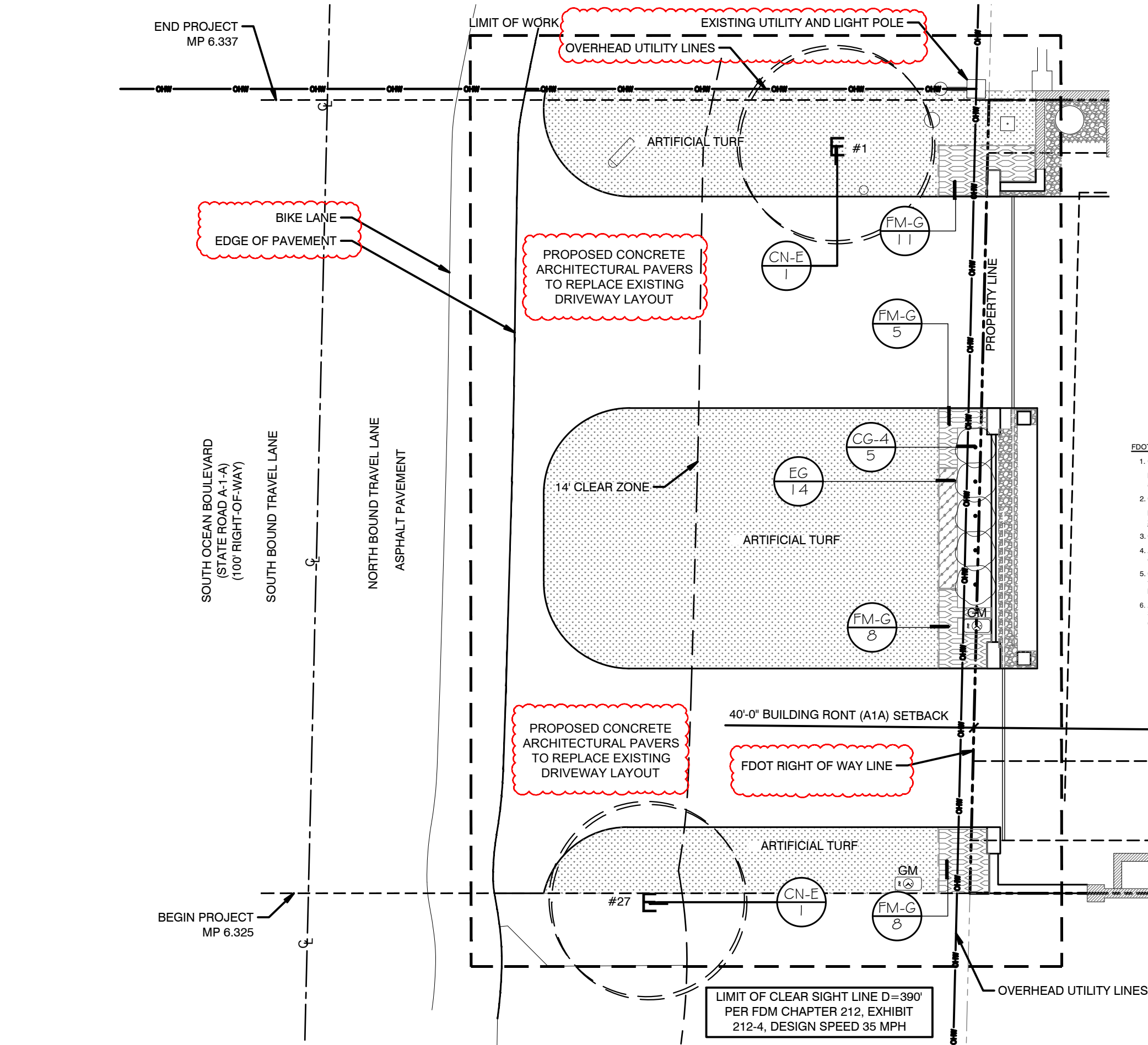
EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

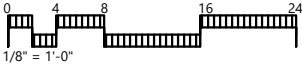
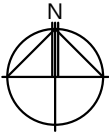
The AGENCY (via Adjacent Property Owner) agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Stephanie Portus,
PLA Design Studio

Dated: April 10, 2025



- FDOT GENERAL NOTES**
- GOVERNING STANDARD PLANS:
Florida Department of Transportation, FY 2025-26 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website: [Standard Plans - FY 2025-26](#)
 - GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, FY 2025-26 Standard Specifications for Road and Bridge Construction at the following website: [2025-26-ebook-compressed.pdf](#)
 - Contractor shall repair all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
 - Any plant material substitution within or impacting the FDOT Right of Way whether requested by the Contractor, Owner, Landscape Architect or other will need to get approval from the FDOT District Landscape Architect.
 - Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the FDOT Palm Beach Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.
 - Architectural Pavers installation for sidewalks, medians, driveways, or roadways within the FDOT right of way shall comply with current FDOT Standard Specification 526.
Online Reference: [2025-26-ebook-compressed.pdf](#)



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MASAREK RESIDENCE
3515 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLATM DESIGN STUDIO
2385 NW EXECUTIVE CENTER DR. STE 240 BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561-318-5256

seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
23-154

drawn by
AM/JIS

sheet name
LANDSCAPE PLAN

ISSUED
04/10/25

sheet number
L-1

PLANT SCHEDULE PROPOSED

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	REMARKS
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PALM TREES

CN-E	2	Cocos nucifera / Coconut Palm	FLORIDA FRIENDLY				EXISTING TO REMAIN
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CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
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SHRUBS

CG-4	5	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4` HT	3` W	FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE. NO VOIDS.
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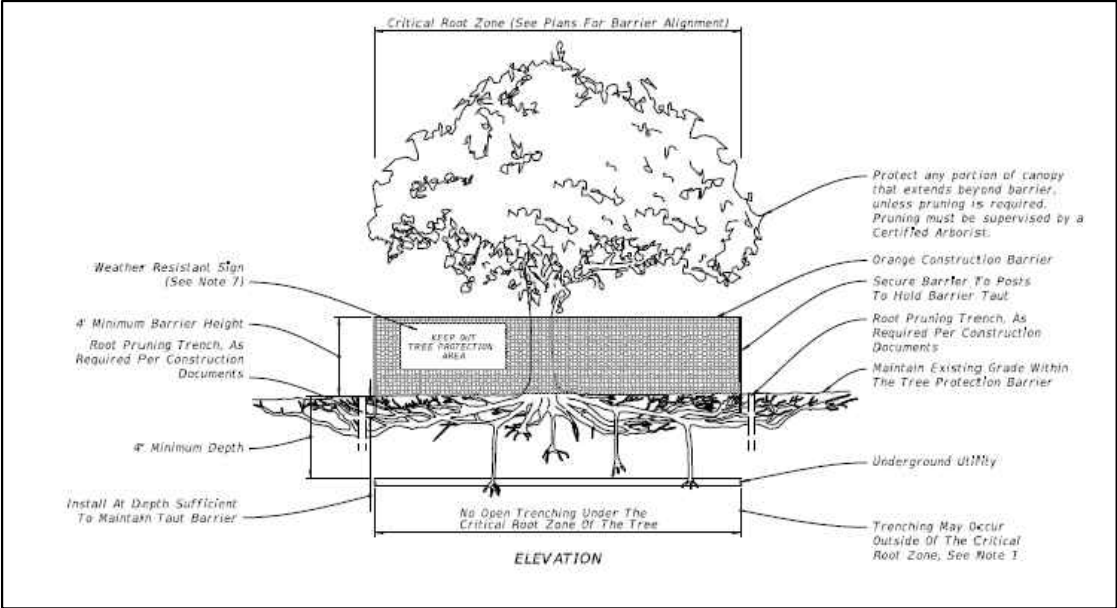
CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
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SHRUB AREAS

EG	14	Evolvulus glomeratus `Blue Daze` / Brazilian Dwarf Morning Glory	FLORIDA FRIENDLY	1G/6"	6"-8" HT	12" W	12" o.c.	FULL DENSE POTS, GOOD COLOR
FM-G	32	Ficus microcarpa `Green Island` / Green Island Ficus	NON-NATIVE	3G/10"	10" HT	14" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS	NOTES
MULCH	Grade B+ Melaleuca Mulch	Verify quantity in field	MINIMUM 3" DEPTH	TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET	ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

★ TREE PROTECTION BARRICADE INSTALLED WITHIN THE FDOT RIGHT OF WAY PER STANDARD PLANS INDEX 110-100 TREE PROTECTION AND PRESERVATION.



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FDOT LANDSCAPE PERMIT
NUMBER 2025-L-496-00001



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MASAREK RESIDENCE
3515 SOUTH OCEAN BLVD.
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, RML RESIDENTIAL LOW DENSITY

PLATM DESIGN
STUDIO

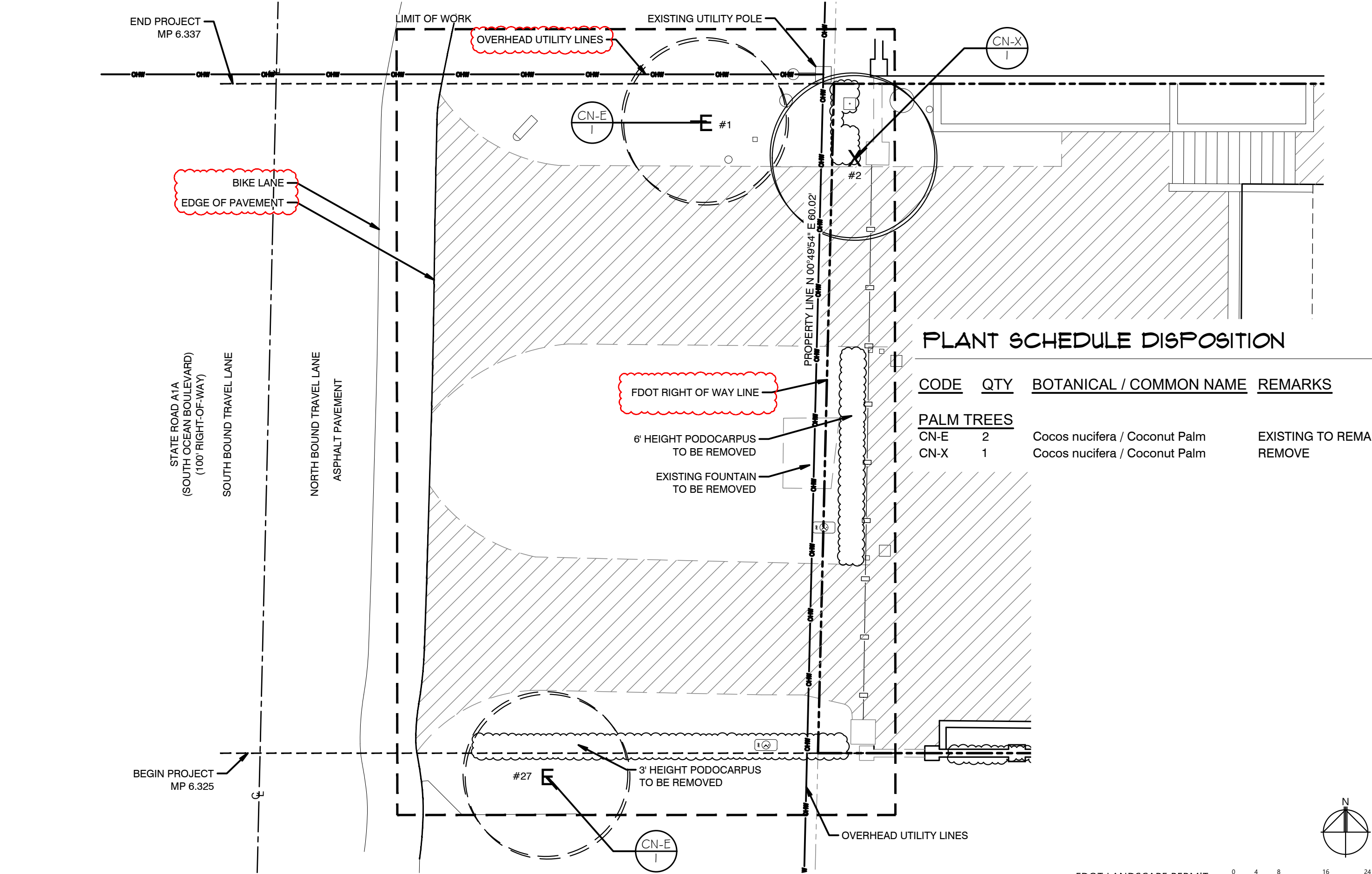
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seal	
Stephanie Portus FL Reg LA 6667215 Beth Dawson FL Reg LA 6667273	
project number	drawn by
23-154	AM/JS
sheet name	

LANDSCAPE
SCHEDULE AND
DETAILS

ISSUED
04/10/25

sheet number
L-2



PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
PALM TREES			
CN-E	2	Cocos nucifera / Coconut Palm	EXISTING TO REMAIN
CN-X	1	Cocos nucifera / Coconut Palm	REMOVE

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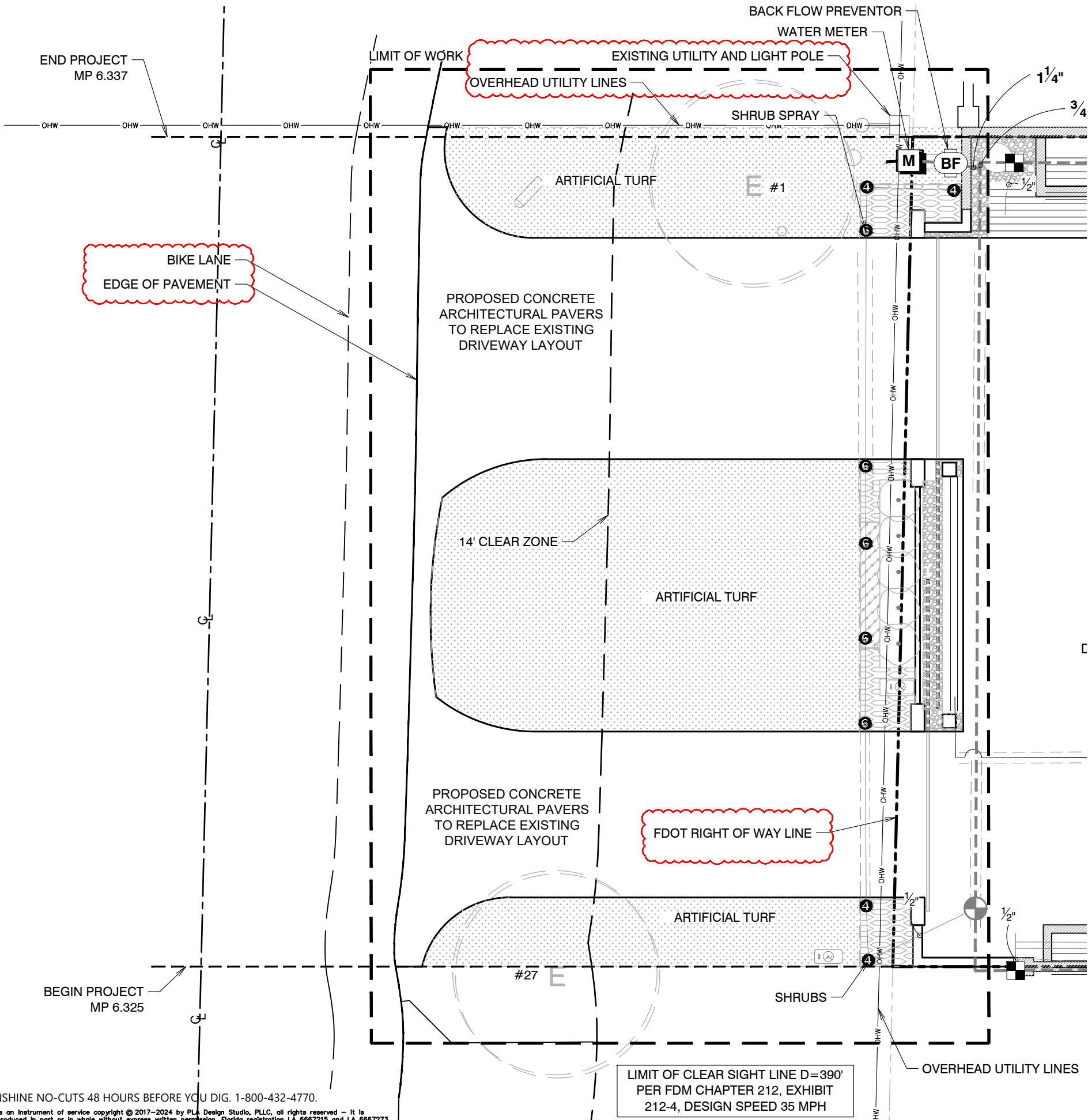


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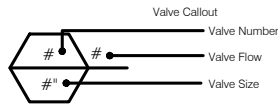
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Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number 23-154
drawn by AM/JS
sheet name
TREE
DISPOSITION
ISSUED 04/10/25
sheet number
L-3



- 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 the water source.
 3. The contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1812 5 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	2	30
	Rain Bird 1812 10 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	1	30
	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6	30
	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	29	30
	Rain Bird LFV-100 1in. Low Flow DV Valve	2	
	Area to Receive Dripline Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	633.5 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in..	5	
	Watts U009 2" Reduced Pressure Backflow Preventer	1	
	METER 2" - DOMESTIC WATER METER	1	
	Irrigation Lateral Line: PVC Class 160 SDR 26	687.1 lf	
	Irrigation Mainline: PVC Class 200 SDR 21	242.8 lf	
	Pipe Sleeve: Ductile Iron Pipe- Class 350	118.9 lf	



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seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
23-154

drawn by
JS

sheet name
IRRIGATION PLAN

ISSUED
04/10/25

sheet number
IP-1

SECTION: 93060000
PERMIT: 2025-L-496-00001
COUNTY: PALM BEACH
STATE RD: A1A

EXHIBIT C

MAINTENANCE PLAN FOR LANDSCAPE IMPROVEMENTS

**See attached description*

Maintenance Plan for Landscape Improvements

Project State Road No(s): SR A1A (M.P. 6.325 to M.P. 6.337) Masarek Residence
Permit or FM No(s): 2025-L-491-00001
RLA of Record: Stephanie Portus, PLA Design Studio
Maintaining Agency: Town of Highland Beach
Date: May 20, 2025

PART I.

GENERAL MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

WATERING REQUIREMENTS

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on FDOT roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone but not saturate the soil or over-spray onto travel lanes.

IRRIGATION SYSTEM

The Agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably "rush hour" traffic periods). It is imperative that the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall.

MULCHING

Mulch planting beds to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Do not mound mulch against the trunks of trees, palms, and the base of shrubs to allow air movement which aids in lowering disease susceptibility. Cypress mulch is prohibited on state right of way.

INTEGRATED PLANT MANAGEMENT

An assessment of each planting area's soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees, and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. Please be alert to changes in fertilization types per University of Florida, Institute of Food and Agricultural Services (I.F.A.S.) recommendations. Establishment of an integrated pest management program is encouraged to ensure healthy plants, which are free of disease and pests.

PRUNING

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to achieve the FDOT requirements for maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards. All palms are to be kept fruit free. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be mature height in compliance with the *FDM Window Detail*. Vertical clear zones for vegetation heights over roadways and sidewalks must meet the requirements of the *FDOT Maintenance Rating Program* (MRP) standards. See Reference pages. The R.L.A. of Record will provide the specific pruning heights for mature or maintained height and spread of all plant material to achieve the design intent shall be noted in Part II. Specific Project Site Maintenance Requirements and Recommendations.

STAKING AND GUYING

All staking materials are to be removed after one year or as directed by the RLA of Record.). Any subsequent staking and guying activities by the Agency must adhere to *FDOT Standard Plans* guidelines (See Index 580-001). The Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

TURF MOWING

All grassy areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *FDOT Maintenance Rating Program* (MRP).

LITTER CONTROL

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *FDOT Maintenance Rating Program* (MRP) standards.

WEEDING/HERBICIDE

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended when using chemical herbicides to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage resulting from overspray to the plantings, per the approved plans.

PLANT REPLACEMENT

Plant replacement shall be the same species and specifications as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted on FDOT roadways. Should it become necessary to change the species, a permit is required from FDOT for approval by the FDOT District Landscape Architect.

TREE CELL STRUCTURES

Underground tree cells shall be maintained in such a manner as to prolong the life of the structure and prevent potential safety hazards. If the structures fail or become damaged, they shall be replaced with the same type and specification as the approved plan.

LANDSCAPE ACCENT LIGHTING

Landscape accent lighting shall be maintained in such a manner as to prolong the life of the lighting fixture and prevent potential safety hazards. If the lighting fixtures and their system become damaged, they shall be replaced with the same type and specification as the approved plan. Landscape lighting shall meet requirements for the sea turtle nesting and hatching.

HARDSCAPE (SPECIALTY SURFACING)

All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the surfacing and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current FDOT Maintenance Rating Program Handbook for a sidewalk; ADA accessible sidewalk; and FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on The State Highway System. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

HARDSCAPE (CONCRETE PAVERS)

All concrete pavers (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers*, Part 3.05. If the concrete pavers become damaged, they shall be replaced with the same type and specification as the approved plan.

It shall be the responsibility of the AGENCY to maintain all signs located within a non-standard surfacing area. Such maintenance to be provided by the AGENCY shall include repair and replacement of the sign panel, post, and base.

HARDSCAPE (NON-STANDARD TRAVELWAY SURFACING)

It shall be the responsibility of the AGENCY to restore an unacceptable ride condition of the roadway, including asphalt pavement (if applicable), caused, or contributed by the installation or failure of non-standard surfacing, and/or the header curb, on the Department of Transportation right of way within the limits of this Agreement. Pavement restoration areas or "patches" will have a minimum length of 10-ft, measured from the edge of the header curb, and a width to cover full lanes for each lane affected by the restoration.

Pavement restoration will be performed in accordance with the most current edition of the *FDOT Standard Specifications for Road and Bridge Construction*, and the *FDOT Design Standards for Design, Construction, Maintenance and Utility Operations on the State Highway System*.

SITE FURNISHINGS

Site furnishing such as Trash Receptacles, Benches, Bollards and Bicycle Racks shall be maintained in such a manner as to prolong the life of the fixture and prevent potential safety hazards. If the fixtures and their overall function and mounting systems become damaged, they shall be replaced with the same type and specification as the approved plan.

ARTIFICIAL OUTDOOR TURF/SYNTHETIC GRASS (IF APPLICABLE)

Artificial turf, or synthetic grass, shall be maintained in a clean and orderly condition, free from the accumulation of debris. Spills and stains must be promptly addressed to prevent permanent discoloration, staining, and/or damage to the surface. Animal waste must be promptly removed to prevent staining, odors, and/or compaction through the material. The area should be regularly inspected for signs of wear, tearing, seam separation, or other forms of damage. When such conditions are observed, appropriate remedial action must be taken in a timely manner. Acceptable actions include repair, or replacement installation with like-kind synthetic material or sod (live grass).

MAINTENANCE OF TRAFFIC CONTROL

Reference the FDOT website regarding the selection of the proper traffic control requirements to be provided during routine maintenance and / or new installations of this DOT roadway.

**VEGETATION MANAGEMENT AT OUTDOOR ADVERTISING (ODA)
(IF APPLICABLE)**

To avoid conflicts with permitted outdoor advertising, please reference the State of Florida website regarding the vegetation management of outdoor advertising. This website provides a portal to search the FDOT Outdoor Advertising Inventory Management System Database. The database contains an inventory of outdoor advertising structures, permits and other related information maintained by the Department.

Also, reference the *Florida Highway Beautification Program* website link for *Vegetation Management at ODA signs* Florida Statutes and Florida Administrative Code related to vegetation management at outdoor advertising sign, permit applications for vegetation management and determining mitigation value of roadside vegetation.

PART II.

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS:

1. The intent of the planting within the R.O.W. is for the existing palms to be maintained trimmed of its fruits and regular maintenance provided in removing dead fronds. The shrubs will be maintained with a manicured look, hedged out at various levels for the different species.
2. To maintain the intended appearance of all palms, apply the latest palm fertilizer recommended by the University of Florida IFAS Extension per the manufacturer's specifications.
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.
4. Palms with persistent fronds shall only have dead fronds removed, do not remove any green fronds. If it is deemed necessary to prune a palm's fronds, no fronds shall be trimmed above 3 o'clock and 9 o'clock on the horizontal plain.
5. 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 2"-setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
6. Maintain the vertical height of:
 - *Ficus microcarpa* between (18)" and (24)", full to ground
 - *Evolvulus glomeratus* 'Blue Daze' between (8)" and (12)", full to ground
 - *Clusia guttifera* between (4)' and (5)' full to ground.
7. Inspect groundcovers and shrubs on quarterly basis for maintaining full ground coverage.
8. Evaluate plant material on a monthly basis for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
9. Concrete pavers shall be inspected on a quarterly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a quarterly basis to keep those areas free of weeds.

Inspect the irrigation system performance on a quarterly basis to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e., spray nozzles, spray heads, valve boxes, etc.) are repaired or replaced.

10. Artificial turf shall be regularly inspected for debris accumulation. Stains or spills should be addressed as early as possible to prevent the stain from settling in. Pet waste should be promptly addressed to avoid stain and odor. Regular inspection for signs of wear, tears, or damage, especially along seams, should be conducted and appropriate action taken.

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_specifics.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.fisstaterg.org>

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

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

SECTION: 93060000
PERMIT: 2025-L-496-00001
COUNTY: PALM BEACH
STATE RD: A1A

EXHIBIT D

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

(To be provided by Town of Highland Beach)